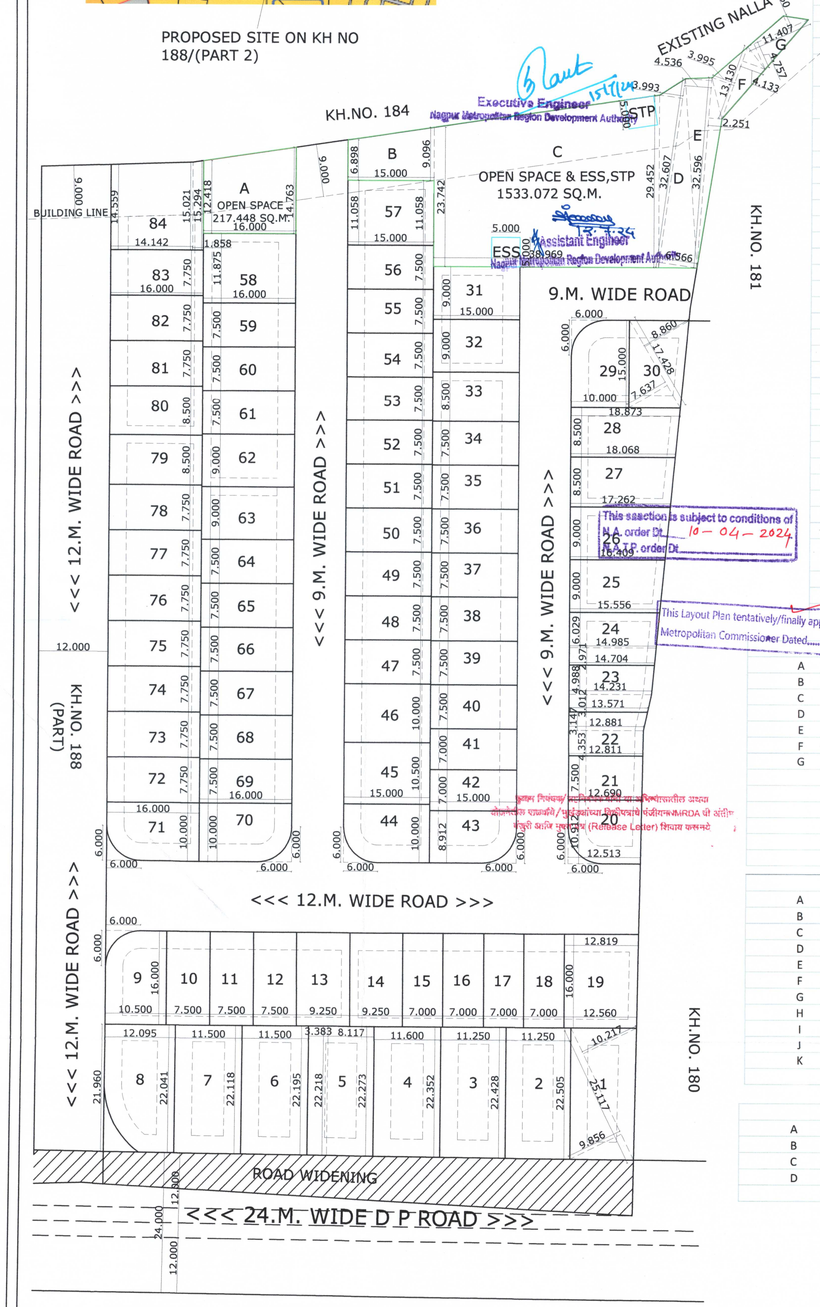


PROPOSED SITE ON KH NO 188/(PART 2)

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 18/07/2024 FOR THE LAYOUT/ SITE OF KH. NO. 188/ Part/ 2 MOUZA Bhokara TAHSIL Nagpur (R)



LAYOUT PLAN
SCALE 1:500

PLOT. NO A	OT SIZE								PLOT AREA SQ.M. B	ROUNDING AREA C	REMAINING PLOT AREA IN SQ.M. D		PRO-RATA E	B/UP AREA ON F	FRONT ROAD G	BASIC H	PERMISSIBLE I (F X H)	NO.OF PLOTS J	NET AREA IN SQ.M. K (D X J)	NET PLOT AREA FOR FSI (SQ.M) L (F X J)
1	1/2	X	9.856	+	10.217	10.037	X	25.117	= 252.087	0.000	252.087	X	1.434	361.492	24.000	1.100	397.642	1	252.087	361.492
2	1/2	X	22.428	+	22.505	22.467	X	11.250	= 252.748	0.000	252.748	X	1.434	362.441	24.000	1.100	398.685	1	252.748	362.441
3	1/2	X	22.352	+	22.428	22.390	X	11.250	= 251.888	0.000	251.888	X	1.434	361.207	24.000	1.100	397.327	1	251.888	361.207
4	1/2	X	22.273	+	22.352	22.313	X	11.600	= 258.825	0.000	258.825	X	1.434	371.155	24.000	1.100	408.271	1	258.825	371.155
5	1/2	X	22.195	+	22.218	22.207	X	3.383	= 255.691	0.000	255.691	X	1.434	366.661	24.000	1.100	403.327	1	255.691	366.661
	1/2	X	22.218	+	22.273	22.246	X	8.117	=											
6	1/2	X	22.118	+	22.195	22.157	X	11.500	= 254.800	0.000	254.800	X	1.434	365.383	24.000	1.100	401.921	1	254.800	365.383
7	1/2	X	22.041	+	22.118	22.080	X	11.500	= 253.914	0.000	253.914	X	1.434	364.113	24.000	1.100	400.524	1	253.914	364.113
8	1/2	X	21.960	+	22.041	22.001	X	12.095	= 266.096	14.920	251.176	X	1.434	360.186	12.000/24.00	1.100	396.205	1	251.176	360.186
9		X		+		10.500	X	16.000	= 168.000	7.720	160.280	X	1.434	229.842	12.00 / 12.00	1.100	252.826	1	160.280	229.842
10 TO 12		X		+		7.500	X	16.000	= 120.000	0.000	120.000	X	1.434	172.080	12.000	1.100	189.288	3	360.000	516.240
13 & 14		X		+		9.250	X	16.000	= 148.000	0.000	148.000	X	1.434	212.232	12.00 / 12.00	1.100	233.455	2	296.000	424.464
15 TO 18		X		+		7.000	X	16.000	= 112.000	0.000	112.000	X	1.434	160.608	12.000	1.100	176.669	4	448.000	642.432
19	1/2	X	12.819	+	12.560	12.690	X	16.000	= 203.032	0.000	203.032	X	1.434	291.148	12.000	1.100	320.263	1	203.032	291.148
20	1/2	X	12.513	+	12.690	12.602	X	10.912	= 137.508	7.720	129.788	X	1.434	186.115	9.00/12.00	1.100	204.727	1	129.788	186.115
21	1/2	X	12.690	+	12.811	12.751	X	7.500	= 95.629	0.000	95.629	X	1.434	137.132	9.000	1.100	150.845	1	95.629	137.132
22	1/2	X	12.811	+	12.881	12.846	X	4.353	= 97.541	0.000	97.541	X	1.434	139.874	9.000	1.100	153.861	1	97.541	139.874
	1/2	X	12.881	+	13.571	13.226	X	3.147	=											
23	1/2	X	13.571	+	14.231	13.901	X	3.012	= 114.034	0.000	114.034	X	1.434	163.524	9.000	1.100	179.877	1	114.034	163.524
	1/2	X	14.231	+	14.704	14.468	X	4.988	=											
24	1/2	X	14.704	+	14.985	14.845	X	2.971	= 136.169	0.000	136.169	X	1.434	195.266	9.000	1.100	214.793	1	136.169	195.266
	1/2	X	14.985	+	15.556	15.271	X	6.029	=											
25	1/2	X	15.556	+	16.409	15.983	X	9.000	= 143.843	0.000	143.843	X	1.434	206.270	9.000	1.100	226.897	1	143.843	206.270
26	1/2	X	16.409	+	17.262	16.836	X	9.000	= 151.520	0.000	151.520	X	1.434	217.279	9.000	1.100	239.007	1	151.520	217.279
27	1/2	X	17.262	+	18.068	17.665	X	8.500	= 150.153	0.000	150.153	X	1.434	215.319	9.000	1.100	236.851	1	150.153	215.319
28	1/2	X	18.068	+	18.873	18.471	X	8.500	= 156.999	0.000	156.999	X	1.434	225.137	9.000	1.100	247.651	1	156.999	225.137
29		X		+		10.000	X	15.000	= 150.000	7.720	142.280	X	1.434	204.030	9.000/9.00	1.100	224.432	1	142.280	204.030
30	1/2	X	7.637	+	8.860	8.249	X	17.428	= 143.755	0.000	143.755	X	1.434	206.144	9.000	1.100	226.759	1	143.755	206.144
31 TO 32		X		+		9.000	X	15.000	= 135.000	0.000	135.000	X	1.434	193.590	9.000	1.100	212.949	2	270.000	387.180
33		X		+		8.500	X	15.000	= 127.500	0.000	127.500	X	1.434	182.835	9.000	1.100	201.119	1	127.500	182.835
34 TO 40		X		+		7.500	X	15.000	= 112.500	0.000	112.500	X	1.434	161.325	9.000	1.100	177.458	7	787.500	1129.275
41 & 42		X		+		7.000	X	15.000	= 105.000	0.000	105.000	X	1.434	150.570	9.000	1.100	165.627	2	210.000	301.140
43		X		+		8.912	X	15.000	= 133.680	7.720	125.960	X	1.434	180.627	9.00/12.00	1.100	198.689	1	125.960	180.627
44		X		+		10.000	X	15.000	= 150.000	7.720	142.280	X	1.434	204.030	9.00/12.00	1.100	224.432	1	142.280	204.030
45		X		+		10.500	X	15.000	= 157.500	0.000	157.500	X	1.434	225.855	9.000	1.100	248.441	1	157.500	225.855
46		X		+		10.000	X	15.000	= 150.000	0.000	150.000	X	1.434	215.100	9.000	1.100	236.610	1	150.000	215.100
47 TO 56		X		+		7.500	X	15.000	= 112.500	0.000	112.500	X	1.434	161.325	9.000	1.100	177.458	10	1125.000	1613.250
57		X		+		11.058	X	15.000	= 165.870	0.000	165.870	X	1.434	237.858	9.000	1.100	261.643	1	165.870	237.858
58		X		+		11.875	X	16.000	= 190.000	0.000	190.000	X	1.434	272.460	9.000	1.100	299.706	1	190.000	272.460
59 TO 61		X		+		7.500	X	16.000	= 120.000	0.000	120.000	X	1.434	172.080	9.000	1.100	189.288	3	360.000	516.240
62 & 63		X		+		9.000	X	16.000	= 144.000	0.000	144.000	X	1.434	206.496	9.000	1.100	227.146	2	288.000	412.992
64 TO 69		X		+		7.500	X	16.000	= 120.000	0.000	120.000	X	1.434	172.080	9.000	1.100	189.288	6	720.000	1032.480
70 & 71		X		+		10.000	X	16.000	= 160.000	7.720	152.280	X	1.434	218.370	9.00/12.00	1.100	240.206	2	304.560	436.739
72 TO 78		X		+		7.750	X	16.000	= 124.000	0.000	124.000	X	1.434	177.816	12.000	1.100	195.598	7	868.000	1244.712
79 & 80		X		+		8.500	X	16.000	= 136.000	0.000	136.000	X	1.434	195.024	12.000	1.100	214.526	2	272.000	390.048
81 TO 83		X		+		7.750	X	16.000	= 124.000	0.000	124.000	X	1.434	177.816	12.000	1.100	195.598	3	372.000	533.448
84	1/2	X	15.021	+	15.294	15.158	X	1.858	= 237.323	0.000	237.323	X	1.434	340.321	12.000	1.100	374.353	1	237.323	340.321
	1/2	X	14.559	+	15.021	14.790	X	14.142	=								TOTAL	84	11833.645	16969.444

AREA UNDER OPEN SPACE

A	1/2	X	12.418	+	14.763	13.5905	X	16.000	= 217.448	0	217.448
B	1/2	X	6.898	+	9.096	7.997	X	15.000	= 119.955	0	119.955
C	1/2	X	23.742	+	29.452	26.597	X	38.969	= 1036.458	0	1036.458
D	1/2	X	3.993	+	6.566	5.2795	X	32.607	= 172.149	0	172.149
E	1/2	X	4.536	+	2.251	3.3935	X	32.596	= 110.615	0	110.615
F	1/2	X	3.995	+	4.133	4.064	X	13.130	= 53.360	0	53.360
G	1/2	X	4.757	+	2.350	3.5535	X	11.407	= 40.535	0	40.535
									TOTAL		1750.520

AREA FOR ESS & W.T.P.

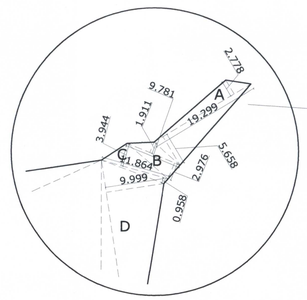
	X			+		5	X	5.00	= 25.000	0	25.000
	X			+		5	X	5.00	= 25.000	0	25.000
									TOTAL		50.000
									TOTAL		1700.520

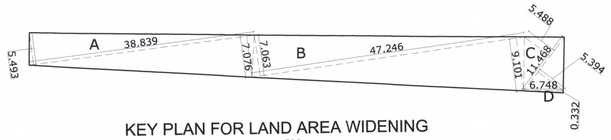
AREA UNDER KHASARA NO-188/2

A	1/2	X	2.778	+	5.658	4.218	X	19.299	= 81.403	0	81.403
B	1/2	X	1.911	+	2.976	2.4435	X	9.781	= 23.900	0	23.900
C	1/2	X	3.944	+	0.958	2.451	X	11.864	= 29.079	0	29.079
D	1/2	X	9.999	+	5.474	7.7365	X	36.631	= 283.396	0	283.396
E	1/2	X	22.238	+	33.045	27.6415	X	88.567	= 2448.125	0	2448.125
F	1/2	X	12.407	+	12.171	12.289	X	27.775	= 341.327	0	341.327
G	1/2	X	57.794	+	54.185	55.9895	X	115.178	= 6448.759	0	6448.759
H	1/2	X	6.058	+	6.146	6.102	X	94.432	= 576.224	0	576.224
I	1/2	X	56.277	+	59.345	57.811	X	118.758	= 6865.519	0	6865.519
J	1/2	X	7.472	+	6.143	6.8075	X	82.741	= 563.259	0	563.259
K	1/2	X		+		6.158	X	0.332	= 1.022	0	1.022
									TOTAL		17662.012

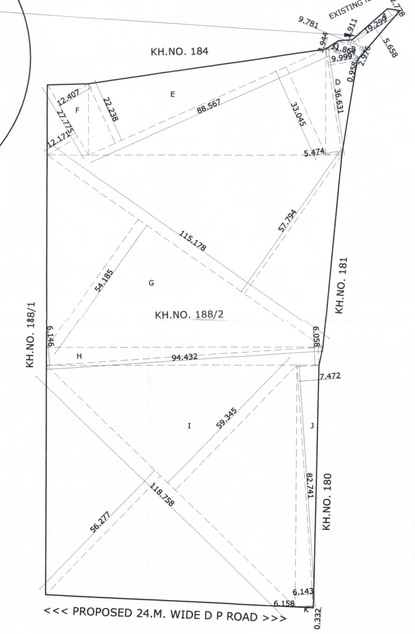
AREA UNDER ROAD WIDENING

A	1/2	X	5.493	+	7.076	6.2845	X	38.839	= 244.084	0	244.084
B	1/2	X	7.063	+	9.101	8.082	X	47.246	= 381.842	0	381.842
C	1/2	X	5.488	+	5.394	5.441	X	11.468	= 62.397	0	62.397
D	1/2	X		+		6.748	X	0.332	= 1.120	0	1.120
									TOTAL		689.443





KEY PLAN FOR LAND AREA WIDENING
SCALE - 1:500



KEY PLAN FOR LAND AREA CALCULATION
SCALE - 1:1000

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 188/PART 2 , P.H.NO.12A, MOUZA- BHOKARA .TAH.- NAGPUR (RURAL) - DIST. NAGPUR.

BELONGING TO, M/S S S ASSOCIATES THROUGH PARTNER
1) MRS.KUSUM BALKRUSHNA INGLE
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)	17662.012	SQ.M.
d) As Per Site	17662.012	SQ.M.
2. Deductions For		
(a) Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening	689.443	SQ.M.
(b) Any D.P. Reservation Area	0.000	SQ.M.
(Total a+b)	689.44	SQ.M.
3. Balance Area Of Plot (1-2)	16972.569	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))	16972.57	
6. Recreational Open Space (if applicable)		
(a) Required -	1697.257	SQ.M.
(b) Proposed -	1700.520	SQ.M.
(C) Area for ESS & STP-	50.000	SQ.M.
7. Internal Road Area	3388.405	SQ.M.
8. Service Road And Highway Widening	0.00	SQ.M.
9. Plotable Area	11833.645	SQ.M.
10.Pro-rata factor For FSI	1.434	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 S S ASSOCIATES THROUGH PARTNER

1) MRS.KUSUM BALKRUSHNA INGLE

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, STATION ROAD SADAR NAGPUR-440001.
EMAIL ID . pawan_r_gupta@yahoo.co.in
Mo.No.- 9923432949

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DRG. NO.	SCALE	DATE	DRAWN BY
SUB- 01	1:500	09/07/2024	G.KAWAS