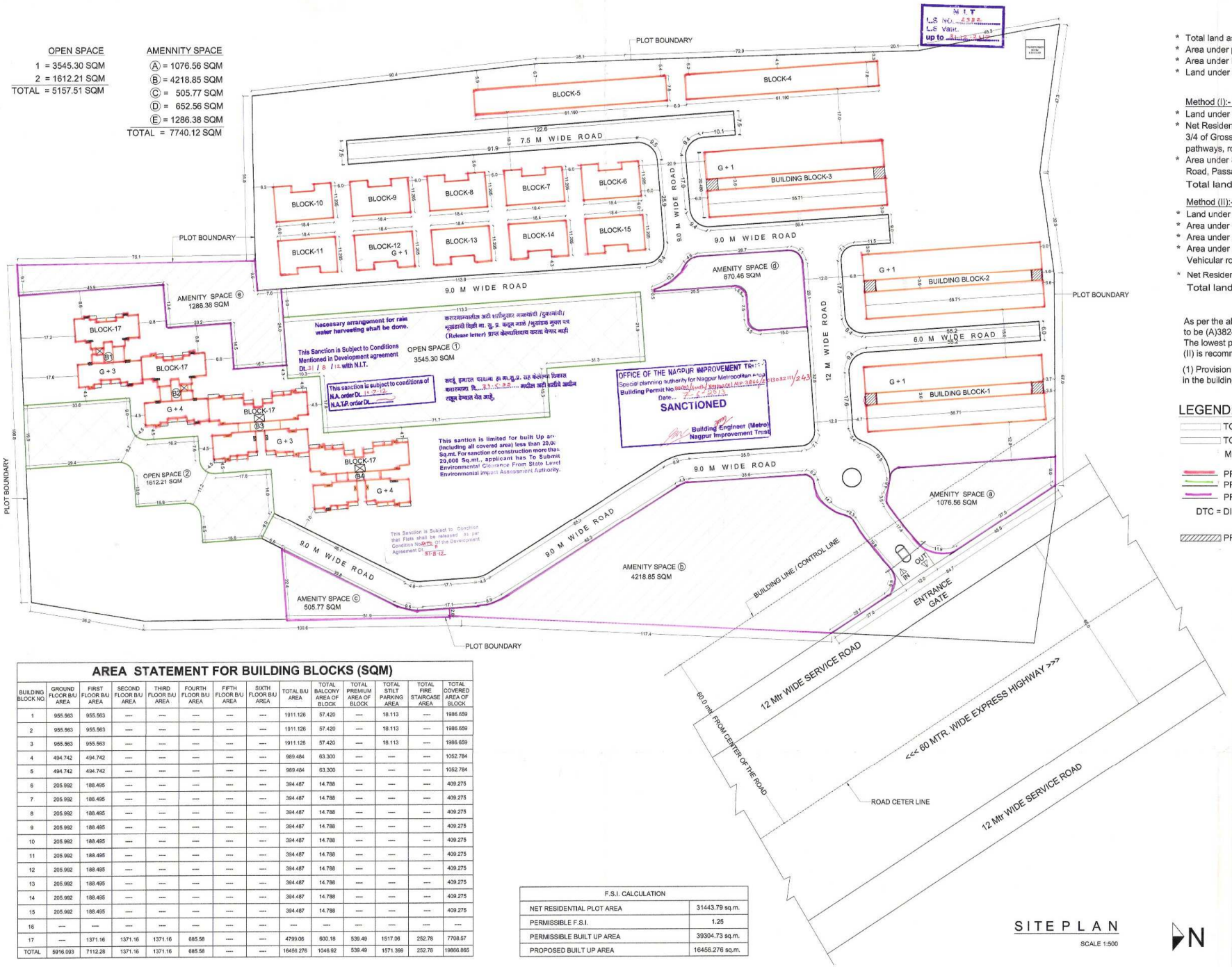
OPEN SPACE	AMENNITY SPACE
1 = 3545.30 SQM	Ⓐ = 1076.56 SQM
2 = 1612.21 SQM	Ⓑ = 4218.85 SQM
TOTAL = 5157.51 SQM	Ⓒ = 505.77 SQM
	Ⓓ = 652.56 SQM
	Ⓔ = 1286.38 SQM
	TOTAL = 7740.12 SQM



Area Statement

* Total land as per 7/12 abstract		53300.00 sq.m. (13.17acre)
* Area under possession		52192.20 sq.m. (12.89acre)
* Area under Express Highway		1200.00 sq.m.
* Land under Layout (Gross Area)		50992.20 sq.m. (12.60 acre)

Method (I):- Area statement for Group Housing

* Land under layout (Gross Area)		50992.20 sq.m.(100%)
* Net Residential Plot area i.e. 3/4 of Gross Area excluding access, pathways, roads, passages etc.		38244.15 sq.m.(75%) A
* Area under Space, Access, Pathway, Road, Passages etc.		12748.05 sq.m.(25%)
Total land under layout		50992.20 sq.m.(100%)

Method (II):- Area statement Based on plotable

* Land under layout		50992.20 sq.m. (100%)
* Area under Open space	(-)	5157.51 sq.m.(10.12%)
* Area under Amenity space	(-)	7740.12 sq.m.(15.18%)
* Area under Approach & Vehicular road	(-)	6650.78 sq.m. (13.03%)
* Net Residential Plot area		31443.79 sq.m.(61.67%) B
Total land under layout		50992.20 sq.m. (100%)

As per the above two methods, the Net plot area comes to be (A)38244.15 sq.m. and (B)31443.79 sq.m. respectively. The lowest plot area of 31443.79 sq.m. calculated as per Method (II) is recommended and has been approved subject to

(1) Provision of 2 to 5% built-up area for Convenience Shopping in the building plan as per DCR.

LEGEND:-

- TOTAL LAND UNDER KH. NO -56/1,2,3,4,5, & KH.NO.-64
- TOTAL LAND BELONGING TO Mr. SUDESHCHANDRA BABULALJI GUPTA
- PROPOSED BUILDING BLOCK
- PROPOSED OPEN SPACE
- PROPOSED AMENITY OPEN SPACE
- DTC = DISTRIBUTION TRANSFORMER CENTER WITH RMU
- PROPOSED BUILDING BLOCKS

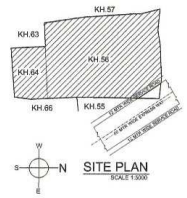
AREA STATEMENT FOR BUILDING BLOCKS (SQM)

BUILDING BLOCK NO.	GROUND FLOOR B/U AREA	FIRST FLOOR B/U AREA	SECOND FLOOR B/U AREA	THIRD FLOOR B/U AREA	FOURTH FLOOR B/U AREA	FIFTH FLOOR B/U AREA	SIXTH FLOOR B/U AREA	TOTAL B/U AREA	TOTAL BALCONY AREA OF BLOCK	TOTAL PREMIUM AREA OF BLOCK	TOTAL STILT PARKING AREA	TOTAL FIRE STAIRCASE AREA	TOTAL COVERED AREA OF BLOCK
1	955.563	955.563	----	----	----	----	----	1911.126	57.420	----	18.113	----	1986.659
2	955.563	955.563	----	----	----	----	----	1911.126	57.420	----	18.113	----	1986.659
3	955.563	955.563	----	----	----	----	----	1911.126	57.420	----	18.113	----	1986.659
4	494.742	494.742	----	----	----	----	----	989.484	63.300	----	----	----	1052.784
5	494.742	494.742	----	----	----	----	----	989.484	63.300	----	----	----	1052.784
6	205.992	188.495	----	----	----	----	----	394.487	14.788	----	----	----	409.275
7	205.992	188.495	----	----	----	----	----	394.487	14.788	----	----	----	409.275
8	205.992	188.495	----	----	----	----	----	394.487	14.788	----	----	----	409.275
9	205.992	188.495	----	----	----	----	----	394.487	14.788	----	----	----	409.275
10	205.992	188.495	----	----	----	----	----	394.487	14.788	----	----	----	409.275
11	205.992	188.495	----	----	----	----	----	394.487	14.788	----	----	----	409.275
12	205.992	188.495	----	----	----	----	----	394.487	14.788	----	----	----	409.275
13	205.992	188.495	----	----	----	----	----	394.487	14.788	----	----	----	409.275
14	205.992	188.495	----	----	----	----	----	394.487	14.788	----	----	----	409.275
15	205.992	188.495	----	----	----	----	----	394.487	14.788	----	----	----	409.275
16	----	----	----	----	----	----	----	----	----	----	----	----	----
17	----	1371.16	1371.16	1371.16	685.58	----	----	4799.06	600.18	539.49	1517.06	252.78	7708.57
TOTAL	5916.093	7112.28	1371.16	1371.16	685.58	----	----	16456.276	1046.92	539.49	1571.399	252.78	19866.865

F.S.I. CALCULATION	
NET RESIDENTIAL PLOT AREA	31443.79 sq.m.
PERMISSIBLE F.S.I.	1.25
PERMISSIBLE BUILT UP AREA	39304.73 sq.m.
PROPOSED BUILT UP AREA	16456.276 sq.m.

SITE PLAN
SCALE 1:500

N



SITE PLAN
SCALE 1:3000

TITLE	
SUBMISSION DRAWING OF RESIDENTIAL TOWNSHIP	
PROJECT	
REVISED GROUP HOUSING BUILDING PLAN OF ON KH.NO.-56/1,2,3,4,5, & KH.NO.-64 P.H.NO. 12A, MOUZA-BHOKARA, TAH. & DIST.- NAGPUR. BELONGING TO: MR. SUDESHCHANDRA BABULALJI GUPTA	
OWNER : MR. SUDESHCHANDRA GUPTA	ARCHITECT : KSHITIJ M. SHIRKHEDKAR AR. KSHITIJ M. SHIRKHEDKAR N.I.T. L.No. 2382 COA
DRG.NO.- 01 SUB - R13	SCALE- 1:500, 1:5000
DATE - 01.05.2013	