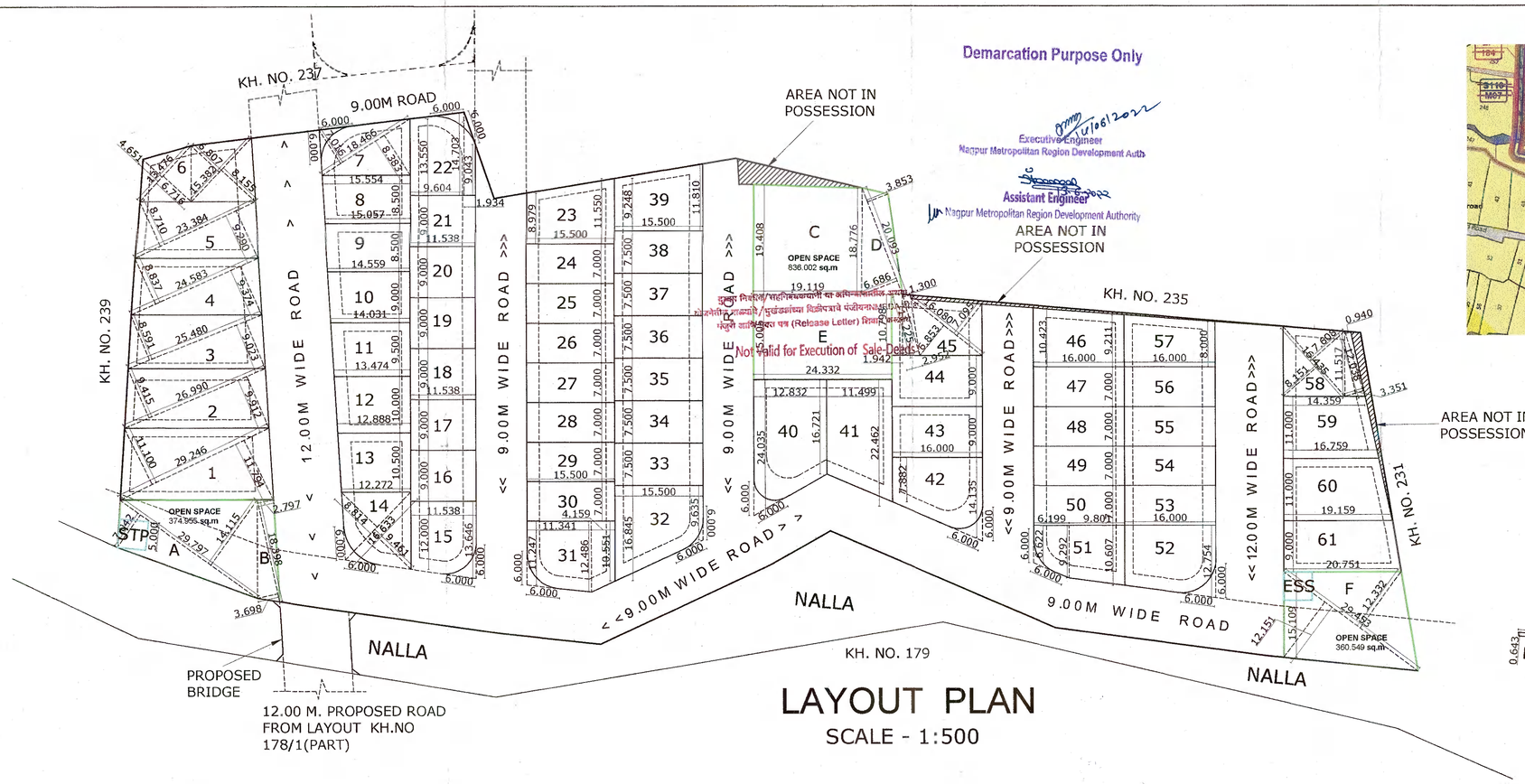
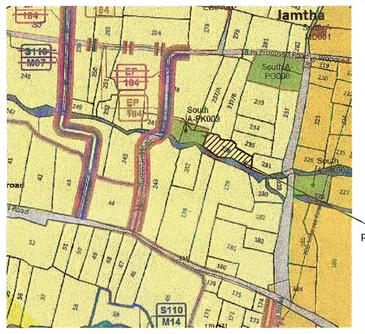
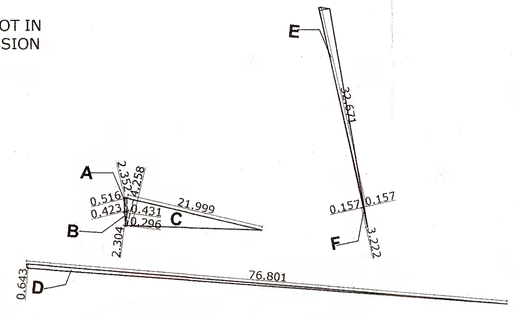


LAYOUT PLAN

SCALE - 1:500

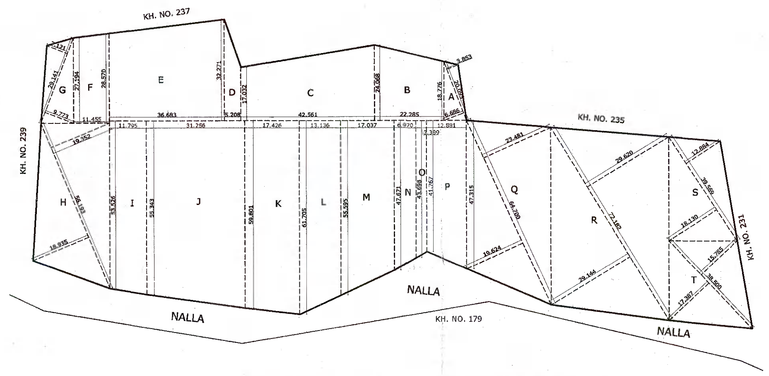


D.P. PLAN



KEY PLAN FOR AREA NOT IN POSSESSION

SCALE - 1:1000



KEY PLAN FOR LAND AREA CALCULATION

SCALE - 1:1000

PLOT. NO	DT SIZE								PLOT AREA SQ.M.	ROUNDING AREA	REMAINING PLOT AREA IN SQ.M.		PRO-RATA	B/UP AREA ON	FRONT ROAD	BASIC	PERMISSIBLE	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)
A									B	C	D		E	F	G	H	I	J	K	L
1	1/2	X	11.100	+	11.794	11.447	X	29.246	= 334.779	0.000	334.779	X	1.712	573.142	12.000	1.100	630.456	1	334.779	573.142
2	1/2	X	9.415	+	9.912	9.664	X	26.990	= 260.818	0.000	260.818	X	1.712	446.520	12.000	1.100	491.172	1	260.818	446.520
3	1/2	X	8.591	+	9.023	8.807	X	25.480	= 224.402	0.000	224.402	X	1.712	384.177	12.000	1.100	422.595	1	224.402	384.177
4	1/2	X	8.837	+	9.374	9.106	X	24.583	= 223.841	0.000	223.841	X	1.712	383.215	12.000	1.100	421.536	1	223.841	383.215
5	1/2	X	8.710	+	9.290	9.000	X	23.384	= 210.456	0.000	210.456	X	1.712	360.301	12.000	1.100	396.331	1	210.456	360.301
6	1/2	X	4.651	+	6.716	5.684	X	13.476	= 76.591	0.000	191.664	X	1.712	328.128	12.000	1.100	360.941	1	191.664	328.128
	1/2	X	6.807	+	8.155	7.481	X	15.382	= 115.073											
7	1/2	X	7.016	+	8.383	7.700	X	18.466	= 142.179	7.720	134.459	X	1.712	230.194	12.000	1.100	253.213	1	134.459	230.194
8	1/2	X	15.554	+	15.057	15.306	X	8.500	= 130.097	0.000	130.097	X	1.712	222.726	12.000	1.100	244.998	1	130.097	222.726
9	1/2	X	15.057	+	14.559	14.808	X	8.500	= 125.868	0.000	125.868	X	1.712	215.486	12.000	1.100	237.035	1	125.868	215.486
10	1/2	X	14.559	+	14.031	14.295	X	9.000	= 128.655	0.000	128.655	X	1.712	220.257	12.000	1.100	242.283	1	128.655	220.257
11	1/2	X	14.031	+	13.474	13.753	X	9.500	= 130.649	0.000	130.649	X	1.712	223.671	12.000	1.100	246.038	1	130.649	223.671
12	1/2	X	13.474	+	12.888	13.181	X	10.000	= 131.810	0.000	131.810	X	1.712	225.659	12.000	1.100	248.225	1	131.810	225.659
13	1/2	X	12.888	+	12.272	12.580	X	10.500	= 132.090	0.000	132.090	X	1.712	226.138	12.000	1.100	248.752	1	132.090	226.138
14	1/2	X	8.814	+	9.461	9.138	X	16.633	= 151.984	7.720	144.264	X	1.712	246.980	9.000/12.000	1.100	271.678	1	144.264	246.980
15	1/2	X	12.000	+	13.646	12.823	X	11.538	= 147.952	7.720	140.232	X	1.712	240.077	9.000	1.100	264.084	1	140.232	240.077
16 TO 21						9.000	X	11.538	= 103.842	0.000	103.842	X	1.712	177.778	9.000	1.100	195.555	6	623.052	1066.665
22	1/2	X	13.550	+	14.703	14.127	X	9.604	= 135.671	7.720	150.913	X	1.712	258.364	9.000	1.100	284.200	1	150.913	258.364
	1/2	X	14.703	+	9.043	11.873	X	1.934	= 22.962											
23	1/2	X	8.979	+	11.550	10.265	X	15.500	= 159.100	0.000	159.100	X	1.712	272.379	9.000	1.100	299.617	1	159.100	272.379
24 TO 30						7.000	X	15.500	= 108.500	0.000	108.500	X	1.712	185.752	9.000	1.100	204.327	7	759.500	1300.264
31	1/2	X	11.247	+	12.486	11.867	X	11.341	= 134.578	7.720	174.763	X	1.712	299.195	9.000	1.100	329.114	1	174.763	299.195
	1/2	X	12.486	+	10.551	11.519	X	4.159	= 47.905											
32	1/2	X	16.845	+	9.635	13.240	X	15.500	= 205.220	7.720	197.500	X	1.712	338.120	9.000	1.100	371.932	1	197.500	338.120
33 TO 38						7.500	X	15.500	= 116.250	0.000	116.250	X	1.712	199.020	9.000	1.100	218.922	6	697.500	1194.120
39	1/2	X	9.248	+	11.810	10.529	X	15.500	= 163.200	0.000	163.200	X	1.712	279.398	9.000	1.100	307.337	1	163.200	279.398
40	1/2	X	24.035	+	16.721	20.378	X	12.832	= 261.490	7.720	253.770	X	1.712	434.455	9.000	1.100	477.901	1	253.770	434.455
41	1/2	X	16.721	+	22.462	19.592	X	11.499	= 225.283	0.000	225.283	X	1.712	385.684	9.000	1.100	424.252	1	225.283	385.684
42	1/2	X	7.882	+	14.135	11.009	X	16.000	= 176.136	7.720	168.416	X	1.712	288.328	9.000	1.100	317.161	1	168.416	288.328
43 TO 44						9.000	X	16.000	= 144.000	0.000	144.000	X	1.712	246.528	9.000	1.100	271.181	2	288.000	493.056
45	1/2	X	1.300	+	2.952	10.798	X	1.942	= 20.970	0.000	156.976	X	1.712	268.743	12.000	1.100	295.617	1	156.976	268.743
	1/2	X	6.853	+	7.095	6.974	X	16.080	= 112.142											
46	1/2	X	10.423	+	9.211	9.817	X	16.000	= 157.072	0.000	157.072	X	1.712	268.907	9.000	1.100	295.798	1	157.072	268.907
47 TO 50						7.000	X	16.000	= 112.000	0.000	112.000	X	1.712	191.744	9.000	1.100	210.918	4	448.000	766.976
51	1/2	X	6.622	+	9.292	7.957	X	6.199	= 49.325	7.720	139.120	X	1.712	238.174	9.000	1.100	261.992	1	139.120	238.174
	1/2	X	9.292	+	10.607	9.950	X	9.801	= 97.515											
52	1/2	X	10.607	+	12.754	11.681	X	16.000	= 186.888	7.720	179.168	X	1.712	306.736	9.00 /12.00	1.100	337.409	1	179.168	306.736
53 TO 56						7.000	X	16.000	= 112.000	0.000	112.000	X	1.712	191.744	12.000	1.100	210.918	4	448.000	766.976
57	1/2	X	9.211	+	8.000	8.606	X	16.000	= 137.688	0.000	137.688	X	1.712	235.722	12.000	1.100	259.294	1	137.688	235.722
58	1/2	X	8.151	+	7.608	7.880	X	16.435	= 129.500	0.000	155.328	X	1.712	265.922	12.000	1.100	292.514	1	155.328	265.922
	1/2	X	0.940	+	3.351	2.146	X	12.038	= 25.828											
59	1/2	X	14.359	+	16.759	15.559	X	11.000	= 171.149	0.000	171.149	X	1.712	293.007	12.000	1.100	322.308	1	171.149	293.007
60	1/2	X	16.759	+	19.159	17.959	X	11.000	= 197.549	0.000	197.549	X	1.712	338.204	12.000	1.100	372.024	1	197.549	338.204
61	1/2	X	19.159	+	20.751	19.955	X	9.000	= 179.595	0.000	179.595	X	1.712	307.467	12.000	1.100	338.213	1	179.595	307.467
																	TOTAL	61	8874.725	15193.529

AREA UNDER KHASARA NO-236

A	1/2	X	3.853	+	6.686	5.270	X	20.093	=	105.880	0	105.880
B	1/2	X	18.776	+	24.068	21.422	X	22.285	=	477.389	0	477.389
C	1/2	X	24.068	+	17.032	20.550	X	42.561	=	874.629	0	874.629
D	1/2	X	17.032	+	32.271	24.652	X	5.208	=	128.385	0	128.385
E	1/2	X	32.271	+	28.570	30.421	X	36.683	=	1115.915	0	1115.915
F	1/2	X	28.570	+	27.194	27.882	X	11.455	=	319.388	0	319.388
G	1/2	X	7.121	+	9.773	8.447	X	29.141	=	246.154	0	246.154
H	1/2	X	19.352	+	18.935	19.144	X	56.193	=	1075.731	0	1075.731
I	1/2	X	53.526	+	55.343	54.435	X	11.795	=	642.055	0	642.055
J	1/2	X	55.343	+	59.801	57.572	X	31.256	=	1799.470	0	1799.470
K	1/2	X	59.801	+	61.705	60.753	X	17.426	=	1058.682	0	1058.682
L	1/2	X	61.705	+	55.595	58.650	X	13.136	=	770.426	0	770.426
M	1/2	X	55.595	+	47.671	51.633	X	17.037	=	879.671	0	879.671
N	1/2	X	47.671	+	43.698	45.685	X	6.970	=	318.421	0	318.421
O	1/2	X	43.698	+	41.767	42.733	X	3.389	=	144.820	0	144.820
P	1/2	X	41.767	+	47.315	44.541	X	12.881	=	573.733	0	573.733
Q	1/2	X	23.481	+	19.624	21.553	X	64.700	=	1394.447	0	1394.447
R	1/2	X	29.620	+	29.144	29.382	X	72.182	=	2120.852	0	2120.852
S	1/2	X	12.884	+	18.130	15.507	X	39.569	=	613.596	0	613.596
T	1/2	X	15.785	+	17.387	16.586	X	38.500	=	638.561	0	638.561
										TOTAL		15298.205
AREA NOT IN POSSESION												
A	1/2	X	0.516	+	0.423	0.470	X	2.352	=	1.104	0	1.104
B	1/2	X	0.431	+	0.296	0.364	X	2.304	=	0.838	0	0.838
C	1/2	X	21.999	+	0.000	11.000	X	4.258	=	46.836	0	46.836
D	1/2	X	76.801	+	0.000	38.401	X	0.643	=	24.692	0	24.692
E	1/2	X	1.671	+	0.157	0.914	X	32.671	=	29.861	0	29.861
F	1/2	X	3.222	+	0.000	1.611	X	0.157	=	0.253	0	0.253
										TOTAL		103.584
										TOTAL LAND AREA		15194.621
AREA UNDER OPEN SPACE												
A	1/2	X	7.042	+	14.115	10.579	X	29.797	=	315.208	0	315.208
B	1/2	X	2.797	+	3.698	3.248	X	18.398	=	59.748	0	59.748
C	1/2	X	19.408	+	18.776	19.092	X	19.119	=	365.020	0	365.020
D	1/2	X	3.853	+	6.686	5.270	X	20.093	=	105.880	0	105.880
E	1/2	X		+		15.005	X	24.332	=	365.102	0	365.102
F	1/2	X	12.151	+	12.332	12.242	X	29.453	=	360.549	0	360.549
										TOTAL		1571.507
AREA FOR ESS & W.T.P.												
			ESS			5.000	X	5.000	=	25.000	0	25.000
			STP			5.000	X	5.000	=	25.000	0	25.000
										TOTAL		50.000
										TOTAL OPEN SPACE		1521.507

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 236 P.H.NO.42 MOUZA-JAMTHA .TAH.- NAGPUR (GRAMIN) - DISTT. NAGPUR.

BELONGING TO,

M/s. ARA HABITATS LLP THROUGH PARTNERS
1) SHRI. ANISH BHAWARILAL CHHAJED
2) SHRI. RAHUL JAGDISH BONDRE
3) SHRI. ATUL PREMCHAND TAJPURIYA

A	AREA STATEMENTS		UNIT
	1. Area of land *(Minimum area of a, b, c to be considered)*		
	a) As Per Ownership Document (7/12, CTS Extract)	15300.000	SQ.M.
	b) As Per Measurement Sheet (Including govt.share)	15194.621	SQ.M.
	d) As Per Site	15194.621	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening	0.000	SQ.M.
	(b) Any D.P. Reservation Area	0.000	SQ.M.
	(Total a+b)	0.000	SQ.M.
	3. Balance Area Of Plot (1-2)	15194.621	SQ.M.
	4. Amenity Space (if applicable)		
	(a) Required -	N.A.	SQ.M.
	(b) Adjustment of 2 (b),if any	000.00	SQ.M.
	(c) Balance Proposed -	N.A.	SQ.M.
	5. Net Plot Area (3-4(c))	15194.621	
	6. Recreational Open Space (if applicable)		
	(a) Required -	1519.462	SQ.M.
	(b) Proposed -	1521.507	SQ.M.
	(C) Area under ESS	50.000	SQ.M.
	7. Internal Road Area	4748.390	SQ.M.
	8. Service Road And Highway Widening	0.000	SQ.M.
	9. Plotable Area	8874.725	SQ.M.
	10.Pro-rata factor For FSI Calculations (Net plot area/plotable area)	1.712	SQ.M.

OWNER :

M/s. ARA HABITATS LLP THROUGH PARTNERS

1) SHRI. ANISH BHAWARILAL CHHAJED

2) SHRI. RAHUL JAGDISH BONDRE

3) SHRI. ATUL PREMCHAND TAJPURIYA

ARCHITECT/LICENSED ENGINEER :

PAWAN RAVIPRASAD GUPTA
B.E. (CIVIL)
PLANNERS, BUILDERS AND DEVELOPERS
LIC. NO. N.I.T. 1969, N.M.R.D.A. 39, N.M.C. 380
OFF. : - SHOP NO. 116 SECOND FLOOR SHRIRAM SHYAM TOWER, SADAR NAGPUR-440001.
EMAIL ID . pawan_r_gupta@yahoo.co.in
Mo.No.- 9923432949

N

DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	21 / 03 / 2022	ANKITA