# कार्यालय नगर पंचायत बेसा-पिपळा

ता. नागपूर , जि. नागपुर

Email- npbesapipla@gmail.com

जा. क्र. न.प.बे पि./न.र.वि./भु.मुक्त /.506
दिनांक :- 17 / ०७ /२०२३.

प्रति,

श्री कमलेश भेदे, बीव्हिएन कॉनस्ट्रो व्हेंचर तर्फे श्री पराग सराफ, श्री आकाश विठ्ठलराव भेदे, श्री रोहन रमेश भेदे, श्री संकेत सुनील भेदे व श्री भरत स्वरूपचंद चवरे
फ्लॅट क्र. ११०२, यशोदा एनक्लेव, प्रशांत नगर, अजणी तह. जिल्हा-नागपूर- ४४००१५

विषय:- मौजा-पिपळा, खसरा क्रमाक १६८/२, तह. नागपूर (ग्रा.) जि. नागपूर क्षेत्र १.२१ हे. आर. (१२,१००.०० चौ.मी.) जागेवरील मंजुर अभिन्यासातील भूखंड मुक्त करण्या बाबत.

संदर्भ :- १) आपला या कार्यालयास अर्ज दिनांक ०७/०२/२०२३
२) या कार्यालयाचे पत्र क्र/न.प.बे.पि./न.र.वि./अभि.अं. मंजु/५०५ दिनांक १७/०७/२०२३
३) विकास करारनामा दिनांक १७/०७/२०२३

मौजा- पिपळा, खसरा क्रमाक १६८/२, तह. नागपूर (ग्रा.) जि. नागपूर क्षेत्र १.२१ हे. आर. (१२,१००.०० चौ.मी.) जागेस अंतिम अभिन्यास मंजूरी संदर्भ क्र २ अन्वये या कार्यालया मार्फत देण्यात आलेली आहे. विकासकाने सदर अभिन्यासातील विकास कामे करण्याचा करारनामा नगर पंचायत कार्यालया सोबत केलेला आहे. सदर करारनामा मध्ये नमूद असल्या प्रमाणे खालील भूखंड विकासासाठी /विकण्यासाठी विकासकास मुभा दिलेली आहे. सबब खालील नमूद भूखंड मुक्त करण्यात येत असून सदर भूखंडाचा विकास/विक्री विकासकास करता येईल. तसेच संदर्भ २ व ३ मधील सर्व अटी व शर्थी विकासकास बंधनकारक राहतील.

## भूखंडाचे विवरण

| अनु क्र. | भूखंड क्र. | भूखंडाचे मोजमाप (मी) | एकूण क्षेत्रफळ (चौ. मी.) | रस्ता गोलाईत क्षेत्र (चौ. मी.) | भूखंडाचे निव्वळ क्षेत्रफळ(चौ. मी.) | एकूण भूखंड | भूखंडाचे एकूण निव्वळ क्षेत्रफळ(चौ. मी.) |
|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 1 | 1 | 1/2 (84.312 X 37.674) + 1/2 (84.312 X 37.335) + 1/2 (28.908 X 14.435) + 1/2 (28.908 X 14.35) | 3578.138 | 17.383 | 3560.755 | 1 | 3560.755 |

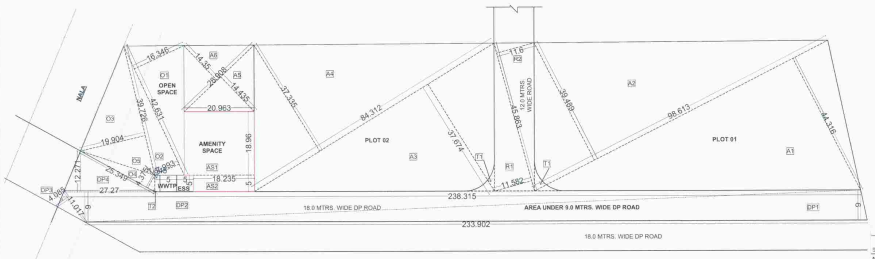
एकूण क्षेत्रफळ = 3560.755 चौ. मी.

वरील प्रमाणे नमूद भूखंड मुक्त करण्यात येत आहे.

नगर पंचायत बेसा-पिपळा जि. नागपूर

प्रशासक
नगर पंचायत बेसा पिपळा

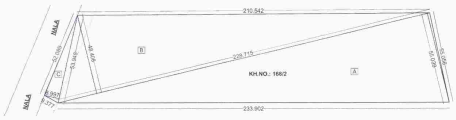
प्रतिलिपी – नगर अभियंता व कर निरीक्षक नगर पंचायत बेसा-पिपळा यांना पुढील कार्यवाही साठी अग्रेषीत




## LAYOUT PLAN
SCALE (1:500)

OFFICE OF THE NAGAR Panchayat BEL:
Letter No. नपं/बेला/बां.वि./2023/ सं. नपं /505
Date- 19/06/2023
LAYOUT SANCTIONED
Planning Assistant
Nagar Panchayat Bela/Pipla

| PLOT NO. | PLOT AREA (IN SQ.M.) (b) | CORNER ROUNDING AREA OF ROAD (IF ANY) (IN SQ.M.) (c) | REMAINING PLOT AREA (IN SQ.M.) (d) | QUANTUM OF PRO-RATA FSI FACTOR (IN SQ.M.) (e) | FRONT ROAD WIDTH (IN SQ.M.) (f) | BASIC FSI (g) | PERMISSIBLE BUILT UP ARE ON BASIC FSI (IN SQ.M.) (d)+(e)*(g)=h |
|---|---|---|---|---|---|---|---|
| 1 | 4114.748 | - | 4114.748 | 3353.499 | 18.0 | 1.1 | 6279.068 |
| 2 | 3560.755 | - | 3560.755 | 0 | 18.0 | 1.1 | 3916.831 |



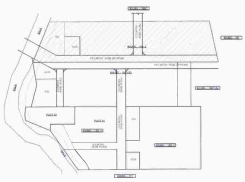

## LAYOUT PLAN
SCALE (1:1000)

AREA CALCULATION FOR TOTAL PLOT AREA

| S.no. | Discription | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|
| Addition | | | | | | | |
| 1 | A | 1 | 228.715 | 56.036 | 1/2 x Length X Altitude | 6294.122 | |
| 2 | B | 1 | 228.715 | 40.408 | 1/2 x Length X Altitude | 5638.818 | |
| 3 | C | 1 | 53.948 | 8.997 | 1/2 x Length X Altitude | 242.885 | |
| | | | | | Total Addition = | 12177.825 | sq.m |




## D.P. SHEET NO 97
SCALE (N.T.S)



## LOCATION PLAN
SCALE (NTS)

AREA CALCULATION FOR PLOTTED LAYOUT ON KH. NO. 168/2

| S.no. | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 1 | A1 | Triangle | 1 | 88.813 | 44.316 | 1/2 x Length X Altitude | 2185.087 | |
| 2 | A2 | Triangle | 1 | 88.813 | 20.489 | 1/2 x Length X Altitude | 1947.064 | |
| | | | | | | Total Addition = | 4132.131 | |
| Deduction | | | | | | | | |
| 3 | T1 | TANGENT | 1 | | 17.383 | AS SPECIFIED | 17.383 | |
| | | | | | | Total Deduction = | 17.383 | |
| | | | | | | TOTAL AREA UNDER PLOT 01 ( Addition - deduction) | 4114.748 | |

AREA CALCULATION FOR PLOTTED LAYOUT PLOT 02

| S.no. | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 4 | A3 | Triangle | 1 | 84.312 | 37.974 | 1/2 x Length X Altitude | 1599.198 | |
| 5 | A4 | Triangle | 1 | 84.312 | 37.326 | 1/2 x Length X Altitude | 1873.044 | |
| 6 | A5 | Triangle | 1 | 28.908 | 14.435 | 1/2 x Length X Altitude | 208.643 | |
| 7 | A6 | Triangle | 1 | 28.908 | 14.086 | 1/2 x Length X Altitude | 203.451 | |
| | | | | | | Total Addition = | 3570.138 | |
| Deduction | | | | | | | | |
| 8 | T2 | TANGENT | 1 | | 17.383 | AS SPECIFIED | 17.383 | |
| | | | | | | Total Deduction = | 17.383 | |
| | | | | | | TOTAL AREA UNDER PLOT 02 ( Addition - deduction) | 3560.755 | |
| | | | | | | TOTAL PLOTTABLE AREA | | |
| 9 | | AREA OF LAND IN | | | | PLOT 01 | 4114.748 | |
| | | | | | | PLOT 02 | 3560.755 | |
| | | | | | | TOTAL PLOTTABLE AREA | 7675.503 | |

AREA CALCULATION FOR OPEN SPACE

| S.no. | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 10 | O1 | Triangle | 1 | 42.601 | 16.346 | 1/2 x Length X Altitude | 348.423 | |
| 11 | O2 | Triangle | 1 | 42.601 | 7.969 | 1/2 x Length X Altitude | 170.375 | |
| 12 | O3 | Triangle | 1 | 39.725 | 19.904 | 1/2 x Length X Altitude | 395.383 | |
| 13 | O4 | Triangle | 1 | 25.340 | 4.375 | 1/2 x Length X Altitude | 58.451 | |
| 14 | O5 | Rectangle | 1 | 1.545 | 5.000 | Length X Altitude | 7.725 | |
| | | | | | | Total Addition = | 977.327 | sq.m |
| Deduction | | | | | | | | |
| 15 | T4 | TANGENT | 1 | | 9.199 | AS SPECIFIED | 9.199 | |
| | | | | | | Total Deduction = | 9.199 | |
| | | | | | | TOTAL AREA UNDER OPEN SPACE ( Addition - deduction) | 977.128 | |

AREA CALCULATION FOR DP ROAD

| S.no. | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 16 | DP1 | Triangle | 1 | 233.902 | 9.000 | 1/2 x Length X Altitude | 1052.559 | |
| 17 | DP2 | Triangle | 1 | 238.315 | 9.000 | 1/2 x Length X Altitude | 1072.418 | |
| 18 | DP3 | Triangle | 1 | 11.047 | 4.085 | 1/2 x Length X Altitude | 22.502 | |
| 19 | DP4 | Triangle | 1 | 27.270 | 12.271 | 1/2 x Length X Altitude | 167.315 | |
| 20 | T3 | TANGENT | 1 | | 0.199 | AS SPECIFIED | 0.199 | |
| | | | | | | Total Addition = | 2314.993 | sq.m |
| | | | | | | TOTAL AREA OF DP ROAD | 2314.993 | sq.m |

AREA CALCULATION FOR INTERNAL ROAD

| S.no. | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 21 | R1 | Triangle | 1 | 45.863 | 11.582 | 1/2 x Length X Altitude | 265.510 | |
| 22 | R2 | Triangle | 1 | 45.863 | 11.600 | 1/2 x Length X Altitude | 265.605 | |
| 23 | T1 | TANGENT | 2 | | 17.383 | AS SPECIFIED | 34.766 | |
| | | | | | | Total Addition = | 566.364 | sq.m |
| | | | | | | TOTAL AREA OF INTERNAL ROAD = | 566.364 | sq.m |

AREA CALCULATION FOR AMENITY SPACE

| S.no. | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 24 | AS1 | Rectangle | 1 | 20.963 | 19.960 | Length X Altitude | 397.458 | |
| 25 | AS2 | Rectangle | 1 | 18.235 | 5.000 | Length X Altitude | 91.175 | |
| | | | | | | Total Addition = | 488.633 | sq.m |
| | | | | | | TOTAL AREA OF AMENITY SPACE = | 488.633 | sq.m |

AREA CALCULATION FOR WWTP

| S.no. | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 26 | WWTP | Rectangle | 1 | 5.000 | 5.000 | Length X Altitude | 25.000 | |
| | | | | | | Total Addition = | 25.000 | sq.m |

AREA CALCULATION FOR Electrical Substation

| S.no. | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 27 | ESS | Rectangle | 1 | 5.000 | 5.000 | Length X Altitude | 25.000 | |
| | | | | | | Total Addition = | 25.000 | sq.m |

**LAYOUT PLAN** — SHEET NO. 01

PROPOSED DEMARCATED/PLOTTED LAYOUT PLAN SITUATED AT KH.NO. 168/2 , P.H. NO. 38, MOUZA - PIPLA TAH - NAGPUR (GRAMIN), BELONGING TO - MR. KAMLESH SAMPAT RAO BHEDE

**PROFORMA I**

PROPOSED RESIDENTIAL LAYOUT PLAN SITUATED AT KH.NO168/2, P.H. NO. 38, MOUZA - PIPLA, TAH - NAGPUR (GRAMIN), NAGPUR.

| | | Drawing Sheet No. |
|---|---|---|
| A | AREA STATEMENTS | |
| | 1. Area of land (Minimum area of a,b,c to be considered) | IN SQ.MT. |
| | a) As per ownership document (7/12, CTS extract) | 12100.000 |
| | b) as per measurment sheet | 12100.000 |
| | c) as per site | 12072.625 |
| | 2. Deduction for | |
| | (a) Proposed D.P/D.P Road widending Area | 2314.993 |
| | (b) Any D.P. Reservation area | |
| | (c) Natural water course area | |
| | (Total a+b+c)= | 2314.993 |
| | 3. Balanced Area of Plot (1-2) | 9757.633 |
| | 4. Recreational Open space | |
| | a) Required- (10%) | 975.763 |
| | b) Proposed- (10%) | 977.128 |
| | 5. Amenity Space | |
| | a) Required- | 487.882 |
| | b) Proposed- | 488.633 |
| | 6. Net plot area (3-5b) | 9289.00 |
| | 7. Service road and Highway widening | |
| | 8. Internal Road Area | 566.364 |
| | 9. Plottable Area | 7675.503 |
| | 10. Net area of plot for FSI Calculations =(3-5b) | 9289.00 |
| | 11. Quantum of Pro rata factor for f.s.i calculation on layout plots =(6-9.) | 1593.496 |
| | 12. W.W.T.P. area | 25.000 |
| | 13. Electric subtation | 25.000 |

**Certificate of Area**

Certified that the plot under reference was surveyed by me on 15/05/2023 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 document of Ownership / T.P. Scheme Records / Land Records Department City Survey Office.

Owner of Architect / Licensed Engineer Supervisor

M/s Ekveera Architects
Ar. Pooja Kohad
Authorized Signatory

Owner's Name and Signature

Architect/ Licensed Engineer/ Supervisor name and signature

BOUNDARY OF PLOT SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN
FLOOD LINE SHOWN IN

NORTH: N | DRAWING TITLE: LAYOUT PLAN

SCALE: 1:500 / 1:1000 | DATE: 13.5.2023

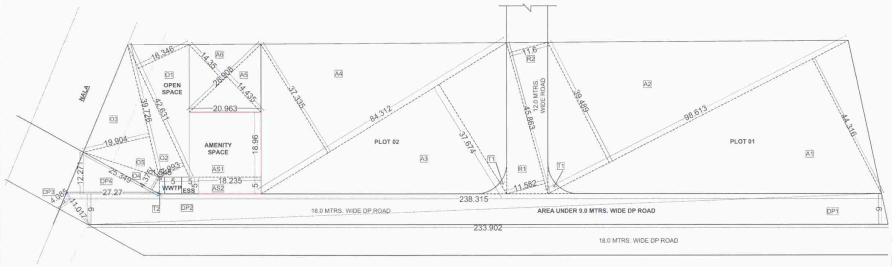
**OWNER:** | SIGNATURE:

MR. KAMLESH SAMPAT RAO BHEDE
FLAT NO. 03, PLOT NO. 107,
ULHAS NAGAR, MANEWADA ROAD,
NAGPUR - 440027

**ARCHITECT:** | SIGNATURE:

EKVEERA ARCHITECTS
215, 1ST FLOOR, OPP. SANGH GROUND, ABHYANKAR NAGAR,
NAGPUR-440010
(O) 0712 - 2240867
EMAIL: mail@ekveera.org

M/s Ekveera Architects
Authorized Signatory

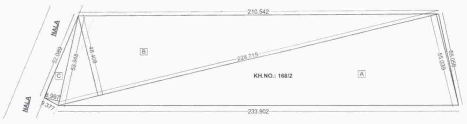



## LAYOUT PLAN
SCALE (1:500)

OFFICE OF THE NAGAR PANCHAYAT BESA-PIP.
Letter No. ०३.९.१५/३४३८ / ३१५७ / २०२३
Date- 17/07/2023

LAYOUT SANCTIONED
Nagar Panchayat Besa/Pipla

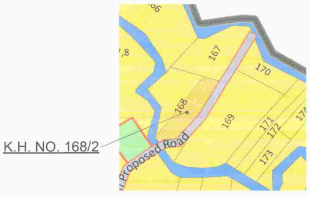
| PLOT NO. | PLOT AREA (IN SQ.M.) | CORNER ROUNDING AREA OF ROAD (IF ANY) (IN SQ.M.) | REMAINING PLOT AREA (IN SQ.M.) | QUANTUM OF PRO-RATA FSI FACTOR | FRONT ROAD WIDTH (IN SQ.M.) | BASIC FSI (IN SQ.M.) | PERMISSIBLE BUILT UP ARE ON BASIC FSI (IN SQ.M.) |
|---|---|---|---|---|---|---|---|
| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (d+e)*(g)=h |
| 1 | 4114.748 | - | 4114.748 | 1593.496 | 18.0 | 1.1 | 6279.066 |
| 2 | 3560.755 | - | 3560.755 | 0 | 18.0 | 1.1 | 3916.831 |



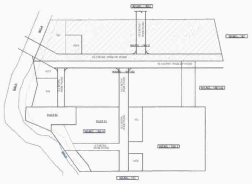

## LAYOUT PLAN
SCALE (1:1000)

AREA CALCULATION FOR TOTAL PLOT AREA

| S.no | Discription | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|
| Addition | | | | | | | |
| 1 | A | 1 | 228.715 | 55.039 | 1/2 x Length X Altitude | 6294.122 | |
| 2 | B | 1 | 228.715 | 48.408 | 1/2 x Length X Altitude | 5535.818 | |
| 3 | C | 1 | 53.948 | 8.997 | 1/2 x Length X Altitude | 242.685 | |
| | | | | | Total Addition = | 12072.625 | sq.m |




## D.P. SHEET NO 97
SCALE (N.T.S)



## LOCATION PLAN
SCALE (NTS)

AREA CALCULATION FOR PLOTTED LAYOUT ON KH. NO. 168/2

| S.no | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 1 | A1 | Triangle | 1 | 98.613 | 44.316 | 1/2 x Length X Altitude | 2185.007 | |
| 2 | A2 | Triangle | 1 | 98.613 | 39.469 | 1/2 x Length X Altitude | 1947.094 | |
| | | | | | | Total Addition = | 4132.101 | |
| Deduction | | | | | | | | |
| 3 | T1 | TANGENT | 1 | | 17.383 | AS SPECIFIED | 17.383 | |
| | | | | | | Total Deduction = | 17.383 | |
| TOTAL AREA UNDER PLOT 01 ( Addition - deduction) | | | | | | | 4114.748 | |

AREA CALCULATION FOR PLOTTED LAYOUT PLOT 02

| S.no | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 4 | A3 | Triangle | 1 | 84.312 | 37.674 | 1/2 x Length X Altitude | 1586.185 | |
| 5 | A4 | Triangle | 1 | 84.312 | 37.335 | 1/2 x Length X Altitude | 1573.094 | |
| 6 | A5 | Triangle | 1 | 28.906 | 14.435 | 1/2 x Length X Altitude | 208.643 | |
| 7 | A6 | Triangle | 1 | 28.906 | 14.350 | 1/2 x Length X Altitude | 207.415 | |
| | | | | | | Total Addition = | 3575.538 | |
| Deduction | | | | | | | | |
| 8 | T2 | TANGENT | 1 | | 17.382 | AS SPECIFIED | 17.383 | |
| | | | | | | Total Deduction = | 17.383 | |
| TOTAL AREA UNDER PLOT 02 ( Addition - deduction) | | | | | | | 3560.755 | |
| TOTAL PLOTTABLE AREA | | | | | | | | |
| 9 | AREA OF LAND IN | | | | | PLOT 01 | 4114.748 | |
| | | | | | | PLOT 02 | 3560.755 | |
| TOTAL PLOTTABLE AREA | | | | | | | 7675.503 | |

AREA CALCULATION FOR OPEN SPACE

| S.no | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 10 | O1 | Triangle | 1 | 42.631 | 16.345 | 1/2 x Length X Altitude | 348.423 | |
| 11 | O2 | Triangle | 1 | 42.631 | 7.960 | 1/2 x Length X Altitude | 170.375 | |
| 12 | O3 | Triangle | 1 | 39.728 | 19.934 | 1/2 x Length X Altitude | 396.353 | |
| 13 | O4 | Triangle | 1 | 26.349 | 4.375 | 1/2 x Length X Altitude | 58.451 | |
| 14 | O5 | Rectangle | 1 | 1.949 | 5.000 | Length X Altitude | 7.725 | |
| | | | | | | Total Addition = | 977.327 | sq.m |
| Deduction | | | | | | | | |
| 15 | T4 | TANGENT | 1 | | 0.199 | AS SPECIFIED | 0.199 | |
| | | | | | | Total Deduction = | 0.199 | |
| TOTAL AREA UNDER OPEN SPACE ( Addition - deduction) | | | | | | | 977.128 | |

AREA CALCULATION FOR DP ROAD

| S.no | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 16 | DP1 | Triangle | 1 | 233.802 | 9.000 | 1/2 x Length X Altitude | 1052.559 | |
| 17 | DP2 | Triangle | 1 | 236.310 | 9.000 | 1/2 x Length X Altitude | 1072.419 | |
| 18 | DP3 | Triangle | 1 | 11.517 | 4.085 | 1/2 x Length X Altitude | 22.922 | |
| 19 | DP4 | Triangle | 1 | 27.270 | 12.271 | 1/2 x Length X Altitude | 167.315 | |
| 20 | T2 | TANGENT | 1 | | 0.199 | AS SPECIFIED | 0.199 | |
| | | | | | | Total Addition = | 2314.993 | sq.m |
| TOTAL AREA OF DP ROAD | | | | | | | 2314.993 | sq.m |

AREA CALCULATION FOR INTERNAL ROAD

| S.no | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 21 | R1 | Triangle | 1 | 45.863 | 11.562 | 1/2 x Length X Altitude | 265.002 | |
| 22 | R2 | Triangle | 1 | 45.863 | 11.600 | 1/2 x Length X Altitude | 266.005 | |
| 23 | T1 | TANGENT | 2 | | 17.383 | AS SPECIFIED | 34.766 | |
| | | | | | | Total Addition = | 566.354 | sq.m |
| TOTAL AREA OF INTERNAL ROAD = | | | | | | | 566.354 | sq.m |

AREA CALCULATION FOR AMENITY SPACE

| S.no | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 24 | AS1 | Rectangle | 1 | 20.963 | 18.960 | Length X Altitude | 397.458 | |
| 25 | AS2 | Rectangle | 1 | 18.235 | 5.000 | Length X Altitude | 91.175 | |
| | | | | | | Total Addition = | 488.633 | sq.m |
| TOTAL AREA OF AMENITY SPACE = | | | | | | | 488.633 | sq.m |

AREA CALCULATION FOR WWTP

| S.no | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 26 | WWTP | Rectangle | 1 | 5.000 | 5.000 | Length X Altitude | 25.000 | |
| | | | | | | Total Addition = | 25.000 | sq.m |

AREA CALCULATION FOR Electrical Substation

| S.no | Discription | Type | Quantity | Dimension Length | Dimension Altitude | Calculation | Answer | SQ.M |
|---|---|---|---|---|---|---|---|---|
| Addition | | | | | | | | |
| 27 | ESS | Rectangle | 1 | 5.000 | 5.000 | Length X Altitude | 25.000 | |
| | | | | | | Total Addition = | 25.000 | sq.m |

LAYOUT PLAN | SHEET NO. 01

PROPOSED DEMARCATEDP PLOTTED LAYOUT PLAN SITUATED AT KH.NO. 168/2 , P.H. NO. 38, MOUZA - PIPLA, TAH - NAGPUR (GRAMIN), BELONGING TO - MR. KAMLESH SAMPAT RAO BHEDE

PROFORMA I

PROPOSED RESIDENTIAL LAYOUT PLAN SITUATED AT KH.NO168/2, P.H. NO. 38, MOUZA - PIPLA, TAH - NAGPUR (GRAMIN), NAGPUR.

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 extract) | 12100.000 |
| | b) as per measurment sheet | 12100.000 |
| | c) as per site | 12072.625 |
| | 2. Deduction for | |
| | (a) Proposed D.P/D.P Road widending Area | 2314.993 |
| | (b) Any D.P. Reservation area | |
| | (c) Natural water course area | |
| | (Total a+b+c)= | 2314.993 |
| | 3. Balanced Area of Plot (1-2) | 9757.633 |
| | 4. Recreational Open space | |
| | a) Required- (10%) | 975.763 |
| | b) Proposed- (10%) | 977.128 |
| | 5. Amenity Space | |
| | a) Required- | 487.882 |
| | b) Proposed- | 488.633 |
| | 6. Net plot area (3-5b) | 9269.00 |
| | 7. Service road and Highway widening | |
| | 8. Internal Road Area | 566.364 |
| | 9. Plottable Area | 7675.503 |
| | 10. Net area of plot for FSI Calculations =(3-5b) | 9269.00 |
| | 11. Quantum of Pro rata factor for f.s.i calculation on layout plots =(6-9.) | 1593.496 |
| | 12. W.W.T.P. area | 25.000 |
| | 13. Electric susbtation | 25.000 |

Certificate of Area:
Certified that the plot under reference was surveyed by me on 11/05/2023 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 / P. Scheme Records / Land Records Department (Or Survey Plan).
Mis Ekveera Architects
(Name of Architect / Licensed Engineer / Supervisor)
Authorised Signatory

Owner's Name and Signature

Architect / Licensed Engineer/ Supervisor name and signature

BOUNDARY OF PLOT SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN
FLOOD LINE SHOWN IN

NORTH: DRAWING TITLE

LAYOUT PLAN

SCALE: 1:500 / 1:1000 DATE: 13.5.2023

OWNER: SIGNATURE:

MR. KAMLESH SAMPAT RAO BHEDE
FLAT NO. 03, PLOT NO. 167 ,
ULHAS NAGAR, MAHENWADA ROAD,
NAGPUR - 440027

ARCHITECT: SIGNATURE:

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GROUND, ABHYANKAR NAGAR,
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Mis Ekveera Architects
Authorised Signatory