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 = 109200.000 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) = 23799.903 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 = 69951.86 SQ.M. (61.74%)
9. AREA UNDER E.S.S. & S.T.P. = 200.009 SQ.M. (00.19%)
10. PRORATA FACTOR FOR PERMISSIBLE FSI CALCULATION ON LAYOUT PLOTS = 1.539
    (108018.941-5400.956)/69951.86

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.A. Shrikant
C.A./2009/127252
N.I.T. No.: 11211
M.C.M.C. No.: R-1185

AREA UNDER RESIDENTIAL PLOTS

PLOT NO.	PLOT SIZE				REMAINING 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.)	BASIC FSI (F)	B/UP AREA ON BASIC FSI (SQ.M.) (H = E x G)
(A)					(B)	(C)	(D = B - C)					(G)	
1	1/2	X	25.766	=	41.521	0	19.747 = 1240.378						
	1/2	X		=	31.133	X	8.219 = 128.188						
2 TO 8		X		=	17.500	X	30.000 = 510.000	7	3570.00	784.890	12M	1.1	863.379
9 & 10		X		=	16.500	X	30.000 = 555.000	2.72	547.260	842.264	12M/12M	1.1	926.490
11 TO 17		X		=	17.500	X	30.000 = 525.000	7	3675.00	807.975	12M	1.1	888.773
18	1/2	X	25.630	=	26.958	X	18.000 = 538.820	2.72	531.100	971.263	12M/12M	1.1	1068.389
19	1/2	X	26.255	=	9.458	25.713	X 18.000 = 231.417	2.72	223.697	344.270	12M/12M	1.1	378.697
20 TO 33		X		=		16.500	X 18.000 = 16500.000	33	2640.00	290.871	12M	1.1	319.958
34		X		=		11.500	X 18.000 = 207.000	7.72	199.280	306.692	12M/12M	1.1	337.361
35		X		=		13.500	X 18.000 = 243.000	7.72	235.280	362.096	12M/12M	1.1	398.304
36 TO 46		X		=		11.000	X 18.000 = 198.000	6	1188.00	304.722	12M	1.1	335.194
47	1/2	X	33.397	=	19.887	33.284	X 18.000 = 299.556	4	1198.22	461.057	12M	1.1	507.163
48	1/2	X	33.521	=	12.988	32.909	X 19.230 = 316.420	0	316.420	486.370	12M	1.1	535.007
49		X		=		18.150	X 20.000 = 181.500	7.72	173.780	267.447	9M/12M	1.1	294.192
50 & 51		X		=		18.150	X 9.230 = 167.525	0	167.525	257.820	9M	1.1	283.602
52		X		=		18.150	X 9.230 = 167.525	7.72	159.805	245.950	9M/9M	1.1	270.545
53	1/2	X	6.055	=	12.988	19.043	X 19.230 = 183.098	0	264.158	406.540	9M	1.1	447.194
54	1/2	X	6.055	=		27.684	X 5.983 = 81.060						
55	1/2	X	33.898	=	10.914	24.812	X 19.970 = 247.768	0	247.768	381.284	9 M	1.1	419.412
56 & 59		X		=		9.580	X 19.970 = 189.715	0	189.715	291.971	9 M	1.1	321.169
60		X		=		17.500	X 19.970 = 349.370	7.72	341.675	525.755	9 M	1.1	578.331
61 & 62		X		=		17.500	X 9.600 = 168.000	0	168.000	258.552	9 M	1.1	284.407
63		X		=		17.500	X 9.600 = 168.000	7.72	160.280	246.670	9M/9M	1.1	271.337
64 & 65		X		=		9.500	X 19.970 = 189.715	0	189.715	291.971	9 M	1.1	321.169
66	1/2	X	7.753	=	8.077	15.830	X 0.979 = 7.749	0	188.078	289.453	9 M	1.1	318.398
67	1/2	X	8.077	=	10.914	18.991	X 18.991 = 180.329						
68	1/2	X	13.279	=	6.127	19.406	X 21.639 = 209.963	0	209.963	323.133	9 M	1.1	355.447
69		X		=		10.500	X 21.639 = 227.210	0	227.210	349.675	9 M	1.1	384.643
70 & 71		X		=		17.500	X 11.500 = 201.250	7.72	193.530	297.843	9 M/9M	1.1	327.627
72		X		=		17.500	X 10.139 = 177.433	0	177.433	273.089	9 M	1.1	300.375
73	1/2	X	16.627	=	9.566	26.193	X 21.640 = 283.408	7.72	275.430	423.911	9 M/9M	1.1	466.302
74	1/2	X	9.536	=	10.541	20.076	X 21.474 = 215.430	0	215.430	331.544	9 M	1.1	364.698
75	1/2	X	17.478	=	21.227	38.705	X 12.614 = 244.112	7.72	236.392	363.808	9M/9M	1.1	400.189
76	1/2	X	6.902	=	12.253	19.155	X 18.000 = 172.395	0	172.395	265.314	9M	1.1	291.847
77		X		=		18.000	X 7.000 = 126.000	0	126.000	193.914	9M	1.1	213.305
78		X		=		18.000	X 10.000 = 180.000	7.72	172.280	265.139	9M/9M	1.1	291.653
79		X		=		18.000	X 11.007 = 198.126	7.72	190.406	293.055	9M/9M	1.1	322.338
80 TO 83		X		=		18.000	X 10.400 = 187.200	0	187.200	288.101	9 M	1.1	316.911
84 & 85		X		=		18.000	X 11.007 = 198.126	7.72	190.406	293.055	9M/9M	1.1	322.338
86 TO 89		X		=		18.000	X 10.400 = 187.200	0	187.200	288.101	9 M	1.1	316.911
90		X		=		18.000	X 11.007 = 198.126	7.72	190.406	293.055	9M/9M	1.1	322.338
91		X		=		18.000	X 12.000 = 216.000	7.72	208.280	320.543	9M/9M	1.1	352.597
92		X		=		18.000	X 11.000 = 198.000	0	198.000	304.722	9M	1.1	335.194
93	1/2	X	6.253	=	11.604	17.857	X 18.000 = 160.713	0	160.713	247.337	9M	1.1	272.071
94	1/2	X	8.579	=	10.654	19.233	X 8.980 = 67.123						
	1/2	X	20.654	=	10.976	21.630	X 11.020 = 119.181	0	186.304	286.723	9M	1.1	315.395
95 & 96		X		=		18.000	X 8.600 = 154.800	0	154.800	238.237	9M	1.1	262.061
97		X		=		18.000	X 11.007 = 198.126	7.72	190.406	293.055	9M/9M	1.1	322.338
98		X		=		18.000	X 11.007 = 198.126	7.72	190.406	293.055	9M/9M	1.1	322.338
99 TO 102		X		=		18.000	X 10.400 = 187.200	0	187.200	288.101	9 M	1.1	316.911
103 & 104		X		=		18.000	X 11.007 = 198.126	7.72	190.406	293.055	9M/12M	1.1	322.338
105 TO 108		X		=		18.000	X 10.400 = 187.200	0	187.200	288.101	9 M	1.1	316.911
109		X		=		18.000	X 11.007 = 198.126	7.72	190.406	293.055	9M/9M	1.1	322.338
110		X		=		18.000	X 11.007 = 198.126	7.72	190.406	293.055	9M/12M	1.1	322.338
111 & 112		X		=		18.000	X 8.600 = 154.800	0	154.800	238.237	9M	1.1	262.061
113	1/2	X	39.976	=	31.503	22.479	X 18.000 = 202.311	0	202.311	311.357	9M	1.1	342.492
114	1/2	X	9.462	=	9.950	19.412	X 18.000 = 160.190	0	160.190	246.534	9M	1.1	271.186
115 & 116		X		=		16.500	X 9.500 = 156.750	0	156.750	241.238	9M	1.1	265.362
117		X		=		16.500	X 12.000 = 198.000	7.72	190.280	292.841	9M/9M	1.1	322.125
118		X		=		16.500	X 17.509 = 288.899	7.72	281.179	432.734	9M/9M	1.1	476.007
119 TO 127		X		=		16.500	X 12.000 = 198.000	0	198.000	304.722	9M	1.1	335.194
128		X		=		16.500	X 14.170 = 233.805	7.72	225.085	346.425	9M/12M	1.1	381.068
129		X		=		21.000	X 14.170 = 297.570	7.72	289.850	446.102	12M/12M	1.1	490.712
130 TO 138		X		=		21.000	X 12.000 = 276.000	0	276.000	424.784	12M	1.1	467.260
139		X		=		21.000	X 17.509 = 402.707	7.72	394.987	607.885	9M/12M	1.1	668.673
140		X		=		21.000	X 12.000 = 276.000	7.72	268.280	412.883	9M/12M	1.1	454.171
141 & 142		X		=		21.000	X 9.500 = 218.500	0	218.500	336.272	12M	1.1	369.899
143	1/2	X	9.950	=	18.018	19.978	X 2.679 = 26.761	0	251.064	386.387	12M	1.1	425.026
	1/2	X	30.028	=	21.048	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	1.1	431.613
145 & 146		X		=		23.000	X 9.900 = 227.700	0	227.700	350.420	12M	1.1	385.463
147		X		=		23.000	X 14.500 = 333.500	7.72	325.780	501.375	9M/12M	1.1	551.513
148		X		=		23.000	X 17.509 = 402.707	7.72	394.987	607.885	9M/12M	1.1	668.673
149 TO 157		X		=		23.000	X 12.000 = 276.000	0	276.000	424.784	12M	1.1	467.260
158		X		=		23.000	X 14.170 = 325.910	7.72	318.190	489.694	12M/12M	1.1	538.664
159		X		=		16.500	X 14.170 = 233.805	7.72	226.085	347.945	9M/12M	1.1	382.739
160 TO 168		X		=		16.500	X 12.000 = 198.000	0	198.000	304.722	9M	1.1	335.194
169		X		=		16.500	X 17.509 = 288.899	7.72	281.179	432.734	9M/9M	1.1	476.007
170		X		=		16.500	X 14.500 = 239.250	7.72	231.530	356.325	9M/9M	1.1	391.957
171 & 172		X		=		16.500	X 9.500 = 156.750	7.72	151.390	233.005	9M	1.1	256.315
173	1/2	X	12.228	=	13.868	26.096	X 16.496 = 215.292	0	215.292	331.334	9M	1.1	364.468
174	1/2	X	9.560	=	12.253	22.313	X 18.000 = 201.567	0	201.567	310.128	9M	1.1	341.141
175 TO 177		X		=		18.000	X 9.500 = 171.000	0	171.000	263.169	9M	1.1	289.486
178		X		=		18.000	X 11.000 = 198.000	7.72	190.280	292.841	9M/9M	1.1	322.125
179		X		=		18.000	X 11.007 = 198.126	7.72	190.406	293.055	9M/9M	1.1	322.338
180 TO 183		X		=		18.000	X 10.400 = 187.200	0	187.200	288.101	9M	1.1	316.911
184 & 185		X		=		18.000	X 11.007 = 198.126	7.72	190.406	293.055	9M/12M	1.1	322.338
186 TO 189		X		=		18.000	X 10.400 = 187.200	0	187.200	288.101	9M	1.1	316.911
190		X		=		18.000	X 11.007 = 198.126	7.72	190.406	293.055	9M/9M	1.1	322.338
191		X		=		18.000	X 11.000 = 198.000	7.72	190.280	292.841	9M/9M	1.1	322.125
192 TO 194		X		=		18.000	X 9.500 = 171.000	0	171.000	263.169	9M	1.1	289.486
195	1/2	X	33.350	=	13.301	24.651	X 18.000 = 221.859	0	221.859	341.441	9M	1.1	375.585
196	1/2	X	33.185	=	12.391	22.646	X 18.000 = 202.134	0	202.134	311.177	9M	1.1	342.294
197 TO 199		X		=		18.000	X 10.160 = 182.880	0	182.880	281.452	9M	1.1	309.598
200		X		=		18.000	X 13.185 = 237.330	7.72	229.610	353.370	9M/9M	1.1	388.707
201		X		=		18.000	X 11.007 = 198.126	7.72	190.406	293.055	9M/9M	1.1	322.338
202 TO 205		X		=		18.000	X 10.400 = 187.200	0	187.200	288.101	9M	1.1	316.911
206 & 207		X		=		18.000	X 11.007 = 198.126	7.72	190.406	293.055	9M/12M	1.1	322.338
208 TO 211		X		=		18.000	X 10.400 = 187.200	0	187.200	288.101	9M	1.1	316.911
212		X		=		18.000	X 11.007 = 198.126	7.72	190.406	293.055	9M/9M	1.1	322.338
213		X		=		18.000	X 13.185 = 237.330	7.72	229.610	353.370	9M/9M	1.1	388.707
214 TO 216		X		=		18.000	X 10.160 = 182.880	0	182.880	281.452	9M	1.1	309.598
217	1/2	X	32.281	=	14.372	26.658	X 18.000 = 239.922	0	239.922	369.240	9M	1.1	406.164
218	1/2	X	9.690	=	11.748	21.396	X 18.000 = 192.564	0	192.564	296.356	9M	1.1	325.992
219 TO 222		X		=		18.000	X 9.610 = 172.980	0	172.980	266.216	9M	1.1	292.838
223		X		=		18.000	X 11.000 = 198.000	7.72	190.280	292.841	9M/9M	1.1	322.125
224		X		=		18.000	X 13.170 = 237.060	7.72	229.340	352.954	9M/12M	1.1	388.250
225		X		=		18.000	X 11.000 = 198.000	0	198.000	304.722	9M	1.1	335.194
226 TO 234		X		=		18.000	X 11.371 = 204.678	0	204.678	314.999	9M	1.1	346.499
235		X		=		18.000	X 13.170 = 237.060	7.72	229.340	352.954	9M/12M	1.1	388.250
236		X		=		18.000	X 13.170 = 237.060	7.72	229.340	352.954	12M/12M	1.1	388.250
237 TO 245		X		=		18.000	X 11.371 = 204.678	0	204.678	314.999	12M	1.1	346.499
246		X		=		18.000	X 11.000 = 198.000	0	198.000	304.722	12M	1.1	335.194
247		X		=		18.000	X 13.170 = 237.060	7.72	229.340	352.954	9M/12M	1.1	388.250
248		X		=		18.000	X 11.000 = 198.000	7.72	190.280	292.841	9M/12M	1.1	322.125
249 TO 252		X		=		18.000	X 9.610 = 172.980	0	172.980	266.216	12M	1.1	292.838
253	1/2	X	17.746	=	13.843	25.589	X 18.000 = 230.301	0	230.301	354.433	12M	1.1	389.877
254	1/2	X	45.166	=	38.262	83.428	X 10.000 = 834.282	0	4625.832	7119.356	12M	1.1	7831.072
255	1/2	X	22.253	=	38.890	61.143	X 74.346 = 2272.869	0	3451.383	5311.678	12 M	1.1	5842.846
	1/2	X		=		92.129	X 25.584 = 1178.514						
							TOTAL =	255	66691.86				

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

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	X	1	24654.810
B	1/2	X		+			285.310	X	16.640	=	2373.779	0	2373.779	X	1	2373.779
C	1/2	X	25.078	+	38.582		63.660	X	68.820	=	2190.540	0	2190.540	X	1	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	X	1	22814.123
E	1/2	X		+			271.995	X	9.743	=	1325.024	0	1325.024	X	1	1325.024
F	1/2	X		+			98.565	X	25.584	=	1260.843	0	1260.843	X	1	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	X	1	22094.010
H	1/2	X		+			254.744	X	13.393	=	1705.893	0	1705.893	X	1	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	X	1	14734.369
J	1/2	X	36.436	+	42.041		78.477	X	100.955	=	3961.323	0	3961.323	X	1	3961.323
K	1/2	X	42.805	+	37.125		79.930	X	83.982	=	3356.341	0	3356.341	X	1	3356.341
L	1/2	X	42.777	+	44.409		87.186	X	92.891	=	4049.397	0	4049.397	X	1	4049.397
M	1/2	X	18.844	+	50.468		69.312	X	100.949	=	3498.489	0	3498.489	X	1	3498.489
											KH. NO. 183 TOTAL AREA			=	**29599.919**
											TOTAL(KH. NO. 180,181,182 & 183)			=	**108018.941**

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

ARCHITECT

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.
MOB. NO. : 9422103220
EMAIL : chandu1868@gmail.com

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

LAYOUT PLAN
SCALE 1:500

