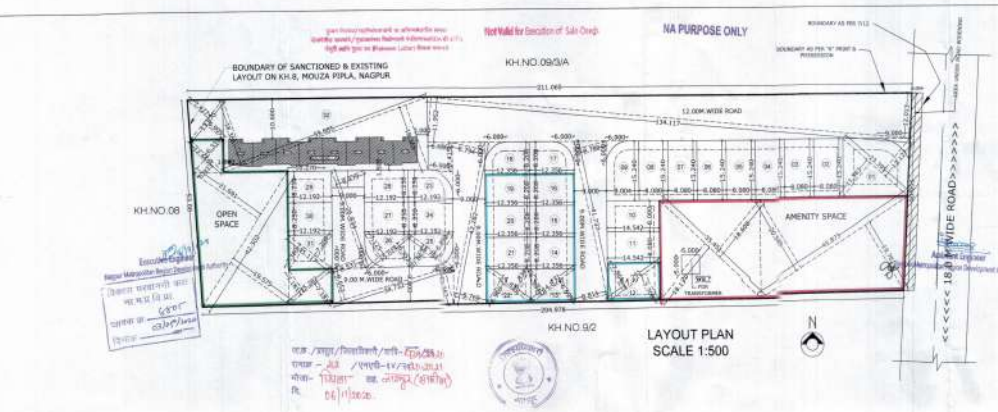
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH NO. 9/3-B, MOUZA PIPLA, NAGPUR

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

Not Valid for Execution of Sale Deed

NA PURPOSE ONLY





PIPLA DP PLAN



PIPLA
BHUNAKASHA



	SIZE (M)							TOTAL	ROUNDING AREA OF ROAD (SQ.M.)	NET AREA (SQ.M.)	TOTAL AREA (SQ.M.)	GRAND TOTAL AREA (SQ.M)
AMENITY SPACE	0.50	X	19.761	+	20.549	X	45.873	=	924.570	0.00	1575.770	1575.770	1575.770
	0.50	X	18.606	+	18.130	X	35.451	=	651.199	0.00			
OPEN SPACE	0.50	X	7.181	+	7.181	X	15.282	=	109.740	0.00	1064.373	1064.373	1064.373
	0.50	X	21.691	+	19.575	X	42.502	=	876.946	0.00			
	0.50	X	6.331	+	5.933	X	12.669	=	77.686	0.00			

AREA STATEMENT FOR PLOTS

PLOT NO.	SIZE (M)							PLOT AREA (SQ.M.)	REFUNDING AREA OF ROAD (SQ.M.)	REMAINING PLOT AREA (SQ.M.)	BUILT-UP AREA ON PROPOSED BASIS (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 1.000		G	H=E X G	I	J	K=F x J
1	0.50	X	11.969	+	12.127	X	24.096	=	277.113	93.188	361.815	505.758	1	361.815	18.0 /12.0	1.10	280.147
2	6.000	X	15.240					=	114.189	6.000	123.189	177.781	1	123.189	12.00	1.10	195.459
3	6.000	X	15.240					=	123.189	0.000	123.189	177.781	1	123.189	12.00	1.10	195.459
4	6.000	X	15.240					=	123.189	0.000	123.189	177.781	1	123.189	12.00	1.10	195.459
5	6.000	X	15.240					=	123.189	0.000	123.189	177.781	1	123.189	12.00	1.10	195.459
6	6.000	X	15.240					=	123.189	0.000	123.189	177.781	1	123.189	12.00	1.10	195.459
7	6.000	X	15.240					=	123.189	0.000	123.189	177.781	1	123.189	12.00	1.10	195.459
8	6.000	X	15.240					=	123.189	0.000	123.189	177.781	1	123.189	12.00	1.10	195.459
9	9.000	X	15.240					=	137.222	7.725	129.496	250.057	1	129.496	12.00/9.0	1.10	142.446
10	14.342	X	8.000					=	117.500	0.000	117.500	174.899	1	117.500	9.00	1.10	129.250
11	14.342	X	8.000					=	117.500	0.000	117.500	169.053	1	117.500	9.00	1.10	129.250
12	0.50	X	7.000	+	7.708	X	12.792	=	134.470	0.000	134.470	203.043	1	134.470	9.00	1.10	148.117
13	0.50	X	8.691	+	5.834	X	14.833	=	100.552	0.000	100.552	174.781	1	100.552	9.00	1.10	110.608
14	12.192	X	8.306					=	101.255	0.000	101.255	153.844	1	101.255	9.00	1.10	111.380
15	12.192	X	8.306					=	101.421	0.000	101.421	153.844	1	101.421	9.00	1.10	111.563
16	12.192	X	8.306					=	101.421	0.000	101.421	153.844	1	101.421	9.00	1.10	111.563
17	12.192	X	8.306					=	101.421	0.000	101.421	153.844	1	101.421	9.00	1.10	111.563
18	12.192	X	8.306					=	101.421	0.000	101.421	153.844	1	101.421	9.00	1.10	111.563
19	12.192	X	8.306					=	101.421	0.000	101.421	153.844	1	101.421	9.00	1.10	111.563
20	12.192	X	8.306					=	101.421	0.000	101.421	153.844	1	101.421	9.00	1.10	111.563
21	12.192	X	8.306					=	101.421	0.000	101.421	153.844	1	101.421	9.00	1.10	111.563
22	0.50	X	6.960	+	5.834	X	14.833	=	102.540	0.000	102.540	155.500	1	102.540	9.00	1.10	112.780
23	12.192	X	8.259					=	100.684	7.722	92.955	175.109	1	92.958	12.0/9.0	1.10	102.248
24	12.192	X	8.259					=	100.684	0.000	100.684	154.109	1	100.684	9.00	1.10	110.642
25	0.50	X	7.967	+	6.892	X	14.791	=	103.284	7.720	95.564	184.331	1	95.564	9.00	1.10	105.080
26	0.50	X	7.519	+	6.952	X	15.015	=	105.753	7.720	98.033	189.203	1	98.033	9.00	1.10	107.837
27	12.192	X	8.259					=	100.684	0.000	100.684	154.109	1	100.684	9.00	1.10	110.642
28	12.192	X	8.259					=	100.684	0.000	100.684	154.109	1	100.684	9.00	1.10	110.642
29	12.192	X	8.259					=	100.684	0.000	100.684	154.109	1	100.684	9.00	1.10	110.642
30	12.192	X	8.259					=	100.684	0.000	100.684	154.109	1	100.684	9.00	1.10	110.642
31	0.50	X	7.000	+	7.708	X	15.127	=	114.260	0.000	114.260	210.953	1	114.260	9.00	1.10	125.697
32	0.50	X	38.580	+	18.968	X	39.685	=	1099.048	0.000	1099.048	2123.856	1	1099.048	12.00	1.10	1208.953
TOTAL									40.343		4621.034	5933.217	32	4621.034			

LAND AREA STATEMENT

	DIMENSIONS IN METERS							TOTAL	UNIT
1		0.5	X	52.04	+	46.59	X	208.99 =	10500 SQ.M.
								TOTAL	10500 SQ.M.

A	AREA STATEMENT			
1	Area of land (Remain area of a, b, c to be considered)			
	(a) As per ownership document (7/12, CTS extract)	10500.00	SQM	
	(b) As per forest	10500.00	SQM	
	(c) as per city	10500.00	SQM	
2	Deductions for		SQM	
	(a) Proposed D.P. Road Area	0.00	SQM	
	(b) Any D.P. Reservation area	0.00	SQM	
	(c) Natural water course area		SQM	
3	Gross Area of Plot (1)-(2)	10500.00	SQM	100.00%
4	Recreational Open Space			
	(a) Required - 10% Of Gross plot area	1050.000	SQM	
	(b) Proposed -	1064.373	SQM	10.14%
5	Amenity space As per previous sanction clause no.24.4			
	(a) Required - 15% Of Gross plot area	1575.000	SQM	
	(b) Proposed - 15% Of Gross Plot area	1575.770	SQM	15.01%
6	Servitor road and highway widening	153.00	SQM	1.46%
7	Internal Road area	3085.823	SQM	29.39%
8	Area under layout plots	4621.034	SQM	44.01%
9	Net area of plots for FSI Calculations = (3-5b)	89.24.243	SQM	
10	Permissible FSI factor for layout plots = (5/8)	1.031		
11	Area for Industrial Housing Pathway			
	(a) Required - 10% Of Area underlayout plot	924.207	SQM	
	(b) Proposed Plot Area (12,13,14,15,16,19,20,21,22)	945.897	SQM	

SCALE :- 1:500

DATE :-

DRAWN BY :- SURAJ

CHECKED BY :- PRIYA

OWNER'S SIGN

SHISHIR S DIOTE
M/s. Rachana Developers
4th Floor, LOTUS, Plot No.
5, Ramnath Layout, WHC
Road, Nagpur. 440 010

N

ARCHITECT'S SIGN / ENGINEER'S SIGN

RAUNAK S. DIOTE
ARCHITECT
L. No. NMC / S-748
NIT-2896 / COA