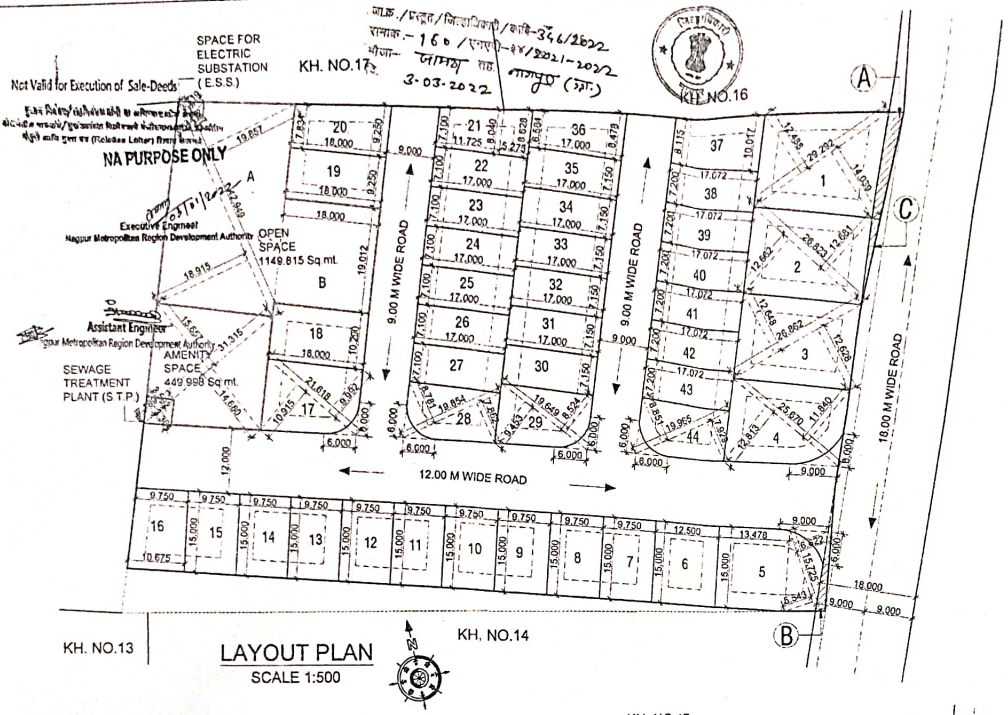
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

DEMARKETED RESIDENTIAL LAYOUT PLAN ON KH.NO. -15 ,P.H.NO.- 42,MOUZA-JAMTHA, TAH. - NAGPUR (GRAMIN) , DIST.- NAGPUR.

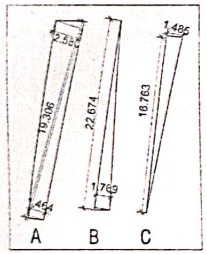
BELONGING TO :-
M/S. KARAMCHAND REALTECH PVT. LTD.

AREA STATEMENT (PROFORMA-I)

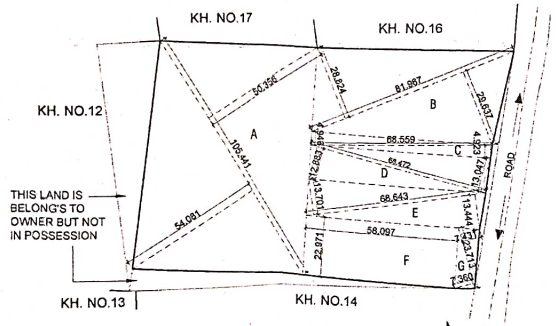
1.	AREA OF LAND	
	a) As per ownership document (7/12, CTS extract)	= 13400.000 SQ.M.
	b) As per K - PRAT	= 11569.522 SQ.M.
2.	DEDUCTION FOR	
	a) Proposed D.P./ D.P. Road widening area	= 71.539 SQ.M.
3.	BALANCE AREA OF PLOT (1(b)-2)	= 11497.983 SQ.M. (100%)
4.	AMENITY SPACE	
	a) Required	
	(000.00 - 4000.000 = NIL)	
	5%(4000.00 - 10000.000 = 300.000)	
	10%(10000.00 - 11497.983 = 149.798)	= 449.798 SQ.M.
	b) Proposed	= 449.999 SQ.M. (03.91%)
5.	NET PLOT AREA(3-4(b))	= 11047.984 SQ.M.
6.	RECREATIONAL OPEN SPACE	
	a) Required (10.00%)	= 1149.798 SQ.M. (10.00%)
	b) Proposed	= 1149.815 SQ.M. (10.00%)
7.	SERVICE ROAD AND HIGHWAY WIDENING	= 000.000 SQ.M. (00.00%)
8.	INTERNAL ROAD AREA	= 2715.068 SQ.M. (23.62%)
9.	AREA UNDER RESIDENTIAL PLOTS	= 7132.083 SQ.M. (62.03%)
10.	AREA UNDER E.S.S. & S.T.P.	= 50.013 SQ.M. (00.44%)
11.	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/9)	= 1.549



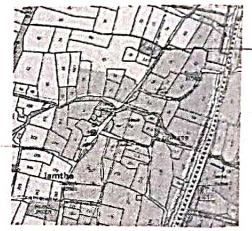
LAYOUT PLAN
SCALE 1:500



AREA KEY PLAN OF ROAD WIDENING
SCALE : N.T.S.



AREA KEY PLAN OF LAND
SCALE 1 : 1000



LOCATION PLAN
SCALE - N.T.S.
D.P. SHEET NO. 110

PROPOSED LAYOUT

Certificate of Area :
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership/T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

LEGEND

PLOT BOUNDARY
OPEN SPACE
AMENITY SPACE

OWNER
M/S. KARAMCHAND REALTECH PVT. LTD.

ARCHITECT

VISTAAR
C.O.A. (Tech)
C.O.A. Chhindwara
C.O.A./2021/27932
N.I.T. No.1321
N.M.C. No.R-198
M. No. 9422103220

JOB NO.	DRAWING NO	SCALE	DRAWN BY	CHECKED BY
	LAYOUT / 01	1:500	KARTIK	CHANDU SIR

VISTAAR
ARCHITECT,INTERIOR DESIGNER, PLANNER
FLAT NO. 106,GROUND FLOOR,SHRILA APARTMENT,
BEHIND BATUKBHAI JEWELLERS,KHARE TOWN,
DHARAMPETH,NAGPUR - 440010.
PH.NO. (0712) - 2546183

REQUIRED AMENITY SPACE AREA CALCULATION

BALANCE AREA OF PLOT			=	11497.983	SQ.M.	
a)	4000.000	-	0.000	=	4000.000	= 0.000 SQ.M.
b)(5%)	10000.000	-	4000.000	=	6000.000	= 300.00 SQ.M.
c)(10%)	11497.983	-	10000.000	=	1497.983	= 149.798 SQ.M.
					TOTAL	= 449.798 SQ.M.

AREA UNDER RESINDENTIAL PLOTS

PLOT NO. (A)	PLOT SIZE	PLOT AREA (B)	TANG. (C)	REMAINING PLOT AREA SQ.M. (D = B - C)	NO.OF PLOTS	NET AREA IN SQ.M.	B/UP AREA ON PRO-DATA BASIC 'X' (E = D x 1.549)	FRONT ROAD WIDTH (M.) (F)	BASIC FSI (G)	PERMISSIBLE B/UP AREA ON BASIC FSI (SQ.M.) (H = E x G)
1	1/2 X 12.488 + 14.039 26.527 X 29.292	388.514	0	388.514	X 1	388.514	601.809	18 M	1.1	661.990
2	1/2 X 12.662 + 12.681 25.343 X 26.823	339.888	0	339.888	X 1	339.888	526.486	18 M	1.1	579.135
3	1/2 X 12.648 + 12.628 25.276 X 26.862	339.482	0	339.482	X 1	339.482	525.858	18 M	1.1	578.443
4	1/2 X 11.840 + 12.813 24.653 X 25.670	316.421	11.71	304.711	X 1	304.711	471.998	12 M/18 M	1.1	519.198
5	1/2 X 6.622 + 5.543 12.165 X 15.725	95.647	11.71	286.107	X 1	286.107	443.180	12 M/18 M	1.1	487.498
	X + 13.478 X 15.000	202.170								
6	X + 12.500 X 15.000	187.500	0	187.500	X 1	187.500	290.438	12M	1.1	319.481
7 TO 15	X + 9.750 X 15.000	146.250	0	146.250	X 9	1316.250	226.541	12 M	1.1	249.195
16	1/2 X 9.750 + 10.675 20.425 X 15.000	153.188	0	153.188	X 1	153.188	237.287	12 M	1.1	261.016
17	1/2 X 10.915 + 9.992 20.907 X 21.618	225.984	7.72	218.264	X 1	218.264	338.091	9 M/12 M	1.1	371.900
18	X + 18.000 X 10.290	185.220	0	185.220	X 1	185.220	286.906	9M	1.1	315.596
19	X + 18.000 X 9.250	166.500	0	166.500	X 1	166.500	257.909	9M	1.1	283.699
20	1/2 X 7.834 + 9.250 17.084 X 18.000	153.756	0	153.756	X 1	153.756	238.168	9 M	1.1	261.985
21	1/2 X 7.100 + 8.040 15.140 X 11.725	88.758	0	132.720	X 1	132.720	205.583	9M	1.1	226.142
	1/2 X 8.040 + 8.628 16.668 X 5.275	43.962								
22 TO 27	X + 7.100 X 17.000	120.700	0	120.700	X 6	724.200	186.964	9M	1.1	205.661
28	1/2 X 8.781 + 7.862 16.643 X 19.854	165.215	7.72	157.495	X 1	157.495	243.960	9 M/12 M	1.1	268.356
29	1/2 X 9.453 + 8.524 17.977 X 19.649	176.615	7.72	168.895	X 1	168.895	261.618	9 M/12 M	1.1	287.780
30 TO 35	X + 7.150 X 17.000	121.550	0	729.300	X 6	729.300	188.281	9M	1.1	207.109
36	1/2 X 8.478 + 6.584 15.062 X 17.000	128.027	0	128.027	X 1	128.027	198.314	9M	1.1	218.145
37	1/2 X 8.115 + 10.017 18.132 X 17.072	154.775	0	154.775	X 1	154.775	239.746	9M	1.1	263.721
38 TO 43	X + 7.200 X 17.072	122.918	0	122.918	X 6	737.510	190.401	9M	1.1	209.441
44	1/2 X 8.851 + 7.929 16.780 X 19.965	167.506	7.72	159.786	X 1	159.786	247.509	9 M/12 M	1.1	272.260
				TOTAL	= 44	7132.088				

LAND AREA CALCULATION OF KH. NO. 15

NO.	PART SIZE	AREA	TANG.	TOTAL LAND AREA (SQ.M)	NO. OF PARTS	NET LAND AREA (SQ.M.)
A	1/2 X 50.356 + 54.081	104.437 X 105.441 = 5505.971	0	5505.971	X 1	5505.971
B	1/2 X 28.824 + 29.637	58.461 X 81.967 = 2395.936	0	2395.936	X 1	2395.936
C	1/2 X 4.946 + 4.923	9.869 X 68.559 = 338.304	0	338.304	X 1	338.304
D	1/2 X 12.881 + 13.047	25.930 X 68.472 = 887.739	0	887.739	X 1	887.739
E	1/2 X 13.701 + 13.444	27.145 X 68.643 = 931.657	0	931.657	X 1	931.657
F	X +	58.097 X 22.971 = 1334.546	0	1334.546	X 1	1334.546
G	1/2 X 7.431 + 7.360	14.791 X 23.713 = 175.369	0	175.369	X 1	175.369
		TOTAL		= 11569.522		

AREA UNDER OPEN SPACE

NO.	PLOT SIZE	PLOT AREA	TANG.	TOTAL PLOT AREA (SQ.M)	NO. OF PLOTS	NET PLOT AREA (SQ.M.)
A	1/2 X 15.857 + 18.915 38.772 X 42.949 = 832.609					
B	X + 18.000 X 19.012 = 342.216		0	1174.825	X 1	1174.825
DEDUCTION(-)						
E.S.S.	1/2 X 3.719 + 3.544 7.263 X 6.887 = 25.010		0	25.010	1	25.010
				TOTAL		1149.815

AREA UNDER AMENITY SPACE

NO.	PLOT SIZE	PLOT AREA	TANG.	TOTAL PLOT AREA (SQ.M)	NO. OF PLOTS	NET PLOT AREA (SQ.M.)
A	1/2 X 15.657 + 14.680 30.337 X 31.315 = 475.002		0	475.002	X 1	475.002
DEDUCTION(-)						
S.T.P.	1/2 X 3.592 + 3.364 6.956 X 7.189 = 25.003		0	25.003	1	-25.003
				TOTAL		449.999

AREA UNDER ROAD WIDENING (18.00 M.)

NO	PLOT SIZE	PLOT AREA
A	1/2 X 2.580 + 1.464 4.044 X 19.306 = 78.087	
B	1/2 X + 22.674 X 1.769 = 20.055	
C	1/2 X + 16.763 X 1.485 = 12.447	
	TOTAL	71.589

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