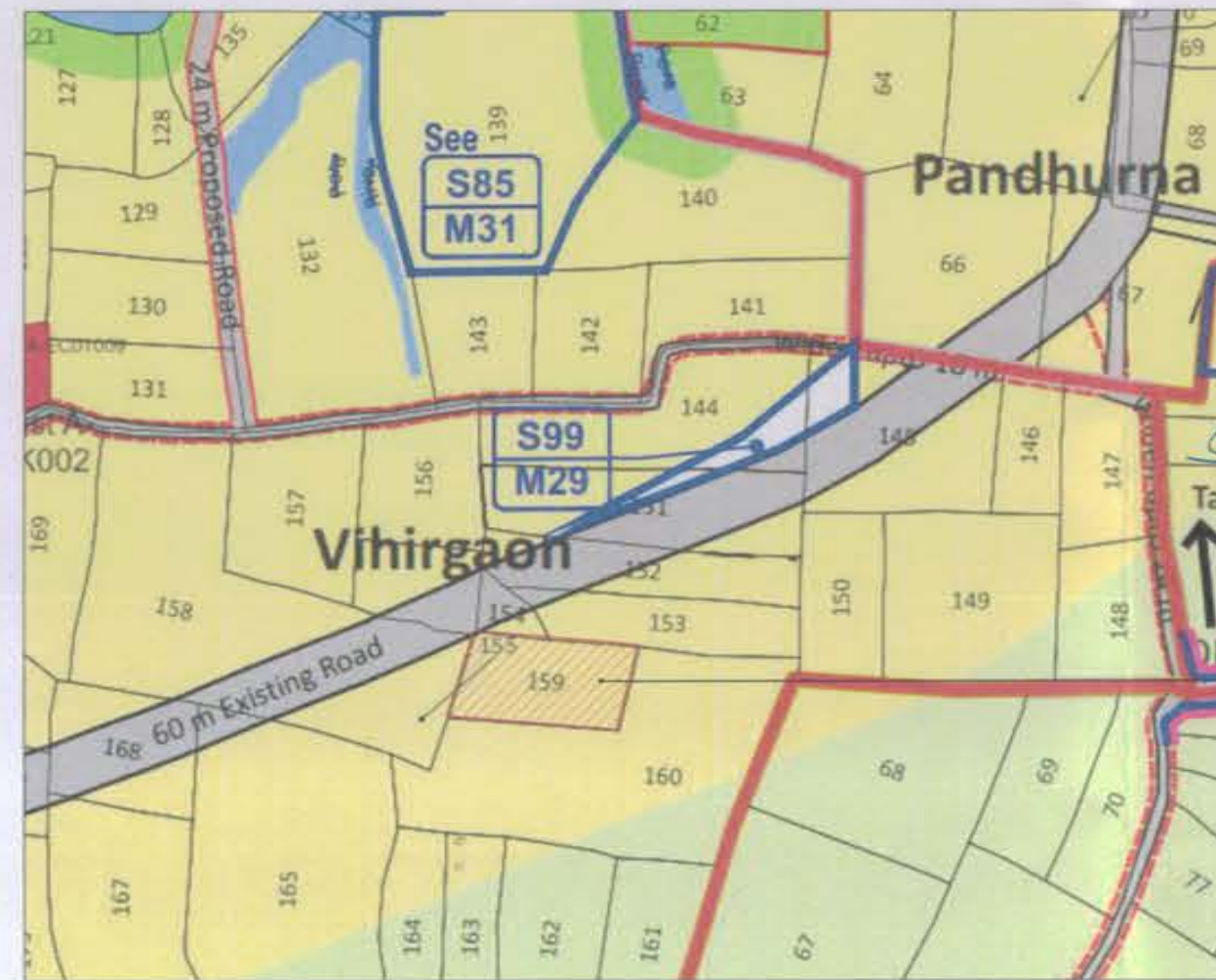




FINAL DEMARCATED LAYOUT
KH. NO. 159

FINAL DEMARCATED LAYOUT
KH. NO. 159
DP SHEET NO. 99

Assistant Engineer
Nagpur Metropolitan Region Development Authority



GOOGLE IMAGE SHOWING SITE
CO ORDINATES: 21°05'04.8\"/>

FINAL DEMARCATED PLOTTABLE RESIDENTIAL LAYOUT PLAN ON KH. NO. 159, P.NO. 37,
MOUZA -VIHIRGAON, TAH. - NAGPUR(R), DIST. - NAGPUR.

BELONGING TO :- 1) M/S SAIBHUPATI REALITY THROUGH ITS PARTNER
MR. NARAYAN GOVIND DHOBLE
2) M/S SAIBHUPATI REALITY THROUGH ITS PARTNER
MR. KAMALKISHOR RANGANATH SARDA

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 16200.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 16199.399 SQ.M
	C) AS PER SITE	= 16199.399 SQ.M
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	= 0.000 SQ.M
	B) ANY D.P. RESERVATION AREA	= 0.000 SQ.M
	TOTAL A+B	= 000.00 SQ.M
3	BALANCE AREA OF PLOT (1- 2)	= 16199.399 SQ.M (100 %)
4	AMENITY SPACE :	
	A) REQUIRED	= 0.000 SQ.M
	B) ADJUSTMENT OF 2(A), if any	= 0.000 SQ.M
	C) BALANCE PROPOSED	= 0.000 SQ.M
5	NET PLOT AREA (3- 4C)	= 16199.399 SQ.M
6	RECREATIONAL OPEN SPACE :	
	A) REQUIRED (10 %)	= 1619.939 SQ.M
	B) PROPOSED (10.04%)	= 1627.004 SQ.M
7	INTERNAL ROAD AREA	= 4802.807 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	= 000.000 SQ.M
9	PLOTTABLE AREA	= 9719.588 SQ.M
10	SPACE FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M.
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	= 1.666

AREA AS PER MEASUREMENT SHEET

1) 0.5 * (38.147 + 51.233) * 110.772	= 4950.400 SQ.M
2) 0.5 * (92.013 + 90.906) * 20.952	= 1916.259 SQ.M
3) 0.5 * (90.906 + 91.514) * 53.961	= 4921.782 SQ.M
4) 0.5 * (43.701 + 40.140) * 105.222	= 4610.958 SQ.M
TOTAL	= 16199.399 SQ.M

OPEN SPACE

OPEN SPACE - A	
0.5 * (17.622 + 17.258) * 36.218	= 631.641 SQ.M
OPEN SPACE - B	
1) 14.293 * 23.091	= 330.039 SQ.M
2) 0.5 * (23.091 + 24.028) * 20.952	= 493.618 SQ.M
3) 0.5 * (6.570 + 10.155) * 26.512	= 221.706 SQ.M
TOTAL	= 1045.363 SQ.M
DEDUCTION OF STP	= 5 * 5 = 25.000 SQ.M
DEDUCTION OF ESS	= 5 * 5 = 25.000 SQ.M
TOTAL AFTER DEDUCTION	= 995.363 SQ.M
TOTAL OF OPEN SPACE (A+B)	= 631.641 + 995.363 SQ.M
NET TOTAL OF OPEN SPACE (A+B)	= 1627.004 SQ.M

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10-12-2020 AND THE DIMENSIONS 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 THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE

1) M/S SAIBHUPATI REALITY THROUGH ITS PARTNER
MR. NARAYAN GOVIND DHOBLE

2) M/S SAIBHUPATI REALITY THROUGH ITS PARTNER
MR. KAMALKISHOR RANGANATH SARDA

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

PIYUSHA DEEPAK DHAKATE
ARCHITECT (B.Arch)
COA: CA/2023/163936
NMRDA/2023/APL/00241
MOBILE NO.: 9158426278

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN



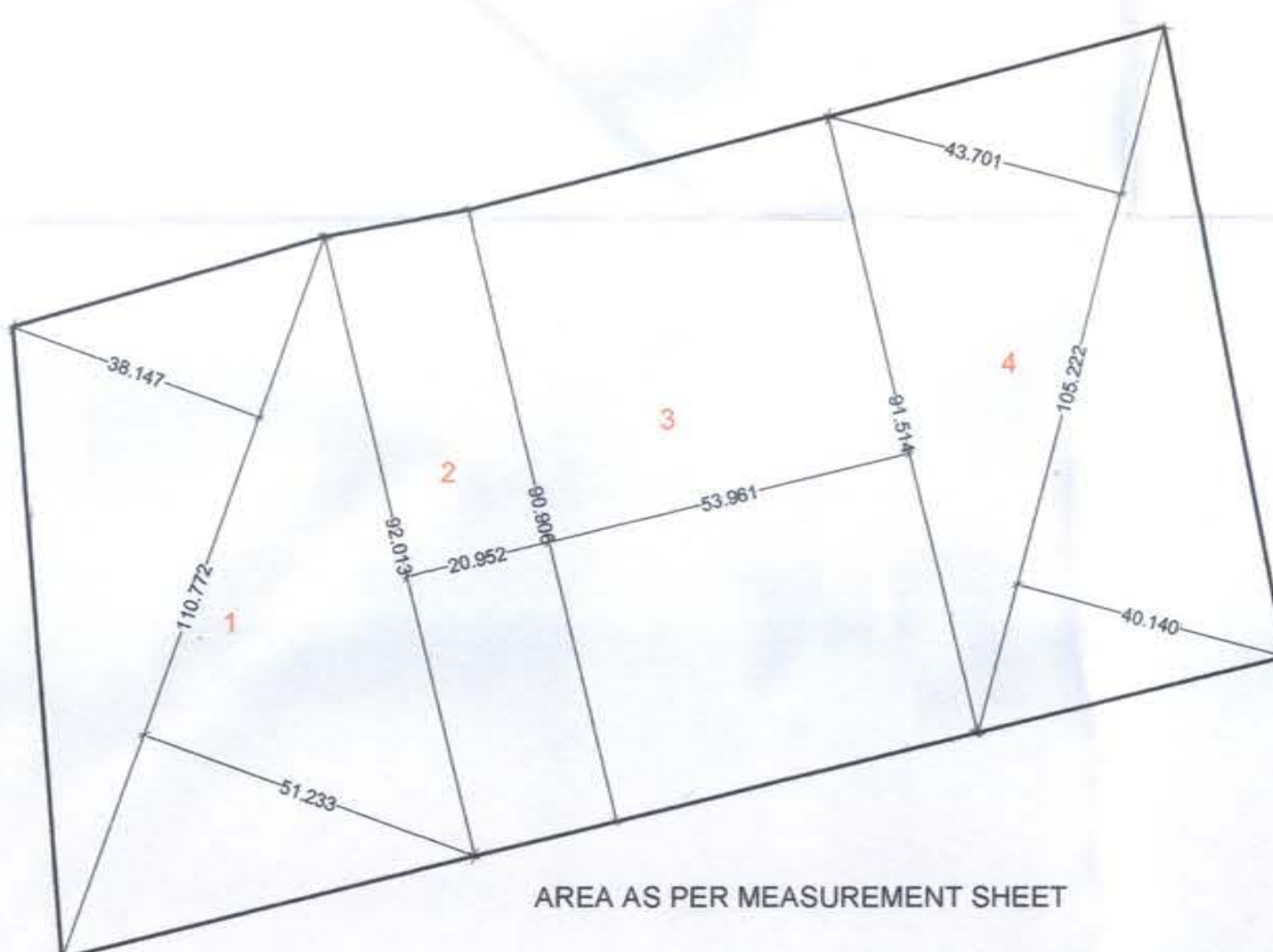
WAVE
DESIGNERS & PLANNERS
flat no.G-6, Cheenab Apt.Chunhabhatti Road,
Near Ajni Sq.Nagpur-440016

LOCATION PLAN SCALE - N.T.S.

NA PURPOSE ONLY



LAYOUT PLAN SCALE - 1:500



AREA AS PER MEASUREMENT SHEET

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT										
PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA	NO OF PLOTS	TOTAL AREA	FRONT ROAD WIDTH (M)	Prorata Factor	BUILT UP AREA ON PRO-RATA BASIS (F * PRORATA FSI FACTOR)	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G * FSI)
1	0.5*(25.907 + 25.135)*16.850	430.029	0.000	430.029	1	430.029	9.000	1.53	657.944	1.10 723.739
2	0.5*(25.135 + 24.586)*12.000	298.326	0.000	298.326	1	298.326	9.000	1.53	456.439	1.10 502.083
3	0.5*(24.586 + 24.013)*12.500	303.744	7.720	296.024	1	296.024	12.000	1.80	532.843	1.10 586.127
4	9.647 * 15.000	144.705	7.720	136.985	1	136.985	12.000	1.80	246.573	1.10 271.230
5 TO 10, 13 TO 18	7.620 * 15.000	114.300	0.000	114.300	12	1371.600	9.000	1.54	2112.264	1.10 2323.490
11	0.5*(9.446 + 9.174)*15.000	139.650	0.000	139.650	1	139.650	9.000	1.54	215.061	1.10 236.567
12	0.5*(9.174 + 9.001)*15.000	136.313	0.000	136.313	1	136.313	9.000	1.54	209.921	1.10 230.913
19	9.647 * 15.000	144.705	7.720	136.985	1	136.985	12.000	1.80	246.573	1.10 271.230
20	10.000 * 16.000	160.000	7.720	152.280	1	152.280	12.000	1.80	274.104	1.10 301.514
21 TO 27	8.500 * 16.000	136.000	0.000	136.000	7	952.000	12.000	1.80	1713.600	1.10 1884.960
28	0.5*(13.751 + 11.168)*16.000	199.352	7.720	191.632	1	191.632	12.000	1.80	344.938	1.10 379.431
29	0.5*(11.168 + 8.592)*16.000	158.080	7.720	150.360	1	150.360	12.000	1.80	270.648	1.10 297.713
30 TO 36	8.500 * 16.000	136.000	0.000	136.000	7	952.000	9.000	1.54	1466.080	1.10 1612.688
37	10.000 * 16.000	160.000	7.720	152.280	1	152.280	9.000	1.54	234.511	1.10 257.962
38	8.000 * 15.000	120.000	7.720	112.280	1	112.280	9.000	1.54	172.911	1.10 190.202
39	7.620 * 15.000	114.300	0.000	114.300	1	114.300	9.000	1.54	176.022	1.10 193.624
40	0.5*(7.644 + 7.471)*15.000	113.363	0.000	113.363	1	113.363	9.000	1.54	174.578	1.10 192.036
41	0.5*(7.027 + 9.455)*15.000	123.615	7.720	115.895	1	115.895	9.000	1.54	178.478	1.10 196.326
42	7.000 * 15.000	105.000	0.000	105.000	1	105.000	9.000	1.54	161.700	1.10 177.870
43	0.5*(10.025 + 7.010)*15.000	127.763	0.000	127.763	1	127.763	9.000	1.54	196.754	1.10 216.430
44	0.5*(11.510 + 8.500)*15.000	150.075	0.000	150.075	1	150.075	9.000	1.54	231.116	1.10 254.227
45 TO 49	8.500 * 15.000	127.500	0.000	127.500	5	637.500	9.000	1.54	981.750	1.10 1079.925
50	0.5*(10.616 + 13.045)*15.000	177.458	7.720	169.738	1	169.738	12.000	1.80	305.528	1.10 336.080
51	0.5*(7.779 + 10.100)*15.000	134.093	0.000	134.093	1	134.093	12.000	1.80	241.367	1.10 265.503
52 TO 59, 62 TO 68	7.620 * 15.000	114.300	0.000	114.300	15	1714.500	12.000	1.80	3086.100	1.10 3394.710
60 & 61	8.750 * 15.000	131.250	0.000	131.250	2	262.500	12.000	1.80	472.500	1.10 519.750
69	9.000 * 15.000	135.000	7.720	127.280	1	127.280	12.000	1.80	229.104	1.10 252.014
70	12.000 * 15.000	180.000	7.720	172.280	1	172.280	12.000	1.80	310.104	1.10 341.114
71	0.5*(9.082 + 8.563)*18.879	166.560	0.000	166.560	1	166.560	12.000	1.80	299.888	1.10 329.877
TOTAL					71	9719.588			16199.398	