



STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT												
Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (Sq.m.)	Remaining Plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.3527)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(9.95 + 17.15) X 34.60	468.83	18.99	449.84	608.50	1	449.84	24.00	1.10	669.35	608.50
2	2	1/2(26.70 + 26.85) X 14.50	388.23		388.23	525.16	1	388.23	24.00	1.10	577.67	525.16
3	3	1/2(26.85 + 26.95) X 14.50	390.05		390.05	527.62	1	390.05	24.00	1.10	580.38	527.62
4	4	1/2(26.95 + 27.10) X 14.50	391.86		391.86	530.07	1	391.86	24.00	1.10	583.08	530.07
5	5	1/2(27.10 + 27.20) X 14.50	393.67		393.67	532.52	1	393.67	24.00	1.10	585.77	532.52
6	6	1/2(27.20 + 27.35) X 14.50	395.48		395.48	534.97	1	395.48	24.00	1.10	588.46	534.97
7	7	27.35 X 4.75 + 1/2(27.35 + 28.55) X 9.75	402.42		402.42	544.35	1	402.42	24.00	1.10	598.79	544.35
8	8	1/2(28.55 + 30.25) X 14.50	426.30		426.30	576.66	1	426.30	24.00	1.10	634.32	576.66
9	9	1/2(30.25 + 32.00) X 14.50	451.31		451.31	610.49	1	451.31	24.00	1.10	671.54	610.49
10	10	1/2(32.00 + 33.75) X 14.50	476.68		476.68	644.81	1	476.68	24.00	1.10	709.29	644.81
11	11	1/2(13.10 + 13.50) X 38.55	512.71	16.92	495.79	670.66	1	495.79	24.00	1.10	737.72	670.66
12	12	1/2(9.15 + 9.00) X 16.00	145.20	7.72	137.48	185.97	1	137.48	12.00	1.10	204.57	185.97
13	13 TO 19	7.15 X 16.00	114.40		114.40	154.75	7	800.80	9.00	1.10	170.22	1083.24
14	20, 21	9.00 X 16.00	144.00		144.00	194.79	2	288.00	9.00	1.10	214.27	389.58
15	22 TO 28	7.00 X 16.00	112.00		112.00	151.50	7	784.00	9.00	1.10	166.65	1060.52
16	29	8.60 X 16.00	137.60		137.60	186.13	1	137.60	9.00	1.10	204.74	186.13
17	30	1/2(23.05 + 21.85) X 3.35 + 1/2(21.85 + 15.85) X 12.65	313.65	9.61	304.04	411.27	1	304.04	15.00	1.10	452.40	411.27
18	31	1/2(7.15 + 17.00) X 31.55	380.96	9.61	371.35	502.33	1	371.35	15.00	1.10	552.56	502.33
19	32	1/2(23.65 + 24.45) X 10.25	246.51		246.51	333.45	1	246.51	15.00	1.10	366.80	333.45
20	33	1/2(24.45 + 24.60) X 1.75 + 1/2(24.60 + 24.05) X 8.55	250.88		250.88	339.37	1	250.88	15.00	1.10	373.30	339.37
21	34	1/2(24.05 + 23.40) X 10.25	243.18		243.18	328.95	1	243.18	15.00	1.10	361.84	328.95
22	35	1/2(23.40 + 22.75) X 10.25	236.51		236.51	319.93	1	236.51	15.00	1.10	351.92	319.93
23	36	1/2(11.85 + 6.15) X 26.65 + 1/2(23.15 + 22.80) X 2.55	298.43		298.43	403.69	1	298.43	15.00	1.10	444.05	403.69
24	37	1/2(11.50 + 8.00) X 16.00	156.00		156.00	211.02	1	156.00	9.00	1.10	232.12	211.02
25	38 TO 44, 47 TO 52	8.45 X 16.00	135.20		135.20	182.89	13	1757.60	9.00	1.10	201.17	2377.51
26	45	1/2(9.85 + 9.70) X 16.00	156.40	7.72	148.68	201.12	1	148.68	12.00	1.10	221.23	201.12
27	46	1/2(9.70 + 9.50) X 16.00	153.60	7.72	145.88	197.33	1	145.88	12.00	1.10	217.07	197.33
28	53	1/2(16.45 + 12.95) X 16.00	235.20		235.20	318.16	1	235.20	9.00	1.10	349.97	318.16
29	54	1/2(16.55 + 16.40) X 3.00 + 1/2(6.95 + 3.75) X 18.15	146.52		146.52	198.20	1	146.52	9.00	1.10	218.02	198.20
30	55	1/2(16.55 + 16.95) X 8.50	142.37		142.37	192.58	1	142.37	9.00	1.10	211.84	192.58
31	56	1/2(16.95 + 17.35) X 8.50	145.77		145.77	197.18	1	145.77	9.00	1.10	216.90	197.18
32	57	1/2(17.35 + 17.75) X 8.50	150.02		150.02	202.93	1	150.02	9.00	1.10	223.23	202.93
33	58	1/2(17.75 + 18.10) X 8.50	152.36		152.36	206.10	1	152.36	9.00	1.10	226.71	206.10
34	59	1/2(18.10 + 18.50) X 8.50	155.55		155.55	210.41	1	155.55	9.00	1.10	231.45	210.41
35	60	1/2(18.50 + 18.90) X 8.50	158.95		158.95	215.01	1	158.95	9.00	1.10	236.51	215.01
35	61	1/2(8.50 + 8.15) X 21.40	178.15	7.72	170.43	230.54	1	170.43	12.00	1.10	253.59	230.54
TOTAL							61	12425.74	16808.30			

LAND AREA CALCULATION	
1/2(128.05 + 125.40) X 18.50	2344.41
1/2(125.40 + 121.45) X 44.75	5523.26
1/2(121.45 + 121.60) X 5.90	716.99
1/2(121.60 + 122.20) X 10.00	1219.00
1/2(122.20 + 122.65) X 7.95	973.27
1/2(88.72 + 72.16) X 46.53	3742.87
1/2(72.15 + 60.55) X 22.25	1476.28
1/2(60.55 + 47.65) X 27.15	1468.81
1/2(23.55 + 18.30) X 54.05	1130.99
TOTAL	18595.88

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(20.60 + 17.75) X 5.00 + 1/2(22.75 + 20.50) X 4.00 + 1/2(67.30 + 67.90) X 7.20 + 1/2(22.60 + 9.75) X 63.00	1688.11		1688.11	1688.11
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	94.97
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(6.80 + 8.75) X 9.00	69.97		69.97	
PROPOSED 24.00 M. WIDE D.P. ROAD AREA	1/2(6.35 + 7.05) X 19.95 + 1/2(7.40 + 11.25) X 51.85 + 1/2(11.25 + 10.40) X 108.10	1787.34		1787.34	1787.34
PROPOSED 15.00 M. WIDE ROAD WIDENING AREA	1/2(4.10 + 4.35) X 33.40 + 1/2(4.35 + 4.75) X 4.00 + 1/2(4.70 + 3.75) X 25.30 + 1/2(3.80 + 3.75) X 30.10 + 1/2(3.70 + 3.80) X 37.40 + 1/2(4.20 + 4.45) X 2.55	531.09		531.09	531.09

PROPOSED RESIDENTIAL LAYOUT IN COMMERCIAL ZONE PLAN ON KH. NO.- 83, 84/2, P. H. NO.- 42, MOUZA - JAMTHA, TAL.- NAGPUR (GRAMIN), DIST. - NAGPUR. BELONGING TO - LUV KUSH CORPORATION PVT. LTD. THROUGH DIRECTOR SHRI. PRAMOD SATYANARAYAN AGRAWAL

PROFORMA - I AREA STATEMENT		
1	AREA OF LAND OF KH.NO. 83, 84/2 (Minimum area of a,b,c, to be considered)	18595.88 SQ.M.
a)	AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (83 + 1.04 + 84/2 + 0.82)	18600.00 SQ.M. (1.86 H)
b)	AS PER MEASUREMENT SHEET	18595.88 SQ.M.
c)	AS PER SITE	18595.88 SQ.M.
2	DEDUCTIONS FOR	SQ.M.
a)	PROPOSED 24.00 M. WIDE D.P. ROAD AREA	1787.34 SQ.M.
b)	ANY D.P. RESERVATION AREA	0.00 SQ.M.
c)	NATURAL WATER COURSE AREA	0.00 SQ.M.
TOTAL (a+b+c)		1787.34 SQ.M.
3	BALANCE AREA OF PLOT (1 - 2)	16808.54 SQ.M.
4	AMENITY SPACE	
a)	REQUIRED	NIL SQ.M.
b)	PROPOSED	NIL SQ.M.
5	NET PLOT AREA (3-4b)	16808.54 SQ.M. 100%
6	RECREATIONAL OPEN SPACE	
a)	REQUIRED	1680.85 SQ.M. 10.00%
b)	PROPOSED	1688.11 SQ.M. 10.04%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 69.97)	94.97 SQ.M. 0.57%
8	INTERNAL ROAD AREA	2058.63 SQ.M. 12.30%
9	PROPOSED 15.00 M. WIDE ROAD WIDENING AREA	531.09 SQ.M. 3.16%
10	PLOTTABLE AREA	12425.74 SQ.M. 73.93%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.3527 SQ.M.

CERTIFICATE OF AREA: Certified that the plot under reference was surveyed by me on 13/01/2022 and the dimensions of sides etc. of plots stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme records / Land records Department / City Survey Office.

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B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/16907
NMC Lic.No. : R-90
NIT Lic.No. : 895

ARCHITECT'S SIGN.

NOTE: -

- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS

OWNER'S SIGN :
LUV KUSH CORPORATION PVT. LTD. THROUGH DIRECTOR

ARCHITECT'S SIGN :
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