DETAILS OF LAYOUT/SUBDIVISION OF LAND								
1.a) Village	1.b)Parcel No.(S.No.,H No., C S No., F P No.,Sub Plot No.,Gut No)	Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gunthewari)	1.f)Area in SqM as per Revenue Record	1.g)Area as per Measurement Plan	1.h)Area as per POA	1.i)Area as per Demarcated	1.j)Area in possession	1.k)Stringent Area in SqM
PIPLA	104 105 106 107 108 109 110	Raw/Adjoining Land	94494.09	94494.09	0.00	94660.70	94660.70	94494.09
Total Amalgamated Plot			94494.09	94494.09	0.00	94660.70	94660.70	94494.09

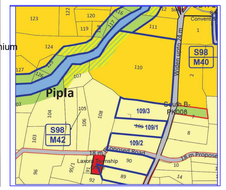
Amenity CALCULATION	
Name	Area
AMENITY SPACE	2641.80
AMENITY AREA	2118.22
TOTAL	4760.02

RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	9655.62
TOTAL	9655.62



RESIDENTIAL ZONE PLAN
SCALE N.T.S

Project Details	
Building Type - BPNM-24-78746	
Zone Type - Residential Zone - R-4 with payment of premium	
Location - Non-Congested	
Ward No - Layout Approval	
Plot No. - Layout Demarcated/Final	
Cts No./Servey No. - -	
Sheet No. - 104 105 106 107 108 109 110	
Zone Number:	
Ward Name :	
Prorata Value :	0.00
Separation/CRZ Zone Area :	



Signature valid
Digitally signed by BHARAT BABURAO MANDANWAR
Date: 2024.08.13 17:54:17 IST
Reason: Approved By Planning Authority
Designation : Chief Officer
Location: Besa-Pipla, Nagpur
Project Name: BPNM-24-78746
Application Number : BPNM/LP/2024/00331
Proposal Number : 72030
Certificate Number : BPNM/LP/2024/APL/00002

Planning Assistant
Date: 21/08/2024

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

ROW HOUSE SANCTIONED WITH FSI 147.444 SQ MTRS VIDE PERMIT NO.BPNM/B/2024/APL/00380 VIDE DATED 08/01/2025

BUFFER LINE

12M WIDE INTERNAL ROAD

9M WIDE INTERNAL ROAD

22M WIDE EXTERNAL ROAD

STP

ESS

LAYOUT PLAN
SCALE 1 : 500

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:

PROFORMA I

PROPOSED RESIDENTIAL LAYOUT ON KH.NO 104, 105, 106, 107, 108, 109, 110, MOUZA - PIPLA, TAH - NAGPUR (RURAL), NAGPUR. BELONGING TO - LUXORA INFRASTRUCTURES PVT. LTD.	Drawing Sheet No.
A. AREA STATEMENTS	
1. Area of land	IN SQ.MT.
(Minimum area of a,b,c to be considered)	
a) As per ownership document (7/12, CTS	94494.09
b) as per measurement sheet	94494.09
c) as per site	94660.70
2. Deduction for	
(a) Proposed D.P/D.P.Road widending Area	0.000
(b) Any D.P. Reservation area	0.000
(Total a+b+c)=	0.000
3. Balanced Area of Plot (1-2)	94494.09
4. Recreational Open space	
a) Required - (10%)	9449.41
b) Proposed- (10%)	9655.62
5. Amenity Space	
a) Required-	4724.70
b) Proposed-	4760.02
6. Net plot area (3-5b)	89734.07
7. Internal Road Area	23364.09
8. Plotable Area	56280.25
9. Net area of plot for FSI Calculations -(3-5b)	89734.07
10. S.T.P. area	333.15
11.Electric substation	98.37

LEGENDS

- PLOT BOUNDARY
- AMENITY SPACE
- OPEN SPACE
- WATERBODY
- BUFFER LINE

AREA STATEMENT

1	Area of Plot (Minimum area of a, b, c to be considered)	94494.09
	a) ... As per ownership document (7/12, CTS extract)	94494.09
	b) ... as per measurement sheet	94494.09
	c) ... as per site	94660.70
2	Deductions for -	
	(a) Proposed D.P./ D.P. Road widening Area/ Proposed road set back area	0.00
	(b) Any D.P. Reservation area	0.00
	(b) Any D.P. Reservation area	0.00
	(c) External structure in plot	0.00
	(d) Not in possession	0.00
	(Total a+b+c+d)	0.00
3	Balance area of plot (1-2)	94494.09
4	Amenity Space (if applicable)	
	(a) Required -	4724.70
	(b) Adjustment of 2(c), if any -	
	(c) Proposed -	4760.02
5	Net Plot Area (3-4 (c))	89734.07
6	Recreational Open space/Play Ground (if applicable)	
	(a) - Required -	9449.40
	(b) - Proposed -	9655.62
7	Internal Road area (net plot -(Potable area + open space + WSER + external structure))	23699.83
8	Narrow road area/ regularly widening	---
9	Potable Area (6-7-8)	56280.25
10	Permissible FSI/ Fsi calculation on layout plots = (5/9)	1.59
11	Area for inclusive housing	---
	(a) Required -	---
	(b) Proposed -	---

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 Kolwal

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

OWNERS SIGN :- Verified by applicant

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by PARAG KOLWAL
Date: 2024.08.20 17:19:39 IST
Reason: Approved By Planning Authority
Designation : Chief Officer
Location: Besa-Pipla, Nagpur

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

SUBMISSION DRAWING