

Owner details

Owner Name

Postal Address

Contact Number

KESAR INDIA LIMITED

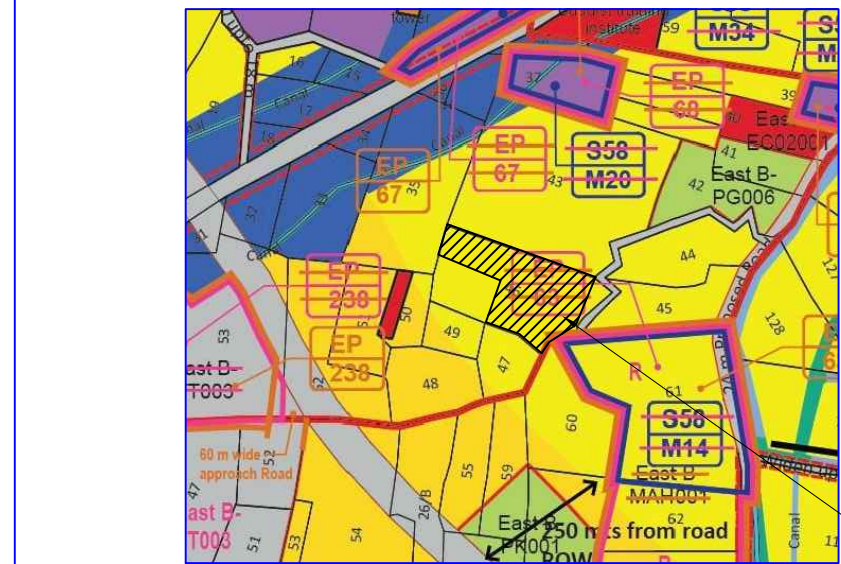
Flat no 301 Swami Sadan Apartment,GPO Square,Nagpur,Nagpur (Urban),Nagpur-440001,M aharashtra

8400000038

Sachin Gopal Gupta

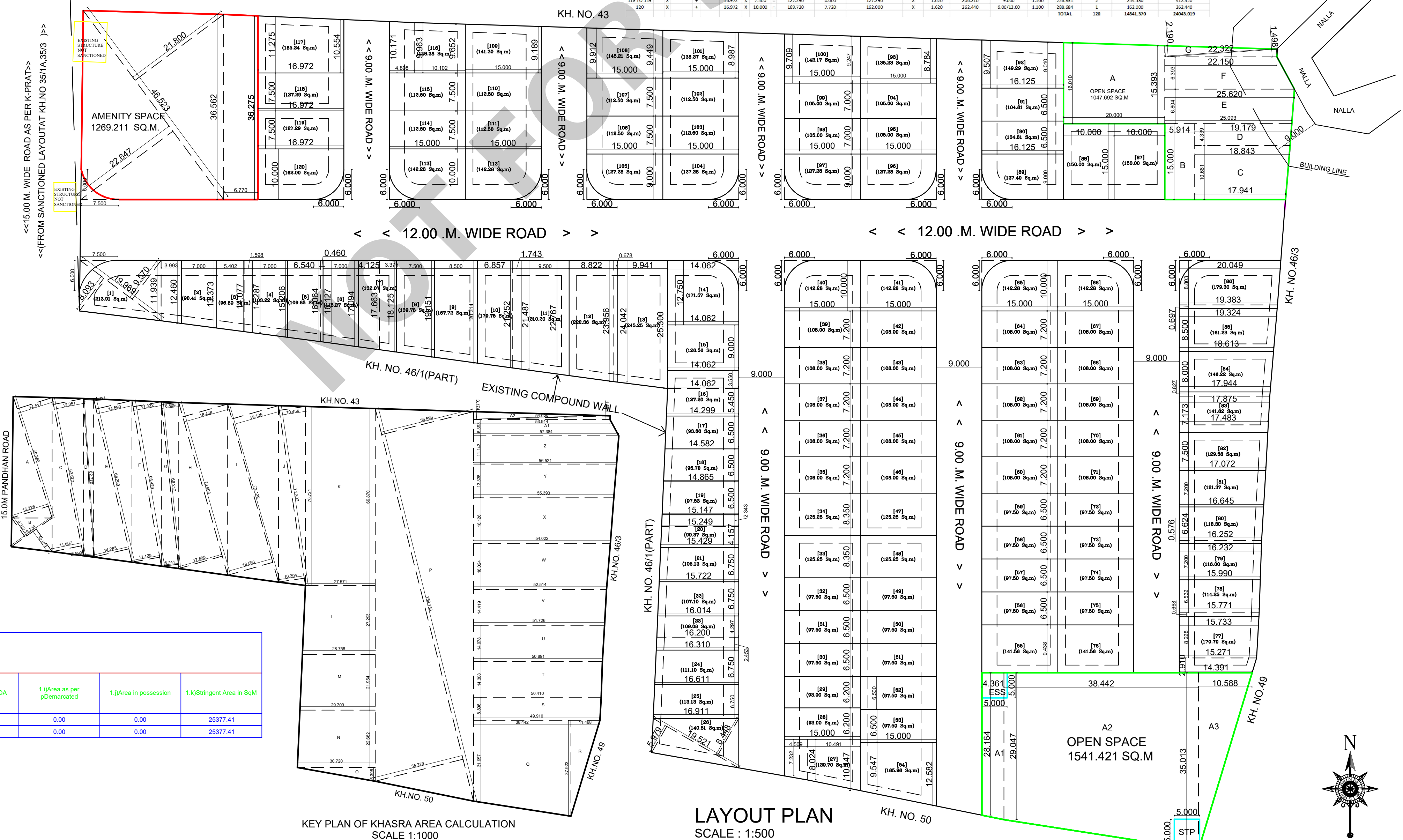
FLAT NO 301 SWAMI SADAN APARTMENT,GPO SQUARE,Nagpur,Nagpur (Urban),Nagpur-440001,M aharashtra

RECREATIONAL CALCULATION		Amenity CALCULATION	
Name	Area	Name	Area
OPEN SPACE 1	1047.69	AMENITY SPACE	1269.21
OPEN SPACE 2	1491.42	TOTAL	1269.21
TOTAL	2539.11		



DETAILS OF LAYOUT/SUBDIVISION OF LAND						
1.a) Village	1.b) Parcel No (S.No. of No. C S No. F P No. Sub Plot No. Gut No)	1.c) Raw/Adjoining Land, 2. Sanctioned, 3. Gunt (newly)	1.d) Area in SqM as per previous record	1.e) Area as per pMeasurement Plan	1.f) Area as per POA	1.g) Area as per pDenarcuated
KHAI/RI	46/1(PART) 46/2	Raw/Adjoining Land	27000.00	25377.41	0.00	0.00
Total Amalgamated Plot			27000.00	25377.41	0.00	0.00

AREA UNDER OPEN SPACE									
A	1/2 X	16.010	+ 15.393	15.702	X	20.000	=	314.030	0.000
B	X			5.914	X	15.000	=	88.710	0.000
C	1/2 X	17.941	+ 18.843	18.392	X	10.661	=	196.077	0.000
D	1/2 X	18.843	+ 19.179	19.011	X	4.339	=	82.489	0.000
E	1/2 X	25.093	+ 25.620	25.357	X	6.804	=	172.526	0.000
F	1/2 X	25.620	+ 22.150	23.885	X	6.393	=	152.697	0.000
G	1/2 X	2.190	+ 1.498	1.844	X	41.162	=	41.162	0.000
									1047.690
A1	1/2 X	28.164	+ 29.047	28.606	X	4.361	=	124.749	0.000
A2	1/2 X	29.047	+ 35.013	32.030	X	38.442	=	1231.297	0.000
A3	1/2 X			10.589	X	35.013	=	185.376	0.000
TOTAL									2589.11
AREA UNDER ESS AND STP									
ESS				5.000	X	5.000	=	25	0.000
STP				5.000	X	5.000	=	25	0.000
TOTAL									50
TOTAL OPEN SPACE									2539.11
AREA UNDER AMENITY SPACE									
A	1/2 X	22.647	+ 21.800	22.224	X	46.523	=	1033.904	11.245
B	1/2 X	36.562	+ 36.275	36.419	X	6.770	=	246.553	0.000
TOTAL									1269.212
AREA UNDER KHASRA									
A	1/2 X	14.517	+ 15.226	14.872	X	50.386	=	749.315	0.000
B	1/2 X	9.21	+ 10.879	10.045	X	19.738	=	198.258	0.000
C	1/2 X	12.051	+ 11.807	11.929	X	63.673	=	759.555	0.000
D	1/2 X	4.021	+ 3.999	4.010	X	62.77	=	251.708	0.000
E	1/2 X	14.59	+ 14.283	14.437	X	66.209	=	955.826	0.000
F	1/2 X	11.322	+ 11.128	11.225	X	66.429	=	745.666	0.000
G	1/2 X	6.809	+ 6.741	6.775	X	66.217	=	448.620	0.000
H	1/2 X	18.458	+ 17.898	18.178	X	70.908	=	1288.966	0.000
I	1/2 X	19.125	+ 18.553	18.839	X	73.129	=	1377.677	0.000
J	1/2 X	10.454	+ 10.304	10.379	X	71.837	=	745.596	0.000
K	1/2 X	70.721	+ 69.870	70.296	X	27.571	=	1938.117	0.000
L	1/2 X	27.571	+ 28.758	28.165	X	27.293	=	766.694	0.000
M	1/2 X	28.758	+ 29.709	29.234	X	21.954	=	641.792	0.000
N	1/2 X	29.709	+ 30.700	30.215	X	22.682	=	685.325	0.000
O	1/2 X				X	5.395	=	30.720	0.000
P	1/2 X	36.596	+ 35.279	35.938	X	159.133	=	5718.867	0.000
Q	1/2 X	31.957	+ 37.923	34.940	X	38.442	=	1343.163	0.000
R	1/2 X			11.468	X	37.923	=	217.450	0.000
S	1/2 X	49.91	+ 50.410	50.160	X	8.896	=	446.223	0.000
T	1/2 X	50.41	+ 50.900	50.651	X	14.308	=	724.707	0.000
U	1/2 X	50.891	+ 51.762	51.327	X	14.078	=	722.574	0.000
V	1/2 X	51.726	+ 52.514	52.120	X	14.419	=	751.518	0.000
W	1/2 X	52.514	+ 54.022	53.268	X	18.024	=	960.102	0.000
X	1/2 X	54.022	+ 55.393	54.708	X	18.126	=	991.628	0.000
Y	1/2 X	55.393	+ 56.521	55.957	X	13.338	=	746.354	0.000
Z	1/2 X	56.521	+ 57.384	56.953	X	11.143	=	634.622	0.000
A1	1/2 X	57.384	+ 53.914	55.649	X	6.393	=	355.764	0.000
A2	1/2 X	3.174	+ 1.506	2.340	X	54.050	=	126.477	0.000
TOTAL									25377.411



LAYOUT PLAN
SCALE : 1:500

Project Details

Building Type - NMRDA-23-78214
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Ward No - Layout Approval
Plot No - 0
Zone Number - KAMPTEE
Ward Name - KHAIRI
Prorata Value - 1.62
Separation/CRZ Zone Area -

Signature Not Verified

Digitally signed by SACHIN G. GUPTA, DN: cn=SACHIN G. GUPTA, o=KESAR INDIA LIMITED, ou=KESAR INDIA LIMITED, email=SACHIN.GUPTA@KESARINDIA.COM, c=IN

Date: 2023.11.03 17:40:21 IST
Reason: Approved Drawing Plan
Project Code - NMRDA-23-78214
Application Number - NMRDA/2023/300451
Certificate Number - NMRDA/2023/APL/00210

Executive Engineer
Date: 20/10/2023

Assistant Engineer
Date: 19/10/2023

Sectional Engineer
Date: 19/10/2023

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 46/1(PART), 46/2, P.H. NO. 16, MOUZA-KHAIRI, TAH. - KAMTHEE, DISTT. - NAGPUR.

BELONGING TO, KESAR INDIA LIMITED THROUGH DIRECTOR SHRI. SACHIN GOPAL GUPTA

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)

a) As per ownership document (7/12, CTS extract)

b) as per measurement sheet

c) as per site

2. Deductions for

a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening

b) Any D.P. Reservation area

c) External structure in plot

d) Not in possession

3. Balance area of plot (1-2)

4. Amenity Space (if applicable)

a) Required

b) Adjustment of 2(b), if any -

c) Proposed

5. Net Plot Area (3-4 (c))

6. Recreational Open space/Play Ground (if applicable)

a) Required

b) Proposed

7. Internal Road area (net plot - (Plotable area + open space + MSEB + external structure))

8. Service Road and Highway widening

9. Plotable area

10. Pro-rata factor for FSI calculation on layout plots = (5/9) 1.62

LEGEND :-

AREA UNDER KASARA BOUNDARY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN
AREA UNDER ESS & STP SHOWN IN

Flat no 301 Swami Sadan Apartment,GPO Square,Nagpur,Nagpur (Urban),Nagpur-440001,Maharashtra

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
MOUZA-KHAIRI KH NO 46/1 (PART) 46/2

Name Of Engineer : pavin raviprasad gupta

ADDRESS OF OFFICE
OFFICE
SHOP NO. 115, SECOND FLOOR, SHRI RAM SHYAM TOWER PART ROAD SADAR NAGPUR 440001

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified

A1
SCALE - 1:100
JOB NO - NMRDA-23-78214
17/10/23
CHECK BY -
SUBMISSION DRAWING