



FINAL REVISED RESIDENTIAL LAYOUT PLAN ON KH NO. 9/1, PH.NO.38, MOUZA PIPLA, NAGPUR

BELONGING TO,
M/s. RACHANA DEVELOPERS THROUGH PARTNER
SHRI SHISHIR DIOTE
12/11/2020

LAND AREA STATEMENT

	DIMENSIONS IN METERS	TOTAL	UNIT
1	0.5 X 122.230 X 44.779	=	2736.678 SQ.M
2	0.5 X 128.971 X 38.276	=	2468.247 SQ.M
3	0.5 X 154.611 X 77.733	=	6009.188 SQ.M
4	0.5 X 154.383 X 59.878	=	5819.833 SQ.M
5	0.5 X 79.200 X 39.552	=	1566.259 SQ.M
TOTAL		18600.00	SQ.M

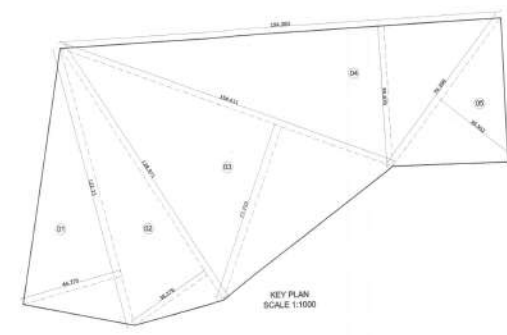
MHAPMETROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO REVIEW AND CORRECTION
MENTIONED IN AGREEMENT OF SALE NO. 311
FOR THE (UNDIVIDED) PLOT NO. 311
MOUZA PIPLA - TALUK NAGPUR (S.D.)

KH NO. 9 PART
This Layout Plan is approved by
Metropolitan Commissioner on Date: 12-11-2020

This sanction is subject to conditions of
N.A. order Dt. 12-11-2020

	SIZE (M)	TOTAL	ROUNDING AREA OF ROAD (SQ.M)	NET AREA (SQ.M)	TOTAL AREA (SQ.M)	GRAND TOTAL AREA (SQ.M)
AMENITY SPACE	0.5 X 28.211 X 35.534 X 67.07	=	2137.018	0.00	2137.018	2137.018
OPEN SPACE A	0.5 X 0.00 X 30.80 X 12.44	=	192.32	0.00	192.32	192.32
OPEN SPACE B	0.5 X 0.00 X 22.87 X 79.78	=	427.34	0.00	427.34	427.34
DP ROAD	0.5 X 0.00 X 8.80 X 10.52	=	35.77	0.00	35.77	35.77
ROAD WIDENING	0.5 X 0.00 X 18.31 X 18.64	=	337.85	0.00	337.85	337.85
	0.5 X 27.41 X 6.75 X 27.95	=	462.83	0.00	462.83	462.83
	0.5 X 120.200 X 110.620 X 1.500	=	165.66	0.00	165.66	165.66

Certificate of Area:
Certified that the plot under reference was surveyed by me on 22/03/18 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 documents of Ownership / T.P. Scheme Records/ Land Records Department/City Survey records.



AREA STATEMENT FOR PLOTS											
PLOT NO.	SIZE (M)		PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (SQ.M)	REMAINING PLOT AREA (SQ.M)	BUILT-UP AREA ON PLOT AREA (SQ.M)	NO. OF PLOTS	TOTAL PLOT AREA (SQ.M)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (SQ.M)
A	B		C	D	E = (C-D)	F = E x (100%)	G	H = 70 x G	I	J	K = 100 x J
1	0.5	X 13.09 + 19.25 X 37.96	= 611.81	43.73	570.08	1.0229	1	570.08	24.00/0.00	1.10	627.49
2	0.5	X 7.62 + 8.29 X 16.55	= 131.05	0.00	131.05	215.29	1	131.05	1.10	1.10	148.16
3	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
4	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
5	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
6	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
7	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
8	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
9	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
10	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
11	0.5	X 14.00 + 15.20 X 13.80	= 221.31	22.31	199.00	332.28	1	221.91	34.00	1.10	244.11
12	0.5	X 9.14 + 9.94 X 13.80	= 131.05	0.00	131.05	217.77	1	131.05	0.00	1.10	148.16
13	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
14	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
15	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
16	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
17	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
18	10.75	X 13.80	= 148.25	0.00	148.25	237.11	1	148.25	9.00	1.10	163.19
19	0.5	X 9.94 + 10.75 X 13.80	= 142.76	0.00	142.76	228.50	1	142.76	9.00	1.10	157.94
20	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
21	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
22	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
23	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
24	0.5	X 13.60	= 126.13	0.00	126.13	201.94	1	126.13	0.00	1.10	139.21
25	10.75	X 13.80	= 148.25	0.00	148.25	237.11	1	148.25	9.00	1.10	163.19
26	0.5	X 8.80 + 9.69 X 15.25	= 140.99	0.00	140.99	225.72	1	140.99	8.00	1.10	155.18
27	9.90	X 15.25	= 137.25	0.00	137.25	214.74	1	137.25	9.00	1.10	150.81
28	9.90	X 15.25	= 137.25	0.00	137.25	214.74	1	137.25	9.00	1.10	150.81
29	9.90	X 15.25	= 137.25	0.00	137.25	214.74	1	137.25	9.00	1.10	150.81
30	0.5	X 6.69 + 10.58 X 15.75	= 154.56	0.00	154.56	247.45	1	154.56	8.00	1.10	170.01
31	9.90	X 15.25	= 137.25	0.00	137.25	214.74	1	137.25	9.00	1.10	150.81
32	9.90	X 15.25	= 137.25	0.00	137.25	214.74	1	137.25	9.00	1.10	150.81
33	9.90	X 15.25	= 137.25	0.00	137.25	214.74	1	137.25	9.00	1.10	150.81
34	0.5	X 16.81 + 16.40 X 15.25	= 254.45	0.00	254.45	398.00	1	254.45	10.00/0.00	1.10	291.13
35	0.5	X 8.00 + 10.33 X 4.77	= 24.44	14.71	9.73	15.44	1	232.78	372.68	1.10	258.06
36	0.5	X 33.25 + 13.99 X 19.18	= 882.86	15.18	867.68	588.75	1	232.78	372.68	1.10	404.54
37	0.5	X 3.00 + 7.90 X 20.86	= 155.04	0.00	155.04	232.64	1	232.64	8.50	1.10	261.49
38	15.34	X 9.01	= 137.51	0.00	137.51	209.84	1	137.51	9.50	1.10	154.47
39	0.5	X 7.90 + 8.48 X 17.86	= 142.69	7.72	134.97	210.08	1	134.97	8.50	1.10	151.04
40	15.32	X 9.01	= 137.20	0.00	137.20	209.45	1	137.20	9.50	1.10	153.72
41	15.32	X 9.01	= 137.20	0.00	137.20	209.45	1	137.20	9.50	1.10	153.72
42	0.5	X 7.61 + 8.35 X 18.23	= 145.67	0.00	145.67	212.87	1	145.67	8.50	1.10	160.01
43	0.5	X 7.96 + 7.82 X 17.76	= 132.13	0.00	132.13	211.54	1	132.13	8.50	1.10	145.34
44	15.32	X 9.01	= 137.20	0.00	137.20	209.45	1	137.20	9.50	1.10	153.72
45	15.32	X 9.01	= 137.20	0.00	137.20	209.45	1	137.20	9.50	1.10	153.72
46	0.5	X 13.27 + 13.91 X 21.85	= 279.28	14.04	265.22	411.81	1	262.22	18.00/0.00	1.10	298.44
47	15.40	X 10.46	= 161.73	0.00	161.73	236.90	1	161.73	9.50	1.10	177.87
48	15.40	X 10.46	= 161.73	0.00	161.73	236.90	1	161.73	9.50	1.10	177.87
TOTAL							7559.87	12393.56	48.00		