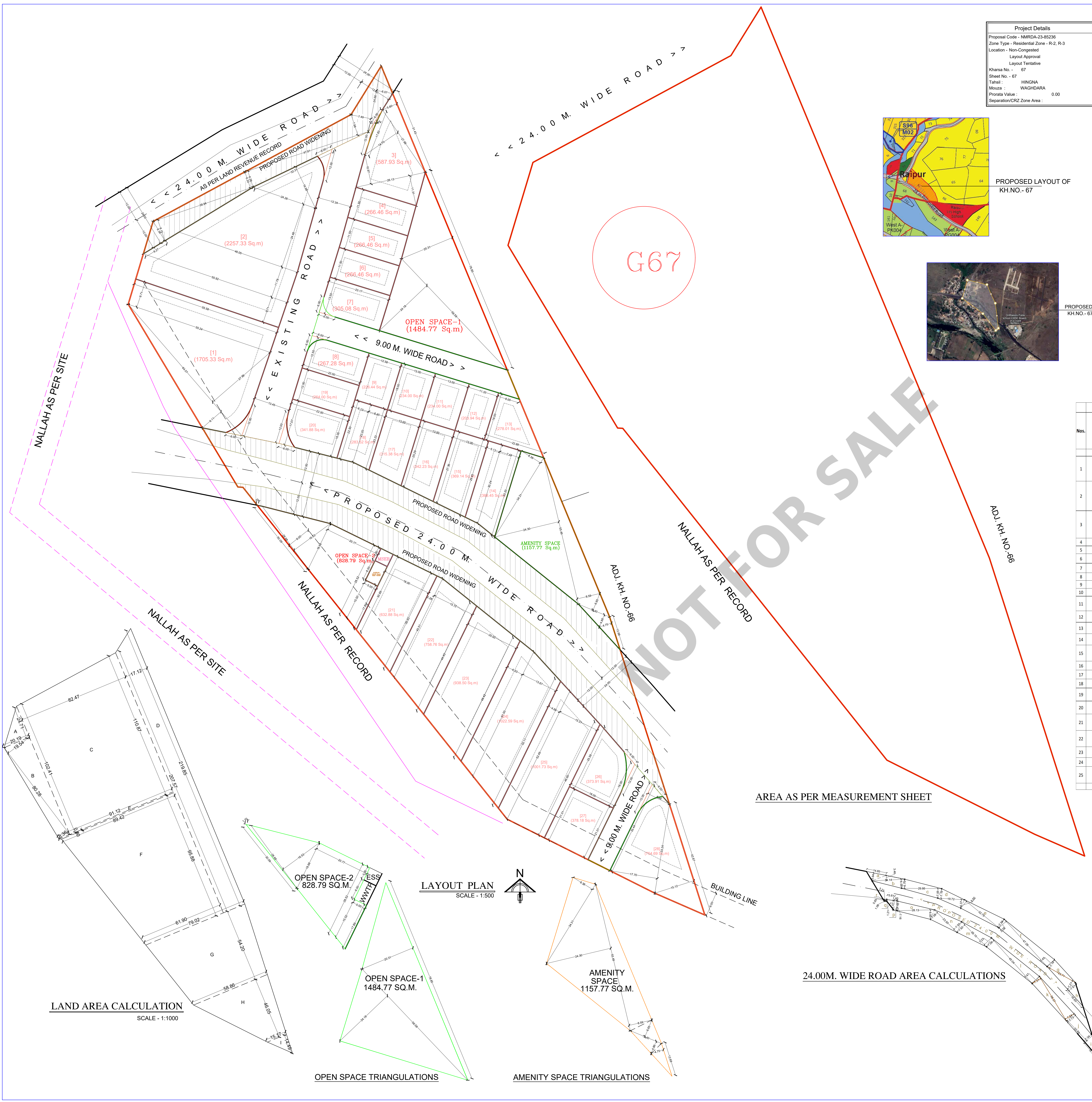


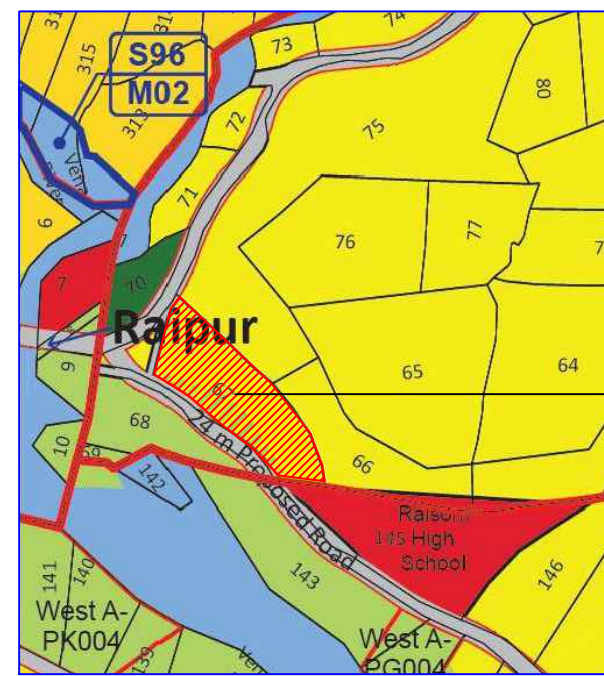


Project Details	
Proposal Code - NMEDA-23-85236	
Zone Type - Residential Zone - R-2, R-3	
Location - Non-Congested	
Layout Approval	
Layout Tentative	
Khasra No. - 67	
Sheet No. - 67	
Tahsil - HINGNA	
Mouza - WAGHDARA	
Purata Value - 0.00	
Separation/CRZ Zone Area -	

PROPOSED RESIDENTIAL LAYOUT PLAN ON
KH.NO. -67, P.H. NO. - 46, MOUZA - WAGHDARA,
TAH. - HINGNA, DIST. - NAGPUR
BELONGING TO :- M/S MUKUNDA KESHAVAM REALTORS
THROUGH PARTNERS
1) MR. AKSHAT R. PODDAR
2) MR. VRAJESH P. VED
3) MR. SUKESH S. VED

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)	26700.00
a) As per ownership document (7/12, CTS extract)	26700.00
b) as per measurement sheet	26700.00
c) as per site	26700.00
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	3583.28
(b) Any D.P. Reservation area	0.00
(c) Any D.P. Reservation area	0.00
(d) External structure in plot	0.00
(e) Not in possession	0.00
(Total a+b+c+d)	3583.28
3. Balance area of plot (1-2)	23116.72
4. Amenity Space (if applicable)	
(a) Required -	1155.84
(b) Adjustment of 2(b), if any -	----
(c) Proposed -	1157.77
5. Net Plot Area (3-4 (c))	21958.95
6. Recreational Open space/Play Ground (if applicable)	
(a) Required -	2311.67
(b) Proposed -	2313.57
7. Internal Road area (net plot -Plotable area + open space + MSEB + external structure))	4315.86
8. Service road and Highway widening	----
9. Plotable area	15264.52
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.43
11. Area for inclusive housing	
(a) Required -	4392.19
(b) Proposed -	----
12. Area for ESS	25.00
13. Area for WWTP	40.00



PROPOSED LAYOUT OF
KH.NO. - 67



PROPOSED LAYOUT OF
KH.NO. - 67

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT												
Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining (Sq.m.)	Built up area on Plot Area basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Pro-rata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.4386)	G	H=E*G	I	J	K=F*J	L=E*G
1	1	1/2*55.58+55.24*9.71 + 1/2*27.98+9.11*64.07	1726.21	20.88	1705.33	2453.29	1	1705.33	24.00/12.00	1.10	2698.62	2453.29
2	2	1/2*55.58+55.52*9.71 + 1/2*55.92+46.05*11.78 + 1/2*14.26+46.05*14.48 + 1/2*32.31*16.98	2276.84	19.51	2257.33	3247.40	1	2257.33	24.00/12.00	1.10	3572.14	3247.40
3	3	1/2*10.97 + 11.31*26.13 + 1/2 * 27.98 * 14.70 + 1/2 * 31.45 * 5.80 + 2/3 * 17.83 * 0.44	593.18	5.25	587.93	845.79	1	587.93	24.00/12.00	1.10	930.37	845.79
4	4 TO 6	11.50*23.17	266.46		266.46	383.32	3	799.37	12.00	1.10	421.65	1149.97
5	7	13.50*23.17	312.80	7.72	305.08	438.88	1	305.08	12.00/9.00	1.10	482.77	438.88
6	8	12.50*22.00	275.00	7.72	267.28	384.51	1	267.28	12.00/9.00	1.10	422.96	384.51
7	9	12.58*18.00	226.44		226.44	325.76	1	226.44	9.00	1.10	358.33	325.76
8	10,11	13.00*18.00	234.00		234.00	336.63	2	468.00	9.00	1.10	770.30	673.26
9	12	13.31*18.00	239.58		239.58	343.99	1	239.58	9.00	1.10	372.73	293.39
10	13	1/2*18.00+22.89*18.00	278.01		278.01	399.95	1	278.01	9.00	1.10	439.94	399.95
11	14	1/2*33.20+30.24*7.44 + 1/2*30.24+29.43*5.11	388.45		388.45	558.83	1	388.45	24.00	1.10	614.71	558.83
12	15	1/2*129.43+27.36*13.00	369.14		369.14	531.04	1	369.14	24.00	1.10	584.14	531.04
13	16	1/2*127.36+25.29*13.00	342.23		342.23	492.32	1	342.23	24.00	1.10	541.56	492.32
14	17	1/2*123.23+25.29*13.00	315.38		315.38	453.71	1	315.38	24.00	1.10	499.08	453.71
15	18	1/2*123.23+22.20*6.45 + 1/2*22.50+22.20*6.13	283.52		283.52	407.87	1	283.52	24.00	1.10	448.65	407.87
16	19	12.00*22.00	264.00		264.00	379.79	1	264.00	12.00	1.10	417.77	379.79
17	20	1/2*117.07+16.00*22.00	363.77	21.89	341.88	491.83	1	341.88	24.00/12.00	1.10	541.01	491.83
18	21	1/2*139.43+30.89*18.00	632.88		632.88	910.46	1	632.88	24.00	1.10	1001.51	910.46
19	22	1/2*140.51+39.43*7.28 + 1/2*140.51+44.43*15.72	758.76		758.76	1091.55	1	758.76	24.00	1.10	1200.71	1091.55
20	23	1/2*144.43+49.42*20.00	938.50		938.50	1350.13	1	938.50	24.00	1.10	1485.14	1350.13
21	24	1/2*149.42+51.00*6.33 + 1/2*51.00+52.11*13.67	1022.59		1022.59	1471.09	1	1022.59	24.00	1.10	1618.20	1471.09
22	25	1/2*152.11+52.49*4.65 + 1/2*52.49+46.60*15.31	1001.73		1001.73	1441.09	1	1001.73	24.00	1.10	1585.20	1441.09
23	26	1/2*118.00+25.59*18.00	392.31	18.40	373.91	537.91	1	373.91	24.00	1.10	591.70	537.91
24	27	21.01*18.00	378.18		378.18	544.05	1	378.18	24.00	1.10	598.45	544.05
25	28	33.24 * 17.70 + 1/2 * 42.87 + 15.12	776.69	22.00	754.69	1085.69	1	754.69	24.00	1.10	1194.26	1085.69
		TOTAL	28		15264.52							21959.541

AREA AS PER MEASUREMENT SHEET

LAND AREA CALCULATION	
SIZE	AREA (SQ.M.)
A	1/2*20.19*24.71
B	1/2*19.54+36*80.28
C	1/2*102.41+110.87*82.47
D	1/2*207.57+219.85*17.12
E	1/2*91.12+89.42*0.80
F	1/2*189.43+190*55.88
G	1/2*79.02+58.80*54.20
H	1/2*15.17+58.80*46.05
I	1/2*15.17*14.49
TOTAL	26700.16
SAY TOTAL	26700.00

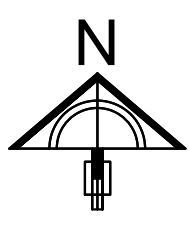
Plot No.	Size (M)	Area (Sq.m.)	Deduct Target Area (Sq.m.)	Net Area (Sq. m.)	Total Net Area (Sq.m.)
OPEN SPACE-1	1/2 * 55.58 * 55.24	1726.21			
	1/2 * 55.58 * 55.24	1726.21			
	1/2 * 55.58 * 55.24	1726.21			
	1/2 * 55.58 * 55.24	1726.21			
OPEN SPACE-2	1/2 * 55.58 * 55.24	1726.21			
	1/2 * 55.58 * 55.24	1726.21			
	1/2 * 55.58 * 55.24	1726.21			
	1/2 * 55.58 * 55.24	1726.21			
AMENITY SPACE	1/2 * 55.58 * 55.24	1726.21			
	1/2 * 55.58 * 55.24	1726.21			
	1/2 * 55.58 * 55.24	1726.21			
	1/2 * 55.58 * 55.24	1726.21			

LAND AREA CALCULATION

SCALE - 1:1000

LAYOUT PLAN

SCALE - 1:500



OPEN SPACE TRIANGULATIONS

AMENITY SPACE TRIANGULATIONS

24.00M. WIDE ROAD AREA CALCULATIONS

Signature Not Verified

Digitally signed by M/S MUKUNDA KESHAVAM REALTORS
Date: 2023.12.12 12:11:11
Reason: Approved Drawing
Location: Nagpur Metropolitan Region Development
Authority:
Project Code: NMEDA-23-85236
Application Number: M/S MUKUNDA KESHAVAM REALTORS
Proposed Number: 4314
Certificate Number: NMEDA/120224/KR/0027

Executive Engineer
Date: 10/10/2023

Executive Engineer
Date: 10/10/2023

Executive Engineer
Date: 10/10/2023

WAVE
DESIGNERS & PLANNERS
Flat no.G-6,C,Chembu Apt.Chunabhatti Road,
Near Ajni Sq.Nagpur-440003

LEGENDS:

PLOT BOUNDARY 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 - M/S MUKUNDA KESHAVAM REALTORS THROUGH ITS PARTNERS
MR.AKSHAT R.PODDAR AND MR.VRAJESH P.VED AND MR.SUKESH S.VED

Postal Address - Keshavnagar SCA, Near Vidyanagar Day 2
Dny.Bagalgargi,Bhandawad,Nagpur-440008,Maharashtra

Phone No.9325254747

DESCRIPTION OF PROJECT :-

Type of Proposal - Residential

Layout Tentative

SITE ADDRESS -
KH.NO. 67, MOUZA-WAGHDARA, TEHSIL-HINGNA, DIST-NAGPUR.

Name Of Architect - P/S Sampat Shinde

ADDRESS OF OFFICE

Office
Plot 1, Lane 1, Ayodhya Nagar, Nagpur
440024

OWNERS SIGN

Noted by applicant

TECHNICAL PERSON SIGN

Signature Not Verified

SCALE - 1:100

94/10/23

JOB NO - NMEDA-23-85236

CHECK BY -

SUBMISSION DRAWING