




PLOT AREA CALCULATION									
PLOT NO.	PLOT SIZE	PLOT AREA	LESS TANG.	TOTAL PLOT AREA	NET PLOT AREA IN SQ.FT.	NO. OF PLOT	NET PLOT AREA IN SQ.MT.	NET PLOT AREA IN SQ.FT.	
A									
1	= 18.00 X 9.00	= 162.00	7.72	154.28	1660.67	X 1	= 154.28	1660.67	
2, 3	= 18.00 X 9.00	= 162.00	0	162.00	1743.77	X 2	= 324.00	3487.54	
4	1/2 X 13.00 + 10.35	= 11.68 X 18.00	= 210.15	0	210.15	2262.05	X 1	= 210.15	2262.05
5	1/2 X 10.35 + 7.92	= 9.14 X 16.50	= 150.73	0	150.73	1622.43	X 1	= 150.73	1622.43
6, 7	= 16.50 X 9.00	= 148.50	0	148.50	1598.45	X 2	= 297.00	3196.91	
8	= 16.50 X 9.00	= 148.50	7.72	140.78	1515.36	X 1	= 140.78	1515.36	
9	= 15.00 X 9.00	= 135.00	7.72	127.28	1370.04	X 1	= 127.28	1370.04	
10	= 15.00 X 11.71	= 175.65	0	175.65	1890.70	X 1	= 175.65	1890.70	
11	1/2 X 9.89 + 6.81	= 8.35 X 19.78	= 165.16	0	165.16	1777.81	X 1	= 165.16	1777.81
12	1/2 X 10.86 + 11.71	= 11.29 X 15.00	= 169.28	0	169.28	1822.08	X 1	= 169.28	1822.08
13	= 15.00 X 9.00	= 135.00	7.72	127.28	1370.04	X 1	= 127.28	1370.04	
14	= 15.00 X 9.00	= 135.00	7.72	127.28	1370.04	X 1	= 127.28	1370.04	
15	1/2 X 9.51 + 10.36	= 9.94 X 15.00	= 149.03	0	149.03	1604.11	X 1	= 149.03	1604.11
16	1/2 X 9.51 + 8.66	= 9.09 X 15.00	= 136.28	0	136.28	1466.86	X 1	= 136.28	1466.86
17	= 15.00 X 9.00	= 135.00	7.72	127.28	1370.04	X 1	= 127.28	1370.04	
18	= 15.00 X 9.00	= 135.00	7.72	127.28	1370.04	X 1	= 127.28	1370.04	
19	1/2 X 7.31 + 8.16	= 7.74 X 15.00	= 116.03	0	116.03	1248.89	X 1	= 116.03	1248.89
20	1/2 X 6.47 + 7.31	= 6.89 X 15.00	= 103.35	0	103.35	1112.46	X 1	= 103.35	1112.46
21	= 15.00 X 9.00	= 135.00	7.72	127.28	1370.04	X 1	= 127.28	1370.04	
22	1/2 X 8.31 + 12.12	= 10.22 X 25.35	= 258.95	7.72	251.23	2704.24	X 1	= 251.23	2704.24
23	= 18.00 X 9.00	= 162.00	7.72	154.28	1660.67	X 1	= 154.28	1660.67	
24 TO 40	= 18.00 X 8.50	= 153.00	0	153.00	1646.89	X 17	= 2601.00	27997.16	
41	1/2 X 10.22 + 16.08	= 13.15 X 18.00	= 236.70	15.65	221.05	2379.38	X 1	= 221.05	2379.38
42	1/2 X 13.35 + 18.72	= 16.04 X 16.50	= 264.58	3.53	261.05	2809.92	X 1	= 261.05	2809.92
43 TO 58	= 16.50 X 8.50	= 140.25	0	140.25	1509.65	X 16	= 2244.00	24154.42	
59	= 16.50 X 9.00	= 148.50	7.72	140.78	1515.36	X 1	= 140.78	1515.36	
60	= 15.00 X 9.00	= 135.00	7.72	127.28	1370.04	X 1	= 127.28	1370.04	
61 TO 75	= 15.00 X 9.00	= 135.00	0	135.00	1453.14	X 15	= 2025.00	21797.10	
76	1/2 X 14.04 + 18.92	= 16.48 X 15.00	= 247.20	15.63	231.57	2492.62	X 1	= 231.57	2492.62
77	1/2 X 9.15 + 14.04	= 11.60 X 15.00	= 173.93	3.53	170.40	1834.13	X 1	= 170.40	1834.13
78 TO 92	= 15.00 X 8.50	= 127.50	0	127.50	1372.41	X 15	= 1912.50	20586.15	
93	= 15.00 X 9.00	= 135.00	7.72	127.28	1370.04	X 1	= 127.28	1370.04	
94	= 15.00 X 9.00	= 135.00	7.72	127.28	1370.04	X 1	= 127.28	1370.04	
95 TO 108	= 15.00 X 8.50	= 127.50	0	127.50	1372.41	X 14	= 1785.00	19213.74	
109	1/2 X 9.84 + 14.72	= 12.28 X 15.00	= 184.20	15.63	168.57	1814.49	X 1	= 168.57	1814.49
110	1/2 X 13.46 + 18.34	= 15.90 X 15.00	= 238.50	3.53	234.97	2529.22	X 1	= 234.97	2529.22
111 TO 123	= 15.00 X 8.50	= 127.50	0	127.50	1372.41	X 13	= 1657.50	17841.33	
124	= 15.00 X 9.00	= 135.00	7.72	127.28	1370.04	X 1	= 127.28	1370.04	
125	= 15.00 X 9.00	= 135.00	7.72	127.28	1370.04	X 1	= 127.28	1370.04	
126 TO 138	= 15.00 X 8.50	= 127.50	0	127.50	1372.41	X 13	= 1657.50	17841.33	
139	1/2 X 5.65 + 10.53	= 8.09 X 15.00	= 121.35	15.63	105.72	1137.97	X 1	= 105.72	1137.97
140	1/2 X 14.15 + 9.26	= 11.71 X 15.00	= 175.58	3.53	172.05	1851.89	X 1	= 172.05	1851.89
141 TO 152	= 15.00 X 8.50	= 127.50	0	127.50	1372.41	X 12	= 1530.00	16468.92	
153	= 15.00 X 9.00	= 135.00	7.72	127.28	1370.04	X 1	= 127.28	1370.04	
154	= 15.00 X 9.00	= 135.00	7.72	127.28	1370.04	X 1	= 127.28	1370.04	
155, 156	= 15.00 X 8.50	= 127.50	0	127.50	1372.41	X 2	= 255.00	2744.82	
157	= 15.00 X 8.50	= 127.50	7.72	119.78	1289.31	X 1	= 119.78	1289.31	
158	= 8.50 X 17.00	= 144.50	0	144.50	1555.40	X 1	= 144.50	1555.40	
159	1/2 X 15.25 + 8.79	= 12.02 X 17.50	= 210.35	0	210.35	2264.21	X 1	= 210.35	2264.21
160	1/2 X 10.34 + 5.37	= 7.86 X 21.42	= 168.25	0	168.25	1811.09	X 1	= 168.25	1811.09
161	= 15.00 X 8.50	= 127.50	7.72	119.78	1289.31	X 1	= 119.78	1289.31	
162 TO 167	= 15.00 X 8.50	= 127.50	0	127.50	1372.41	X 6	= 765.00	8234.46	
168	1/2 X 9.45 + 14.33	= 11.89 X 15.00	= 178.35	15.63	162.72	1751.52	X 1	= 162.72	1751.52
169	1/2 X 13.07 + 17.95	= 15.51 X 15.00	= 232.65	3.53	229.12	2466.25	X 1	= 229.12	2466.25
170 TO 174	= 15.00 X 8.50	= 127.50	0	127.50	1372.41	X 5	= 637.50	6862.05	
175	= 15.00 X 8.50	= 127.50	7.72	119.78	1289.31	X 1	= 119.78	1289.31	
176	1/2 X	= 13.23 X 36.31	= 480.38	0	480.38	5170.82	X 1	= 480.38	5170.82
177	1/2 X 16.55 + 13.23	= 14.89 X 8.50	= 126.57	0	126.57	1362.35	X 1	= 126.57	1362.35
178	1/2 X 18.64 + 15.56	= 17.10 X 8.50	= 145.35	15.63	129.72	1396.31	X 1	= 129.72	1396.31
179	1/2 X 9.07 + 6.85	= 7.96 X 17.38	= 138.34	0	138.34	1489.14	X 1	= 138.34	1489.14
<b>TOTAL</b>						<b>179</b>	<b>= 25277.29</b>	<b>272084.79</b>	

PROPOSED RESIDENTIAL LAYOUT PLAN ON KHASRA NO. 224, MOUZA-MAHURZARI, MALIK MAKBUJA, TALUKA: NAGPUR(GRAMIN), DIST.: NAGPUR.

BELONGING TO:  
POWERED BY  
 HIGHRISE INFRA PVT. LTD.  
283, 4TH FLOOR, VITTHAL RUKHMAI PALACE LAXMINAGAR, NAGPUR - 22.

**AREA STATEMENT (PROFORMA-I)**

- AREA OF LAND**
  - a) As per ownership document (7/12, CTS extract) = 35600.00 SQ.M.
  - b) As per K - PRAT = 35600.00 SQ.M.
- DEDUCTION FOR**
  - a) Proposed D.P./ D.P. Road widening area = 0.00 SQ.M.
- GROSS AREA OF PLOT** = 35600.00 SQ.M. (100.00%)
- RECREATIONAL OPEN SPACE**
  - a) Required (10.00%) = 000.00 SQ.M. (0.00%)
  - b) Proposed (A + B) = 000.00 SQ.M. (0.00%)
- AMENITY SPACE**
  - a) Required (5.0%) = N.A.
  - b) Proposed = N.A.
- SERVICE ROAD AND HIGHWAY WIDENING** = 000.000 SQ.M. (00.00%)
- INTERNAL ROAD AREA** = 10322.71 SQ.M. (29.00%)
- AREA UNDER RESIDENTIAL PLOTS** = 25277.29 SQ.M. (71.00%)
- AREA UNDER E.S.S. & S.T.P.** = 00.00 SQ.M. (0.00%)
- NET AREA OF PLOTS FOR FSI CALCULATIONS** = 35600.00 SQ.M.

NA1- NET PLOT AREA FOR LAYOUT @ 100% OF AREA EXCLUDING AMENITY SPACE, D.P./R.P PROPOSALS, IF ANY, & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.9, FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 24.9 OF DCPR = 100% = 35600.00 SQ.M.

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (F.S.I) ON PRO - DATA BASIS 'X' AS PER CLAUSE 24.9 OF DCPR = 'X' = NA/NA  
= 35600.00 / 30952.92 = 1.40837 SAY = 1.41

NA2 - AREA UNDER D.P./ R.P. ROADS + AREA FOR WIDENING AND SERVICE ROADAS NA - ROAD AS PER CLAUSE 27.2 = 00.0 SQ.M.


NOTE :- ADDITIONAL FSI SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISION OF CLAUSE NO. 27.2 OF UDPCR BY THE LAND OWNER.

**REFERENCE**

LAND USE AS PER SANCTION DEVELOPMENT PLAN	YELLOW
LOCATION OF PLOT	MAHURZARI
ZONE	RESIDENTIAL
PROPOSED USE SUBMITTED AS PER PLAN	UDCPR 2023
PLOT BOUNDARY SHOWN THUS	BLACK
OPEN SPACE	GREEN
AMENITY SPACE	RED
INTERNAL ROADS	BROWN

**ARCHITECT**

Date	17-10-2023
Dwg. No.	SUB / 01
Drawn by	AMREEN
Checked by	SARANG
Scale	1:500
Revision	R0

  
North

**OWNER**

- 1) MOH. SHOEB RAFIK RANGUNWALA.
- 2) MR. ARVINDERSINGH BHUPENDERSINGH KOHLI.
- 3) MRS. ASEMA NITIN UPARE.
- 4) MRS. KAVITA SHYAMSUNDAR MITTAL.

ARCHITECT  
**3i agrasen ARCHITECTS**  
ARCHITECT, INTERIOR DESIGNER, PLANNER, VALUER, PROJECT MANAGEMENT CONSULTANT  
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