

अनुमति प्राप्त नगरपालिका वार्ड नं. १०
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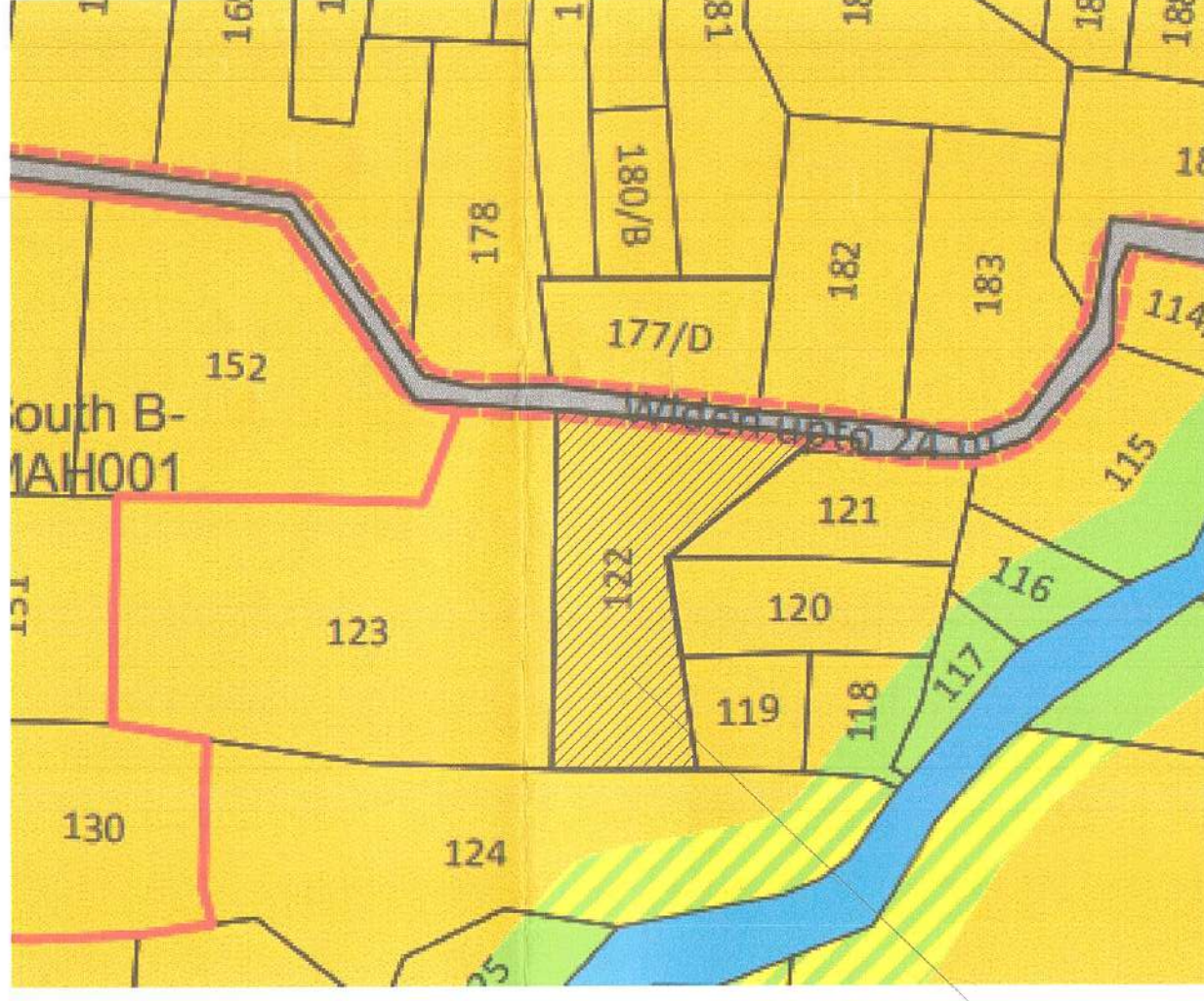
Subject to the condition that Developer / Applicant
Shall construct sewage treatment plant (STP) as per
the required norms of Maharashtra Pollution Control
Board & shall submit the NOC from MPCC without
compliance of same occupation permission not to
be issued.

AREA UNDER STP & E.S.S SPACE :-

AREA UNDER PLOT :-		
	SIZE	AREA
STP	5.000 x 5.000	25.000
ESS	1/2 X 3.362 + 2.425 5.787 x 8.664	25.069
TOTAL		50.069

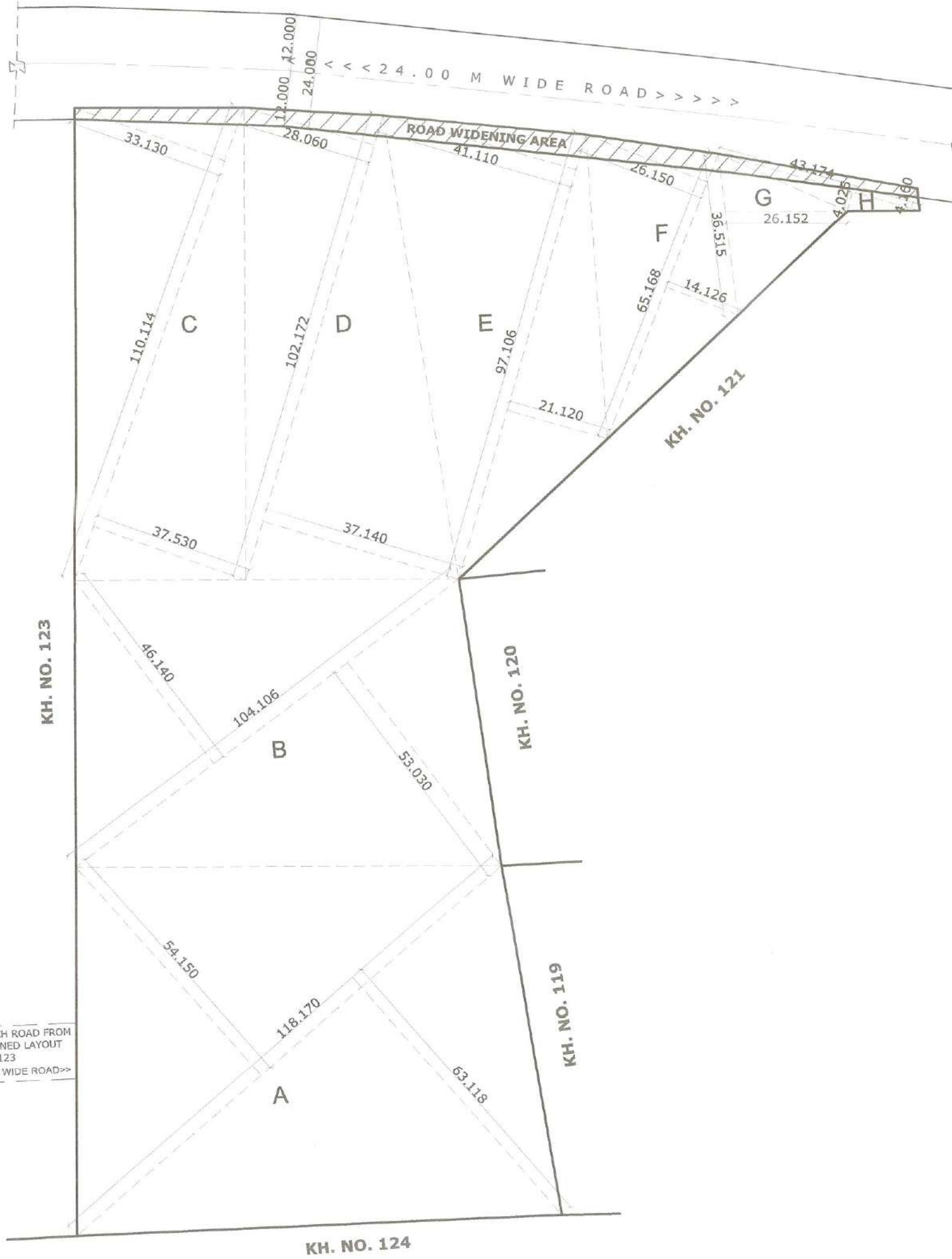
ROAD WIDENING AREA CALCULATIONS (24.00 MT) :-

AREA UNDER PLOT :-		
	SIZE	AREA
A	1/2 X 2.410 + 3.324 5.734 x 43.914	125.901
B	1/2 X 2.329 + 4.566 6.895 x 29.667	102.277
C	1/2 X 4.580 + 3.465 8.045 x 61.154	245.992
D	1/2 X 2.198 + 2.986 5.184 x 33.728	87.423
E	1/2 X 3.168 + 1.848 5.016 x 43.717	109.642
TOTAL		671.235



DP PLAN / SITE PLAN
SCALE - N.T.S

PROPOSED SITE



KEY PLAN FOR LAND
AREA CALCULATIONS

SCALE 1:1000

KEY PLAN FOR ROAD WIDENING
AREA CALCULATIONS

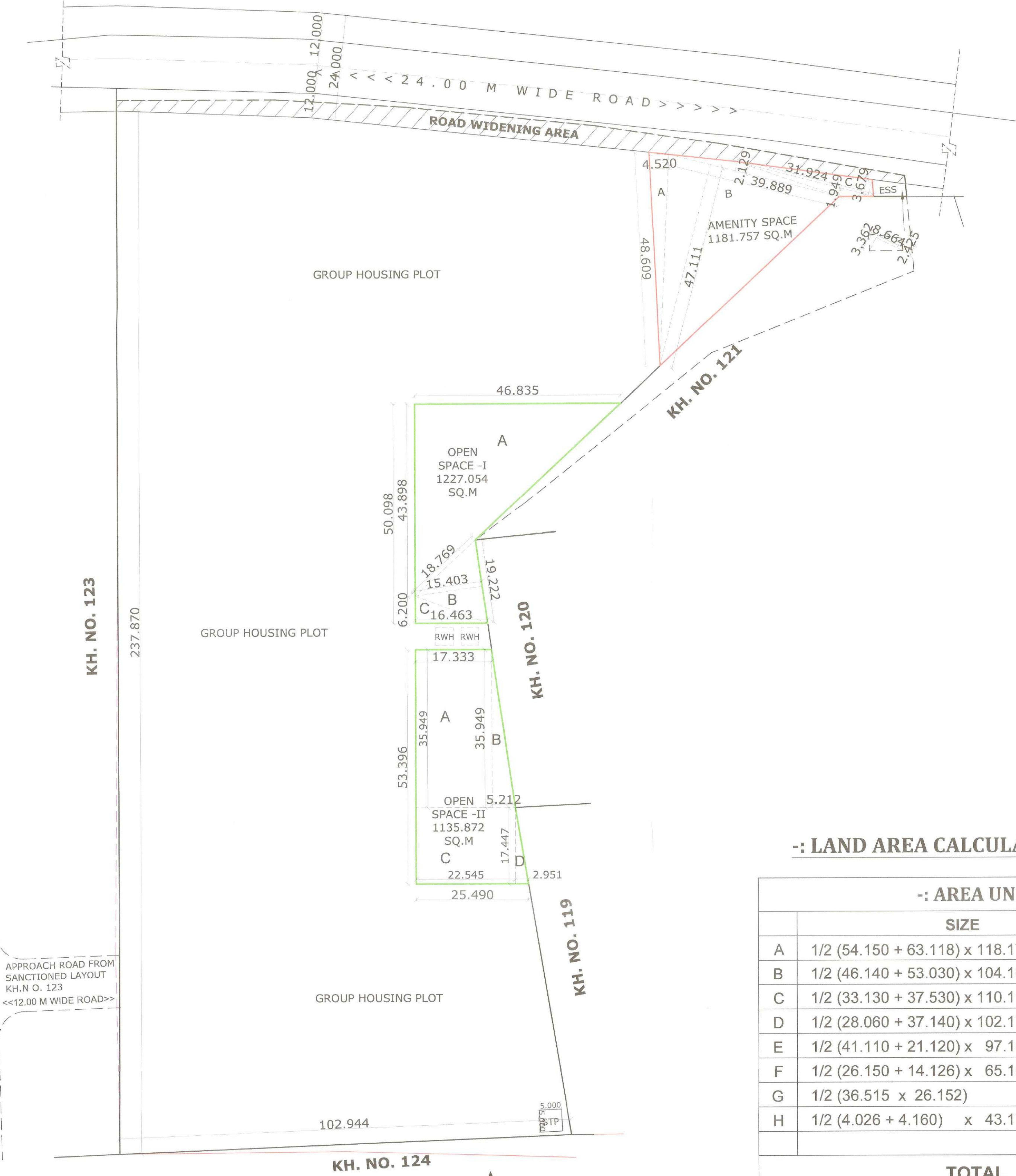
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LAND AREA CALCULATIONS OF KH NO 122 :-

AREA UNDER PLOT :-		
	SIZE	AREA
A	1/2 (54.150 + 63.118) x 118.170	6928.780
B	1/2 (46.140 + 53.030) x 104.106	5162.096
C	1/2 (33.130 + 37.530) x 110.114	3890.328
D	1/2 (28.060 + 37.140) x 102.172	3330.807
E	1/2 (41.110 + 21.120) x 97.106	3021.453
F	1/2 (26.150 + 14.126) x 65.168	1312.353
G	1/2 (36.515 x 26.152)	477.470
H	1/2 (4.026 + 4.160) x 43.174	176.713
TOTAL		24300.000

OPEN & AMENITY SPACE AREA CALCULATIONS :-

AREA UNDER AMENITY SPACE :-		
	SIZE	AREA
1.	1/2 (48.609 x 4.520)	109.856
2.	1/2 (47.111 + 2.129) x 39.889	982.067
3.	1/2 (1.949 + 3.679) x 31.924	89.834
		1181.757
AREA UNDER OPEN SPACE - I :-		
	SIZE	AREA
A	1/2 (46.835 x 43.898)	1027.981
B	1/2 (19.222 x 15.403)	148.038
C	1/2 (16.463 x 6.200)	51.035
		1227.054
AREA UNDER OPEN SPACE - II :-		
	SIZE	AREA
A	17.333 x 35.949	623.104
B	1/2 (5.212 x 35.949)	93.683
C	22.545 x 17.447	393.342
D	1/2 (2.951 x 17.447)	25.743
		1135.872
TOTAL AREA OF OPEN SPACE = 1227.054 + 1135.872		2362.926



LAYOUT PLAN

SCALE 1:500

This Section is Subject to Condition
Mentioned in Development Agreement
Dt. 09.08.2024

OFFICE OF THE NAGAR PANCHAYAT BESA- PIPLA
Letter No. 1507
Date 23/08/2024

LAYOUT SANCTIONED

Sanjay Soni
Nagar Panchayat Besa-Pipla

FINAL REVISED LAYOUT PLAN FOR RESIDENTIAL
GROUP HOUSING SCHEME ON KH. NO. 122, P.H.NO.38,
MOUZA - PIPLA, TAH. NAGPUR (GRAMIN) DIST.
NAGPUR.

BELONGING TO,
M/S SWAMI BUILDER & DEVELOPERS

STAMP OF APPROVAL OF PLANS

SR.NO	AREA STATEMENT	AREA
1	AREA OF PLOT (Minimum Area Of a.b.c. to be Considered)	
a	AS PER OWNERSHIP DOCUMENT (712, CTS EXTRACT)	24300.000
b	AS PER MEASUREMENT SHEET	24300.000 SQ.M. (100%)
c	AS PER SITE	24300.000 SQ.M. (100%)
d	AREA OF PLOT UNDER LAYOUT	24300.000 SQ.M. (100%)
e	BALANCE PLOT AREA NOT UNDER PROPOSAL	
2	DEDUCTIONS FOR	
a	PROPOSED D.P.D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING	671.235 Q.M.
b	ANY D.P. RESERVATION AREA	
TOTAL (A + B)		671.235 Q.M.
3	BALANCE AREA OF PLOT (1 - 2)	23628.765 SQ.M.
4	AMENITY SPACE (if applicable) upto 0.4 - Nil	
a	REQUIRED	1181.438 SQ.M. (5%)
b	ADJUSTMENT OF 2(b), if any	-
c	BALANCE PROPOSED	1181.757 SQ.M. (5%)
5	NET PLOT AREA [3 - 4 (c)]	22447.008 SQ.M. (100%)
6	RECREATIONAL OPEN SPACE (if applicable)	
a	REQUIRED 10% OF (3)	2362.876 SQ.M. (10%)
b	PROPOSED	2362.926 SQ.M. (10%)
7	ROAD UNDER LAYOUT AREA	
8	SERVICE ROAD AND HIGHWAY WIDENING	-
9	AREA UNDER LAYOUT PLOT	20034.013 SQ.M.
10	PRO - RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = (5/9)	-
11	AREA FOR ESS & WWTP	
a	REQUIRED	50.000 SQ.M.
b	PROPOSED	50.069 SQ.M.

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME
ON 10.12.2020 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 KASARA BOUNDRY SHOWN IN	
AREA UNDER OPEN SPACE SHOWN IN	
AREA UNDER AMENITY SPACE SHOWN IN	

OWNER SIGN :-

Sanjay Soni

M/s SWAMI BUILDERS & DEVELOPERS

ARCHITECT SIGN :-

Sanjay Soni

COA No. CA2005/36527
N.T.L.S No. 2368
Nagpur

AR. SANJAY SONI