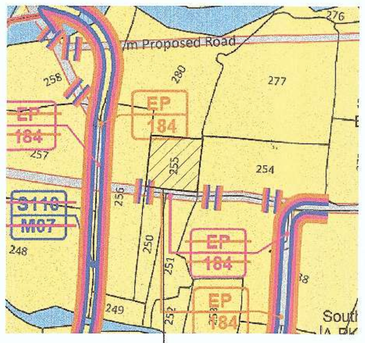
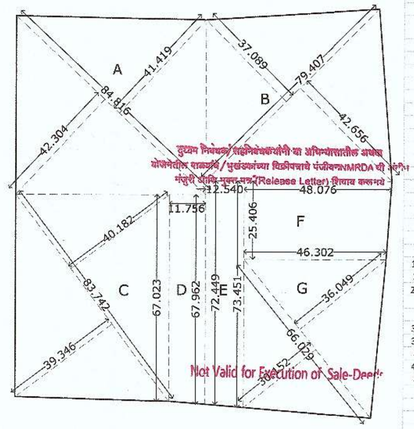
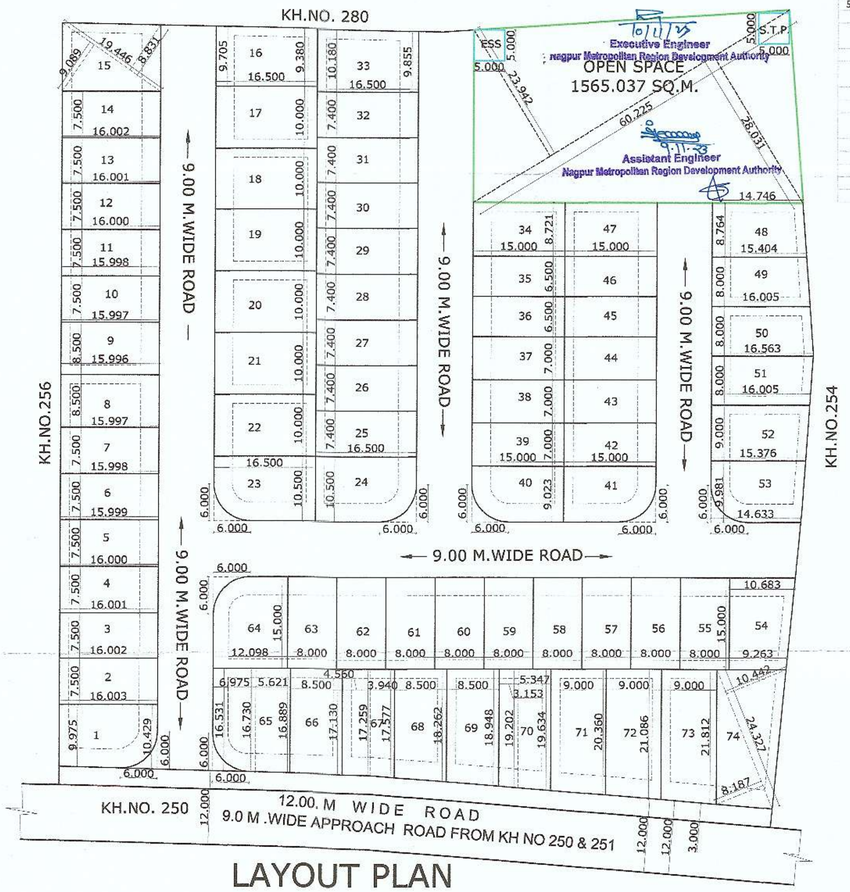


PROPOSED DP PLAN OF KH. NO. 255



KEY PLAN FOR LAND AREA CALCULATION
SCALE - 1:500



LAYOUT PLAN
SCALE - 1:500

NA PURPOSE ONLY

PLOT. NO	OT SIZE								PLOT AREA SQ.M.	ROUNDING AREA	REMAINING PLOT AREA IN SQ.M.		PRO-RATA	B/UP AREA ON	FRONT ROAD	BASIC	PERMISSIBLE	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)
A									B	C	D		E	F	G	H	I	J	K	L
1	1/2	X	9.975	+	10.429	10.202	X	16.003	= 163.263	7.720	155.543	X	1.506	234.247	12.00/9.00	1.100	257.672	1	155.543	234.247
2	1/2	X	16.003	+	16.002	16.003	X	7.500	= 120.019	0.000	120.019	X	1.506	180.748	9.000	1.100	198.823	1	120.019	180.748
3	1/2	X	16.002	+	16.001	16.002	X	7.500	= 120.011	0.000	120.011	X	1.506	180.737	9.000	1.100	198.811	1	120.011	180.737
4	1/2	X	16.001	+	16.000	16.001	X	7.500	= 120.004	0.000	120.004	X	1.506	180.726	9.000	1.100	198.798	1	120.004	180.726
5	1/2	X	16.000	+	15.999	16.000	X	7.500	= 119.996	0.000	119.996	X	1.506	180.714	9.000	1.100	198.786	1	119.996	180.714
6	1/2	X	15.999	+	15.998	15.999	X	7.500	= 119.989	0.000	119.989	X	1.506	180.703	9.000	1.100	198.773	1	119.989	180.703
7	1/2	X	15.998	+	15.997	15.998	X	7.500	= 119.981	0.000	119.981	X	1.506	180.692	9.000	1.100	198.761	1	119.981	180.692
8	1/2	X	15.997	+	15.996	15.997	X	8.500	= 135.970	0.000	135.970	X	1.506	204.771	9.000	1.100	225.248	1	135.970	204.771
9	1/2	X	15.996	+	15.997	15.997	X	8.500	= 135.970	0.000	135.970	X	1.506	204.771	9.000	1.100	225.248	1	135.970	204.771
10	1/2	X	15.997	+	15.998	15.998	X	7.500	= 119.981	0.000	119.981	X	1.506	180.692	9.000	1.100	198.761	1	119.981	180.692
11	1/2	X	15.998	+	16.000	15.999	X	7.500	= 119.993	0.000	119.993	X	1.506	180.709	9.000	1.100	198.780	1	119.993	180.709
12	1/2	X	16.000	+	16.001	16.001	X	7.500	= 120.004	0.000	120.004	X	1.506	180.726	9.000	1.100	198.798	1	120.004	180.726
13	1/2	X	16.001	+	16.002	16.002	X	7.500	= 120.011	0.000	120.011	X	1.506	180.737	9.000	2.100	379.548	1	120.011	180.737
14	1/2	X	16.002	+	16.003	16.003	X	7.500	= 120.019	0.000	120.019	X	1.506	180.748	9.000	1.100	198.823	1	120.019	180.748
15	1/2	X	9.089	+	8.831	8.960	X	19.446	= 174.236	0.000	174.236	X	1.506	262.400	9.000	1.100	288.640	1	174.236	262.400
16	1/2	X	9.705	+	9.380	9.543	X	16.500	= 157.451	0.000	157.451	X	1.506	237.122	9.000	1.100	260.834	1	157.451	237.122
17 TO 22						10.000	X	16.000	= 160.000	0.000	160.000	X	1.506	240.960	9.000	1.100	265.056	6	960.000	1445.760
23 & 24						10.500	X	16.500	= 173.250	7.720	165.530	X	1.506	249.288	9.000	1.100	274.217	2	331.060	498.576
25 TO 32						7.400	X	16.500	= 122.100	0.000	122.100	X	1.506	183.883	9.000	1.100	202.271	8	976.800	1471.061
33	1/2	X	10.180	+	9.855	10.018	X	16.500	= 165.289	0.000	165.289	X	1.506	248.925	9.000	1.100	273.817	1	165.289	248.925
34						8.721	X	15.000	= 130.815	0.000	130.815	X	1.506	197.007	9.000	1.100	216.708	1	130.815	197.007
35 TO 36						6.500	X	15.000	= 97.500	0.000	97.500	X	1.506	146.835	9.000	1.100	161.519	2	195.000	293.670
37 TO 39						7.000	X	15.000	= 105.000	0.000	105.000	X	1.506	158.130	9.000	1.100	173.943	3	315.000	474.390
40 & 41						9.023	X	15.000	= 135.345	7.720	127.625	X	1.506	192.203	9.000	1.100	211.424	2	255.250	384.407
42 TO 44						7.000	X	15.000	= 105.000	0.000	105.000	X	1.506	158.130	9.000	1.100	173.943	3	315.000	474.390
45 & 46						6.500	X	15.000	= 97.500	0.000	97.500	X	1.506	146.835	9.000	1.100	161.519	2	195.000	293.670
47						8.721	X	15.000	= 130.815	0.000	130.815	X	1.506	197.007	9.000	1.100	216.708	1	130.815	197.007
48	1/2	X	14.746	+	15.404	15.075	X	8.764	= 132.117	0.000	132.117	X	1.506	198.969	9.000	1.100	218.866	1	132.117	198.969
49	1/2	X	15.404	+	16.005	15.705	X	8.000	= 125.636	0.000	125.636	X	1.506	189.208	9.000	1.100	208.129	1	125.636	189.208
50	1/2	X	16.005	+	16.563	16.284	X	8.000	= 130.272	0.000	130.272	X	1.506	196.190	9.000	1.100	215.809	1	130.272	196.190
51	1/2	X	16.563	+	16.005	16.284	X	8.000	= 130.272	0.000	130.272	X	1.506	196.190	9.000	1.100	215.809	1	130.272	196.190
52	1/2	X	16.005	+	15.376	15.691	X	9.000	= 141.215	0.000	141.215	X	1.506	212.669	9.000	2.100	446.605	1	141.215	212.669
53	1/2	X	15.376	+	14.633	15.005	X	9.981	= 149.760	7.720	142.040	X	1.506	213.912	9.000	1.100	235.303	1	142.040	213.912
54	1/2	X	10.683	+	9.263	9.973	X	15.000	= 149.595	0.000	149.595	X	1.506	225.290	9.000	1.100	247.819	1	149.595	225.290
55 TO 63						8.000	X	15.000	= 120.000	0.000	120.000	X	1.506	180.720	9.000	1.100	198.792	9	1080.000	1626.480
64						12.098	X	15.000	= 181.470	7.720	173.750	X	1.506	261.668	9.000	1.100	287.834	1	173.750	261.668
65	1/2	X	16.527	+	16.730	16.629	X	6.975	= 115.984	7.720	202.750	X	1.506	305.341	12.0/9.0	1.100	335.876	1	202.750	305.341
	1/2	X	16.730	+	16.889	16.810	X	5.621	= 94.486											
66	1/2	X	16.889	+	17.130	17.010	X	8.500	= 186.743	0.000	186.743	X	1.506	281.235	12.000	1.100	309.358	1	186.743	281.235
67	1/2	X	17.130	+	17.259	17.195	X	4.560	= 78.407	0.000	147.034	X	1.506	221.433	12.000	1.100	243.576	1	147.034	221.433
	1/2	X	17.259	+	17.577	17.418	X	3.940	= 68.627											
68	1/2	X	17.577	+	18.262	17.920	X	8.500	= 152.316	0.000	152.316	X	1.506	229.388	12.000	1.100	252.326	1	152.316	229.388
69	1/2	X	18.262	+	18.948	18.605	X	8.500	= 158.143	0.000	158.143	X	1.506	238.163	12.000	1.100	261.979	1	158.143	238.163
70	1/2	X	18.948	+	19.202	19.075	X	3.153	= 60.143	0.000	163.972	X	1.506	246.941	12.000	1.100	271.635	1	163.972	246.941
	1/2	X	19.202	+	19.634	19.418	X	5.347	= 103.828											
71	1/2	X	19.634	+	20.360	19.997	X	9.000	= 179.973	0.000	179.973	X	1.506	271.039	12.000	1.100	298.143	1	179.973	271.039
72	1/2	X	20.360	+	21.086	20.723	X	9.000	= 186.507	0.000	186.507	X	1.506	280.880	12.000	1.100	308.967	1	186.507	280.880
73	1/2	X	21.086	+	21.812	21.449	X	9.000	= 193.041	0.000	193.041	X	1.506	290.720	12.000	1.100	319.792	1	193.041	290.720
74	1/2	X	10.442	+	8.187	9.315	X	24.327	= 226.594	0.000	226.594	X	1.506	341.250	12.000	1.100	375.375	1	226.594	341.250
																	TOTAL	74	10051.175	15137.069

AREA UNDER KHASARA NO-255

A	1/2	X	42.304	+	41.419	41.862	X	84.816	=	3550.525	0	3550.525
B	1/2	X	37.089	+	42.656	39.873	X	79.407	=	3166.156	0	3166.156
C	1/2	X	40.182	+	39.346	39.764	X	83.742	=	3329.917	0	3329.917
D	1/2	X	67.023	+	67.962	67.493	X	11.756	=	793.442	0	793.442
E	1/2	X	72.449	+	73.451	72.950	X	12.540	=	914.793	0	914.793
F	1/2	X	48.076	+	46.302	47.189	X	25.406	=	1198.884	0	1198.884
G	1/2	X	36.049	+	30.152	33.101	X	66.029	=	2185.593	0	2185.593
										TOTAL		15139.31

AREA UNDER OPEN SPACE

	1/2	X	28.031	+	23.942	25.987	X	60.225	=	1565.037	0	1565.037
										TOTAL		1565.037
AREA FOR ESS & W.T.P.												
			5.00	X	5.000	25	X	2.00	=	50.000	0	50.000
										TOTAL OPEN SPACE		1515.037

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 255 P.H.NO. 42 MOUZA-JAMTHA .TAH.- NAGPUR (GRAMIN) - DISTT. NAGPUR.

BELONGING TO,

M/S. ARA HABITATS LLP PARTNERSHIP FIRM THROUGH PARTNER
1) SHRI. ATUL PREMCHAND TAJPURIYA
2) SHRI. RAHUL JAGDISH BONDRE
3) SHRI. HARSH ANISH CHHAJED

A	AREA STATEMENTS		UNIT
	1. Area of land *(Minimum area of a, b, c to be considered)*		
	a) As Per Ownership Document (7/12, CTS Extract)	15400.000	SQ.M.
	b) As Per Measurement Sheet (Including govt.share)	15139.314	SQ.M.
	d) As Per Site	15139.314	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening		SQ.M.
	(b) Any D.P. Reservation Area	0.000	SQ.M.
	(Total a+b)	0.000	SQ.M.
	3. Balance Area Of Plot (1-2)	15139.314	SQ.M.
	4. Amenity Space (if applicable)		
	(a) Required -	N.A.	SQ.M.
	(b) Adjustment of 2 (b),if any	N.A.	SQ.M.
	(c) Balance Proposed -	N.A.	SQ.M.
	5. Net Plot Area (3-4(c))	15139.314	
	6. Recreational Open Space (if applicable)		
	(a) Required -	1513.931	SQ.M.
	(b) Proposed -	1515.037	SQ.M.
	(C) Area under ESS	50.000	SQ.M.
	7. Internal Road Area	3523.102	SQ.M.
	8. Service Road And Highway Widening	0.000	SQ.M.
	9. Plotable Area	10051.175	SQ.M.
	10.Pro-rata factor For FSI Calculations (Net plot area/plotable area)	1.506	SQ.M.

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & WTP SHOWN IN

OWNER :

M/S. ARA HABITATS LLP PARTNERSHIP FIRM THROUGH PARTNER

1) SHRI. ATUL PREMCHAND TAJPURIYA
2) SHRI. RAHUL JAGDISH BONDRE
3) SHRI. HARSH ANISH CHHAJED

ARCHITECT/LICENSED ENGINEER :

PAWAN RAVIPRASAD GUPTA
B.E. (CIVIL)
PLANNERS, BUILDERS AND DEVELOPERS
LIC. NO. N.I.T. 1969, N.M.R.D.A. 39, N.M.C. 380
OFF. :- SHOP NO. 115 SECOND FLOOR SHRIRAM SHYAM TOWER, SADAR NAGPUR.-440001.
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Mo.No.- 9923432949

N

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DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	07 /11 / 2023	G.KAWAS