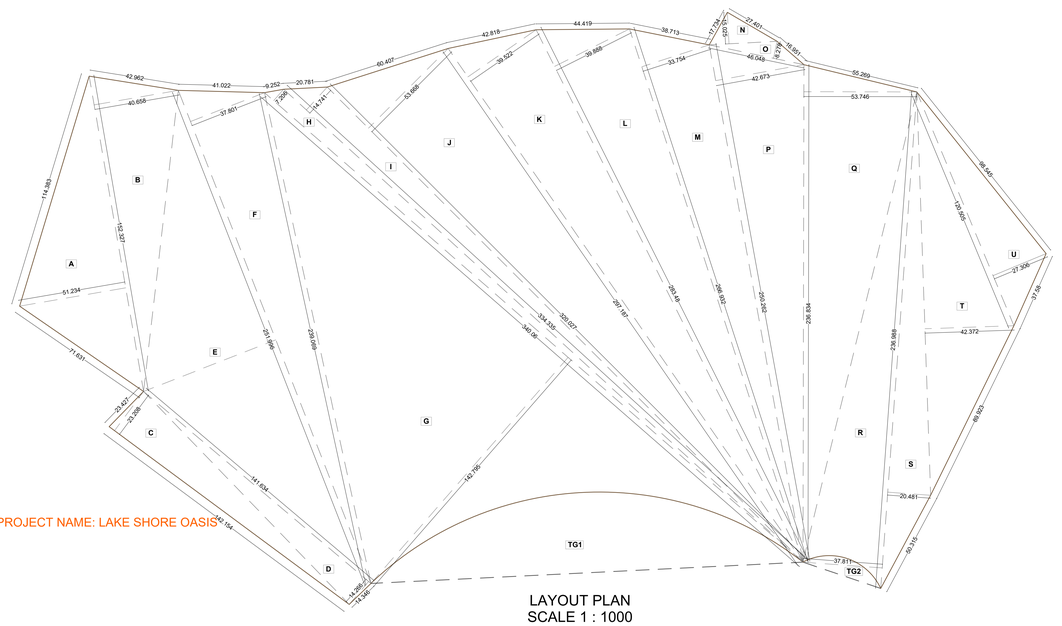
DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

Plot NO	Plot Size	Plot Area	Rounding area of road	Net Area	No. Of Plot	Pro rata FSI factor	Front Road Width	BUA on pro rata basis	Total BUA on pro rata basis	Basic FSI	Permissible Built Up Area On Basis Of F.S.I	Type of Plot	Total Plot Area
A	B	C	D	E=(C-D)	F	G	H	I=(E*G)	J	K	L=(K*I)	M	N
1	0.5 X (9.041 + 11.162) X 20.816	210.28		210.28	1	1.25	12.00	262.854	262.854	1.1	289.139	SEMI DET ACHED	210.283
2	9 X 18	162.00		162.00	1	1.25	12.00	202.500	202.500	1.1	222.750	ROW HOUSE	162.000
3	0.5 X (8.05 + 10.618) X 20.125	187.85	5.285	182.56	1	1.25	12.00	228.202	228.202	1.1	251.022	SEMI DET ACHED	182.562
4	0.5 X (9.184 + 11.406) X 23.267	239.534	11.07	228.46	1	1.25	9.00	285.580	285.580	1.1	314.138	SEMI DET ACHED	228.464
5	9 X 18	162.00		162.000	1	1.25	9.00	202.500	202.500	1.1	222.750	ROW HOUSE	162.000
6	0.5 X (10.49 + 12..483) X 22.15	254.43		254.43	1	1.25	9.00	318.032	318.032	1.1	349.836	SEMI DET ACHED	254.426
7	0.5 X (9.245 + 11.585) X 22.147	230.661		230.66	1	1.25	9.00	288.326	288.326	1.1	317.159	SEMI DET ACHED	230.661
8, 9	9 X 19.5	175.500		175.50	2	1.25	9.00	219.375	438.750	1.1	241.313	ROW HOUSE	351.000
10	0.5 X (10.969 + 13.541) X 23.585	289.034	5.285	283.75	1	1.25	9.00	354.686	354.686	1.1	390.155	SEMI DET ACHED	283.749
11	0.5 X (8.825 + 8.547) X 17.44	151.484	8.218	143.266	1	1.25	12.00	179.082	179.082	1.1	196.991	SEMI DET ACHED	143.266
12, 13, 14, 15, 16, 17, 18, 19, 20, 21	13.5 X 8	108.000		108.000	10	1.25	12.00	135.000	1350.000	1.1	148.500	ROW HOUSES	1080.000
22	13.5 X 11	148.500	7.72	140.780	1	1.25	12.00	175.975	175.975	1.1	193.573	SEMI DET ACHED	140.780
23	13.5 X 12	148.500	7.72	140.780	1	1.25	9.00	175.975	175.975	1.1	193.573	SEMI DET ACHED	140.780
24, 25, 26, 27, 28, 29, 30, 31, 32, 33	13.5 X 8	108.000		108.000	10	1.25	9.00	135.000	1350.000	1.1	148.500	ROW HOUSES	1080.000
34	0.5 X (8.659 + 8.377) X 17.215	146.637	7.25	139.387	1	1.25	9.00	174.234	174.234	1.1	191.658	SEMI DET ACHED	139.387
35	[0.5 X (7.905 + 8.82) X 15.504] + (0.5 X 1.763 X 10.443)	138.858	8.21	130.65	1	1.25	9.00	163.310	163.310	1.1	179.641	SEMI DET ACHED	130.65
36, 37, 38, 39, 40, 41, 42, 43, 44, 45	13.5 X 8	108.00		108.00	10	1.25	9.00	135.000	1350.000	1.1	148.500	ROW HOUSES	1080.000
46, 47	13.5 X 11	148.500	7.72	140.780	2	1.25	9.00	175.975	351.950	1.1	193.573	SEMI DET ACHED	281.56
48, 49, 50, 51, 52, 53, 54, 55, 56, 57	13.5 X 8	108.000		108.000	10	1.25	9.00	135.000	1350.000	1.1	148.500	ROW HOUSES	1080.000
58	0.5 X (10.155 + 8.26) X 17.067	157.14	9.16	147.98	1	1.25	9.00	184.981	184.981	1.1	203.479	SEMI DET ACHED	147.98
59	0.5 X (8.391 + 11.769) X 17.233	173.709	2.016	171.693	1	1.25	9.00	214.616	214.616	1.1	236.077	SEMI DET ACHED	171.693
60, 61, 62, 63, 64, 65, 66, 67, 68, 69	13.5 X 8	108.000		108.000	10	1.25	9.00	135.000	1350.000	1.1	148.500	ROW HOUSES	1080.000
70, 71	13.5 X 11	148.5	7.726	140.774	2	1.25	9.00	175.968	351.935	1.1	193.564	SEMI DET ACHED	281.548
72, 73, 74, 75, 76, 77, 78, 79, 80, 81	13.5 X 8	108		108	10	1.25	9.00	135.000	1350.000	1.1	148.500	ROW HOUSES	1080.000
82	0.5 X (10.041 +12.924) X 20.198	231.924	15.451	216.473	1	1.25	9.00	270.591	270.591	1.1	297.650	SEMI DET ACHED	216.473
83	0.5 X (9.133 + 13.231) X 19.332	216.170	3.584	212.586	1	1	9.00	212.586	212.586	1.1	233.845	SEMI DET ACHED	212.586
84, 85, 86, 87, 88, 89, 90, 91, 92, 93	15.75 X 9	141.750		141.750	10	1	9.00	141.750	1417.500	1.1	155.925	ROW HOUSES	1417.500
94, 95	15.75 X 12	189.000	7.726	181.274	2	1	9.00	181.274	362.548	1.1	199.401	SEMI DET ACHED	362.548
96, 97, 98, 99, 100, 101, 102, 103, 104, 105	15.75 X 9	141.750		141.750	10	1	9.00	141.750	1417.500	1.1	155.925	ROW HOUSE	1417.500
106	0.5 X (14.809 + 11.306) X 22.624	295.413	15.451	279.962	1	1	9.00	279.962	279.962	1.1	307.958	SEMI DET ACHED	279.962
107	0.5 X (9.39 + 11.62) X 23.395	245.764	4.68	241.084	1	1	9.00	241.084	241.084	1.1	265.193	DET ACHED	241.084
108	15.75 X 9	141.750		141.750	1	1	9.00	141.750	141.750	1.1	155.925	SEMI DET ACHED	141.750
109, 110, 111, 112, 113, 114, 115, 116, 117, 118	15.75 X 9	141.750		141.750	10	1	9.00	141.750	1417.500	1.1	155.925	ROW HOUSES	1417.500
119, 120	15.75 X 12	189.000	7.726	181.274	2	1	9.00	181.274	362.548	1.1	199.401	SEMI DET ACHED	362.548
121, 122, 123, 124, 125, 126, 127, 128, 129, 130	15.75 X 9	141.750		141.750	10	1	9.00	141.750	1417.500	1.1	155.925	ROW HOUSE	1417.500
131	15.75 X 10	141.750		141.750	1	1	9.00	141.750	141.750	1.1	155.925	SEMI DET ACHED	141.750
132	0.5 X (13.901 + 11.647) X 23.396	298.861	12.413	286.448	1	1	9.00	286.448	286.448	1.1	315.092	DET ACHED	286.448
133	0.5 X (10.418 + 10.585) X 24.578	258.106	7.566	250.540	1	1.6	9.00	400.864	400.864	1.1	440.950	SEMI DET ACHED	250.540
134, 135, 136, 137, 138, 139, 142, 143, 144, 145	21.5 X 8.6	184.900		184.900	10	1.6	9.00	295.840	2958.400	1.1	325.424	SEMI DET ACHED	1849.000
140, 141	21.5 X 10.85	233.275		233.275	2	1.6	9.00	373.240	746.480	1.1	410.564	SEMI DET ACHED	466.550
146	21.5 X 11.6	249.400	7.726	241.674	1	1.6	9.00	386.678	386.678	1.1	425.346	SEMI DET ACHED	241.674
147	11.6 X 21.5	249.400		249.400	1	1.6	12.00	399.040	399.040	1.1	438.944	SEMI DET ACHED	249.400
148, 149, 150, 151, 152, 153, 154, 155, 156	8.6 X 21.5	184.900		184.900	9	1.6	12.00	295.840	2662.560	1.1	325.424	ROW HOUSES	1664.100
157	12 X 21.5	258.000	7.726	250.274	1	1.6	12.00	400.438	400.438	1.1	440.482	SEMI DET ACHED	250.274
158	0.5 X (72.335 + 42.283) X 111.215	6373.620	122.243 + 657.982	5593.395	1	1.52	22.00	8501.961	8501.961	1.1	9352.157	DET ACHED	5593.395
159	0.5 X (40.985 + 49.897) X 103.788	4716.231	141.886 + 59.288	4515.057	1	2.9	12.00	13093.664	13093.664	1.1	14403.030	DET ACHED	4515.057
160	62.5 X 68.42	4276.250		4276.250	1	2.9	12.00	12401.125	12401.125	1.1	13641.238	DET ACHED	4276.250
160A	[0.5 X (45.178 + 43.785) X 87.584] + (0.5 X 8.837 X 72.61)	4216.695	4.795	4211.900	1	2.9	12.00	12214.510	12214.510	1.1	13435.961	DET ACHED	4211.900
161	82	275.721	12.317	263.404	1	1	12.00	263.404	263.404	1.1	289.745	SEMI DET ACHED	263.404
162, 163, 164, 165, 166, 167, 170, 171, 172, 173, 174	18 X 9	162		162.000	11	1	12.00	162.000	1782.000	1.1	178.200	ROW HOUSES	1782.000
168, 169	18 X 9	162		162.000	2	1	12.00	162.000	324.000	2.1	340.200	SEMI DET ACHED	324.000
182, 183	19 X 9	162		162.000	2	1	9.00	162.000	324.000	3.1	502.200	SEMI DET ACHED	324.000
175	18 X 12	216.000	7.726	208.274	1	1	12.00	208.274	208.274	1.1	229.101	SEMI DET ACHED	208.274
176	18 X 12	216.000	7.726	208.274	1	1	9.00	208.274	208.274	1.1	229.101	SEMI DET ACHED	208.274
177, 178, 179, 180, 181, 184, 185, 186, 187, 188, 189	18 X 9	162.000		162.000	11	1	9.00	162.000	1782.000	1.1	178.200	ROW HOUSES	1782.000
190	0.5 X (11.968 + 8.08) X 20.143	201.913	4.33	197.583	1	1	9.00	197.583	197.583	1.1	217.342	SEMI DET ACHED	197.583
191	0.5 X (7.973 + 9.367) X 20.981	181.905	13.195	168.710	1	1	9.00	168.710	168.710	1.1	185.581	SEMI DET ACHED	168.710
192	0.5 X (11.479 + 8.286) X 23.184	229.116		229.116	1	1	9.00	229.116	229.116	1.1	252.027	SEMI DET ACHED	229.116
193	0.5 X (3.391 + 10.544) X 21.737	151.453		151.453	1	1	9.00	151.453	151.453	1.1	166.598	DET ACHED	151.453
194	0.5 X (6.553 + 9.794) X 27.713	226.512		226.512	1	1	9.00	226.512	226.512	1.1	249.163	DET ACHED	226.512
195	9.5 X 13	123.500		123.500	1	1	9.00	123.500	123.500	1.1	135.850	SEMI DET ACHED	123.500
196	8 X 13	104.000		104.000	1	1	9.00	104.000	104.000	1.1	114.400	ROW HOUSE	104.000
197	11 X 13	143.000	7.726	135.274	1	1	9.00	135.274	135.274	1.1	148.801	SEMI DET ACHED	135.274
198, 217	13.5 X 13.35	180.225	7.726	172.499	2	1	9.00	172.499	344.998	1.1	189.749	SEMI DET ACHED	344.998
199, 200, 201, 202, 203, 204, 205, 206	13.5 X 8.85	119.475		119.475	8	1	9.00	119.475	955.800	1.1	131.423	ROW HOUSES	955.800
207, 208	13.5 X 13.35	159.975	7.726	152.249	2	1	9.00	152.249	304.498	1.1	167.474	SEMI DET ACHED	304.498
209, 210, 211, 212, 213, 214, 215, 216	13.5 X 8.85	119.475		119.475	8	1	9.00	119.475	955.800	1.1	131.423	ROW HOUSES	955.800
218, 224	11 X 13	143.000	7.726	135.274	2	1	9.00	135.274	270.548	1.1	148.801	SEMI DET ACHED	270.548
219, 222, 223	8 X 13	104.000		104.000	3	1	9.00	104.000	312.000	1.1	114.400	ROW HOUSES	312.000
220	0.5 X (3.871 + 10.257) X 21.158	149.460		149.460	1	1	9.00	149.460	149.460	1.1	164.406	SEMI DET ACHED	149.460
221	0.5 X (7.226 + 15.865) X 15.639	180.560		180.560	1	1	9.00	180.560	180.560	1.1	198.616	SEMI DET ACHED	180.560
225, 233	11 X 13	143.000	7.726	135.274	2	1	9.00	135.274	270.548	1.1	148.801	SEMI DET ACHED	270.548
226, 227, 228, 231, 232	8 X 13	104.000		104.000	5	1	9.00	104.000	520.000	1.1	114.400	ROW HOUSES	520.000
229	0.5 X (13.031 + 8.733) X 17.55	190.979		190.979	1	1	9.00	190.979	190.979	1.1	210.077	SEMI DET ACHED	190.979
230	0.5 X (13.472 + 9.532) X 19.096	219.556		219.556	1	1	9.00	219.556	219.556	1.1	241.512	SEMI DET ACHED	219.556
234, 238	11 X 13	143.000	7.726	135.274	2	1	9.00	135.274	270.548	1.1	148.801	SEMI DET ACHED	270.548
235	8 X 13	104.000		104.000	1	1	9.00	104.000	104.000	1.1	114.400	ROW HOUSE	104.000
236	0.5 X (13.402 + 8.628) X 17.379	191.430		191.430	1	1	9.00	191.430	191.430	1.1	210.573	SEMI DET ACHED	191.430
237	0.5 X (13.732 + 9.246) X 18.493	212.466		212.466	1	1	9.00	212.466	212.466	1.1	233.713	SEMI DET ACHED	212.466
239	0.5 X (15.091 + 8.01) X 18.873	217.993		217.993	1	1	9.00	217.993	217.993	1.1	239.792	SEMI DET ACHED	217.993
240, 241, 242, 243, 244, 245, 246, 247	8.5 X 16.5	140.250		140.250	8	1	9.00	140.250	1122.000	1.1	154.275	ROW HOUSES	1122.000
248, 249	14 X 16.5	231.000	7.726	223.274	2	1	9.00	223.274	446.548	1.1	245.601	SEMI DET ACHED	446.548
250, 251, 252, 253, 254, 255, 256	8.5 x 16.5	140.250		140.250	7	1	9.00	140.250	981.750	1.1	154.275	ROW HOUSES	981.750
257	0.5 X (12.057 + 6.527) X 24.17	224.588		224.588	1	1	9.00	224.588	224.588	1.1	247.046	SEMI DET ACHED	224.588
				32511.33	**258**			**62095.52**	**89462.65**		**68791.07**		**56280.25**

PROJECT UNDER REGISTRATION - PROJECT NAME: LAKE SHORE OASIS
PLOT NO.59 TO 82
PLOT AREA: 2829.71 SQ MTR



LAYOUT PLAN
SCALE 1 : 1000

OPEN SPACE

S.no.	Discription	Type	Calculation	Number	Dimension			Answer in SQ.M.
					Length	Breadth	Altitude	
ADDITION								
1	O1	TRIANGLE	1/2 X Length X Altitude	1	17.093	-	133.029	1136.932
2	O2	TRIANGLE	1/2 X Length X Altitude	1	106.309	-	118.881	6319.060
3	O3	TRIANGLE	1/2 X Length X Altitude	1	9.431	-	118.881	560.583
4	O4	TRIANGLE	1/2 X Length X Altitude	1	23.417	-	140.887	1649.575
			TOTAL ADDITION AREA =					**9666.151**
DEDUCTION								
5	TG10		-	1		AS SPECIFIED		7.726
6	TG4		-	1		AS SPECIFIED		2.801
			TOTAL DEDUCTION AREA =					**10.527**
			TOTAL OPEN SPACE AREA = TOTAL ADDITION AREA - TOTAL DEDUCTION AREA					**9655.62**

AMENITY SPACE

S.no.	Discription	Type	Calculation	Number	Dimension			Answer in SQ.M.
					Length	Breadth	Altitude	
ADDITION								
1	A1	TRIANGLE	1/2 X Length X Altitude	1	23.107	-	63.583	734.606
2	A2	TRIANGLE	1/2 X Length X Altitude	1	45.821	-	56.736	1299.850
3	A3	TRIANGLE	1/2 X Length X Altitude	1	21.41	-	56.736	607.359
4	A4	TRIANGLE	1/2 X Length X Altitude	1	9.57	-	36.195	173.193
5	A5	TRIANGLE	1/2 X Length X Altitude	1	31.322	-	78.62	1231.268
6	A6	TRIANGLE	1/2 X Length X Altitude	1	28.131	-	68.112	958.029
			TOTAL ADDITION AREA =					**5004.305**
DEDUCTION								
7	TG6		-	1		AS SPECIFIED		225.018
8	TG10		-	1		AS SPECIFIED		7.726
9	TG24		-	1		AS SPECIFIED		6.001
10	TG25		-	1		AS SPECIFIED		5.541
			TOTAL DEDUCTION AREA =					**244.286**
			TOTAL AMENITY SPACE AREA = TOTAL ADDITION AREA - TOTAL DEDUCTION AREA					**4760.02**

E.S.S.

S.no.	Discription	Type	Calculation	Number	Dimension			Answer in SQ.M.
					Length	Breadth	Altitude	
1	ES1	TRIANGLE	1/2 X Length X Altitude	1	4.322	-	9.257	20.004
2	ES2	TRIANGLE	1/2 X Length X Altitude	1	4.471	-	9.257	20.694
3	ES3	TRIANGLE	1/2 X Length X Altitude	1	6.805	-	16.951	57.676
			TOTAL E.S.S. AREA =					**98.37**

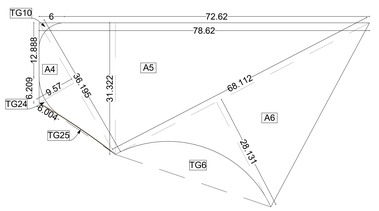
S.T.P.

S.no.	Discription	Type	Calculation	Number	Dimension			Answer in SQ.M.
					Length	Breadth	Altitude	
1	ST1	TRIANGLE	1/2 X Length X Altitude	1	16.608	-	27.649	229.597
2	ST2	TRIANGLE	1/2 X Length X Altitude	1	7.634	-	27.649	105.536
			TOTAL S.T.P. AREA =					**335.134**

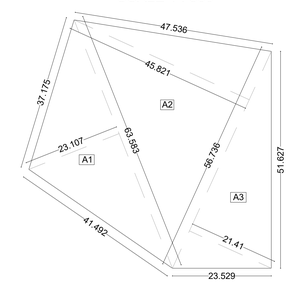
SITE PLAN

S.no.	Discription	Type	Calculation	Number	Dimension			Answer in SQ.M.
					Length	Breadth	Altitude	
ADDITION								
1	A	TRIANGLE	1/2 X Length X Altitude	1	51.234	-	152.327	3902.161
2	B	TRIANGLE	1/2 X Length X Altitude	1	40.658	-	152.327	3096.656
3	C	TRIANGLE	1/2 X Length X Altitude	1	23.208	-	142.154	1649.555
4	D	TRIANGLE	1/2 X Length X Altitude	1	14.266	-	141.634	1010.275
5	E	TRIANGLE	1/2 X Length X Altitude	1	67.547	-	251.996	8510.787
6	F	TRIANGLE	1/2 X Length X Altitude	1	37.801	-	251.996	4762.850
7	G	TRIANGLE	1/2 X Length X Altitude	1	142.795	-	340.06	24279.434
8	H	TRIANGLE	1/2 X Length X Altitude	1	7.206	-	340.06	1225.236
9	I	TRIANGLE	1/2 X Length X Altitude	1	14.741	-	334.335	2464.216
10	J	TRIANGLE	1/2 X Length X Altitude	1	53.668	-	320.027	8587.605
11	K	TRIANGLE	1/2 X Length X Altitude	1	39.522	-	297.187	5872.712
12	L	TRIANGLE	1/2 X Length X Altitude	1	39.888	-	283.48	5653.725
13	M	TRIANGLE	1/2 X Length X Altitude	1	33.754	-	266.932	4505.011
14	N	TRIANGLE	1/2 X Length X Altitude	1	15.025	-	32.334	242.909
15	O	TRIANGLE	1/2 X Length X Altitude	1	8.278	-	46.048	190.593
17	P	TRIANGLE	1/2 X Length X Altitude	1	42.673	-	250.262	5339.715
18	Q	TRIANGLE	1/2 X Length X Altitude	1	53.746	-	236.834	6364.440
19	R	TRIANGLE	1/2 X Length X Altitude	1	37.811	-	236.988	4480.377
20	S	TRIANGLE	1/2 X Length X Altitude	1	20.481	-	236.988	2426.876
21	T	TRIANGLE	1/2 X Length X Altitude	1	42.372	-	192.125	4070.360
22	U	TRIANGLE	1/2 X Length X Altitude	1	27.306	-	120.505	1645.255
			TOTAL ADDITION AREA =					**100280.748**
DEDUCTION								
23	TG1		-	1		AS SPECIFIED		5395.030
24	TG2		-	1		AS SPECIFIED		225.018
			TOTAL DEDUCTION AREA =					**5620.048**
			TOTAL PLOT AREA = TOTAL ADDITION AREA - TOTAL DEDUCTION AREA					**94660.70**

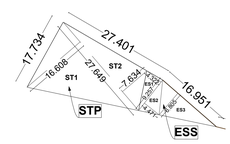
OPEN SPACE
SCALE 1 : 500



AMENITY SPACE 1
SCALE 1 : 500



AMENITY SPACE 2
SCALE 1 : 500



E.S.S AND S.T.P
SCALE 1 : 500

Signature valid
Digitally signed by BHARAT BAJIRAO MANDANWAR
Date: 2024.08.13 17:44:09 IST
Reason: Approved Planning Permit
Designation : Chief Officer
Location: Besa-Pipla, Nagpur, Maharashtra
Project Name : BPNM-24-78746
Application Number : MAHAFIRE2400531
Proposal Number : 72030
Certificate Number : BPNMULTI/2024/APL/00002

Planning Assistant
Date: 21/08/2024

SUBMISSION DRAWING	SH.NO.
LAYOUT SUBMISSION	01/02

PROPOSED FINAL DEMARCATED RESIDENTIAL LAYOUT ON KH.NO. 104(P), 105, 106, 107, 108(P), 109, 110, ENSAARA METROPARK, MOUZA - PIPLA, TAH - NAGPUR (RURAL), NAGPUR - 440034 BELONGING TO - LUXORA INFRASTRUCTURES PVT. LTD.

APPROVAL STAMP:

Name Of Owner : Umesh Narayan Patankar

Postal Address : PLOT NO 91,RING ROAD,POLICE CHOWKI,Ranapratap Nagar,Ranapratap Nagar,Nagpur-440022,Maharashtra

Phone No. 9422106239

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
AT KH.NO. 104(P), 105,□ □ 106, 107, 108(P), 109, 110, ENSAARA METROPARK, MOUZA -□ □ PIPLA,□ □ TAH - NAGPUR (RURAL), NAGPUR

Name Of Architect : Parag Kotwal

ADDRESS OF OFFICE
OFFICE -
76,Bante Layout,Somalwada, Wardha Road,Nagpur .

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by BHARAT BAJIRAO MANDANWAR
Date: 2024.08.13 17:44:09 IST
Reason: Approved Planning Permit
Designation : Chief Officer
Location: Besa-Pipla, Nagpur, Maharashtra

SCALE - 1:100	20/08/24
JOB NO - BPNM-24-78746	CHECK BY -

SUBMISSION DRAWING