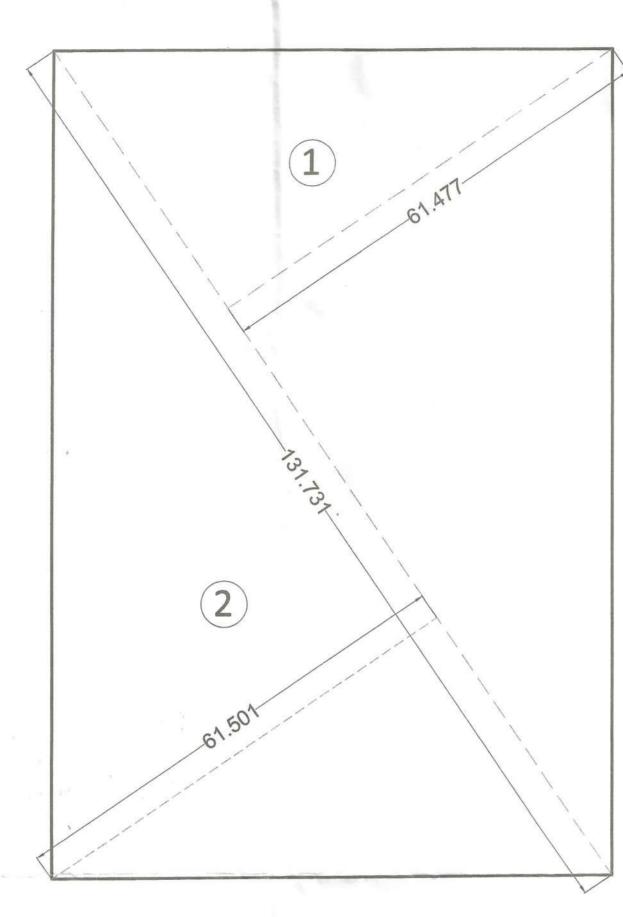


LOCATION PLAN SHOWING ROAD

**NETWORK ALONG WITH MAJOR ROAD** 



74.04

## **KEY PLAN OF ROAD UNDER LAYOUT**

-74.04-

SCALE:- 1:500

NOT VALID FOR SALE

etter No. 7.4. 4 19 / 42.47 / 31720. HITS. 473 /853

LAYOUT RECOMMENDED FOR ( Perisco)

Nagar Panchayat Besa-Pipla Magar Panchayat Besa-Pipla

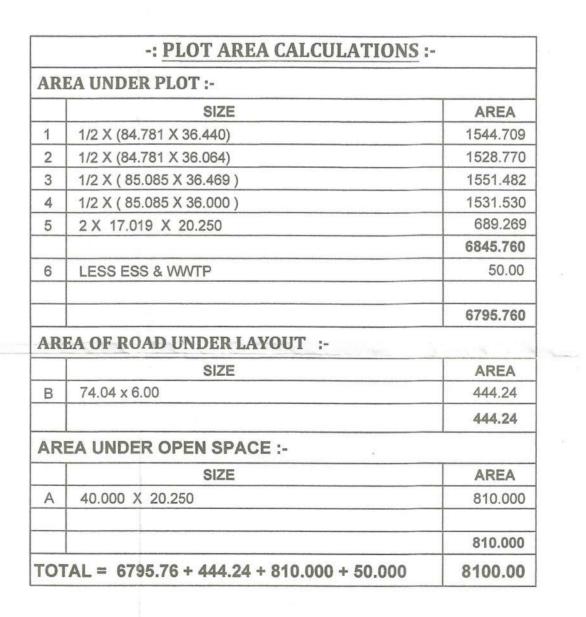
**KEY PLAN OF PLOT** 

SCALE:- 1:500

प्यम निबंधक सहनिबंधक यांनी या अभिन्यासातील अथवा योजनेतील गाळांचे मुखंडकांच्या विक्रीपत्राचे पंजीयन नगर ांचायत बेसा-पिपळा ची अंतीम मंजुरी i आणि मुक्त पत्र (Release Letter)

## PLOT AREA CALCULATIONS :-

	AREA UNDER PLOT :-				
	SIZE	AREA			
1	(131.731 X 61.477)/2	4049.213			
2	( 131.731 X 61.501 ) / 2	4050.794			
3.0	TOTAL = 4049.213 + 4050.794	8100.007			



PROPOSED RESIDENTIAL GROUP HOUSING LAYOUT ON KH. NO. 160/2/2, P.H.NO.38, MOUZA - PIPLA, TAH. NAGPUR (GRAMIN) DISTT. NAGPUR.

BELONGING TO,
M/S AMARNATH DEVEL

M/S AMARNATH DEVELOPERS
(ASHOK VEDPRAKASH AGRAWAL)

STAMP OF APPROVAL OF PLANS

SR.NO	AREA STATEMENT		AREA		
1	AREA OF PLOT (Minimum. Area Of a,b,c, to be Considered)				
	а	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	8100.000	SQ.M. (100%	
	b	AS PER MEASUREMENT SHEET	8100.000	SQ.M. (100%	
	С	AS PER SITE	8100.000	SQ.M. (100%	
2	DE	DUCTIONS FOR			
	а	PROPOSED D.P/D.P ROAD WIDENING AREA/SERVICE ROAD/ HIGHWAY WIDENING		*	
	b	ANY D.P RESERVATION AREA		-	
		TOTAL (A + B)		40	
3	BAL	ANCE AREA OF PLOT (1 - 2)	8100.000	SQ.M. (100%	
4	AM	ENITY SPACE (if applicable) upto 0.4 - Nil			
	а	REQUIRED		20	
	b	ADJUSTMENT OF 2(b), if any		-	
	С	BALANCE PROPOSED		-	
5	NET	PLOT AREA [ 3 - 4 (c) ]	8100.000	SQ.M. (100%	
6	REC	CREATIONAL OPEN SPACE (if applicable)			
	а	REQUIRED	810.000	SQ.M. (10%)	
	b	PROPOSED	810.000	SQ.M. (10%)	
7	INT	ERNAL LAYOUT ROAD AREA	444.240	SQ.M. (5.48%	
8	SEF	RVICE ROAD AND HIGHWAY WIDENING		-	
9	AREA UNDER LAYOUT PLOT		6795.760	SQ.M.	
10	PRO - RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = (5/9)			-	
11	AREA FOR ESS & WWTP				
	а	REQUIRED	50.000	SQ.M.	
	b	PROPOSED	50.000	SQ.M.	

AREA STATEMENT

CERTIFICATE OF AREA : -

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 4.03.2022 AND THE DIMENTIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORES DEPARTMENTS / CITY SURVEY RECORDS.



SIGNATURE AR. SANJAY SONI

LEGEND:-

AREA UNDER KHASARA BOUNDRY SHOWN IN

AREA UNDER OPEN SPACE SHOWN IN

OWNER SIGN:-



M/S AMARNATH DEVELOPERS

( ASHOK VEDPRAKASH AGRAWAL )

ARCHITECT SIGN :-



AR. SANJAY SONI