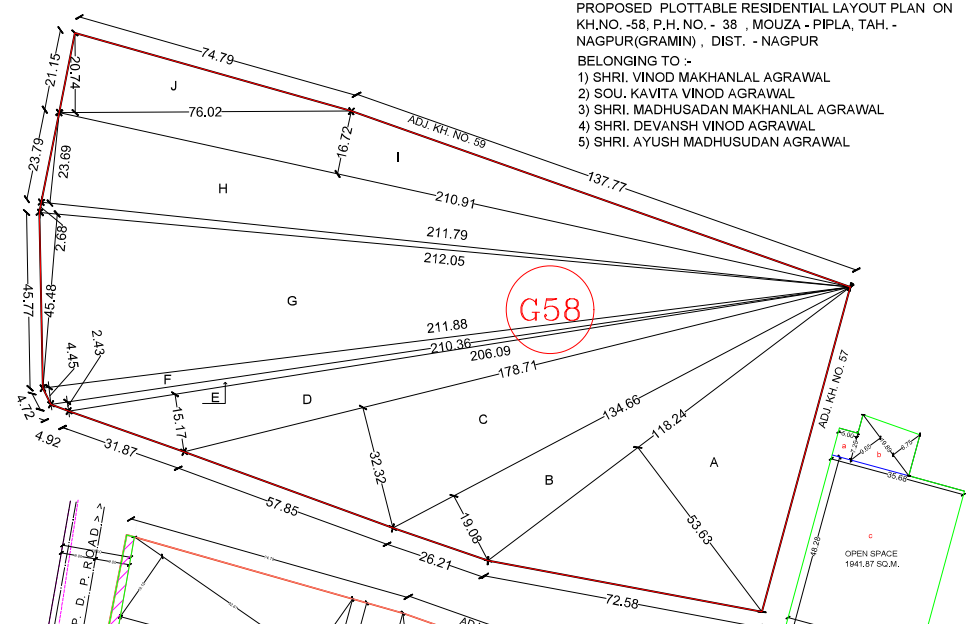
PROPOSED PLOTTABLE RESIDENTIAL LAYOUT PLAN ON KH.NO. -58, P.H. NO. - 38 , MOUZA - PIPLA, TAH. - NAGPUR(GRAMIN) , DIST. - NAGPUR

BELONGING TO :-
1) SHRI. VINOD MAKHANLAL AGRAWAL
2) SOU. KAVITA VINOD AGRAWAL
3) SHRI. MADHUSADAN MAKHANLAL AGRAWAL
4) SHRI. DEVANSH VINOD AGRAWAL
5) SHRI. AYUSH MADHUSUDAN AGRAWAL



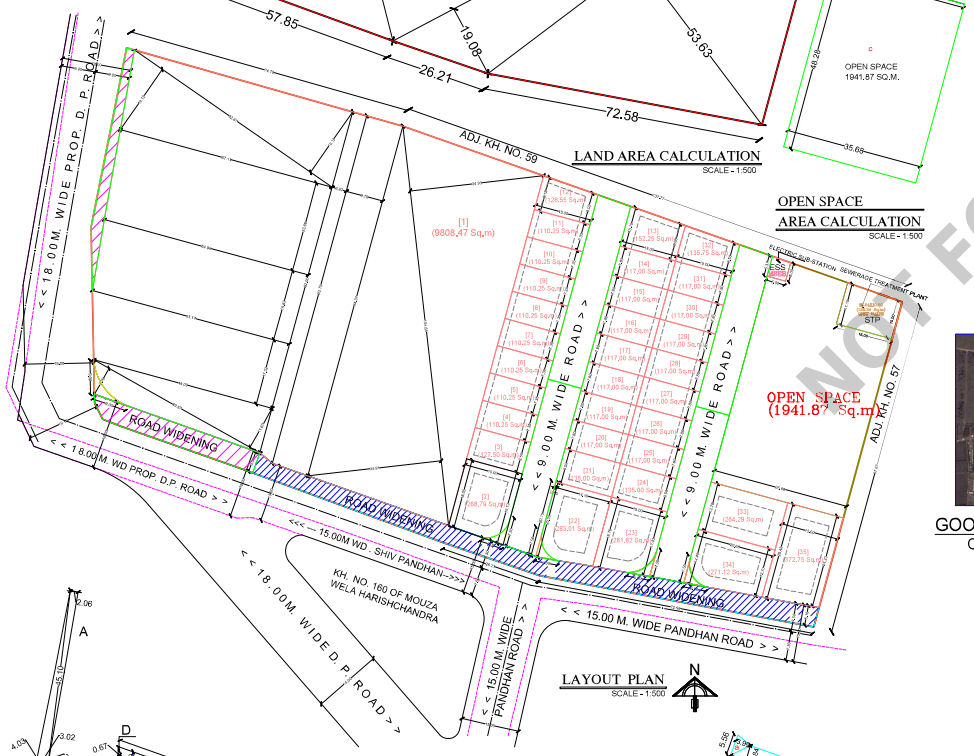
LAND AREA CALCULATION
SCALE - 1:500

	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)
1	OPEN SPACE			
a	7.25*5.00	36.25		
b	1/2*(9.65 + 8.75)*19.89	182.99		
c	48.28*35.68	1722.63		
	TOTAL	1941.87		1941.87
2	STP			
	1/2*(10.00+11.10)*15.00	158.25		
	TOTAL	158.25		158.25
3	ESS			
	1/2*(5.37+5.00)*5.00	25.93		
	TOTAL	25.93		25.93
4	18.00M. WIDE D.P. ROAD WIDENING AREA			
A	1/2*(2.06 + 3.02)*45.10	114.55		
B	1/2* 4.03 * 2.03	4.09		
C	1/2*18.71 * 3.10	29.00		
D	1/2 * 6.84 * 0.67	2.29		
E	1/2*45.68 * 5.40	123.34		
F	1/2*41.83 * 0.78	16.31		
G	1/2*36.97 * 4.39	81.15		
H	1/2*8.94 * 1.45	6.48		
I	1/2* 7.24 * 3.60	13.03		
	TOTAL	390.25		390.25
5	15.00M. WIDE PANDHAN ROAD WIDENING AREA			
a	1/2* 5.56 * 3.99	11.09		
b	1/2*(3.84 + 3.34)*77.41	277.90		
c	1/2*26.21 * 4.38	57.40		
d	1/2*4.80 * 2.39	5.74		
e	1/2 * 6.04 * 2.05	6.19		
f	1/2*10.90 * 2.56	13.95		
g	1/2* 19.46 * 2.18	21.21		
h	1/2*31.63 * 1.94	30.68		
i	1/2*72.58 * 5.03	182.54		
j	1/2* 41.65 * 1.45	30.20		
k	1/2* 30.10 * 1.03	15.50		
l	1/2* 24.21 * 1.93	23.36		
m	1/2*15.50 * 1.98	15.35		
n	1/2*10.10 * 4.66	23.53		
	TOTAL	714.64		714.64

	LAND AREA CALCULATION	
	SITE	AREA (SQ.M.)
A	1/2* 118.24 * 53.63	3170.61
B	1/2*134.66 * 19.08	1284.66
C	1/2*118.21 * 32.32	2887.95
D	1/2*106.0b * 15.17	1563.19
E	1/2*210.36 * 2.43	255.59
F	1/2*351.88 * 4.45	471.43
G	1/2*45.48 + 2.68)*212.05	5106.16
H	1/2*211.79 * 23.69	2508.65
I	1/2*210.91 * 16.72	1763.21
J	1/2*76.02 * 20.74	788.33
	TOTAL	19799.78

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	No of Plots	Total Plot Area (Sq.M.)	Built up area on Prorata basis (Sq. M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)
	A	B	C	D	E=(C-D)	F	G=E*F	H	I	J	K= H * J
1	1	1/2*(34.93+34.91)*104.68 + 1/2*(94.37+93.75)*9.78 + 1/2*(92.00+93.75)*3.87+ 1/2*(7.76+11.67)*49.57+ 1/2*(48.09+53.17)*17.32+ 1/2*(54.96+53.17)*18.62 + 1/2*(54.96+57.11)*23.66+ 1/2*(19.12+19.18)*62.67	9825.85	17.38	9808.47	1	9808.47	14353.71	18.00	1.10	15789.08
2	2	1/2*(18.00+19.12)*15.00	278.40	9.61	268.79	1	268.79	268.79	15.00/9.00	1.10	295.67
3	3	8.50*15.00	127.50		127.50	1	127.50	127.50	9.00	1.10	140.25
4	4	7.35*15.00	110.25		110.25	1	110.25	110.25	9.00	1.10	121.28
5	5	7.35*15.00	110.25		110.25	1	110.25	110.25	9.00	1.10	121.28
6	6	7.35*15.00	110.25		110.25	1	110.25	110.25	9.00	1.10	121.28
7	7	7.35*15.00	110.25		110.25	1	110.25	110.25	9.00	1.10	121.28
8	8	7.35*15.00	110.25		110.25	1	110.25	110.25	9.00	1.10	121.28
9	9	7.35*15.00	110.25		110.25	1	110.25	110.25	9.00	1.10	121.28
10	10	7.35*15.00	110.25		110.25	1	110.25	110.25	9.00	1.10	121.28
11	11	7.35*15.00	110.25		110.25	1	110.25	110.25	9.00	1.10	121.28
12	12	1/2*(8.02+9.12)*15.00	128.55		128.55	1	128.55	128.55	9.00	1.10	141.41
13	13	1/2*(9.60+10.70)*15.00	152.25		152.25	1	152.25	152.25	9.00	1.10	167.48
14	14	7.80*15.00	117.00		117.00	1	117.00	117.00	9.00	1.10	128.70
15	15	7.80*15.00	117.00		117.00	1	117.00	117.00	9.00	1.10	128.70
16	16	7.80*15.00	117.00		117.00	1	117.00	117.00	9.00	1.10	128.70
17	17	7.80*15.00	117.00		117.00	1	117.00	117.00	9.00	1.10	128.70
18	18	7.80*15.00	117.00		117.00	1	117.00	117.00	9.00	1.10	128.70
19	19	7.80*15.00	117.00		117.00	1	117.00	117.00	9.00	1.10	128.70
20	20	7.80*15.00	117.00		117.00	1	117.00	117.00	9.00	1.10	128.70
21	21	9.00 *15.00	135.00		135.00	1	135.00	135.00	9.00	1.10	148.50
22	22	1/2*(19.76+20.20)*14.40+ 1/2*(20.15+20.20)*0.60	292.62	9.61	283.01	1	283.01	283.01	15.00/9.00	1.10	311.31
23	23	1/2*(18.76+17.43)*15.00	271.43	9.61	261.82	1	261.82	261.82	15.00/9.00	1.10	288.00
24	24	9.00 *15.00	135.00		135.00	1	135.00	135.00	9.00	1.10	148.50
25	25	7.80*15.00	117.00		117.00	1	117.00	117.00	9.00	1.10	128.70
26	26	7.80*15.00	117.00		117.00	1	117.00	117.00	9.00	1.10	128.70
27	27	7.80*15.00	117.00		117.00	1	117.00	117.00	9.00	1.10	128.70
28	28	7.80*15.00	117.00		117.00	1	117.00	117.00	9.00	1.10	128.70
29	29	7.80*15.00	117.00		117.00	1	117.00	117.00	9.00	1.10	128.70
30	30	7.80*15.00	117.00		117.00	1	117.00	117.00	9.00	1.10	128.70
31	31	7.80*15.00	117.00		117.00	1	117.00	117.00	9.00	1.10	128.70
32	32	1/2*(8.50+9.60)*15.00	135.75		135.75	1	135.75	135.75	9.00	1.10	149.33
33	33	12.78*20.68	264.29		264.29	1	264.29	264.29	9.00	1.10	290.72
34	34	1/2*(12.70+14.45)*20.68	280.73	9.61	271.12	1	271.12	271.12	15.00/9.00	1.10	298.23
35	35	1/2*(25.48 + 24.22)*15.00	372.75		372.75	1	372.75	372.75	15.00	1.10	410.03
	TOTAL					35	14864.30	19409.53			



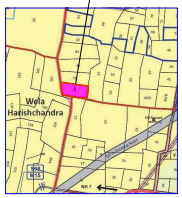
OPEN SPACE
AREA CALCULATION
SCALE - 1:500

LAYOUT PLAN
SCALE - 1:500

PROPOSED LAYOUT OF KH.NO.- 58

GOOGLE MAP SHOWING PROPOSED SITE
CO- ORDINATES - 21°04'07.7"N 79°07'05.3"E

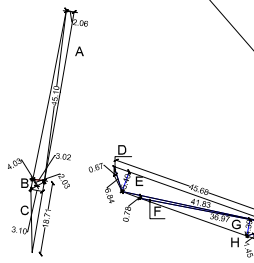
PROPOSED LAYOUT OF KH.NO.- 58



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO.-98
SCALE - NTS

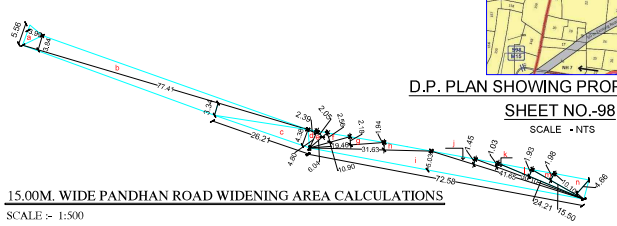
AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	19799.78
	a) As per ownership document (7/12, CTS extract)	20200.00
	b) as per measurement sheet	19799.78
	(c) as per site	19799.78
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	390.25
	(b) Any D.P. Reservation area	0.00
	(c) External structure in plot	0.00
	(d) Not in possession	0.00
(Total a+b+c+d)		390.25
3.	Balance area of plot (1-2)	19409.53
4.	Amenity Space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment of 2(b), if any -	----
	(c) Proposed -	0.00
5.	Net Plot Area (3-4 (c))	19409.53
6.	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	1940.95
	(b) Proposed -	1941.87
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	1704.54
8.	Pandan Road widening	714.64
9.	Plotable area	14864.30
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.30
11.	Area for inclusive housing	
	(a) Required -	--
	(b) Proposed -	--
12.	Area for ESS	25.93
13.	Area for STP	158.25



18.00M. WIDE D. P. ROAD WIDENING AREA CALCULATIONS
SCALE - 1:500

Project Details
Proposal code - BPNM-23-106164
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Tentative
Khasra No. - 58
Tahsil : Nagpur(G)
Mouza : Pipla
Prorata value : 0.00
Separation/CRZ Zone Area :



15.00M. WIDE PANDHAN ROAD WIDENING AREA CALCULATIONS
SCALE :- 1:500

NOT FOR SALE

Signature valid
Digitally signed by BHARAT BABANRAO NANDANWAR
Date: 2024.07.12 14:48:27 IST
Reason: Approved
Location: Nagpur, Nagpur
Project Code : BPNM-23-106164
Application Number : MH-PAR-0030007
Certificate Number : IN-MH-1-1-1