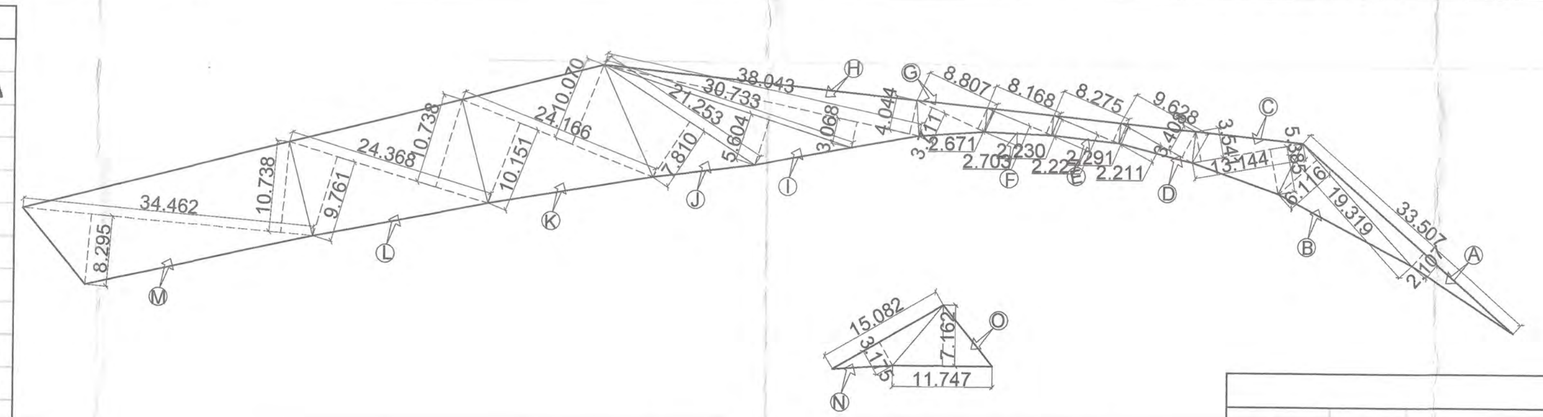
AREA UNDER RESIDENTIAL PLOTS

PLOT NO.	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 1.491)	FRONT ROAD WIDTH (M.) (F)	BASIC FSI (G)	PERMISSIBLE B/UP AREA ON BASIC FSI (SQ.M.) (H = E x G)
(A)																			
1	1/2	X	13.180	+	6.691	19.871	X	25.199	=	250.365	0	250.365	X	1	250.365	373.294	18 M	1.1	410.623
2	1/2	X	17.253	+	16.906	34.159	X	7.578	=	250.703	0	250.703	X	1	250.703	373.798	18 M	1.1	411.178
	1/2	X	16.906	+	16.402	33.308	X	7.282	=										
3	1/2	X	17.879	+	17.861	35.740	X	1.019	=	251.841	0	251.841	X	1	251.841	375.494	18 M	1.1	413.044
	1/2	X	17.861	+	17.253	35.114	X	13.307	=										
4	1/2	X	11.119	+	10.985	22.104	X	22.660	=	250.438		250.438	X	1	250.438	373.404	18 M	1.1	410.744
5	1/2	X	17.953	+	18.210	36.163	X	9.961	=	266.969	11.77	255.199	X	1	255.199	380.501	12 M/18 M	1.1	418.551
	1/2	X	18.210	+	18.125	36.335	X	4.781	=										
6	1/2	X	16.960	+	17.613	34.573	X	7.885	=	305.938	11.77	294.168	X	1	294.168	438.604	12 M/18 M	1.1	482.464
	1/2	X	17.613	+	17.309	34.922	X	9.715	=										
7	1/2	X	12.239	+	13.475	25.714	X	3.016	=	272.979	0	272.979	X	1	272.979	407.011	18 M	1.1	447.713
	1/2	X	13.475	+	15.511	28.986	X	7.656	=										
	1/2	X	15.511	+	16.960	32.471	X	7.591	=										
8	1/2	X		+		12.239	X	5.338	=	252.582	0	252.582	X	1	252.582	376.599	18 M	1.1	414.259
	1/2	X	7.820	+	11.922	19.742	X	15.558	=										
	1/2	X		+		13.350	X	9.939	=										
9	1/2	X	18.558	+	15.305	33.863	X	10.208	=	259.123	0	259.123	X	1	259.123	386.352	18 M	1.1	424.987
	1/2	X	15.305	+	12.792	28.097	X	6.142	=										
10	1/2	X	21.168	+	19.681	40.849	X	9.408	=	260.831	0	260.831	X	1	260.831	388.899	18 M	1.1	427.789
	1/2	X	19.681	+	18.558	38.239	X	3.592	=										
11	1/2	X	21.168	+	22.976	44.144	X	11.441	=	265.325	0	265.325	X	1	265.325	395.599	18 M	1.1	435.159
	1/2	X	22.976	+	22.817	45.793	X	0.559	=										
12	1/2	X	11.999	+	10.209	22.208	X	22.827	=	253.471	0	253.471	X	1	253.471	377.925	18 M	1.1	415.718
13	1/2	X	19.418	+	17.939	37.357	X	5.221	=	251.045	0	251.045	X	1	251.045	374.308	18 M	1.1	411.739
	1/2	X	17.939	+	13.152	31.091	X	5.312	=										
	1/2	X	11.406	+	3.752	15.158	X	9.361	=										
14	1/2	X	9.321	+	7.855	17.176	X	19.145	=	164.417	0	164.417	X	1	164.417	245.146	9 M	1.1	269.661
15to 20		X		+		8.160	X	15.000	=	122.400	0	122.400	X	6	734.400	182.498	9 M	1.1	200.748
21	1/2	X		+		15.000	X	6.907	=	209.303	0	209.303	X	1	209.303	312.070	9M	1.1	343.277
		X		+		15.000	X	10.500	=										
		X		+		8.600	X	16.000	=										
22	1/2	X				16.000	+	6.476	=	189.408	0	189.408	X	1	189.408	282.407	9M	1.1	310.648
23 to 24		X		+		8.600	X	16.000	=	137.600	0	137.600	X	2	275.200	205.162	9M	1.1	225.678
25		X		+		10.000	X	16.000	=	160.000	7.72	152.280	X	1	152.280	227.049	9M/12M	1.1	249.754
26		X		+		10.000	X	15.000	=	150.000	7.72	142.280	X	1	142.280	212.139	9M/12M	1.1	233.353
27 to 31		X		+		8.700	X	15.000	=	130.500	0	130.500	X	5	652.500	194.576	9M	1.1	214.033
32	1/2	X	15.685	+	6.676	22.361	X	15.000	=	167.708	0	167.708	X	1	167.708	250.052	9M	1.1	275.057
33	1/2	X	17.592	+	8.889	26.481	X	14.490	=	191.855	7.72	184.135	X	1	184.135	274.545	9M/9M	1.1	302.000
34		X		+		10.000	X	14.490	=	144.900	0	144.900	X	1	144.900	216.046	9M	1.1	237.650
35 to 42		X		+		8.400	X	14.490	=	121.716	0	121.716	X	8	973.728	181.479	9M	1.1	199.626
43	1/2	X	10.050	+	8.243	18.293	X	14.490	=	132.533	0	132.533	X	1	132.533	197.606	9M	1.1	217.367
44	1/2	X	8.421	+	10.041	18.462	X	12.990	=	119.911	0	119.911	X	1	119.911	178.787	9M	1.1	196.666
45to 52		X		+		7.300	X	12.990	=	94.827	0	94.827	X	8	758.616	141.387	9M	1.1	155.526
53		X		+		9.500	X	12.990	=	123.405	0	123.405	X	1	123.405	183.997	9M	1.1	202.397
54	1/2	X	15.509	+	7.705	23.214	X	12.990	=	150.775	7.72	143.055	X	1	143.055	213.295	9M/9M	1.1	234.624
55	1/2	X	8.700	+	16.505	25.205	X	12.990	=	163.706	7.72	155.986	X	1	155.986	232.576	9M/12M	1.1	255.833
56		X		+		8.000	X	12.990	=	103.920	0	103.920	X	1	103.920	154.945	9M	1.1	170.439
57 to 63		X		+		7.300	X	12.990	=	94.827	0	94.827	X	7	663.789	141.387	9M	1.1	155.526
64	1/2	X	10.041	+	11.661	21.702	X	12.990	=	140.954	0	140.954	X	1	140.954	210.163	9M	1.1	231.179
												TOTAL		64	9700.498				

ROAD WIDENING LAND AREA CALCULATION OF KH. NO. 259/1

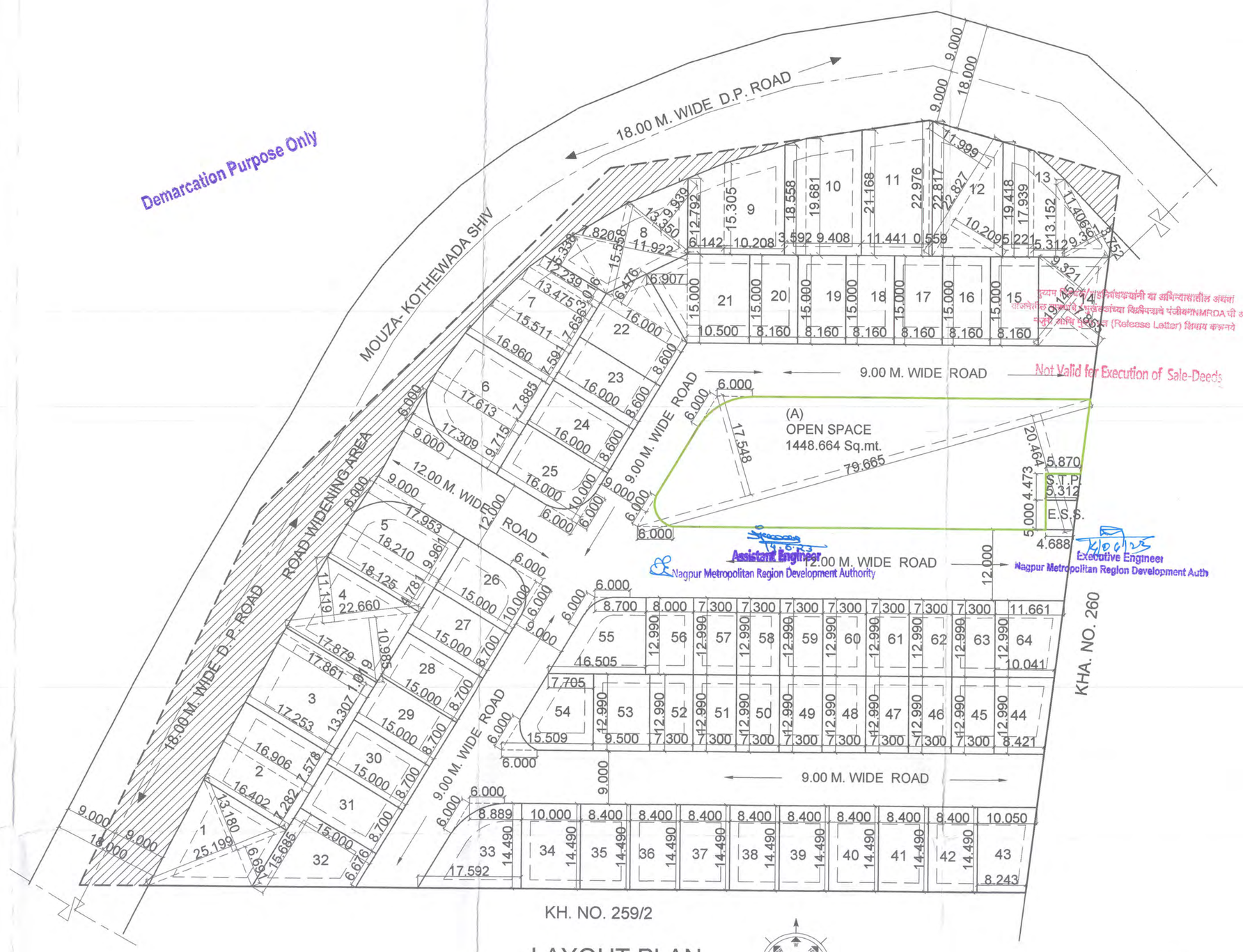
NO.	PART SIZE									AREA	TANG.	TOTAL LAND AREA (SQ.M)		NO. OF PARTS	NET LAND AREA (SQ.M.)
A	1/2	X		+		2.107	X	33.507	=	35.300	0	35.300	X	1	**35.300**
B	1/2	X		+		19.319	X	6.116	=	59.078	0	59.078	X	1	**59.078**
C	1/2	X	3.541	+	5.385	8.926	X	13.144	=	58.662	0	58.662	X	1	**58.662**
D	1/2	X	2.211	+	3.408	5.619	X	9.628	=	27.050	0	27.050	X	1	**27.050**
E	1/2	X	2.227	+	2.291	4.518	X	8.275	=	18.693	0	18.693	X	1	**18.693**
F	1/2	X	2.703	+	2.230	4.933	X	8.168	=	20.146	0	20.146	X	1	**20.146**
G	1/2	X	3.711	+	2.671	6.382	X	8.807	=	28.103	0	28.103	X	1	**28.103**
H	1/2	X	3.068	+	4.044	7.112	X	38.043	=	135.281	0	135.281	X	1	**135.281**
I	1/2	X		+		30.733	X	5.604	=	86.114	0	86.114	X	1	**86.114**
J	1/2	X		+		21.253	X	7.810	=	82.993	0	82.993	X	1	**82.993**
K	1/2	X	10.151	+	10.070	20.221	X	24.166	=	244.330	0	244.330	X	1	**244.330**
L	1/2	X	9.761	+	10.738	20.499	X	24.368	=	249.760	0	249.760	X	1	**249.760**
M	1/2	X	8.295	+	10.738	19.033	X	34.462	=	327.958	0	327.958	X	1	**327.958**
N	1/2	X		+		15.082	X	3.175	=	23.943	0	23.943	X	1	**23.943**
O	1/2	X		+		11.747	X	7.162	=	42.066	0	42.066	X	1	**42.066**
												TOTAL		=	**1439.477**



AREA KEY PLAN OF ROAD WIDENING AREA
SCALE 1 : 500

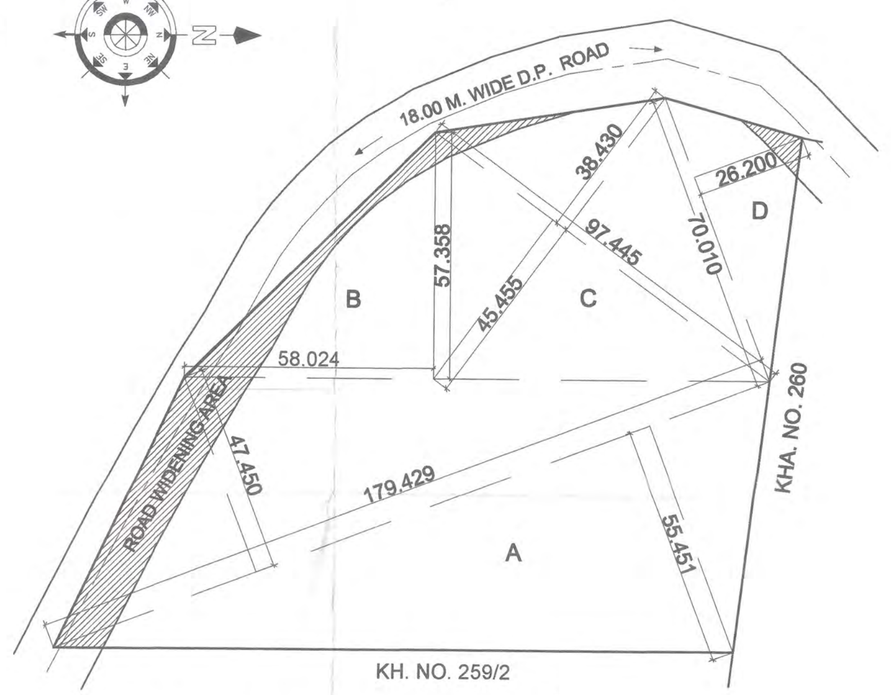
AREA UNDER OPEN SPACE

NO.	PLOT SIZE									PLOT AREA	TANG.	TOTAL PLOT AREA (SQ.M)		NO. OF PLOTS	NET PLOT AREA (SQ.M.)
A	1/2	X	17.548	+	20.464	38.012	X	79.665	=	1514.113	15.44	1498.673	X	1	**1498.673**
DEDUCTION (-)															
S.T.P.	1/2	X	5.870	+	5.312	11.182	X	4.473	=	25.009	0	25.009	X	1	**25.009**
E.S.S.	1/2	X	5.312	+	4.688	10.000	X	5.000	=	25.000	0	25.000	X	1	**25.000**
												TOTAL OPEN SPACE			**1448.664**



KH. NO. 259/2

LAYOUT PLAN
SCALE 1:500



KH. NO. 259/2

AREA KEY PLAN OF LAND
SCALE 1 : 1000

LAND AREA CALCULATION OF KH. NO. 259/1

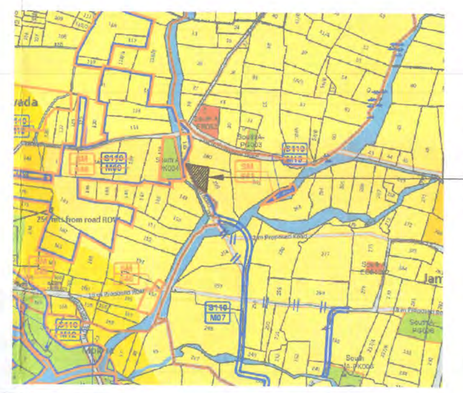
NO.	PART SIZE									AREA	TANG.	TOTAL LAND AREA (SQ.M)		NO. OF PARTS	NET LAND AREA (SQ.M.)
A	1/2	X	47.450	+	55.451	102.901	X	179.429	=	9231.712	0	9231.712	X	1	**9231.712**
B	1/2	X		+		58.024	X	57.358	=	1664.070	0	1664.070	X	1	**1664.070**
C	1/2	X	45.455	+	38.430	83.885	X	97.445	=	4087.087	0	4087.087	X	1	**4087.087**
D	1/2	X		+		70.010	X	26.200	=	917.131	0	917.131	X	1	**917.131**
												TOTAL		=	**15900.000**

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO.-259/1,P.H.NO.- 42,MOUZA - JAMTHA , TAH. - NAGPUR (GRAMIN) , DIST.- NAGPUR.

BELONGING TO :-
M/S. ASKA REAL ESTATE PVT. LTD. THROUGH
1) SHRI. KUNAL NAVNEET SHUKUL

AREA STATEMENT (PROFORMA-I)

1.	AREA OF LAND	
	a) As per ownership document (7/12, CTS extract)	= 15900.000 SQ.M.
	b) Area As per 'K' PRAT	= 15900.000 SQ.M.
2.	DEDUCTION FOR	
	a) Proposed D.P./ D.P. Road widening area	= 1439.477 SQ.M.
3.	BALANCE AREA OF PLOT	= 14460.523 SQ.M.
4.	AMENITY SPACE	
	a) Required (5 % @ 00.0000 SQ. M.)	= N.A.
	b) Proposed	= N.A.
5.	NET PLOT AREA (3-4(b))	= 14460.523 SQ.M.(100.00%)
6.	RECREATIONAL OPEN SPACE	
	a) Required (10.00%)	= 1446.052 SQ.M. (10.00%)
	b) Proposed	= 1448.664 SQ.M. (10.02%)
7.	SERVICE ROAD AND HIGHWAY WIDENING	= 000.000 SQ.M. (00.00%)
8.	INTERNAL ROAD AREA	= 3261.352 SQ.M. (22.55%)
9.	AREA UNDER RESIDENTIAL PLOTS	= 9700.498 SQ.M. (67.08%)
10.	AREA UNDER E.S.S. & S.T.P.	= 50.009 SQ.M. (00.35%)
11.	PRO-RATA FACTOR FOR PERMISSIBLE FSI CALCULATION ON LAYOUT PLOTS(5/9)	= 1.491



PROPOSED LAYOUT

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

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 sc 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. ASKA REAL ESTATE PVT. LTD. THROUGH
1) SHRI. KUNAL NAVNEET SHUKUL

ARCHITECT

ARCHITECT
C.D. Girpunje
C.A./2001/27832
N.I.T. No.1321
N.M.C. No.R-198

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

VISTAAR
ARCHITECT, INTERIOR DESIGNER, PLANNER, LANDSCAPE ARCHITECT, P.M.C. , VISTAAR HEIGHTS, 4TH FLOOR, PLOT NO. 146-151,OPP. GAJANAN MAHARAJ MANDIR, ZENDA CHOWK,DHARMPETH, NAGPUR - 440010.
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EMAIL : chandu1865@gmail.com