

COLONY NAME :- SAPPHIRE CITY

APPROVED
As Per Conditions given in
Memo No. 33356/153/1-4/118

J. S. Associates
Town & Country Planning
INDORE (M.P.)

Assistant Director
Town & Country Planning
Indore (M.P.)

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PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTTED DEVELOPMENT AND MULTIPLEX / SHOPPING MALL ON LAND BEARING KH.NO. 1912/11, 1912/6, 1912/7, 1002, 1003, 101, 102/1, 102/3, AT VILLAGE NIPANIYA, TEHSIL & DIST - INDORE BELONGS TO - S. S. ASSOCIATES THROUGH ITS PARTNER SHRI SANJAY S/O SHRI DEVENDRA DASOD

AREA STATEMENT	
TOTAL LAND AREA	= 7612.00 SQ.M.
AREA UNDER MULTIPLEX / SHOPPING MALL / AMMENITIES	= 18990.00 SQ.M.
AREA UNDER PLOTTED DEVELOPMENT	= 57130.00 SQ.M.

AREA STATEMENT - PLOTTED DEVELOPMENT	
TOTAL PLANNING AREA	= 18990.00 SQ.M.
AREA UNDER CONTROL AREA	= 4861.00 SQ.M.
NET PLANNING AREA	= 14129.00 SQ.M. (100%)
PERM. G. COVERAGE	= 30%
PERM. F.A.R.	= 1:1.5
PERM. HEIGHT	= 18.0 M.
OPEN + SERVICE AREA	= 1554.19 SQ.M. (11%)
M.O.S.	= AS PER PLAN
PARKING AS PER PROVISION OF M.P. BHMVI VIKAS RULES 2012 AND IDP 2021	@ 1 ECS / 45 SQ.M. OF BUIP AREA

AREA STATEMENT - PLOTTED DEVELOPMENT	
NET PLANNING AREA	= 57130.00 SQ.M.
AREA UNDER ROAD WIDENING	= 150.00 SQ.M.
NET PLANNING AREA	= 55250.00 SQ.M. (97.05%)
PLOTTED AREA	= 32215.00 SQ.M. (57.32%)
AREA OF EVIS PLOTS	= 428.57 SQ.M. (0.77%)
AREA OF LIG PLOTS	= 285.77 SQ.M. (0.53%)
PLOT FOR AMENITIES	= 1000.00 SQ.M. (1.78%)
OPEN AREA	= 5500.00 SQ.M. (10.15%)
SERVICE AREA	= 300.00 SQ.M. (0.53%)
ROAD AREA	= 18339.66 SQ.M. (29.09%)

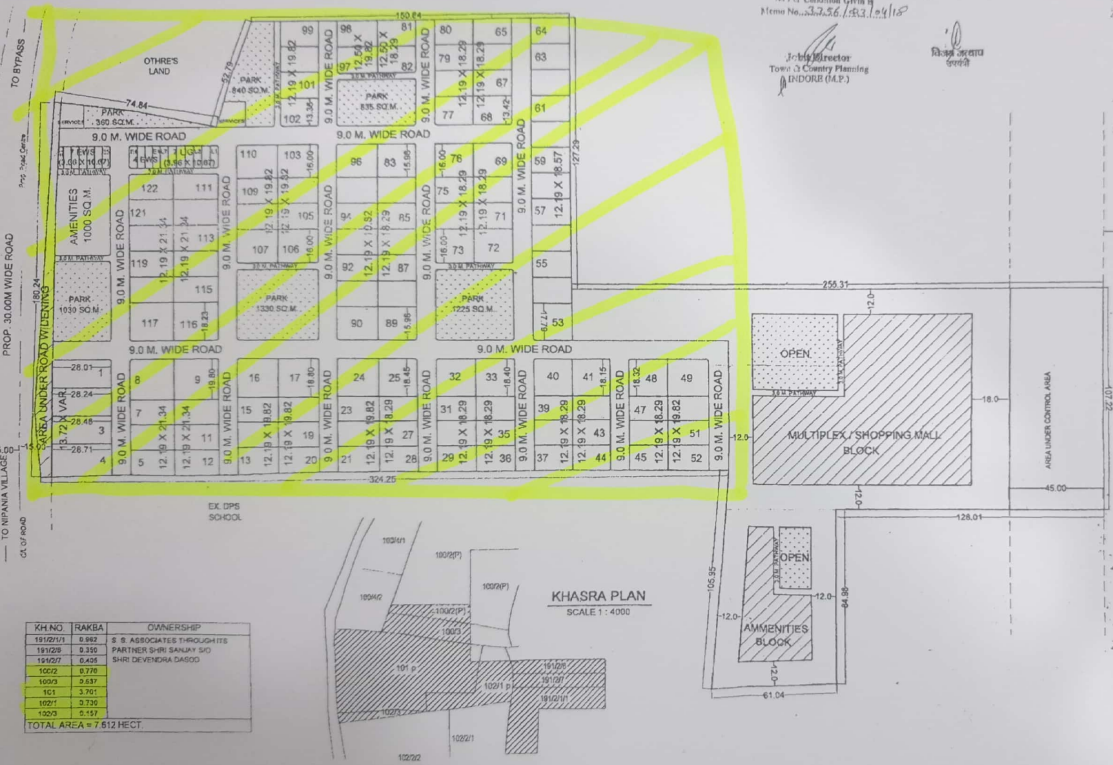
AREA STATEMENT FOR EVIS & LIG	
TOTAL NO. OF PLOTS	= 122 PLOTS
15% OF TOTAL NO. OF PLOTS	= 18.3 PLOTS
NO. OF PLOTS FOR E.W.S. 80% X 18 - 11 PLOTS	
NO. OF PLOTS FOR L.I.G. 40% X 18 - 7 PLOTS	

E.W.S. PLOTS	
E 1 - E 11	= 3.66 X 10.57 = 38.05 SQ.M. EACH
L.I.G. PLOTS	
L 1 - L 7	= 3.98 X 19.87 = 42.25 SQ.M. EACH

NOTE:- 1) ALL DIMENSION ARE IN METERS.
2) MAP PREPARED ON THE BASIS OF ALL LEGAL / SITE INFORMATION / SURVEY PROVIDED FROM CLIENT.
3) OLD SANCTION WIDE MEMO NO. 24 / SP 757 / 2007. DATED 01-01-2008 AND SITE VERIFICATION PLAN APPROVED WIDE MEMO NO. 1664 DATED 08-04-2009.

OWNERS SIGN	TOWN PLANNER SIGN
For S.S. ASSOCIATES S. S. Associates Partner	[Signature] Town Planner

NORTH	SCALE	CDN SULTANT
[North Arrow]	1:1000	[Signature] S. S. Associates



KH.NO.	RAKBA	OWNERSHIP
1912/11	5.882	S. S. ASSOCIATES THROUGH ITS
1912/6	2.210	PARTNER SHRI SANJAY S/O
1912/7	0.408	SHRI DEVENDRA DASOD
1002	0.778	
1003	0.637	
101	3.701	
102/1	3.726	
102/3	0.157	

TOTAL AREA = 7.612 HECT.

