



NILE
PROPERTIES
BUILDERS & DEVELOPERS
Behind Every Successful Investment

Flat No. T/2, 3rd Floor, Parvati Smruti Appt.,
Opp Yashwant Stadium, Near North View Hotel,
Chhoti Dhantoli, Nagpur. | Ph.: 0712-6065053, 6585053

AREA STATEMENT	
1. AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	37000.00 SQ.M.
B) AS PER MEASUREMENT SHEET	37000.00 SQ.M.
C) AS PER SITE	37000.00 SQ.M.
2) DEDUCTION FOR	
A) PROPOSED D.P / R.P. ROAD WIDENING / SERVICE ROAD / HIGHWAY WIDENING	NIL
B) ANY D.P. RESERVATION AREA	NIL
TOTAL (A+B)	NIL
3) BALANCE AREA OF LAND (1-2)	37000.00 SQ.M.
4) AMENITY SPACE (IF APPLICABLE) (AS PER UDCPR REGULATION NO. - 3.5)	3700.00 SQ.M.
A) REQUIRED	
B) ADJUSTED OF 2(B), IF ANY	
C) BALANCE PROPOSED	3715.15 SQ.M.
TOTAL	3715.15 SQ.M.
5) NET PLOT AREA FOR F.S.I CALCULATION (3-4C)	33284.85 SQ.M.
6) RECREATIONAL OPEN SPACE (AS PER UDCPR REGULATION NO. - 3.4)	
A) REQUIRED	3700.00 SQ.M.
B) PROPOSED	3733.02 SQ.M.
7) INTERNAL ROAD AREA	10840.50 SQ.M.
8) SERVICE ROAD AND HIGHWAY WIDENING	NIL
9) AREA UNDER PLOTS	18711.33 SQ.M.
10) PRO-RATED FACTOR FOR F.S.I CALCULATION ON LAYOUT PLOT = $(33284.85 \times 0.90) / 18711.33$	1.60

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[Signature]
Proprietor



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<u>PLOT NO.</u>	<u>AREA In Sq. Mtr.</u>	<u>PLOT SIZE</u>	<u>NET AREA In Sq. MTR</u>	<u>AREA In Sq. Mtr</u>
1	482.17	(18.15+17.90)/2*26.75	482.17	5190.077
2	454.75	26.75*17.00	454.75	4894.93
3	454.75	26.75*17.00	454.75	4894.93
4	454.75	26.75*17.00	454.75	4894.93
5	454.75	26.75*17.00	454.75	4894.93
6	454.75	26.75*17.00	454.75	4894.93
7	454.75	26.75*17.00	454.75	4894.93
8	542.85	(26.15+23.20)/2*22.00	535.1	5759.81
9	462.72	(23.20+20.35)/2*21.25	456.67	4915.59
10	507.45	(15.60+14.25)/2*34.00	501.4	5397.06
11	470.25	(26.55+25.70)/2*18.00	470.25	5061.77
12	457.2	(25.70+25.10)/2*18.00	457.2	4921.3
13	475.58	(15.25+14.85)/2*31.60	467.83	5035.72
14	463.94	(14.80+14.75)/2*31.40	456.19	4910.43
15	450.84	((25.85+25.75)/2*4.20)+(25.	450.84	4852.84
16	453.27	(26.40+25.85)/2*17.35	453.27	4878.99
17	452.63	(26.40+26.85)/2*17.00	452.63	4872.1
18	460.7	(27.35+26.35)/2*17.00	460.7	4958.97
19	472.62	(14.65+13.95)/2*33.05	462.96	4983.3
20	261.38	(17.75+17.10)/2*15.00	254.13	2735.46
21	127.5	15.00*8.50	127.5	1372.41
22	127.5	15.00*8.50	127.5	1372.41
23	127.5	15.00*8.50	127.5	1372.41
24	127.5	15.00*8.50	127.5	1372.41
25	127.5	15.00*8.50	127.5	1372.41
26	127.5	15.00*8.50	127.5	1372.41
27	127.5	15.00*8.50	127.5	1372.41
28	127.5	15.00*8.50	127.5	1372.41
29	127.5	15.00*8.50	127.5	1372.41



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30	136.88	$(9.15+9.10)/2*15.00$	130.83	1408.25
31	156.4	$(9.80+9.75)/2*16.00$	150.35	1618.36
32	140	$16.00*8.75$	140	1506.96
33	140	$16.00*8.75$	140	1506.96
34	140	$16.00*8.75$	140	1506.96
35	140	$16.00*8.75$	140	1506.96
36	140	$16.00*8.75$	140	1506.96
37	140	$16.00*8.75$	140	1506.96
38	157.6	$(10.55+9.15)/2*16.00$	151.55	1631.28
39	141.9	$16.50*8.60$	141.9	1527.41
40	141.9	$16.50*8.60$	141.9	1527.41
41	141.9	$16.50*8.60$	141.9	1527.41
42	141.9	$16.50*8.60$	141.9	1527.41
43	141.9	$16.50*8.60$	141.9	1527.41
44	141.9	$16.50*8.60$	141.9	1527.41
45	141.9	$16.50*8.60$	141.9	1527.41
46	141.9	$16.50*8.60$	141.9	1527.41
47	141.9	$16.50*8.60$	141.9	1527.41
48	141.9	$16.50*8.60$	141.9	1527.41
49	141.9	$16.50*8.60$	141.9	1527.41
50	141.9	$16.50*8.60$	141.9	1527.41
51	141.9	$16.50*8.60$	141.9	1527.41
52	139.43	$(8.55+8.35)/2*16.50$	139.43	1500.82
53	161.59	$(10.50+10.35)/2*15.50$	161.59	1739.95
54	108.5	$15.50*7.00$	108.5	1167.894
55	108.5	$15.50*7.00$	108.5	1167.894
56	108.5	$15.50*7.00$	108.5	1167.894
57	155	$15.50*10.00$	155	1668.42
58	155	$15.50*10.00$	155	1668.42
59	116.25	$15.50*7.50$	116.25	1251.315
60	116.25	$15.50*7.50$	116.25	1251.315
61	116.25	$15.50*7.50$	116.25	1251.315



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62	192.2	$(13.05+11.75)/2*15.50$	187.85	2022.01
63	194.91	$(13.25+11.90)/2*15.50$	190.56	2051.18
64	108.5	$15.50*7.00$	108.5	1167.89
65	108.5	$15.50*7.00$	108.5	1167.89
66	108.5	$15.50*7.00$	108.5	1167.894
67	155	$15.50*10.00$	155	1668.42
68	155	$15.50*10.00$	155	1668.42
69	108.5	$15.50*7.00$	108.5	1167.894
70	108.5	$15.50*7.00$	108.5	1167.894
71	108.5	$15.50*7.00$	108.5	1167.894
72	163.91	$(10.65+10.50)/2*15.50$	163.91	1764.32724
73	156.55	$(10.20+10.00)/2*15.50$	156.55	1685.1042
74	104.63	$15.50*6.75$	104.63	1126.23732
75	104.63	$15.50*6.75$	104.63	1126.23732
76	104.63	$15.50*6.75$	104.63	1126.23732
77	147.25	$15.50*9.50$	147.25	1584.999
78	155	$15.50*10.00$	155	1668.42
79	108.5	$15.50*7.00$	108.5	1167.894
80	108.5	$15.50*7.00$	108.5	1167.894
81	108.5	$15.50*7.00$	108.5	1167.894
82	193.75	$(13.15+11.85)/2*15.50$	189.4	2038.7016
83	195.23	$(13.15+11.80)/2*15.65$	189.18	2036.33352
84	156.5	$15.65*10.00$	156.5	1684.566
85	156.5	$15.65*10.00$	156.5	1684.566
86	156.5	$15.65*10.00$	156.5	1684.566
87	156.5	$15.65*10.00$	156.5	1684.566
88	156.5	$15.65*10.00$	156.5	1684.566
89	156.5	$15.65*10.00$	156.5	1684.566
90	152.2	$9.85+9.60/2*15.65$	152.2	1638.2808
	18800.84	Total	18711.33	201409.2463

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Proprietor