AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	36015.08
	a) As per ownership document (7/12, CTS extract)	36200.00
	b) as per measurement sheet	36200.00
	c) as per site	36015.08
2.	Deductions for -	
	(a) Proposed D,P,/ D,R, Road widening Area/ Service Road / Highway widening	0.000
	(b) Any D,P, Reservation area	0.000
	(c) External structure in plot	0.000
	(d) Not in possession	0.000
	(Total a+b+c+d)	0.000
3.	Balance area of plot (1-2)	36015.08
4.	Amenity Space (if applicable)	
	(a) Required - (AS PER 1 TO R, UDCPR CLAUSE NO. 4.01 - V) Upto 20,000.00 SQ.M (10%) = 2000.00 SQ.M 16,015.08 SQ.M (15%) = 2402.26 SQ.M, TOTAL = 4402.26 SQ.M.	4402.26
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	4409.72
5.	Net Plot Area (3-4 (c))	31605.36
6.	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	3601.51
	(b) Proposed -	3601.57
7.	Internal Road area (net plot -(Potable area + open space + FISE + external structure))	8775.02
8.	Service road and Highway widening	---
9.	Potable area	19167.86
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.64
11.	Area for industrial housing	
	(a) Required -	NA
	(b) Proposed -	NA
12.	Area for ESS	25.00
13.	Area for STP	35.91

REVISED PROPOSED PLOTTABLE RESIDENTIAL LAYOUT PLAN ON KH.Nos. -39/1 & 40, P.H. NO. - 45, MOUZA -TAKLI, TAH. - HINGNA , DIST. - NAGPUR

BELONGING TO :

M/S KESHAVAM INFRA THROUGH IT'S AUTHORISED PARTNER

1) SHRI. AKSHAT RAMKRISHNA PODDAR

2) SHRI. RUCHIR KUMAR SURESH CHANDRA AGRAWAL

	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
	OPEN SPACE				
A	1/2*60.04*13.32	266.67			
B	1/2*39.16*2.08	40.73			
C	1/2*35.32*8.74	171.13			
D	1/2*133.09+47.21*65.02	2010.55			
E	1/2*57.23*19.06	545.21			
	TOTAL	3034.29	7.72	3026.57	3601.57
	DEDUCTION				
	ESS				
	5.00*5.00	25.00			
	TOTAL	25.00		25.00	
	TOTAL OPEN SPACE			3601.57	
	AMENITY SPACE				
A	1/2*61.45*14.91	458.11			
B	1/2*82.87*2.86	88.76			
C	1/2*64.86*5.59	213.14			
D	1/2*64.63*1.49	48.15			
E	1/2*64.63*43.75	1413.78			
F	1/2*56.71*14.47	410.30			
G	1/2*58.37*42.75	1219.64			4409.72
H	1/2*49.77*29.96	595.75			
	TOTAL	4445.63		4445.63	
	DEDUCTION				
	STP				
	1/2*5.26 + 5.90)*7.00	35.91			
	TOTAL	35.91		35.91	
	TOTAL AMENITY SPACE			4409.72	

Project Details

Proposal code -MMRDA-24-00321
Zone Type - Residential Zone (As per industrial to residential)
Location - Non-Congested
Name of service - Layout Approval
Sub service - Revise Layout Tentative
Khasra No. - 39/1 & 40
Tahsil : HINGNA
Mouza : TAKLI
Prorata Value : 0.000
Separation/CRZ Zone Area :

LAND AREA CALCULATION

	SIZE	AREA (SQ.M.)
A	1/2*267.58*2.27	303.70
B	1/2*267.61*9.28	1241.71
C	1/2*267.92*8.28	1109.19
D	1/2*130.93*15.21	995.72
E	1/2*132.08*11.42	754.18
F	1/2*161.36*62.97	5080.42
G	1/2*267.92*119.38	15992.14
H	1/2*199.11*20.33	2023.95
I	1/2*180.60*34.43	3109.03
J	1/2*148.58*24.59	1826.79
K	1/2*134.92*47.51	3205.02
L	1/2*58.27*12.81	373.22
	TOTAL	36015.08

REVISED PROPOSED RESIDENTIAL PLOTTABLE LAYOUT ON KH NO. 39/1 & 40



D.P. PLAN SHOWING PROPOSED SITE

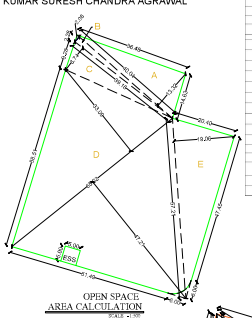
SHEET NO. 06

REVISED PROPOSED RESIDENTIAL PLOTTABLE LAYOUT ON KH NO. 39/1 & 40



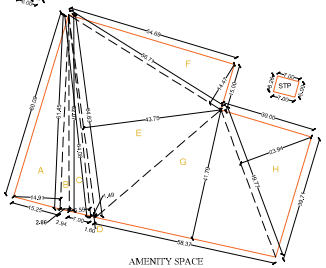
GOOGLE MAP SHOWING PROPOSED SITE

CO- ORDINATES - 21°03'48.4"N 78°59'37.5"E



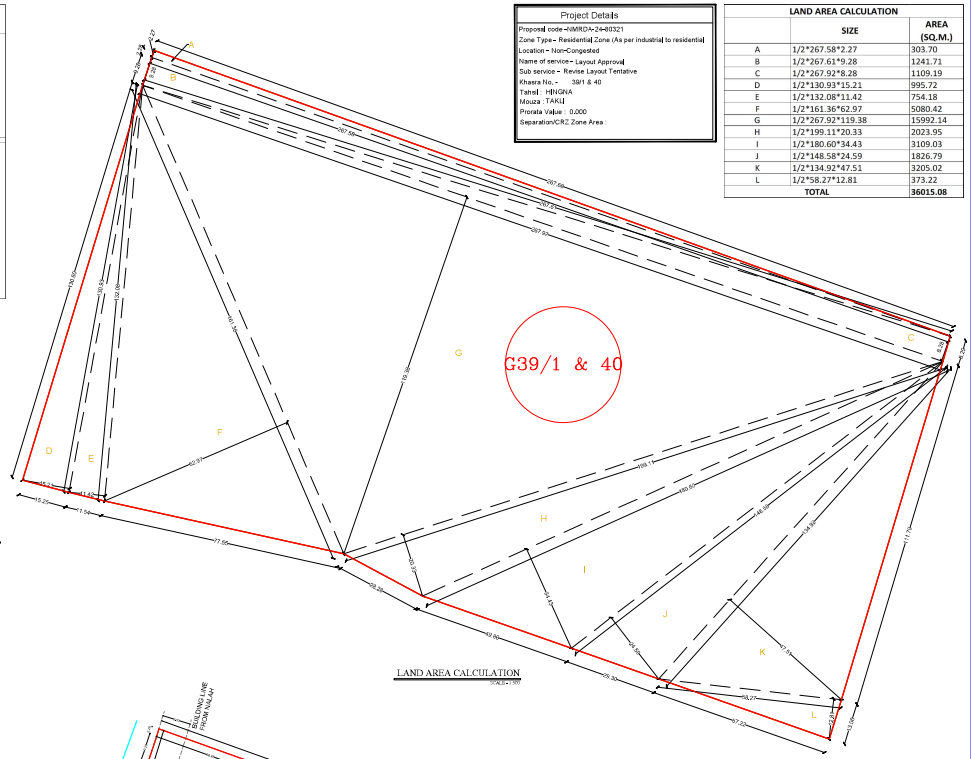
OPEN SPACE AREA CALCULATION

SCALE - 1:500



AMENITY SPACE AREA CALCULATION

SCALE - 1:500


G39/1 & 40
A
B
C
D
E
F
G
H
I
J
K
L
207.92
207.92
207.92