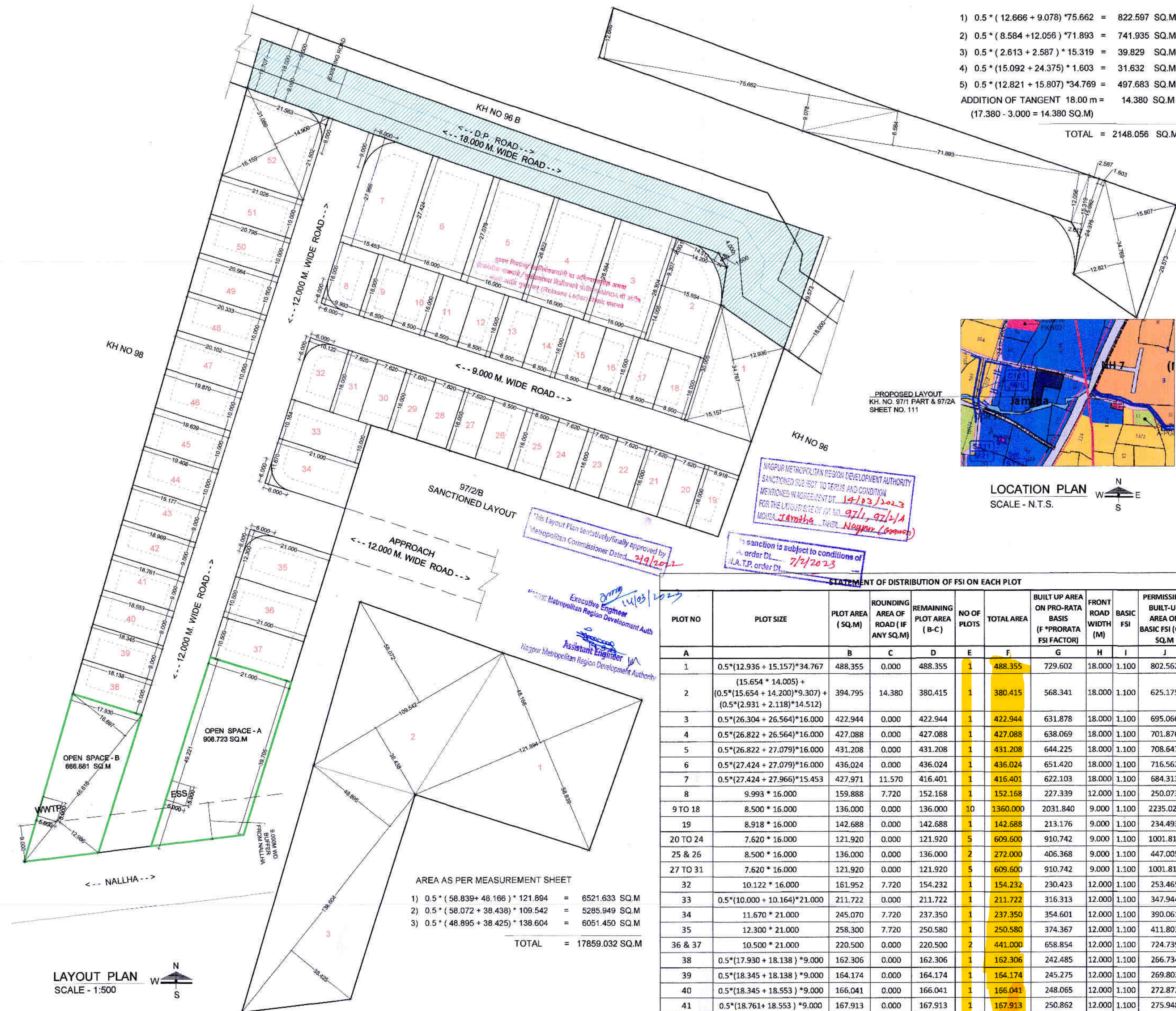
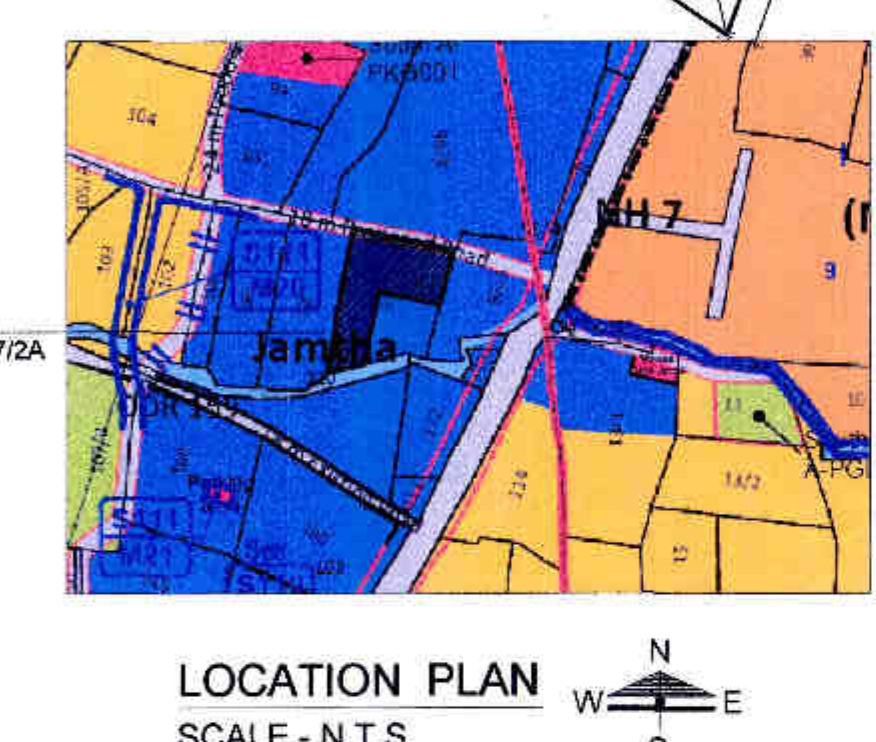




1) $0.5 * (12.866 + 9.078) * 75.662 = 822.597 \text{ SQ.M}$
2) $0.5 * (8.584 + 12.056) * 71.893 = 741.935 \text{ SQ.M}$
3) $0.5 * (2.613 + 2.587) * 15.319 = 39.829 \text{ SQ.M}$
4) $0.5 * (15.092 + 24.375) * 1.603 = 31.632 \text{ SQ.M}$
5) $0.5 * (12.821 + 15.807) * 34.769 = 497.683 \text{ SQ.M}$
ADDITION OF TANGENT 18.00 m = 14.380 SQ.M
(17.380 - 3.000 = 14.380 SQ.M)
TOTAL = 2148.056 SQ.M.



NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITIONS
MENTIONED IN AGREEMENT DTD. 14/12/2023
FOR THE LAYOUT SITE OF KH NO. 97/1, 97/2/A
INDIAN, JAMTHA, TAH. NAGPUR (Ganraj)
This sanction is subject to conditions of
order Dt. 7/2/2023
order Dt. 2/9/2022

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	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*H) SQ.M
A	B	C	D	E	F	G	H	I	J	
1	$0.5 * (12.936 + 15.157) * 34.767$	488.355	0.000	488.355	1	488.355	729.602	18.000	1.100	802.562
2	$(15.654 * 14.005) + (0.5 * (15.654 + 14.005) * 9.307) + (0.5 * (2.931 + 2.118) * 14.512)$	394.795	14.380	380.415	1	380.415	568.341	18.000	1.100	625.175
3	$0.5 * (26.304 + 26.564) * 16.000$	422.944	0.000	422.944	1	422.944	631.878	18.000	1.100	695.066
4	$0.5 * (26.822 + 26.564) * 16.000$	427.088	0.000	427.088	1	427.088	638.069	18.000	1.100	701.876
5	$0.5 * (26.822 + 27.079) * 16.000$	431.208	0.000	431.208	1	431.208	644.225	18.000	1.100	708.647
6	$0.5 * (27.424 + 27.079) * 16.000$	436.024	0.000	436.024	1	436.024	651.420	18.000	1.100	716.562
7	$0.5 * (27.424 + 27.966) * 15.453$	427.971	11.570	416.401	1	416.401	622.103	18.000	1.100	684.313
8	$9.993 * 16.000$	159.888	7.720	152.168	1	152.168	227.339	12.000	1.100	250.073
9 TO 18	$8.500 * 16.000$	136.000	0.000	136.000	10	1360.000	2031.840	9.000	1.100	2235.024
19	$8.918 * 16.000$	142.688	0.000	142.688	1	142.688	213.176	9.000	1.100	234.493
20 TO 24	$7.620 * 16.000$	121.920	0.000	121.920	5	609.600	910.742	9.000	1.100	1001.817
25 & 26	$8.500 * 16.000$	136.000	0.000	136.000	2	272.000	406.368	9.000	1.100	447.005
27 TO 31	$7.620 * 16.000$	121.920	0.000	121.920	5	609.600	910.742	9.000	1.100	1001.817
32	$10.122 * 16.000$	161.952	7.720	154.232	1	154.232	230.423	12.000	1.100	253.465
33	$0.5 * (10.000 + 10.164) * 21.000$	211.722	0.000	211.722	1	211.722	316.313	12.000	1.100	347.944
34	$11.670 * 21.000$	245.070	7.720	237.350	1	237.350	354.601	12.000	1.100	390.061
35	$12.300 * 21.000$	258.300	7.720	250.580	1	250.580	374.367	12.000	1.100	411.803
36 & 37	$10.500 * 21.000$	220.500	0.000	220.500	2	441.000	658.854	12.000	1.100	724.739
38	$0.5 * (17.930 + 18.138) * 9.000$	162.306	0.000	162.306	1	162.306	242.485	12.000	1.100	266.734
39	$0.5 * (18.345 + 18.138) * 9.000$	164.174	0.000	164.174	1	164.174	245.275	12.000	1.100	269.803
40	$0.5 * (18.345 + 18.553) * 9.000$	166.041	0.000	166.041	1	166.041	248.065	12.000	1.100	272.872
41	$0.5 * (18.761 + 18.553) * 9.000$	167.913	0.000	167.913	1	167.913	250.862	12.000	1.100	275.948
42	$0.5 * (18.761 + 18.969) * 9.000$	169.785	0.000	169.785	1	169.785	253.659	12.000	1.100	279.025
43	$0.5 * (19.177 + 18.969) * 9.000$	171.657	0.000	171.657	1	171.657	256.456	12.000	1.100	282.101
44	$0.5 * (19.177 + 19.408) * 10.000$	192.925	0.000	192.925	1	192.925	288.230	12.000	1.100	317.053
45	$0.5 * (19.639 + 19.408) * 10.000$	195.235	0.000	195.235	1	195.235	291.681	12.000	1.100	320.849
46	$0.5 * (19.639 + 19.870) * 10.000$	197.545	0.000	197.545	1	197.545	295.132	12.000	1.100	324.645
47	$0.5 * (20.102 + 19.870) * 10.000$	199.860	0.000	199.860	1	199.860	298.591	12.000	1.100	328.450
48	$0.5 * (20.102 + 20.333) * 10.000$	202.175	0.000	202.175	1	202.175	302.049	12.000	1.100	332.254
49	$0.5 * (20.564 + 20.333) * 10.000$	204.485	0.000	204.485	1	204.485	305.501	12.000	1.100	336.051
50	$0.5 * (20.564 + 20.795) * 10.000$	206.795	0.000	206.795	1	206.795	308.952	12.000	1.100	339.847
51	$0.5 * (21.026 + 20.795) * 10.000$	209.105	0.000	209.105	1	209.105	312.403	12.000	1.100	343.643
52	$0.5 * (15.159 + 14.900) * 31.089$	467.252	11.570	455.682	1	455.682	680.789	18.000	1.100	748.868
TOTAL					52	10509.058	15700.532			8167.972

AREA AS PER MEASUREMENT SHEET
1) $0.5 * (58.839 + 48.166) * 121.894 = 6521.633 \text{ SQ.M}$
2) $0.5 * (58.072 + 38.438) * 109.542 = 5285.949 \text{ SQ.M}$
3) $0.5 * (48.895 + 38.425) * 138.604 = 6051.450 \text{ SQ.M}$
TOTAL = 17859.032 SQ.M

FINAL DEMARCATED LAYOUT (IN COMMERCIAL ZONE) FOR KH. NO. 97/1 & 97/2A, P.NO.42, OF VILLAGE MOUZA - JAMTHA, TAH. - NAGPUR (G), DIST - NAGPUR
BELONGING TO :- 1) PRASANNA DEVELOPERS THROUGH ITS PROPRIETOR SHRI. NIKHIL P. CHAPLE
2) PRASANNA PLANNERS THROUGH ITS PARTNER SHRI. AMIT GOPALJI HEDA
3) PRASANNA PLANNERS THROUGH ITS PARTNER SHRI. AMIT GOPALJI HEDA

AREA STATEMENTS :	
1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED) A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT) = 18900.000 SQ.M (0.81 + 0.54 + 0.54 = 1.89 H) B) AS PER MEASUREMENT SHEET = 17859.032 SQ.M C) AS PER SITE = 17859.032 SQ.M
2	DEDUCTIONS FOR : A) PROPOSED D.P./ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING = 2148.056 SQ.M B) ANY D.P. RESERVATION AREA = 0.000 SQ.M TOTAL A+B = - 2148.056 SQ.M
3	BALANCE AREA OF PLOT (1-2) = 15710.976 SQ.M
4	AMENITY SPACE : A) REQUIRED = 0.000 SQ.M B) ADJUSTMENT OF 2(A), if any = 0.000 SQ.M C) BALANCE PROPOSED = 0.000 SQ.M
5	NET PLOT AREA (3- 4C) = 15710.976 SQ.M (100 %)
6	RECREATIONAL OPEN SPACE : A) REQUIRED = 1571.097 SQ.M B) PROPOSED = 1575.604 SQ.M
7	INTERNAL ROAD AREA = 3576.314 SQ.M
8	SPACE FOR E.S.S. & W.W.T.P. = 50.000 SQ.M
9	SERVICE ROAD / HIGHWAY WIDENING = 0.000 SQ.M
10	PLOTTABLE AREA = 10509.058 SQ.M (66.89%)
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/10) = 1.494

OPEN SPACE	
OPEN SPACE - A 1) $0.5 * (49.221 + 39.705) * 21.000 = 933.723 \text{ SQ.M}$ DEDUCTION FOR E.S.S. = $5 * 5 = 25.000 \text{ SQ.M}$ TOTAL = 908.723 SQ.M	OPEN SPACE - B 1) $0.5 * (12.986 + 16.697) * 46.618 = 691.881 \text{ SQ.M}$ DEDUCTION FOR W.W.T.P. = $5 * 5 = 25.000 \text{ SQ.M}$ TOTAL = 666.881 SQ.M
TOTAL OPEN SPACE = A+B = $908.723 + 685.207 = 1575.604 \text{ SQ.M}$	

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 09-12-2018 AND THE DIMENSIONS OF SIDES ETC.
OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS LESS THAN WITH THE AREA STATED
IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE

1) PRASANNA DEVELOPERS THROUGH ITS PROPRIETOR
SHRI. NIKHIL P. CHAPLE

2) PRASANNA PLANNERS THROUGH ITS PARTNER
SHRI. AMIT GOPALJI HEDA

3) PRASANNA PLANNERS THROUGH ITS PARTNER
SHRI. AMIT GOPALJI HEDA

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhaval S. Harsh
NMRDA Lic. No. 411
NIT Lic. No. 3000
Mob. No. 9158855005

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO. OF ARCH / LIC. ENG. / SUPERVISOR
23-05-2022	NE-01	1:500	KR	DH	

LEGEND :
KHASARA BOUNDARY SHOWN IN
OPEN SPACE SHOWN IN

DIVINE PROJECTS
Architects, Engineers, Contractors
NMRDA Lic. No. 411
NIT Lic. No. 3000
Mob. No. 9158855005