



**PROPOSED DEVELOPMENT PLAN FOR HOUSING SCHEME ON KHASRA NO**  
 72/1/1, 72/1/2, 72/1/3, 72/1/4, 72/1/5, 72/1/6, 72/1/7, 72/1/8, 72/1/9, 72/1/10, 72/1/11, 72/1/12, 72/1/13, 72/1/14, 72/1/15, 72/1/16, 72/1/17, 72/1/18, 72/1/19, 72/1/20, 72/1/21, 72/1/22, 72/1/23, 72/1/24, 72/1/25, 72/1/26, 72/1/27, 72/1/28, 72/1/29, 72/1/30, 72/1/31, 72/1/32, 72/1/33, 72/1/34, 72/1/35, 72/1/36, 72/1/37, 72/1/38, 72/1/39, 72/1/40, 72/1/41, 72/1/42, 72/1/43, 72/1/44, 72/1/45, 72/1/46, 72/1/47, 72/1/48, 72/1/49, 72/1/50, 72/1/51, 72/1/52, 72/1/53, 72/1/54, 72/1/55, 72/1/56, 72/1/57, 72/1/58, 72/1/59, 72/1/60, 72/1/61, 72/1/62, 72/1/63, 72/1/64, 72/1/65, 72/1/66, 72/1/67, 72/1/68, 72/1/69, 72/1/70, 72/1/71, 72/1/72, 72/1/73, 72/1/74, 72/1/75, 72/1/76, 72/1/77, 72/1/78, 72/1/79, 72/1/80, 72/1/81, 72/1/82, 72/1/83, 72/1/84, 72/1/85, 72/1/86, 72/1/87, 72/1/88, 72/1/89, 72/1/90, 72/1/91, 72/1/92, 72/1/93, 72/1/94, 72/1/95, 72/1/96, 72/1/97, 72/1/98, 72/1/99, 72/1/100

TOTAL LAND = 2.842 HECT (28420 SQM)  
 PROPOSED LAND IN PLANNING = 2.024 HECT (20240 SQM)  
 PATWARI HALKA NO = 51/42  
 VILLAGE JATKHEDI,  
 TEHSIL HUZUR DIST BHOPAL  
 BELONGING TO SMT KIRAN AGRAWAL  
 PARTNER OF M/S AGRAWAL CONSTRUCT  
 OFFICE ADD.-SAGAR PLAZA 250, ZONE-II,  
 M.P. NAGAR, BHOPAL

**PROJECT NAME-SAGAR PEARL**

**STATEMENT OF AREAS**  
 1. TOTAL LAND AREA = 2.842 HECT (28420 SQM)  
 2. REST OWNER'S LAND = 0.818 HECT (8180 SQM)  
 3. SCHEME AREA = 2.024 HECT (20240 SQM)  
 4. AREA UNDER ROAD WIDENING = 126.97 SQM  
 5. NET PLANNING AREA = 2037.63 SQM

**STATEMENT OF AREAS**  
 1. TOTAL PLOTTED AREA (NO. OF PLOTS x 120) = 12852.92 SQM = 63.64 %  
 2. TOTAL AREA UNDER OPEN & SERVICES = 2214.41 SQM = 11.00 %  
 3. COMBINED SHOPPING WITH EWS, LIG & FLAT = 513.71 SQM = 2.58 %  
 4. TOTAL ROAD AREA = 454.97 SQM = 2.26 %

**STATEMENT OF AREAS FOR MULTI-STORY, LIG, EWS & OTHERS**  
 1. AREA OF INFORMAL SECTOR (MULTI-STORY (LIG, EWS & OTHERS)) = 15.0 % OF NO. OF PLOTS = 120 x 15.0% = 18 NOS  
 2. RATIO OF FWS AND LIG = 10 : 40  
 3. NO. OF EWS = 18.00 = 11 NOS  
 4. AREA FOR EWS @ 25.0 SQM EACH = 25.00 X 11 = 275.00 SQM  
 5. NO. OF LIG = 2.00 = 1 NOS  
 6. AREA FOR LIG @ 45.0 SQM EACH = 45.00 X 1 = 45.00 SQM  
 7. TOTAL BUILT UP AREA REQ. FOR EWS & LIG = 320.00 SQM  
 8. BUILT UP AREA ON EACH FLOOR FOR EWS & LIG : STBLT 1 + 4 FLOORS = 147.50 SQM  
 9. PLOT AREA OF EWS & LIG = 113.73 SQM  
 10. BUILT UP AREA = 147.50 SQM

S.NO.	PLOT NO.	PLOT SIZE	AREA (SQM)	S.NO.	PLOT NO.	PLOT SIZE	AREA (SQM)
1	1	16.7x8.17(2x13.52)	100.52	37	55	16.7x(14.78-14.72)/2	98.83
2	2	16.7x(13.45-13.94)/2	91.42	38	56	16.7x(14.72-14.61)/2	98.26
3	3	16.7x(13.84-14.34)/2	94.07	39	57	16.7x(14.61-14.46)/2	97.38
4	4	16.7x(14.24-14.46)/2	96.15	40	58	16.7x(14.46-14.35)/2	96.51
5	5	16.7x(14.46-14.70)/2	97.69	41	59	16.7x(14.35-14.30)/2	95.38
6	6	16.7x(14.70-14.88)/2	99.09	42	60	16.7x(14.30-14.19)/2	95.44
7	7	16.7x(14.88-15.02)/2	100.17	43	61	16.7x(14.19-14.00)/2	94.44
8	8	16.7x(15.02-15.09)/2	100.87	44	62	16.7x(14.00-13.67)/2	92.69
9	9	16.7x(15.09-15.19)/2	101.44	45	63	16.7x(13.67-13.27)/2	90.25
10	10	16.7x(15.19-14.90)/2	100.8	46	64	16.7x(13.27-12.80)/2	87.33
11	11	16.7x(14.90-14.67)/2	99.06	47	65	16.7x(12.80-12.33)/2	84.19
12	12	16.7x(14.67-14.56)/2	97.92	48	66	16.7x(12.33-12.02)/2	81.24
13	13A	16.7x(14.56-14.40)/2	97.02	49	67	16.7x 7.18.30	122.61
14	14	16.7x(14.40-14.26)/2	96.01	50	83	(6.32-19.66)/2x(11.61+11.14)/2	196.34
15	15	16.7x(14.26-14.17)/2	95.24	51	84 to 99	16.7x12.20	81.74
16	16	16.7x(14.17-14.07)/2	94.6	52	100	(6.76-6.66)/2x(11.61+11.14)/2	76.29
17	17	16.7x(14.07-13.65)/2	92.86	53	101	16.7x(11.14-10.58)/2	72.76
18	18	16.7x(13.65-13.42)/2	90.68	54	102	16.7x(10.58-10)/2	68.94
19	19	16.7x(13.42-13.27)/2	89.41	55	103	(15.82+22.05)/2+(12.26+16.76)/2	199.97
20	20	16.7x(13.27-13.00)/2	88	56	104	16.7x(15.82-15.34)/2	104.39
21	21	16.7x(13.00-12.79)/2	86.4	57	105	16.7x(15.34-15.75)/2	102.48
22	22	16.7x(12.79-12.42)/2	84.45	58	106 to 108	16.7x15.25	102.17
23	23	16.7x(12.42-12.06)/2	82	59	109	17.10x(22.24+21.98)/2	156.98
24	24	16.7x(12.06-11.71)/2	79.63	60	110	17.05x(21.81+21.98)/2	154.35
25	25 to 35	16.7x15.25	102.16	61	111	17.00x(21.66+21.81)/2	152.14
26	36	16.7x(15.25-14.71)/2	100.1	62	112	17.00x(21.51+21.66)/2	151.09
27	37	16.7x(14.71-14.27)/2	97.08	63	113	17.00x(21.34+21.51)/2	150
28	38	16.7x(14.27-13.82)/2	94	64	114	17.00x(21.14+21.34)/2	148.68
29	39	16.7x(13.82-13.37)/2	91.09	65	115	17.00x(20.89+21.14)/2	147.00
30	40	(16.7+8.48)/2x(15.32+15.25)/2	115.97	66	116	17.00x(20.38+20.89)/2	144.44
31	41 to 49	16.7x15.25	102.18	67	117	(7.00+7.59)/2x(19.85+20.38)/2	146.63
32	50	(16.7+7.72)/2x(15.25+15.50)/2	110.85	68	118	(10.40x)/2x(22.28+20.7)/2	287.25
33	51	16.7x15.50	103.85	69	119	(10.42+10.11)/2x(28.07+28.80)/2	291.59
34	52	16.7x(15.50-14.98)/2	102.13	70	120	(8.34+6.31)/2x(15.99+16.05)/2	117.26
35	53	16.7x(14.98+14.88)/2	100.03				
36	54	16.7x(14.88-14.78)/2	100.03				
		TOTAL PLOT NO. 120 NO.	TOTAL AREA				12852.92 SQM

SCALE 1:1000

SIGN OF ARCHITECT / ENGG

**Sumit Gotfai**  
 Architect - CA / 89 / 2406, MCL-4-211  
 4, H.I.C. Amul Complex, Zone-II,  
 M.P. Nagar, Bhopal (M.P.) Pin - 465078

SIGN OF OWNER

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