

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT											
PLOT NO	PLOTSIZE	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*) 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	18.000	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	0.000	15243.745			16768.120

Project Details

Proposal code -BPNM-24-95398

Zone Type - Residential Zone - R-2, R-3

Location - Non-Congested

Name of service - Layout Approval

Sub service - Layout Tentative

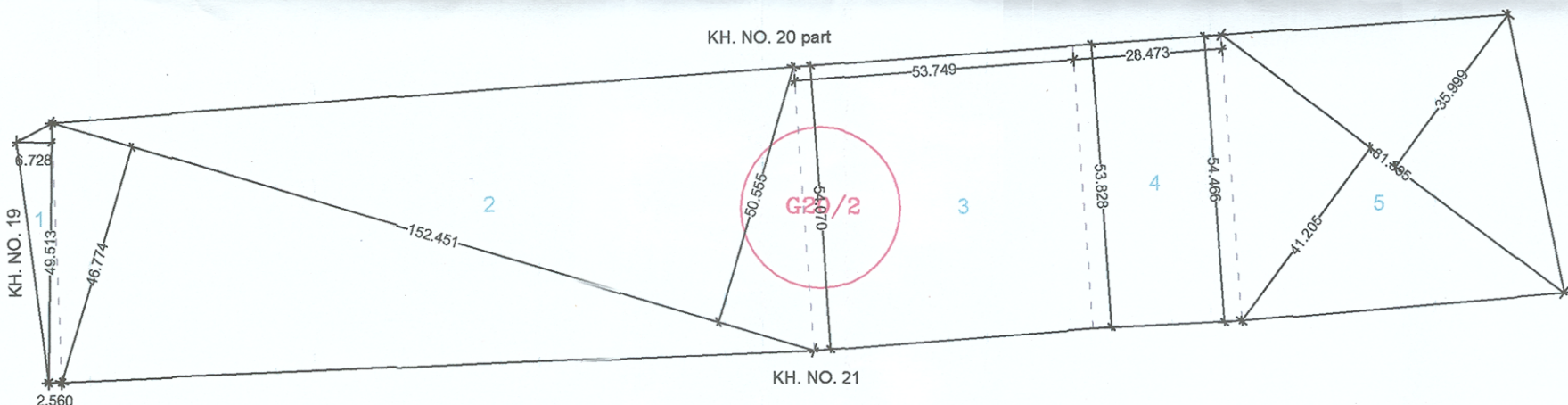
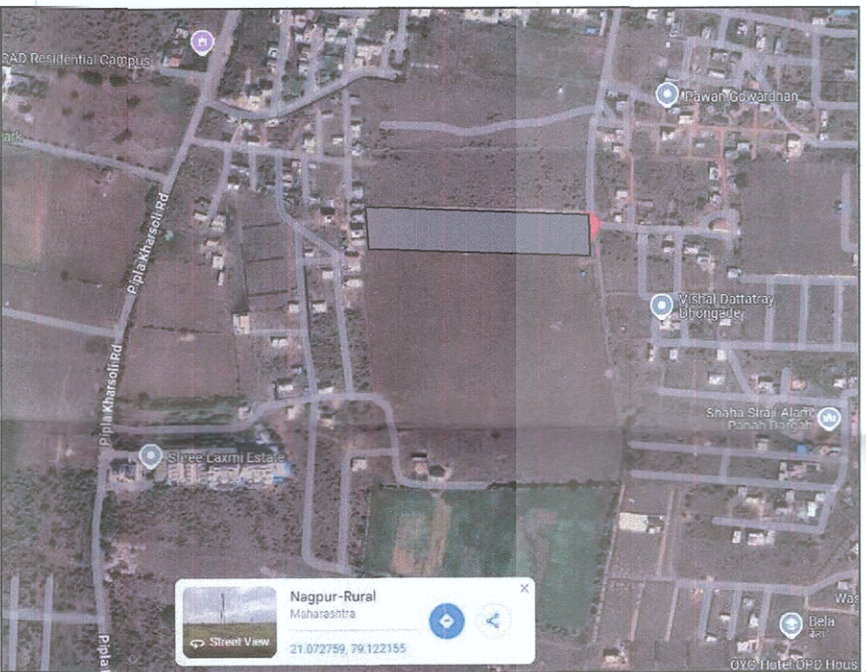
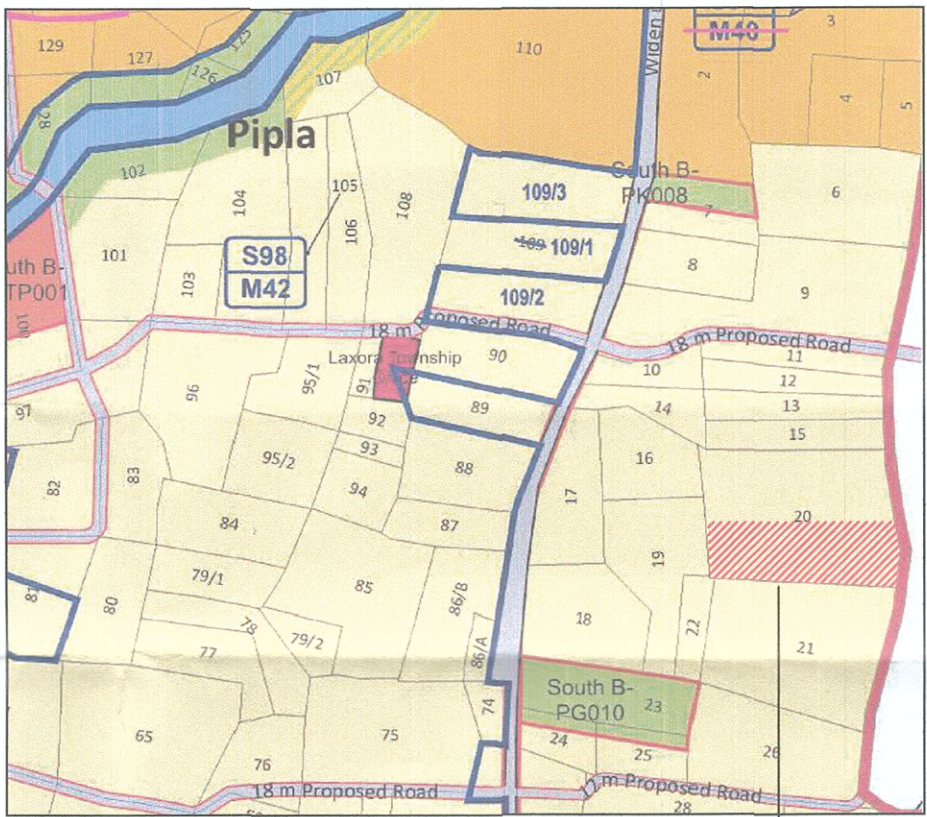
Cts No. - 1091/3 , 1091/4

Tahsil : NAGPUR (G)

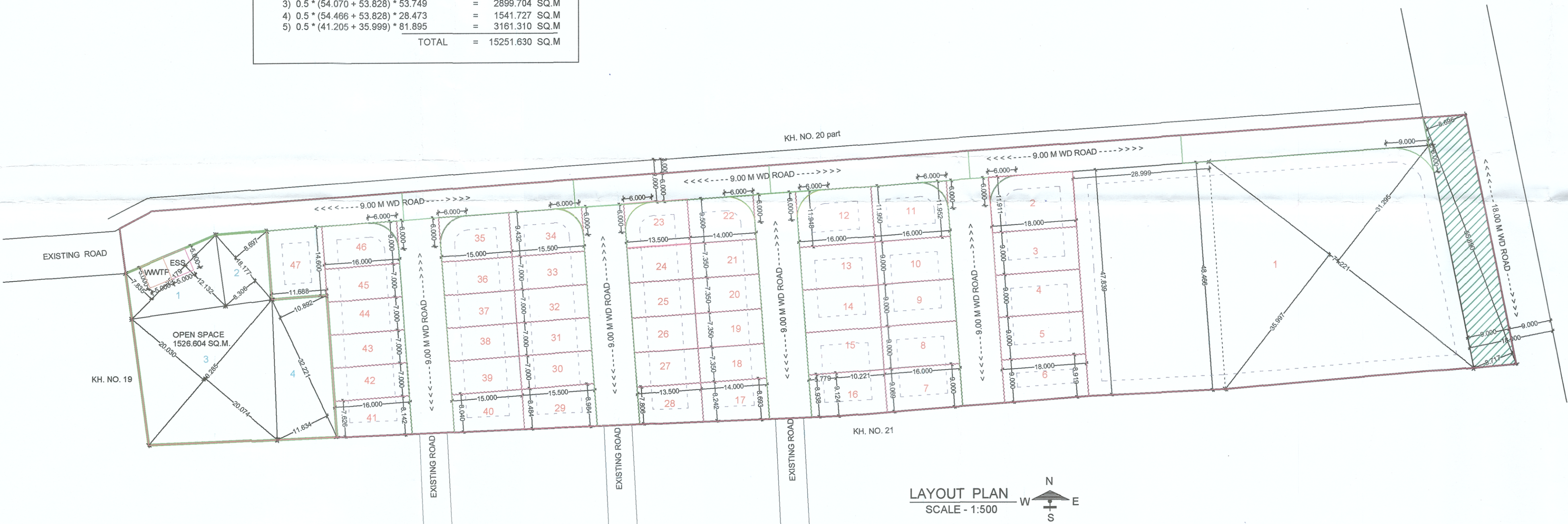
Mouza : PIPLA

Prorata Value : 0.000

Separation/CRZ Zone Area : KH.NO. : 20/2



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	= 3181.310 SQ.M
TOTAL	= 15251.630 SQ.M



PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 20/2, CTS NO -1091/3,1091/4, P.H. NO. - 38, 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 %)
AMENITY SPACE :	
A) REQUIRED = 0.000 SQ.M	
B) ADJUSTMENT OF 2(A), if any = 0.00 SQ.M	
C) BALANCE PROPOSED = 0.000 SQ.M	
5	NET PLOT AREA (3- 4C) = 15251.630 SQ.M
RECREATIONAL OPEN SPACE :	
A) REQUIRED = 1525.163 SQ.M	
B) PROPOSED = 1525.604 SQ.M	
7	INTERNAL ROAD AREA = 3485.097 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING = 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 BABURAO HANANDANWAR
Date: 2025.02.12 15:09:42 IST
Reason: Approved Drawing Plan
Designation: Char Officer
Location: Bhopal, Madhya Pradesh
Project Code: BPNM-24-95398
Application Number: BPNM/24/95398
Proposal Number: 3649277
Certificate Number: BPNM/MLT/2025/APL/00029

Planning Assistant
Date: 10/02/2025

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 BROWN
EXISTING SHOWN BLUE HATCHED

Name Of Owner : Gopal Jugalkishor Chandak & CHANDRAPAL HANUMAN GAHERWAR & SUDHAKAR VITTHALRAO KOHLE

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

Phone No. 982200824

DESCRIPTION OF PROJECT :

Type of Proposal : Residential

Layout Tentative

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

Name Of Engineer : Dhawal Subhashrao Harsha

ADDRESS OF OFFICE

OFFICE - 85 sanmaig nagar hudkeshwar road near mhaig nagar busstop nagpur

OWNERS SIGN -

Verified by applicant

TECHNICAL PERSON SIGN

Signature valid

SCALE - 1:100 18/01/25

JOB NO - BPNM-24-95398 CHECK BY -

SUBMISSION DRAWING