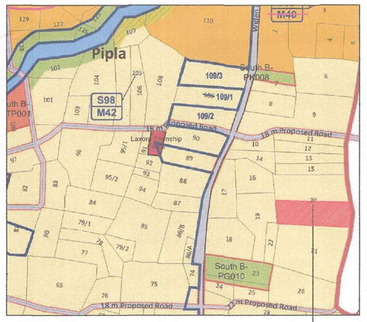
PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	FACTOR FOR PRORATA FSI	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*I) SQ.M
A		B	C	D	E	F	G	H	I	J	K
1	0.5*(31.295 + 35.997) * 71.221 +0.5*(48.466 + 47.839)*28.999	3792.676	11.770	3780.906	1	3780.906	1.690	6389.731	15.000	1.100	7028.704
2	11.911 * 18.000	214.398	7.720	206.678	1	206.678	1.495	308.984	9.000	1.100	339.882
3 TO 5	9.000 * 18.000	162.000	0.000	162.000	3	486.000	1.495	726.570	9.000	1.100	799.227
6	0.5*(8.919 + 9.000) * 18.000	161.271	0.000	161.271	1	161.271	1.495	241.100	9.000	1.100	265.210
7	0.5*(9.069 + 9.000) *16.000	144.552	0.000	144.552	1	144.552	1.495	216.105	9.000	1.100	237.716
8 TO 10	9.000 * 16.000	144.000	0.000	144.000	3	432.000	1.495	645.840	9.000	1.100	710.424
11	0.5*(11.952 + 11.950) * 16.000	191.216	7.720	183.496	1	183.496	1.495	274.327	9.000	1.100	301.759
12	0.5*(11.948 + 11.950) * 16.000	191.184	7.720	183.464	1	183.464	1.495	274.279	9.000	1.100	301.707
13 TO 15	9.000 * 16.000	144.000	0.000	144.000	3	432.000	1.495	645.840	9.000	1.100	710.424
16	0.5*(9.069 + 9.124) * 10.221 + 0.5 * (9.124 +8.938)* 5.779	145.165	0.000	145.165	1	145.165	1.495	217.022	9.000	1.100	238.725
17	0.5*(8.693 + 8.242) * 14.000	118.545	0.000	118.545	1	118.545	1.495	177.225	9.000	1.100	194.947
18 TO 21	14.000 * 7.350	102.900	0.000	102.900	4	411.600	1.495	615.342	9.000	1.100	676.876
22	14.000 * 9.500	133.000	7.720	125.280	1	125.280	1.495	187.294	9.000	1.100	206.023
23	13.500 * 9.500	128.250	7.720	120.530	1	120.530	1.495	180.192	9.000	1.100	198.212
24 TO 27	13.500 * 7.350	99.225	0.000	99.225	4	396.900	1.495	593.366	9.000	1.100	652.702
28	0.5*(7.806 + 8.242) * 13.500	108.324	0.000	108.324	1	108.324	1.495	161.944	9.000	1.100	178.139
29	0.5*(8.984 + 8.484) * 15.500	135.377	0.000	135.377	1	135.377	1.495	202.389	9.000	1.100	222.627
30 TO 33	15.500* 7.000	108.500	0.000	108.500	4	434.000	1.495	648.830	9.000	1.100	713.713
34	15.500 * 9.432	146.196	7.720	138.476	1	138.476	1.495	207.022	9.000	1.100	227.724
35	15.000 * 9.432	141.480	7.720	133.760	1	133.760	1.495	199.971	9.000	1.100	219.968
36 TO 39	15.000 * 7.000	105.000	0.000	105.000	4	420.000	1.495	627.900	9.000	1.100	690.690
40	0.5*(8.040 + 8.484) * 15.000	123.930	0.000	123.930	1	123.930	1.495	185.275	9.000	1.100	203.803
41	0.5*(8.142 + 7.626) * 16.000	126.144	0.000	126.144	1	126.144	1.495	188.585	9.000	1.100	207.444
42 TO 45	7.000 * 16.000	112.000	0.000	112.000	4	448.000	1.495	669.760	9.000	1.100	736.736
46	9.000 * 16.000	144.000	7.720	136.280	1	136.280	1.495	203.739	9.000	1.100	224.112
47	11.688 * 14.600	170.645	0.000	170.645	1	170.645	1.495	255.114	9.000	1.100	280.625
		TOTAL			47	9703.323		15243.745			16768.120

Project Details

Proposal code -BPNM-25-69309
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Cts No./Survey No. - 20/2
Tahsil :NAGPUR(G)
Mouza :PIPLA
Prorata Value : 0.000
Separation/CRZ Zone Area :



FINAL DEMARCATED LAYOUT
KH. NO. 20
DP SHEET NO. 98

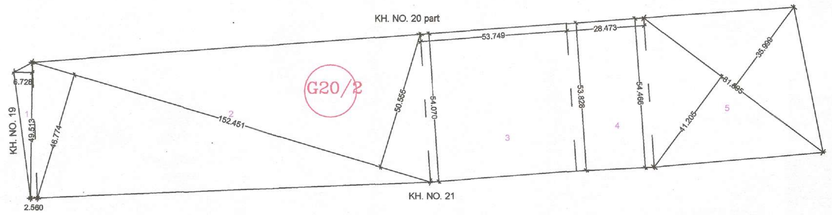
LOCATION PLAN
SCALE - N.T.S.

FINAL DEMARCATED LAYOUT PLAN ON
KH. NO. - 20/2, P.H. NO. - 38 , CTS NO. -1091/4 ,MOUZA - PIPLA
TAH. - NAGPUR (G), DIST. - NAGPUR.

BELONGING TO :-
1) SHRI. GOPAL JUGALKISHOR CHANDAK
2) SHRI. CHANDRAPAL HANUMANSINGH GAHERWAR
3) SHRI. SUDHAKAR VITTHALRAO KOHLE

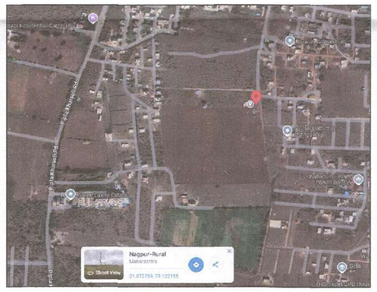
	AREA STATEMENTS :		
1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)		
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 16000.000	SQ.M
	B) AS PER MEASUREMENT SHEET	= 15251.630	SQ.M
	C) AS PER SITE	= 15251.630	SQ.M
2	DEDUCTIONS FOR :		
	A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	= 0.000	SQ.M
	B) ANY D.P. RESERVATION AREA	= 0.000	SQ.M
	C) AREA NOT UNDER LAYOUT	= 0.000	SQ.M
	TOTAL A+B+C	= 0.000	SQ.M
3	BALANCE AREA OF PLOT (1- 2)	= 15251.630	SQ.M (100 %)
4	AMENITY SPACE :		
	A) REQUIRED	= 000.000	SQ.M
	B) ADJUSTMENT OF 2(A), if any	= 0.00	SQ.M
	C) BALANCE PROPOSED	= 000.000	SQ.M
5	NET PLOT AREA (3- 4C)	= 15251.630	SQ.M
6	RECREATIONAL OPEN SPACE :		
	A) REQUIRED	= 1525.163	SQ.M
	B) PROPOSED	= 1526.604	SQ.M
7	INTERNAL ROAD AREA	= 3485.097	SQ.M
8	PROPOSED 18.00 M WIDE ROAD WIDENING AREA	= 486.606	SQ.M
9	PLOTABLE AREA	= 9703.323	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) = 1.571		

Signature valid
Digitally signed by BHARAT BABULRAO NANDANWAR
Date: 2025.08.26 17:31:59 IST
Reason: Approved Building Plan
Designation : Chief Officer
Location: Besa-Pipla Nagpur Maharashtra
Project Code : BPNM-25-69309
Application Number : BPNM/NA/2500053
Proposal Number : 3676126
Certificate Number : BPNM/LF/2025/APL/00013



AREA AS PER MEASUREMENT SHEET

1) 0.5 * (6.728 + 2.560) * 49.513	=	229.938	SQ.M
2) 0.5 * (46.774 + 50.555) * 152.451	=	7418.951	SQ.M
3) 0.5 * (54.070 + 53.828) * 53.749	=	2899.704	SQ.M
4) 0.5 * (54.466 + 53.828) * 28.473	=	1541.727	SQ.M
5) 0.5 * (41.205 + 35.999) * 81.895	=	3161.310	SQ.M
TOTAL	=	15251.630	SQ.M

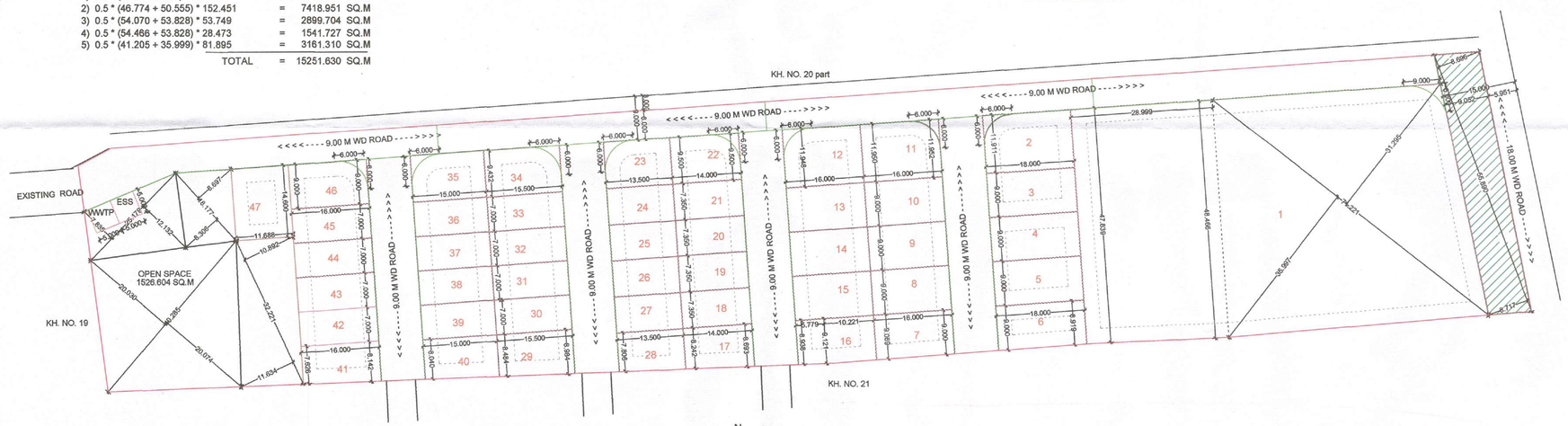


GOOGLE MAP

OPEN SPACE

1) 0.5 * (12.132 + 7.835) * 25.179	=	251.374	SQ.M
2) 0.5 * (8.306 + 8.697) * 18.177	=	154.531	SQ.M
3) 0.5 * (20.074 + 20.030) * 40.285	=	807.794	SQ.M
4) 0.5 * (10.892 + 11.634) * 32.221	=	362.905	SQ.M
TOTAL	=	1576.604	SQ.M
DEDUCTION OF E.S.S. = 5 * 5	=	25.000	SQ.M
DEDUCTION OF W.W.T.P. = 5 * 5	=	25.000	SQ.M
TOTAL (A)	=	1526.604	SQ.M

SERVICE .ROAD WIDENING AREA
1) 0.5 * (8.696 + 8.717) * 55.890 = 486.606 SQ.M



LAYOUT PLAN

DIVINE PROJECTS
Architects. Engineers. Contractors.
MB. No. - 9158855005

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXSTING SHOWN BLUE HATCHED

Name Of Owner : Gopal Jugalkishor Chandak□ □ CHANDRAPAL HANUMANSINGH GAHERWAR□ □ SUDHAKAR VITTHALRAO KOHLE

Postal Address : Plot No 227, Radhakrishana,Opp. Hanuman Mandir,Shankar Nagar,Nagpur,Maharashtra-440010

Phone No.:9822000824

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
KH. NO. - 20/2, P.H. NO. - 38 , MOUZA - PIPLA □ □ TAH. - NAGPUR (G), DIST - NAGPUR.□ □

Name Of Engineer : Dhaval Subhashrao Harshe

ADDRESS OF OFFICE
OFFICE -
85 sanmarg nagar hudkeshavar road near mhalgi nagar bustop nagpur

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100 | 19/08/25
JOB NO - BPNM-25-69309 | CHECK BY -

SUBMISSION DRAWING