FINAL DEMARKETED RESIDENTIAL LAYOUT PLAN ON KH.NO.- 180/1,180/3, 181/1, 181/3, 182/1 & 183/1,P.H.NO.- 4,MOUZA - MAHURZARI, TAH. - NAGPUR (GRAMIN), DIST.- NAGPUR.

BELONGING TO :
CRUSH -N- CUT STONE PVT. LTD. THROUGH DIRECTOR
1) SHRI. RAJENDRA GARGISHANKAR MISHRA

AREA STATEMENT (PROFORMA-I)

1. AREA OF LAND
   a) As per ownership document (7/12, CTS extract)
      (KH. NO.- 180/1, 180/3) = 31400.000 SQ.M.
      (KH. NO.- 181/1, 181/3) = 25400.000 SQ.M.
      (KH. NO.- 182/1) = 23000.000 SQ.M.
      (KH. NO.- 183/1) = 29600.000 SQ.M.
      TOTAL = 109400.000 SQ.M.
   b) Area As per 'K' PRAT
      (KH. NO. 180/1, 180/3) = 29219.129 SQ.M.
      (KH. NO. 181/1, 181/3) = 25399.960 SQ.M.
      (KH. NO. 182/1) = 23796.903 SQ.M.
      (KH. NO. 183/1) = 29599.919 SQ.M.
      TOTAL = 108018.941 SQ.M.
2. DEDUCTION FOR
   a) Proposed D.P./ D.P. Road widening area = 0000.000 SQ.M.
3. BALANCE AREA OF PLOT = 108018.941 SQ.M. (100%)
4. AMENITY SPACE
   a) Required (5 % @ 108018.941 SQ. M.) = 5400.947 SQ.M.(05.00%)
   b) Proposed = 5400.956 SQ.M.(05.00%)
5. RECREATIONAL OPEN SPACE
   a) Required (10.00%) = 10801.894 SQ.M. (10.00%)
   b) Proposed = 10802.770 SQ.M. (10.00%)
6. SERVICE ROAD AND HIGHWAY WIDENING = 000.000 SQ.M. (00.00%)
7. INTERNAL ROAD AREA = 24923.346 SQ.M. (23.07%)
8. AREA UNDER RESIDENTIAL PLOTS = 69883.86 SQ.M. (63.74%)
9. AREA UNDER E.S.S. & S.T.P. = 208.009 SQ.M. (00.19%)
10. PRORATA FACTOR FOR PERMISSIBLE FSI CALCULATION ON LAYOUT PLOTS = 1.539
    (108018.941-5400.956)/69691.86

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 so 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
CRUSH -N- CUT STONE PVT. LTD. THROUGH DIRECTOR
1) SHRI. RAJENDRA GARGISHANKAR MISHRA

ARCHITECT

ARCHITECT
C.O. Of Director
C.A./2009/127252
N.I.T. No.- 11211
M.M.C. No.R-1985

JOB NO. | DRAWING NO. | SCALE | DRAWN BY | CHECKED BY
LAYOUT / 01 | 1:500 | K. S. JICHKAR | CHANDU SIR

V I S T A a r
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.
MOB. NO. : 9422103220
EMAIL : chandu1868@gmail.com

AREA UNDER RESIDENTIAL PLOTS

PLOT NO.	PLOT SIZE			REMARKS	PLOT AREA	TANG.	PLOT AREA SQ.M.	NO.OF PLOTS	NET AREA IN SQ.M.	B/UP AREA ON PRO-DATA BASIS "A" (E = D x 1.539)	FRONT ROAD WIDTH (M.) (F)	BASIC FSI (G)	B/UP AREA ON BASIC FSI (SQ.M.) (H = E x G)	PERMISSIBLE B/UP AREA ON BASIC FSI (SQ.M.)
(A)				(B)	(C)	(D = B - C)								
1	1/2	X	+	25.766	41.521	X	59.747	=	1240.378					
	1/2	X	+		31.193	X	8.219	=	128.188					
2 TO 8		X	+		17.500	X	30.000	=	525.000	2	3570.00	784.890	12M	1.1
9 & 10		X	+		16.500	X	30.000	=	495.000	2.72	1347.40	2074.596	12M/12M	1.1
11 TO 17		X	+		17.500	X	30.000	=	525.000	2	3675.00	807.975	12M	1.1
18	1/2	X	15.630	+	26.958	X	58.980	=	1590.000	2.72	4326.48	971.263	12M/12M	1.1
19	1/2	X	16.255	+	9.458	25.713	X	18.000	=	231.417	2.72	629.697	344.270	12M/12M
20 TO 33		X		+		15.000	X	18.000	=	2640.000	20	52800.00	290.871	12M
34		X		+		11.500	X	18.000	=	207.000	2.72	563.040	199.28	12M/12M
35		X		+		13.500	X	18.000	=	243.000	2.72	661.100	235.28	12M/12M
36 TO 46		X		+		11.000	X	18.000	=	198.000	9	1782.00	304.722	12M
50	1/2	X	13.397	+	19.887	33.284	X	18.000	=	599.112	2	2772.00	299.556	9M
51	1/2	X	19.521	+	12.988	32.909	X	19.230	=	316.420	0	316.420	316.42	9M
52		X		+		18.150	X	10.000	=	181.500	2.72	493.680	173.780	9M
53 & 54		X		+		18.150	X	9.230	=	167.525	0	167.525	167.525	9M
55		X		+		18.150	X	10.000	=	181.500	2.72	493.680	173.780	9M/9M
56	1/2	X	6.055	+	12.988	19.043	X	19.230	=	183.098	0	264.158	406.540	9M
57	1/2	X	13.898	+	10.914	24.812	X	19.970	=	247.768	0	247.768	381.284	9M
58 & 59		X		+		9.580	X	19.970	=	189.715	0	189.715	379.43	9M
60		X		+		17.500	X	19.970	=	173.755	2	173.755	347.51	9M
61 & 62		X		+		17.500	X	9.600	=	168.000	0	168.000	168.000	9M
63		X		+		17.500	X	19.970	=	181.475	2.72	493.730	181.475	9M/9M
64 & 65		X		+		9.500	X	19.970	=	189.715	0	189.715	379.43	9M
66	1/2	X	7.753	+	8.077	15.830	X	0.979	=	7.749	0	188.078	188.078	9M
67	1/2	X	8.077	+	10.914	18.991	X	18.991	=	180.329	0	200.963	200.963	9M
68		X		+		10.500	X	21.639	=	227.210	0	227.210	227.210	9M
69		X		+		17.500	X	11.500	=	201.250	2.72	193.500	201.250	9M
70 & 71		X		+		17.500	X	10.139	=	177.433	0	177.433	354.87	9M
72		X		+		17.500	X	11.500	=	201.250	2.72	193.536	193.53	9M
73	1/2	X	16.627	+	9.566	26.193	X	21.640	=	283.408	0	283.408	283.41	9M
74	1/2	X	9.536	+	10.541	20.076	X	17.474	=	175.430	0	175.430	175.43	9M
75	1/2	X	17.478	+	21.227	38.705	X	12.614	=	244.112	2.72	236.392	244.112	9M
76	1/2	X	6.902	+	12.253	19.155	X	18.000	=	172.395	0	172.395	172.40	9M
77		X		+		18.000	X	7.000	=	126.000	0	126.000	126.00	9M
78		X		+		18.000	X	10.000	=	180.000	2.72	172.280	180.000	9M
79		X		+		18.000	X	11.007	=	198.126	2.72	190.404	198.126	9M
80 TO 83		X		+		18.000	X	10.400	=	187.200	0	187.200	187.200	9M
84 & 85		X		+		18.000	X	11.007	=	198.126	2.72	190.404	198.126	9M
86 TO 89		X		+		18.000	X	10.400	=	187.200	0	187.200	374.400	9M
90		X		+		18.000	X	11.007	=	198.126	2.72	190.404	198.126	9M
91		X		+		18.000	X	12.000	=	216.000	2.72	208.280	216.000	9M
92		X		+		18.000	X	11.000	=	198.000	0	198.000	198.000	9M
93	1/2	X	6.253	+	11.604	17.857	X	18.000	=	160.713	0	160.713	321.426	9M
94	1/2	X	8.579	+	10.654	19.233	X	6.980	=	67.123	0	186.304	186.304	9M
	1/2	X	10.654	+	10.976	21.630	X	11.020	=	119.181				
95 & 96		X		+		18.000	X	8.600	=	154.800	0	154.800	309.600	9M
97		X		+		18.000	X	11.500	=	207.000	2.72	199.280	207.000	9M
98		X		+		18.000	X	11.007	=	198.126	2.72	190.404	198.126	9M
99 TO 102		X		+		18.000	X	10.400	=	187.200	0	187.200	748.800	9M
103 & 104		X		+		18.000	X	11.007	=	198.126	2.72	190.404	198.126	9M
105 TO 108		X		+		18.000	X	10.400	=	187.200	0	187.200	748.800	9M
109		X		+		18.000	X	11.007	=	198.126	2.72	190.404	198.126	9M
110		X		+		18.000	X	11.007	=	198.126	2.72	190.404	198.126	9M
111 & 112		X		+		18.000	X	8.600	=	154.800	0	154.800	309.600	9M
113	1/2	X	10.976	+	11.503	22.479	X	18.000	=	202.311	0	202.311	202.311	9M
114	1/2	X	9.462	+	9.950	19.412	X	9.500	=	180.190	0	360.190	360.190	9M
115 & 116		X		+		16.500	X	9.500	=	156.750	0	156.750	313.500	9M
117		X		+		16.500	X	12.000	=	198.000	2.72	190.280	198.000	9M
118		X		+		16.500	X	17.509	=	288.899	2.72	281.179	281.18	9M
119 TO 127		X		+		16.500	X	12.000	=	198.000	9	1782.00	304.722	9M
128		X		+		16.500	X	14.170	=	233.805	2.72	226.085	233.805	9M
129		X		+		21.000	X	14.170	=	297.570	2.72	288.190	297.570	9M
130 TO 138		X		+		23.000	X	12.000	=	276.000	9	2484.00	424.784	12M
139		X		+		23.000	X	17.509	=	402.707	2.72	394.987	394.987	12M
140		X		+		21.000	X	12.000	=	276.000	2.72	268.280	412.883	9M/12M
141 & 142		X		+		23.000	X	9.500	=	218.500	2	437.000	336.272	12M
143	1/2	X	9.950	+	18.018	19.978	X	2.679	=	26.761	0	251.064	386.387	12M
	1/2	X	10.028	+	11.048	22.076	X	20.322	=	224.303				
144	1/2	X	9.942	+	12.228	22.170	X	23.000	=	254.955	0	254.955	392.376	12M
145 & 146		X		+		23.000	X	9.900	=	227.700	0	227.700	455.40	12M
147		X		+		23.000	X	14.500	=	333.500	2.72	325.780	325.78	9M/12M
148		X		+		23.000	X	17.509	=	402.707	2.72	394.987	394.987	9M/12M
149 TO 157		X		+		23.000	X	12.000	=	276.000	9	2484.00	424.784	12M
158		X		+		23.000	X	14.170	=	325.910	2.72	318.190	318.19	9M/12M
159		X		+		16.500	X	14.170	=	233.805	2.72	226.085	233.805	9M/12M
160 TO 168		X		+		16.500	X	12.000	=	198.000	9	1782.00	304.722	9M
169		X		+		16.500	X	17.509	=	288.899	2.72	281.179	281.179	9M
170		X		+		16.500	X	14.500	=	239.250	2.72	231.530	231.530	9M
171 & 172		X		+		16.500	X	9.500	=	156.750	2.72	149.030	149.030	9M
173	1/2	X	12.228	+	13.868	26.096	X	16.500	=	215.292	0	215.292	331.334	9M
174	1/2	X	9.560	+	9.950	19.510	X	9.500	=	185.190	0	185.190	284.908	9M
175 TO 177		X		+		18.000	X	9.500	=	171.000	0	171.000	513.00	9M
178		X		+		18.000	X	11.000	=	198.000	2.72	190.280	198.000	9M
179		X		+		18.000	X	11.007	=	198.126	2.72	190.404	190.404	9M
180 TO 183		X		+		18.000	X	10.400	=	187.200	0	187.200	748.800	9M
184 & 185		X		+		18.000	X	11.007	=	198.126	2.72	190.404	190.404	9M
186 TO 189		X		+		18.000	X	10.400	=	187.200	0	187.200	748.800	9M
190		X		+		18.000	X	11.007	=	198.126	2.72	190.404	190.404	9M
191		X		+		18.000	X	11.000	=	198.000	2.72	190.280	190.280	9M
192 TO 194		X		+		18.000	X	9.500	=	171.000	0	171.000	513.00	9M
195	1/2	X	11.350	+	13.301	24.651	X	18.000	=	221.850	0	221.850	331.776	9M
196	1/2	X	10.185	+	12.391	22.576	X	18.000	=	202.194	0	202.194	202.194	9M
197 TO 199		X		+		18.000	X	10.160	=	182.880	0	182.880	548.64	9M
200		X		+		18.000	X	13.185	=	237.330	2.72	229.610	229.610	9M
201		X		+		18.000	X	11.007	=	198.126	2.72	190.404	190.404	9M
202 TO 205		X		+		18.000	X	10.400	=	187.200	0	187.200	748.800	9M
206 & 207		X		+		18.000	X	11.007	=	198.126	2.72	190.404	190.404	9M
208 TO 211		X		+		18.000	X	10.400	=	187.200	0	187.200	748.800	9M
212		X		+		18.000	X	11.007	=	198.126	2.72	190.404	190.404	9M
213		X		+		18.000	X	13.185	=	237.330	2.72	229.610	229.610	9M
214 TO 216		X		+		18.000	X	10.160	=	182.880	0	182.880	548.64	9M
217	1/2	X	12.281	+	14.372	26.654	X	18.000	=	239.572	0	239.572	359.358	9M
218	1/2	X	9.690	+	11.748	21.396	X	18.000	=	192.564	0	192.564	288.846	9M
219 TO 222		X		+		18.000	X	9.610	=	172.980	0	172.980	691.92	9M
223		X		+		18.000	X	11.000	=	198.000	2.72	190.280	190.280	9M
224		X		+		18.000	X	13.170	=	237.060	2.72	229.340	229.340	9M
225		X		+		18.000	X	11.000	=	198.000	0	198.000	198.000	9M
226 TO 234		X		+		18.000	X	11.371	=	204.678	0	204.678	1842.10	9M
235		X		+		18.000	X	13.170	=	237.060	2.72	229.340	229.34	9M
236		X		+		18.000	X	13.170	=	237.060	2.72	229.340	229.34	9M
237 TO 245		X		+		18.000	X	11.371	=	204.678	0	204.678	1842.10	9M
246		X		+		18.000	X	11.000	=	198.000	0	198.000	198.000	9M
247		X		+		18.000	X	13.170	=	237.060	2.72	229.340	229.34	9M
248		X		+		18.000	X	11.000	=	198.000	2.72	190.280	190.280	9M
249 TO 252		X		+		18.000	X	9.610	=	172.980	0	172.980	691.92	9M
253	1/2	X	11.746	+	13.843	25.589	X	18.000	=	230.301	0	230.301	330.301	12M
254	1/2	X	45.166	+	38.262	83.428	X	10.000	=	834.282	0	4625.832	4625.83	12M
255	1/2	X	22.253	+	38.890	61.143	X	74.346	=	2272.869	0	3451.383	3451.38	12M
	1/2	X		+		92.129	X	25.584	=	1178.514				
								TOTAL	=	255	66691.86			

AREA KEY PLAN OF LAND
SCALE 1 : 1000

LAND AREA CALCULATION OF KH. NO. 180,181,182 & 183

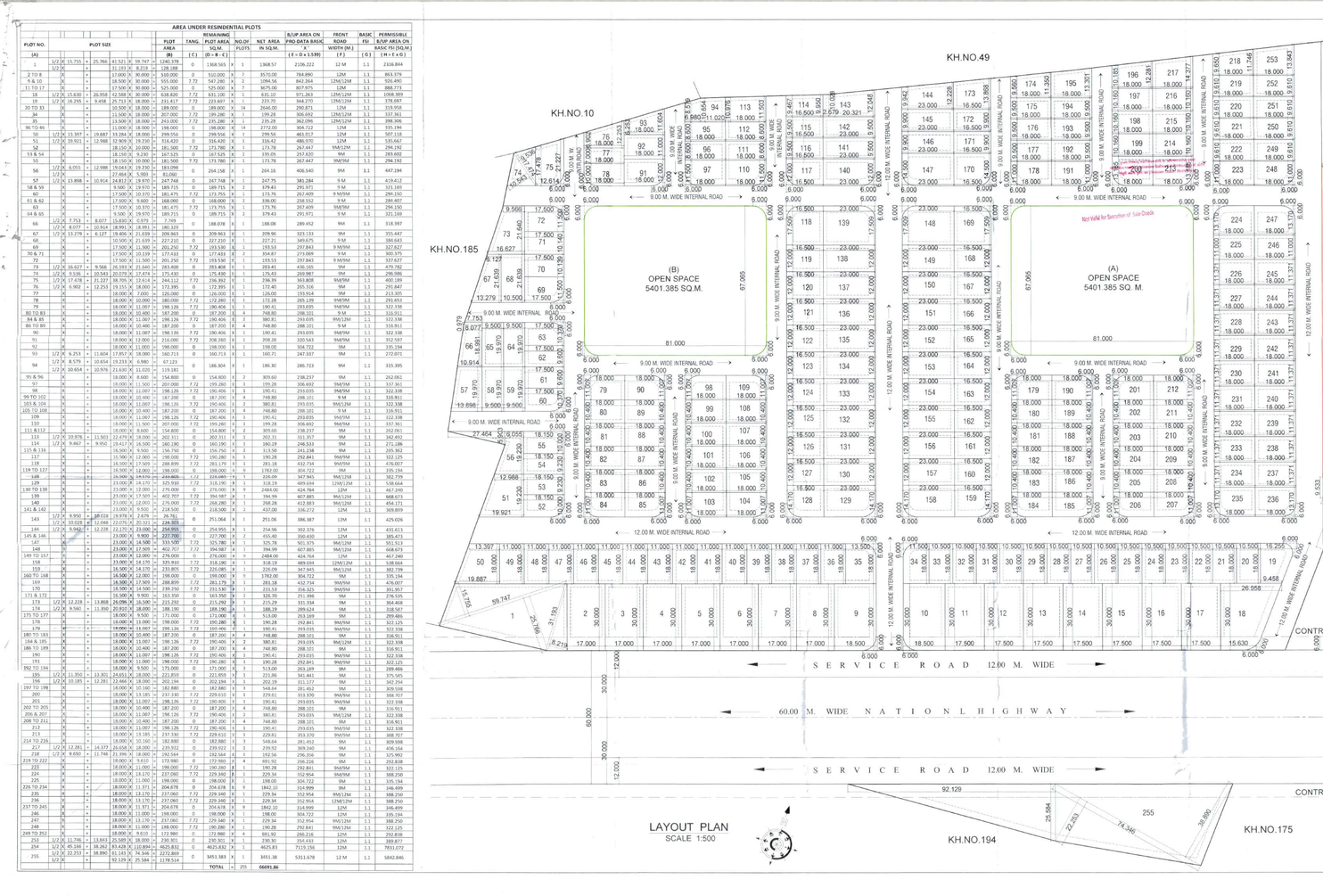
NO.	PART SIZE							AREA	TANG.	TOTAL LAND AREA (SQ.M)	NO. OF PARTS	NET LAND AREA (SQ.M.)
KH. NO. 180												
A	1/2	X	78.444	+	67.037	145.481	X	338.942	=	24654.810	0	24654.810
B	1/2	X		+		285.310	X	16.640	=	2373.779	0	2373.779
C	1/2	X	25.078	+	38.582	63.660	X	68.820	=	2190.540	0	2190.540
								KH. NO. 180 TOTAL AREA			=	29219.129
KH. NO. 181												
D	1/2	X	65.571	+	79.691	145.262	X	314.110	=	22814.123	0	22814.123
E	1/2	X		+		271.995	X	9.743	=	1325.024	0	1325.024
F	1/2	X		+		98.565	X	25.584	=	1260.843	0	1260.843
								KH. NO. 181 TOTAL AREA			=	25399.990
KH. NO. 182												
G	1/2	X	79.439	+	68.743	148.182	X	298.201	=	22094.010	0	22094.010
H	1/2	X		+		254.744	X	13.393	=	1705.893	0	1705.893
								KH. NO. 182 TOTAL AREA			=	23799.903
KH. NO. 183												
I	1/2	X	39.119	+	68.707	107.826	X	273.299	=	14734.369	0	14734.369
J	1/2	X	36.436	+	42.041	78.477	X	100.955	=	3961.323	0	3961.323
K	1/2	X	42.805	+	37.125	79.930	X	83.982	=	3356.341	0	3356.341
L	1/2	X	42.777	+	44.409	87.186	X	92.891	=	4049.397	0	4049.397
M	1/2	X	18.844	+	50.468	69.312	X	100.949	=	3498.489	0	3498.489
								KH. NO. 183 TOTAL AREA			=	29599.919
								TOTAL(KH. NO. 180,181,182 & 183)			=	108018.941

AREA UNDER OPEN SPACE

NO.	PLOT SIZE							PLOT AREA	TANG.	TOTAL PLOT AREA (SQ.M)	NO. OF PLOTS	NET PLOT AREA (SQ.M.)
A	X		+	81.000	X	67.065	=	5432.265	30.88	5401.385	X 1	5401.385
B	X		+	81.000	X	67.065	=	5432.265	30.88	5401.385	X 1	5401.385
								TOTAL OPEN SPACE			=	10802.770

AREA UNDER AMENITY SPACE

NO.	PLOT SIZE							PLOT AREA	TANG.	TOTAL PLOT AREA (SQ.M)	NO. OF PLOTS	NET PLOT AREA (SQ.M.)
A	1/2	X	+	184.106	X	60.845	=	5600.965	0	5600.965	X 1	5600.965
										TOTAL	=	5600.965
S.T.P	1/2	X	+		24.601	X	8.130	=	100.003	0	100.003	X 1	100.003
E.S.S.	1/2	X	8.691 + 12.290		20.981	X	9.533	=	100.006	0	100.006	X 1	100.006
										TOTAL	=	5400.956



LAYOUT PLAN
SCALE 1:500

LOCATION PLAN
SCALE - N.T.S.
D.P. SHEET NO. 56