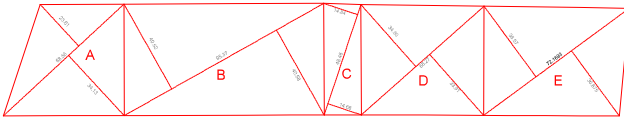


Cover sheet		
Client Name	Project Name	Project No.
Shankarpur, Nagpur	Shankarpur, Nagpur	10211413
Shankarpur, Nagpur	Shankarpur, Nagpur	10211413
Shankarpur, Nagpur	Shankarpur, Nagpur	10211413
Shankarpur, Nagpur	Shankarpur, Nagpur	10211413
Project Details		
Area	Area	Area
TOTAL	Area	Area
Project Details		
Area	Area	Area
TOTAL	Area	Area

PROPOSED RESIDENTIAL LAYOUT PLAN FOR KH. NO. 37/1/37/2/G/2, P.H. NO. 38 A, MOUZA - SHANKARPUR, TAHASIL - NAGPUR (GRAMIN), DISTRICT - NAGPUR

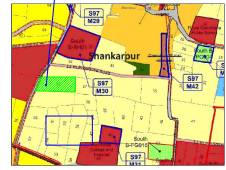
BELONGING TO - SHRI SANJAY NILKANTH KARMORE & OTHER TWO



K'PRAT AREA CALCULATIONS

A) $(23.61+34.13)/2 \times 68.56 = 1979.327$ SQ.M
B) $(40.52+40.58)/2 \times 95.37 = 3867.253$ SQ.M
C) $(14.84+14.66)/2 \times 48.46 = 714.785$ SQ.M
D) $(34.50+33.91)/2 \times 68.27 = 2335.175$ SQ.M
E) $(36.57+36.67)/2 \times 72.1693 = 2643.020$ SQ.M
TOTAL K'PRAT AREA = 11539.56 SQ.M

PROPOSED LAYOUT PLAN KH. NO. 37/1/37/2/G/2

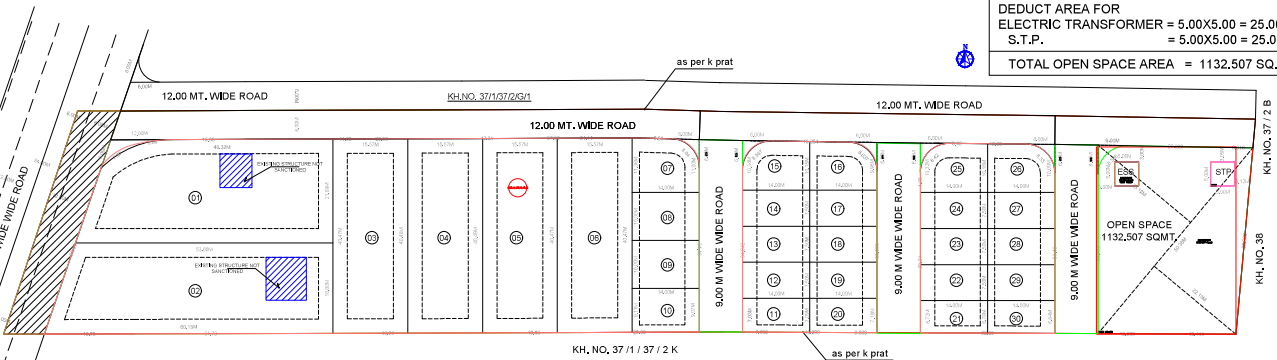


DP SHEET

OPEN SPACE AREA CALCULATIONS

A) $(25.12+22.13)/2 \times 50.38 = 1190.227$ SQ.M
LESS TANGENT = 7.72 SQ.M
DEDUCT AREA FOR ELECTRIC TRANSFORMER = 5.00X5.00 = 25.00 SQ.M
S.T.P. = 5.00X5.00 = 25.00 SQ.M
TOTAL OPEN SPACE AREA = 1132.507 SQ.M

Signature valid



LAYOUT PLAN

PLOT NO.	PLOT SIZE	PLOT AREA SQ.M	CORNER BOUNDING AREA OF ROAD IF ANY	REMAINING PLOT AREA IN SQ.M	PRO-RATA F.S.I. FACTOR	R/UP AREA ON PRO-RATA BASIS (F X H)	FRONT ROAD WIDTH (M)	BASIC F.S.I.	R/UP AREA ON PRO-RATA BASIS (F X H)	NO. OF PLOTS	NET AREA IN SQ.M	NET PLOT AREA FOR FSI (SQ.M)
A	1/2 X 46.320 + 53.660 X 99.980 X 21.690 + 1084.283	1084.283	14.020	1069.263	X 1.500	1604.324	24.000	1.100	1764.756	1	1069.263	1604.324
2	1/2 X 53.660 + 60.130 X 56.895 X 18.800 + 1069.626	1069.626	0.000	1069.626	X 1.500	1604.718	24.000	1.100	1765.190	1	1069.626	1604.718
3	1/2 X 40.480 + 40.470 X 40.475 X 15.570 + 630.196	630.196	0.000	630.196	X 1.500	945.458	9.000	1.100	1040.004	1	630.196	945.458
4	1/2 X 40.480 + 40.490 X 40.485 X 15.570 + 630.351	630.351	0.000	630.351	X 1.500	945.602	9.000	1.100	1040.361	1	630.351	945.602
5	1/2 X 40.470 + 40.490 X 40.480 X 15.570 + 630.273	630.273	0.000	630.273	X 1.500	945.499	9.000	1.100	1039.949	1	630.273	945.499
6	X 1 + 40.470 X 15.570 + 630.118	630.118	0.000	630.118	X 1.500	945.341	9.000	1.100	1039.875	1	630.118	945.341
7	1/2 X 11.360 + 11.000 X 11.180 X 14.000 + 155.500	155.500	7.720	147.780	X 1.500	221.238	9.000	1.100	245.563	1	147.780	221.238
8,9	X 1 + 14.000 X 10.000 + 140.000	140.000	0.000	140.000	X 1.500	210.037	9.000	1.100	231.040	2	280.000	420.073
10	1/2 X 9.110 + 9.070 X 9.090 X 14.000 + 127.260	127.260	0.000	127.260	X 1.500	190.933	9.000	1.100	210.016	1	127.260	190.933
11	1/2 X 7.090 + 7.090 X 7.090 X 14.000 + 98.840	98.840	0.000	98.840	X 1.500	148.266	9.000	1.100	163.114	1	98.840	148.266
12to14	X 1 + 7.500 X 14.000 + 105.000	105.000	0.000	105.000	X 1.500	157.527	9.000	1.100	173.280	3	315.000	472.582
15	1/2 X 10.340 + 10.150 X 10.245 X 14.000 + 143.430	143.430	7.720	135.710	X 1.500	203.660	9.000	1.100	223.960	1	135.710	203.660
16	1/2 X 10.350 + 10.000 X 10.075 X 14.000 + 143.050	143.050	7.720	135.330	X 1.500	199.895	9.000	1.100	219.895	1	133.130	199.895
17to19	X 1 + 7.500 X 14.000 + 105.000	105.000	0.000	105.000	X 1.500	157.527	9.000	1.100	173.280	3	315.000	472.582
20	1/2 X 7.090 + 7.160 X 7.125 X 14.000 + 99.750	99.750	0.000	99.750	X 1.500	148.651	9.000	1.100	164.616	1	99.750	148.651
21	1/2 X 6.750 + 6.780 X 6.760 X 14.000 + 94.500	94.500	0.000	94.500	X 1.500	141.775	9.000	1.100	155.952	1	94.500	141.775
22to 24	X 1 + 7.500 X 14.000 + 105.000	105.000	0.000	105.000	X 1.500	157.527	9.000	1.100	173.280	3	315.000	472.582
25	1/2 X 10.330 + 10.160 X 10.240 X 14.000 + 143.360	143.360	7.720	135.640	X 1.500	203.495	9.000	1.100	223.845	1	135.640	203.495
26	1/2 X 10.350 + 10.000 X 10.075 X 14.000 + 143.050	143.050	7.720	135.330	X 1.500	200.125	9.000	1.100	220.148	1	132.000	200.125
27to29	X 1 + 7.500 X 14.000 + 105.000	105.000	0.000	105.000	X 1.500	157.527	9.000	1.100	173.280	3	315.000	472.582
30	1/2 X 6.780 + 6.840 X 6.810 X 14.000 + 95.340	95.340	0.000	95.340	X 1.500	142.035	9.000	1.100	157.238	1	95.340	142.035
Total		6476.017	0.000	6476.017						30	7400.567	11105.377

KEY PLAN FOR 24.00 MM ROAD WIDENING SCALE = 1:500

K'PRAT AREA CALCULATIONS

A) $(7.90+7.48)/2 \times 52.45 = 403.340$ SQ.M
TOTAL K'PRAT AREA = 403.340 SQ.M

AREA STATEMENT	
1. Area of Plot (Minimum area of A, B, C to be considered)	13700.00
a) As per covering document (DLS, CTS extract)	11139.56
b) as per measurement sheet	11139.56
2. Deductions for	
(a) Proposed D/L, U/L, Road widening Area/ Service Road/ Highway widening	403.340
(b) Any C/D, Reservation area	0.00
(c) External structure in plot	0.00
(d) Not in possession	0.00
(e) Other sub-plot	0.00
3. Balance area of plot (1-2)	11136.220
4. Amenity Space (if applicable)	0.00
(a) Required	0.00
(b) Adjustment of 20% if any	0.00
(c) Proposed	0.00
5. Net Plot Area (Net Plot)	11136.220
6. Recreational Open space/Net Ground (if applicable)	0.00
(a) Required	0.00
(b) Proposed	0.00
7. Internal Road area (net plot-cyclable area + open space + MDR + external structure)	2951.445
(a) Required	0.00
(b) Proposed	0.00
8. Service road and highway widening	0.00
9. Plots area	1403.567
10. Pro-rata factor for FSI calculation on layout plan = (570) 1.500	
11. Area for inclusive housing	0.000
(a) Required	0.000
(b) Proposed	0.000
12. Area for ESI AND STP	50.00

Area of Plot (Minimum area of A, B, C to be considered)	13700.00
As per covering document (DLS, CTS extract)	11139.56
as per measurement sheet	11139.56
Deductions for	
Proposed D/L, U/L, Road widening Area/ Service Road/ Highway widening	403.340
Any C/D, Reservation area	0.00
External structure in plot	0.00
Not in possession	0.00
Other sub-plot	0.00
Balance area of plot (1-2)	11136.220
Amenity Space (if applicable)	0.00
Required	0.00
Adjustment of 20% if any	0.00
Proposed	0.00
Net Plot Area (Net Plot)	11136.220
Recreational Open space/Net Ground (if applicable)	0.00
Required	0.00
Proposed	0.00
Internal Road area (net plot-cyclable area + open space + MDR + external structure)	2951.445
Required	0.00
Proposed	0.00
Service road and highway widening	0.00
Plots area	1403.567
Pro-rata factor for FSI calculation on layout plan = (570) 1.500	
Area for inclusive housing	0.000
Required	0.000
Proposed	0.000
Area for ESI AND STP	50.00