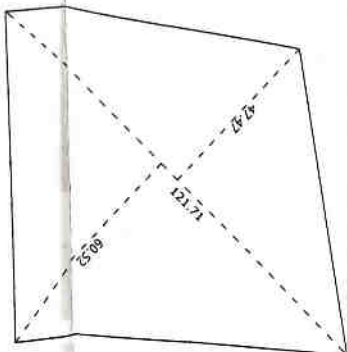




MEASUREMENT
PLAN
SCALE: 1:1000



**AREA CALCULATION AS
PER MEASUREMENT PLAN**

$$\frac{47.10 + 69.50}{2} \times 121.10 = 6401.33 \text{ SQ.M}$$
$$\text{AREA} = 6401.33 \text{ SQ.M}$$

TOTAL AREA = 6400.00 SQ.M

CONTROL LINE 50.00 MT

9.00 MT. SERVICE ROAD

45.00 MT. WIDE STATE HIGH-WAY

9.00 MT. SERVICE ROAD

SCHEDULE 1 - FACTS AND DISTRIBUTION OF PHS ON EACH PAGE												
PLOT NO.	PLOT SIZE	AREA OF PLOT IN ACRES	PERCENT OF AREA IN PHS	TOTAL AREA IN ACRES	TOTAL AREA IN PHS	PERCENT OF AREA IN PHS	TOTAL AREA IN PHS	TOTAL AREA IN PHS	TOTAL AREA IN PHS	TOTAL AREA IN PHS	TOTAL AREA IN PHS	TOTAL AREA IN PHS
1	—	466.32	1	0.00	466.32	—	0.00	1	1	1	1	1
2	—	502.32	1	0.05	497.68	502.32	—	12.00	1	1	1	1
3	—	567.00	1	0.05	561.88	567.00	—	12.00	1	1	1	1
4	—	568.42	1	0.00	568.42	568.42	—	9.00	1	1	1	1
5	—	468.30	1	0.00	468.30	468.30	—	9.00	1	1	1	1
6	—	112.50	1	0.05	106.65	112.50	—	9.00	1	1	1	1
7, 8	—	30.00	2	0.00	30.00	150.00	—	9.00	1	1	1	1
9	—	103.40	1	0.05	97.95	103.50	—	12.00	1	1	1	1
10	—	108.60	1	0.00	108.60	108.60	—	12.00	1	1	1	1
11	—	177.03	1	0.00	177.03	177.03	—	9.00	1	1	1	1
12	—	183.56	1	0.00	183.56	183.56	—	9.00	1	1	1	1
TOTAL			12			3460.34						

SCHEDULE OF PLOTS AND DISTRIBUTION OF FSI ON PLOTS

DEMARCATED RESIDENTIAL LAYOUT
PLAN OF S.NO. 70, MOUZA- KONDHALI,
P.H. NO. 63,
TAL.- KATOL, DIST.- NAGPUR.

OWNER -
SRI. ANAND S. GAIKWAD &
SHRI. SUNIL P. SAMARTH

STATEMENT OF APPROVAL OF PLAN



ना.क./प्रभुत/जिल्हा./कावे-123/2022
तारीख-101/एनएपी-38/2022-23

निर्यातकार गणपूरेकर्ता

AREA STATEMENT

		GROSS AREA OF LAND/PLOT (MINIMUM AREA OF A/M.C TO BE CONSIDERED)	
I	A	AS PER OWNERSHIP DOCUMENT (7) IL CTS EXTRACT	\$600.00 SQ.MT.
	B	AS PER MEASUREMENT SHEET	\$600.00
	C	AS PER SITE	\$600.00
2		DEDUCTION FOR	SQ.MT.
	A	PROPOSED D.P./ D.P. ROAD WINDING AREA / SERVICE ROAD HIGHWAY WIDENING	\$642.32 SQ.MT.
	B	ANY DP RESERVATION	0.00 SQ.MT.
		TOTAL DEDUCTIONS(A+B)	\$642.32 SQ.MT.
3		BALANCE AREA OF PLOT (1-2)	\$957.68 SQ.MT.
4		AMENITY SPACE (if applicable)	
	A	REQUIRED	\$75/76
	B	ADJUSTMENT OF AB, IF ANY-	0.00
	C	BALANCE PROPOSED	\$777.64
5		NET PLOT AREA (3-4C)	\$180.04
6		RECREATIONAL OPEN SPACE (if applicable)	
	A	REQUIRED	\$75/76 SQ.MT.
	B	PROPOSED	\$87.82
7		INTERNAL ROAD AREA	\$102.78 SQ.MT.
8		SERVICE ROAD & HIGHWAY WIDENING	0.00 SQ.MT.
9		PLOTTABLE AREA	\$389.31 SQ.MT.
10		PRO-RATA FOR FSI CALCULATION ON LAYOUT PLOTS-(6+7/9)	1.65 SQ.MT.
11		AREA FOR INCLUSIVE HOUSING	SQ.MT.
A		REQUIRED	NILL
B		PROPOSED	SQ.MT.

LOCATION PLAN
SCALE 1:5000



F. AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 28/05/2021 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / LAND RECORDS DEPARTMENT.

ASPECT DESIGN
B. P. COHAD

Consulting Architect & Engineer
M.M.R.D.A. LS.No.341, N.I.T. LS.No.880,
N.M.C. LS.No.390, A.O.T.P. LS.No.150/10/17
306, Imperial Road, Chitambar, Andhera
West, Mumbai-400 055.
Shahbudi, Newgate, (M) 50002431

TE

THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR.

ASPECT DESIGN

B. P. GOHAR
Consulting Architect & Engineer

LS No 341, N.I.T. LS No 665

HC, LS No. 350, A.D. TP, LS No. 1561/20

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