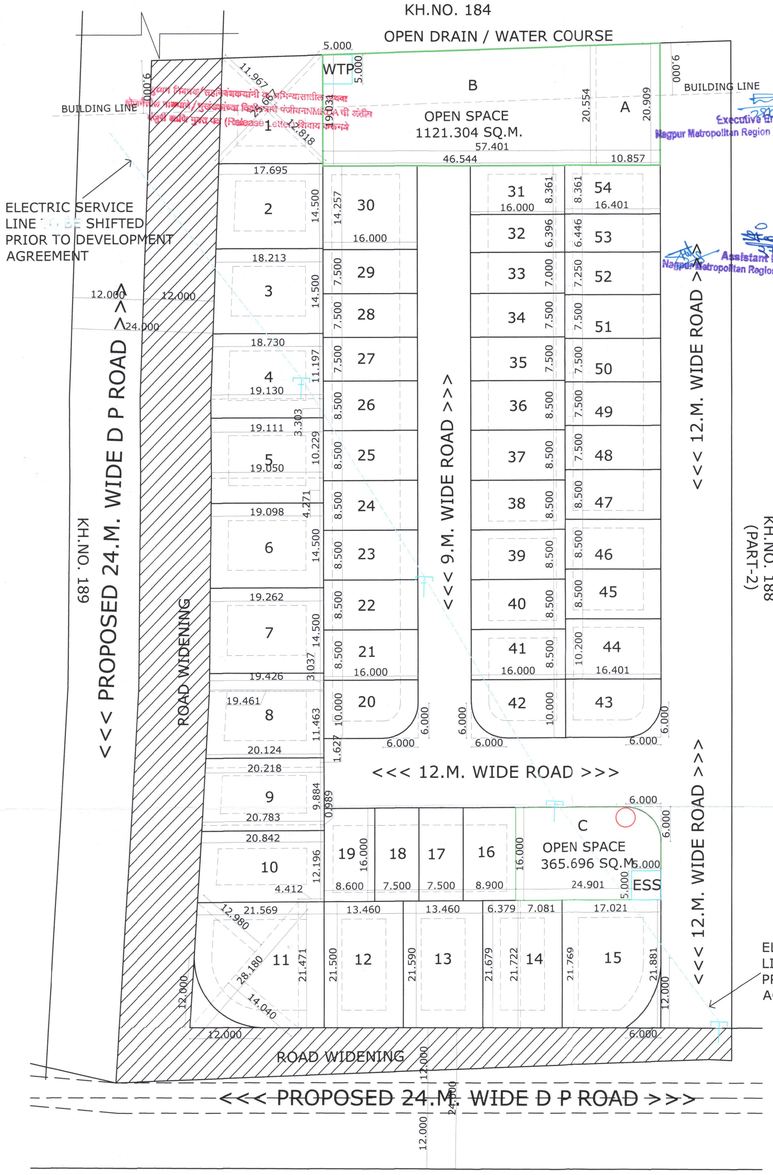


LOCATION PLAN & DP PLAN

PLOT. NO A	PLOT SIZE								PLOT AREA SQ.M. B	CORNER ROUNDING AREA OF ROAD (IF ANY) C	REMAINING PLOT AREA IN SQ.M. D		PRO-RATA F.S.I. FACTOR E	B/UP AREA ON PRO-RATA BASIS ie. (D X E) F	FRONT ROAD WIDTH (M.) G	BASIC F.S.I. H	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H) I	NO.OF PLOTS J	NET AREA IN SQ.M. K(DXJ)	NET PLOT AREA FOR FSI (SQ.M) L(FXJ)
1	1/2	X	11.967	+	12.818	12.393	X	25.667	= 318.078	0.000	318.078	X	1.539	489.522	24.000	1.100	538.475	1	318.078	489.522
2	1/2	X	17.695	+	18.213	17.954	X	14.500	= 260.333	0.000	260.333	X	1.539	400.652	24.000	1.100	440.718	1	260.333	400.652
3	1/2	X	18.213	+	18.730	18.472	X	14.500	= 267.837	0.000	267.837	X	1.539	412.201	24.000	1.100	453.421	1	267.837	412.201
4	1/2	X	18.730	+	19.130	18.930	X	11.197	=											
	1/2	X	19.130	+	19.111	19.121	X	3.303	= 275.114	0.000	275.114	X	1.539	423.401	24.000	1.100	465.741	1	275.114	423.401
5	1/2	X	19.111	+	19.050	19.081	X	10.229	=											
	1/2	X	19.050	+	19.098	19.074	X	4.271	= 276.639	0.000	276.639	X	1.539	425.748	24.0.00	1.100	468.323	1	276.639	425.748
6	1/2	X	19.098	+	19.262	19.180	X	14.500	= 278.110	0.000	278.110	X	1.539	428.011	24.000	1.100	470.812	1	278.110	428.011
7	1/2	X	19.262	+	19.426	19.344	X	14.500	= 280.488	0.000	280.488	X	1.539	431.671	24.000	1.100	474.838	1	280.488	431.671
8	1/2	X	19.426	+	19.461	19.444	X	3.037	=											
	1/2	X	19.461	+	20.124	19.793	X	11.463	= 285.931	0.000	285.931	X	1.539	440.048	24.000	1.100	484.053	1	285.931	440.048
9	1/2	X	20.124	+	20.218	20.171	X	1.627	=											
	1/2	X	20.218	+	20.783	20.501	X	9.884	=			X								
	1/2	X	20.783	+	20.842	20.813	X	0.989	= 256.029	0.000	256.029		1.539	394.028	24.000	1.100	433.431	1	256.029	394.028
10	1/2	X	20.842	+	21.569	21.206	X	12.196	= 258.622	0.000	258.622		1.539	398.020	24.000	1.100	437.822	1	258.622	398.020
11	1/2	X	12.980	+	14.040	13.510	X	28.180	=											
	1/2	X	21.471	+	21.500	21.486	X	4.412	= 475.506	30.900	444.606	X	1.539	684.248	24.00/24.00	1.100	752.673	1	444.606	684.248
12	1/2	X	21.500	+	21.590	21.545	X	13.460	= 289.996	0.000	289.996	X	1.539	446.303	24.000	1.100	490.934	1	289.996	446.303
13	1/2	X	21.590	+	21.679	21.635	X	13.460	= 291.200	0.000	291.200	X	1.539	448.157	24.000	1.100	492.973	1	291.200	448.157
14	1/2	X	21.679	+	21.722	21.701	X	6.379	=											
	1/2	X	21.722	+	21.769	21.746	X	7.081	= 292.407	0.000	292.407	X	1.539	450.015	24.000	1.100	495.016	1	292.407	450.015
15	1/2	X	21.769	+	21.881	21.825	X	17.021	= 371.483	14.920	356.563	X	1.539	548.751	12.000/24.00	1.100	603.626	1	356.563	548.751
16		X		+		8.900	X	16.000	= 142.400	0.000	142.400	X	1.539	219.154	12.000	1.100	241.069	1	142.400	219.154
17 & 18		X		+		7.500	X	16.000	= 120.000	0.000	120.000	X	1.539	184.680	12.000	1.100	203.148	2	240.000	369.360
19		X		+		8.600	X	16.000	= 137.600	0.000	137.600	X	1.539	211.766	12.000	1.100	232.943	1	137.600	211.766
20		X		+		10.000	X	16.000	= 160.000	7.720	152.280	X	1.539	234.359	12.00 / 9.00	1.100	257.795	1	152.280	234.359
21 to 26		X		+		8.500	X	16.000	= 136.000	0.000	136.000	X	1.539	209.304	9.000	1.100	230.234	6	816.000	1255.824
27 to 29		X		+		7.500	X	16.000	= 120.000	0.000	120.000	X	1.539	184.680	9.000	1.100	203.148	3	360.000	554.040
30		X		+		14.257	X	16.000	= 228.112	0.000	228.112	X	1.539	351.064	9.000	1.100	386.171	1	228.112	351.064
31		X		+		8.361	X	16.000	= 133.776	0.000	133.776	X	1.539	205.881	9.000	1.100	226.469	1	133.776	205.881
32		X		+		6.396	X	16.000	= 102.336	0.000	102.336	X	1.539	157.495	9.000	1.100	173.245	1	102.336	157.495
33		X		+		7.000	X	16.000	= 112.000	0.000	112.000	X	1.539	172.368	9.000	1.100	189.605	1	112.000	172.368
34 & 35		X		+		7.500	X	16.000	= 120.000	0.000	120.000	X	1.539	184.680	9.000	1.100	203.148	2	240.000	369.360
36 TO 41		X		+		8.500	X	16.000	= 136.000	0.000	136.000	X	1.539	209.304	9.000	1.100	230.234	6	816.000	1255.824
42		X		+		10.000	X	16.000	= 160.000	7.720	152.280	X	1.539	234.359	12.00 / 9.00	1.100	257.795	1	152.280	234.359
43		X		+		10.000	X	16.401	= 164.010	7.720	156.290	X	1.539	240.530	12.00 / 9.00	1.100	264.583	1	156.290	240.530
44		X		+		10.200	X	16.401	= 167.290	0.000	167.290	X	1.539	257.460	9.000	1.100	283.206	1	167.290	257.460
45 TO 47		X		+		8.500	X	16.401	= 139.409	0.000	139.409	X	1.539	214.550	9.000	1.100	236.005	3	418.226	643.649
48 TO 51		X		+		7.500	X	16.401	= 123.008	0.000	123.008	X	1.539	189.309	9.000	1.100	208.239	4	492.030	757.234
52		X		+		7.250	X	16.401	= 118.907	0.000	118.907	X	1.539	182.998	9.000	1.100	201.298	1	118.907	182.998
53		X		+		6.446	X	16.401	= 105.721	0.000	105.721	X	1.539	162.704	9.000	1.100	178.975	1	105.721	162.704
54		X		+		8.361	X	16.401	= 137.129	0.000	137.129	X	1.539	211.041	9.000	1.100	232.145	1	137.129	211.041
																	TOTAL =	54	9660.331	14867.250



LAYOUT PLAN
SCALE 1:500

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 28/07/2023
FOR THE LAYOUT/ SITE OF KH. NO. 188 (Part-1)
MOUZA BHOKARA TAHSIL NAGPUR (R.) DIST.

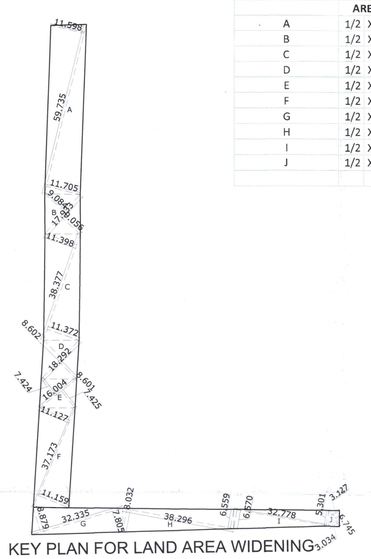
This sanction is subject to conditions of
N.A. order Dt. 16/06/2023
N.A.T.P. order Dt.

This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated 20/07/2023

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

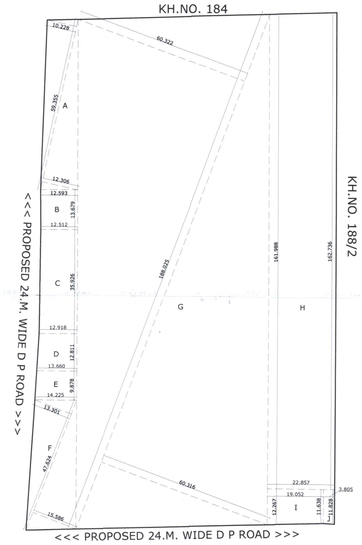
AREA UNDER KHASARA NO-188/1												
A	1/2	X	10.228	+	12.306	11.267	X	59.355	=	668.753	0	668.753
B	1/2	X	12.593	+	12.512	12.5525	X	13.679	=	171.705	0	171.705
C	1/2	X	12.512	+	12.918	12.715	X	35.926	=	456.799	0	456.799
D	1/2	X	12.918	+	13.660	13.289	X	12.811	=	170.245	0	170.245
E	1/2	X	13.660	+	14.225	13.9425	X	9.878	=	137.724	0	137.724
F	1/2	X	13.301	+	15.586	14.4435	X	47.624	=	687.857	0	687.857
G	1/2	X	60.316	+	60.322	60.319	X	188.025	=	11341.480	0	11341.480
H	1/2	X	161.988	+	162.736	162.362	X	22.857	=	3711.108	0	3711.108
I	1/2	X	12.267	+	11.638	11.9525	X	19.052	=	227.719	0	227.719
J	1/2	X	11.638	+	11.828	11.733	X	3.805	=	44.644	0	44.644
										TOTAL		17618.034



KEY PLAN FOR LAND AREA WIDENING
SCALE - 1:1000

AREA UNDER ROAD WIDENING												
A	1/2	X	11.598	+	11.705	11.6515	X	59.735	=	696.002	0	696.002
B	1/2	X	9.084	+	9.056	9.07	X	17.933	=	162.652	0	162.652
C	1/2	X	11.398	+	11.372	11.385	X	38.377	=	436.922	0	436.922
D	1/2	X	8.602	+	8.601	8.6015	X	18.292	=	157.339	0	157.339
E	1/2	X	7.424	+	7.425	7.4245	X	16.004	=	118.822	0	118.822
F	1/2	X	11.127	+	11.159	11.143	X	37.173	=	414.219	0	414.219
G	1/2	X	8.879	+	7.805	8.342	X	32.335	=	269.739	0	269.739
H	1/2	X	8.032	+	6.559	7.2955	X	38.296	=	279.388	0	279.388
I	1/2	X	6.570	+	5.301	5.9355	X	32.778	=	194.554	0	194.554
J	1/2	X	3.127	+	3.034	3.0805	X	6.745	=	20.778	0	20.778
										TOTAL		2759.415

AREA UNDER OPEN SPACE												
A	1/2	X	20.909	+	20.554	20.7315	X	10.857	=	225.082	0	225.082
B	1/2	X	20.554	+	19.031	19.7925	X	46.544	=	921.222	0	921.222
C		X		+		16.000	X	24.901	=	398.416	7.72	390.696
										TOTAL		1537.000
LESS AREA FOR ESS & W.T.P.												
		X		+		5	X	5.00	=	25.000	0	25.000
		X		+		5	X	5.00	=	25.000	0	25.000
												50.000
										TOTAL OPEN SPACE		1487.000



KEY PLAN FOR LAND AREA CALCULATION
SCALE - 1:1000

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 188/(Part)1, P.H.NO.12A, MOUZA- BHOKARA .TAH.- NAGPUR (RURAL) - DIST. NAGPUR.

BELONGING TO, M/S SS ASSOCIATES THROUGH PARTNER
1)SMT. KUSUM BALKRISHNA INGALE
2)SHRI.LITESH PRAKASH ATRAM

A	AREA STATEMENTS		UNIT
	1. Area of land *(Minimum area of **a, b, c** to be considered)*		
	a) As Per Ownership Document (7/12, CTS Extract)	18900.000	SQ.M.
	b) As Per Measurement Sheet (Including govt.share)	17618.034	SQ.M.
	d) As Per Site	17618.034	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening	2750.415	SQ.M.
	(b) Any D.P. Reservation Area	0.000	SQ.M.
	(Total a+b)	2750.415	SQ.M.
	3. Balance Area Of Plot (1-2)	14867.619	SQ.M.
	4. Amenity Space (if applicable)		
	(a) Required -	NA	SQ.M.
	(b) Adjustment of 2 (b),if any	000.00	SQ.M.
	(c) Balance Proposed -	0.00	SQ.M.
	5. Net Plot Area (3-4(c))	14867.619	
	6. Recreational Open Space (if applicable)		
	(a) Required -	1486.761	SQ.M.
	(b) Proposed -	1487.000	SQ.M.
	(C) Area for ESS & STP-	50.000	SQ.M.
	7. Internal Road Area	3670.288	SQ.M.
	8. Service Road And Highway Widening	0.00	SQ.M.
	9. Plotable Area	9660.331	SQ.M.
	10.Pro-rata factor For FSI	1.539	SQ.M.

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & STP SHOWN IN

OWNER :

M/S SS ASSOCIATES THROUGH PARTNER

1) SMT. KUSUM BALKRISHNA INGALE

2) SHRI.LITESH PRAKASH ATRAM

ARCHITECT/LICENSED ENGINEER :

PAWAN RAVIPRASAD GUPTA
B.E. (CIVIL)
PLANNERS, BUILDERS AND DEVELOPERS
LIC. NO. N.I.T. 1969, N.M.R.D.A. 39, N.M.C. 380
OFF. :- SHOP NO. 115 SECOND FLOOR SHRIRAM SHYAM TOWER, RAHAE NAGPUR-440001.
EMAIL ID - pawan_r_gupta@yahoo.co.in
Mo.No.- 9923432949

N

EMAIL ID - pawan_r_gupta@yahoo.co.in Mobile No. 9923432949

DRG. NO.	SCALE	DATE	DRAWN BY
SUB- 01	1:500	10 / 05 / 2023	G.KAWAS