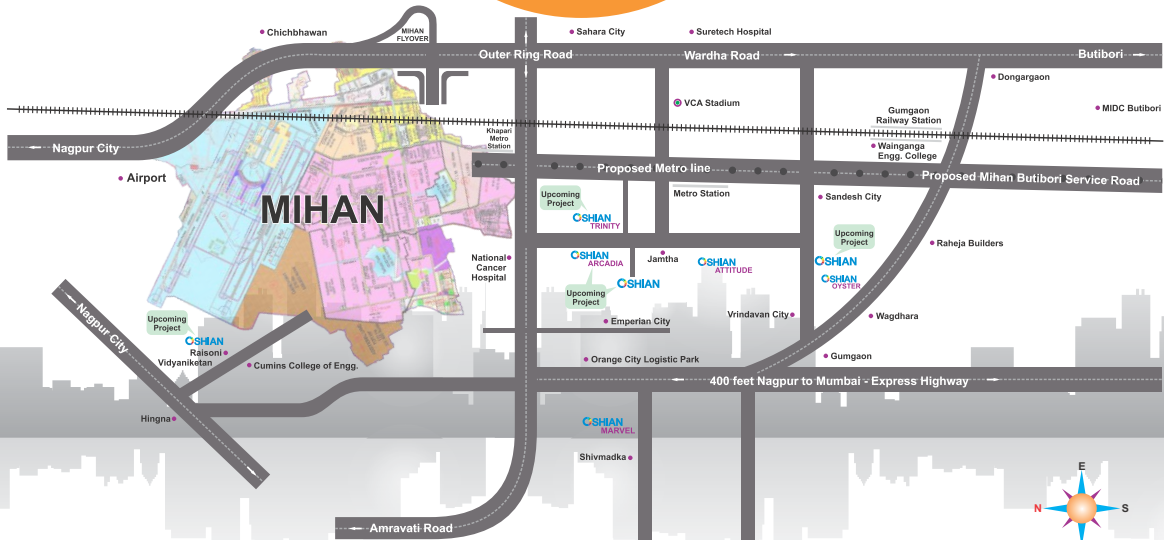




**DISCOVER WILDERNESS,
RETURN TO PARADISE**





SCHEDULE OF OPEN SPACE & AMENITY SPACE

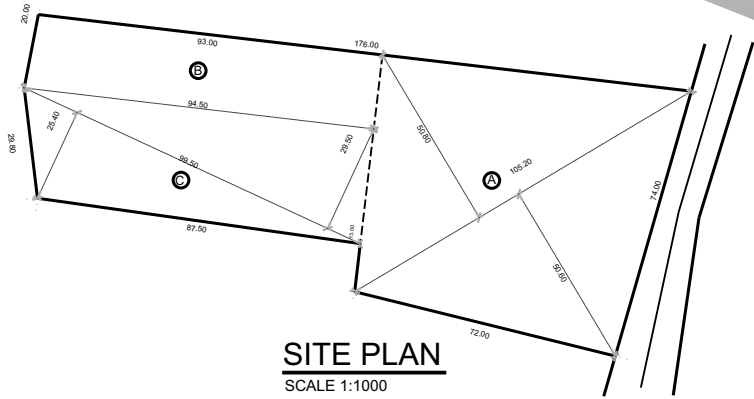
SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA INSQM.	NO	TOTAL AREA	USER
01	AMINITY SPACE	1/2(23.60+24.80)X15.50 1/2(21.00+15.50)X34.00	995.60	--	995.60	01	995.60	10.01 %
02	OPEN SPACE	1/2(20.40+13.30)X51.70 1/2(8.80+7.60)X17.30	1013.00	7.72	1005.28	01	1005.28	10.11 %
02	ROAD WIDENING	1/2(31.90+32.40)X3.30 1/2(3.30+0.80)X37.10	182.14	--	182.14			

FINAL DEMARCATED RESIDENTIAL LAY OUT PLAN
ON KH NO- 12/7, P.H.NO- 42, MOUZA-JAMTHA
TAH-NAGPUR (Gr.), DIST-NAGPUR

'K' PRAT STATEMENT

- A) 1/2 (50.60+50.80)X 105.20 =5333.64
- B) 1/2 (93.00+94.50)X 20.00 =1875.00
- C) 1/2 (29.50+25.40)X 99.50 =2731.27

9939.91 SQMT.



SITE PLAN
SCALE 1:1000

AREA STATEMENT

AREA OF LAND AS PER 7/12	=	10000.00	SQMT.	
MINIMUM AREA OF LAND AS PER K-PART	=	9939.91	SQMT.	
GROSS AREA UNDER LAYOUT	=	9939.91	SQMT.	(100.00 %)
AREA UNDER AMENITY SPACE	=	995.60	SQMT.	(10.01 %)
AREA UNDER OPEN SPACE	=	1005.28	SQMT.	(10.11 %)
AREA UNDER APPROACH & VEHICULAR ROAD	=	2252.38	SQMT.	(22.66%)
AREA UNDER SERVICE ROAD/ROAD WINING AS PER CLAUSE 24.1	=	182.14	SQMT.	(1.83 %)
AREA UNDER RESIDENTIAL PLOTS	=	5504.54	SQMT.	(55.37 %)
TOTAL LAND UNDER LAYOUT	=	9939.91	SQMT.	(100.00 %)



LAY OUT PLAN
SCALE 1:500



NA1-Net plot area for layout @90% of Area excluding Amenity Space, D.P./R.P. Proposals, if any & Area for Road Widening and Service Road as per clause 24.1, from gross area under layout, as per clause 13.4.1 of SDCPR
=90%(9939.91-(995.60+182.14)SqM)=90% (8762.17)= 7885.953 sqm

Multiplying Factor for distribution of above Net plot area (FSI) on pro-rata basis 'X', as per clause 13.4.1 (iii) of SDCPR=NA1/A
(7885.953/5504.54)=1.432

AF-Area under D.P./R.P. Roads+Area for Road Widening and service Road as per clause 24.1 Additional for FSI=182.14 SQM.

Multiplying Factor for distribution of above Additional FSI on pro-rata basis 'Y', as per clause 24.1 of SDCPR = 182.14/5504.54 = 0.0331

Note:- Additional FSI shown above is subject to compliance of provisions of clauses no.24.1 of SDCPR by the Land Owner

SCHEDULE OF PLOTS

SR.NO	PLOT NO	PLOT SIZE	EACH PLOT AREA SQM.	DEDUCT TANGENT	NET AREA INSQM.	NET PLOT AREA FOR FSI(SQM)	NO OF PLOTS	TOTAL NET PLOT AREA SQM.	TOTAL NET PLOT AREA IN SQFT
	A	B	C	D	E=(C-D)	F=E*X	G	H=E*G	
1	01	1/2(13.60+17.10)X20.00	307.00	11.77	295.23	422.76	01	295.23	3177.85572
2	02	13.00 X 20.00	260.00	--	260.00	372.32	01	260.00	2798.64
3	03	1/2(20.00+20.90)X11.20 1.80 X 20.00	265.04	--	265.04	379.53	01	265.04	2852.89056
4	04	1/2(20.90+21.90)X13.00	278.20	--	278.20	398.38	01	278.20	2994.5448
5	05	1/2(11.70+11.40)X25.90	299.14	--	299.14	428.36	01	299.14	3219.94296
6	06	1/2(10.30+9.60)X15.00	149.25	--	149.25	213.72	01	149.25	1606.527
7	07 TO 10	11.00 X 15.00	165.00	--	165.00	236.28	04	660.00	1776.06
8	11	1/2(10.30+12.90)X15.00	174.00	7.72	166.28	238.11	01	166.28	1789.83792
9	12	1/2(10.00+7.50)X15.00	131.25	7.72	123.53	176.89	01	123.53	1329.67692
10	13 TO 18	7.50 X 15.00	112.50	--	112.50	161.10	06	675.00	1210.95
11	19	1/2(8.50+9.20)X15.00	132.75	--	132.75	190.09	01	132.75	1428.921
12	20	1/2(12.50+12.10)X16.00	196.80	--	196.80	281.81	01	196.80	2118.3552
13	21,22,25,26	11.00 X 16.00	176.00	--	176.00	252.03	04	704.00	1894.464
14	23,24	11.70 X 16.00	187.20	7.72	179.48	257.01	02	358.96	1931.92272
15	27	1/2(11.70+12.10)X16.00	190.40	--	190.40	272.65	01	190.40	2049.4656
16	28	1/2(7.90+8.30)X16.80	136.08	--	136.08	194.86	01	136.08	1464.76512
17	29 TO 32	7.00 X 16.80	117.60	--	117.60	168.40	04	470.40	1265.8464
18	33	9.00 X 16.80	151.20	7.72	143.48	205.46	01	143.48	1544.41872

TOTAL AREA OF 33 NOs OF PLOTS = 5504.54 SQM.

NOTE:-

- KHASRA BOUNDARY SHOWN THUS
- OPEN SPACE SHOWN THUS
- AMINITY SPACE SHOWN THUS
- POLTEBLE AREA SHOWN THUS
- MAIN APPROCH ROAD SHOWN THUS

