

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT									
Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR apportionment on plot
01	480.350	7.720	472.630	1.560	9.00	1.100	811.033	Detached	818.75
02	454.180	0.000	454.180	1.560	0.0	1.100	779.373	Detached	0.00
03	464.130	0.000	464.130	1.560	0.0	1.100	796.447	Detached	0.00
04	125.430	0.000	125.430	1.560	9.00	1.100	215.238	Semi-detached	0.00
05	101.500	0.000	101.500	1.560	9.00	1.100	174.174	Row-House	0.00
06	101.500	0.000	101.500	1.560	9.00	1.100	174.174	Row-House	0.00
07	101.500	0.000	101.500	1.560	9.00	1.100	174.174	Row-House	0.00
08	164.520	7.720	156.800	1.560	9.00	1.100	269.069	Semi-detached	276.79
09	158.200	7.720	150.480	1.560	9.00	1.100	258.224	Semi-detached	265.94
10	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
11	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
12	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
13	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
14	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
15	125.830	0.000	125.830	1.560	9.00	1.100	215.924	Semi-detached	0.00
16	131.620	0.000	131.620	1.560	9.00	1.100	225.860	Semi-detached	0.00
17	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
18	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
19	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
20	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
21	158.200	7.720	150.480	1.560	9.00	1.100	258.224	Semi-detached	265.94
22	162.990	7.720	155.270	1.560	9.00	1.100	266.443	Semi-detached	274.16
23	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
24	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
25	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
26	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
27	130.970	0.000	130.970	1.560	9.00	1.100	224.745	Semi-detached	0.00
28	125.830	0.000	125.830	1.560	9.00	1.100	215.924	Semi-detached	0.00
29	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
30	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
31	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
32	91.000	0.000	91.000	1.560	9.00	1.100	156.156	Row-House	0.00
33	162.980	7.720	155.260	1.560	9.00	1.100	266.426	Semi-detached	274.15
34	139.750	0.000	139.750	1.560	9.00	1.100	239.811	Semi-detached	0.00
35	142.500	0.000	142.500	1.560	9.00	1.100	244.530	Semi-detached	0.00
36	142.500	0.000	142.500	1.560	9.00	1.100	244.530	Semi-detached	0.00
37	142.500	0.000	142.500	1.560	9.00	1.100	244.530	Semi-detached	0.00
38	142.500	0.000	142.500	1.560	9.00	1.100	244.530	Semi-detached	0.00
39	142.500	0.000	142.500	1.560	9.00	1.100	244.530	Semi-detached	0.00
40	142.500	0.000	142.500	1.560	9.00	1.100	244.530	Semi-detached	0.00
41	142.500	0.000	142.500	1.560	9.00	1.100	244.530	Semi-detached	0.00
42	142.500	0.000	142.500	1.560	9.00	1.100	244.530	Semi-detached	0.00
43	142.500	0.000	142.500	1.560	9.00	1.100	244.530	Semi-detached	0.00
44	142.500	0.000	142.500	1.560	9.00	1.100	244.530	Semi-detached	0.00
45	142.500	0.000	142.500	1.560	9.00	1.100	244.530	Semi-detached	0.00
46	354.260	7.720	346.540	1.560	9.00	1.100	594.663	Detached	602.38
Total	6768.740		6714.70				11522.43		

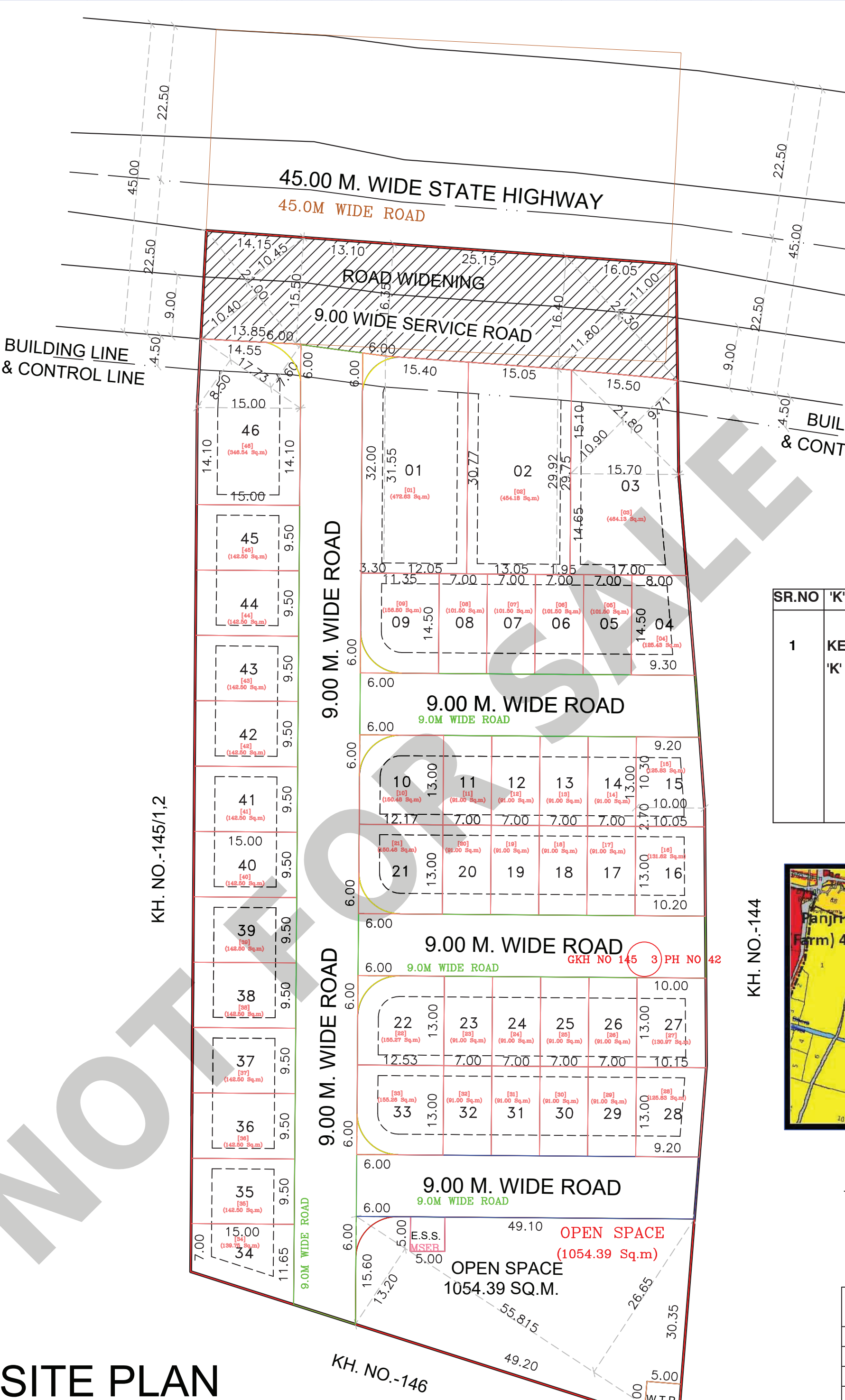
NOS	PLOT NO.	PLOT SIZE (M)	PLOT AREA (SQ.M.)	TANGENT ROUNDING AREA OF ROAD (IF ANY SQ.M.)	REMAINING PLOT AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	BUILT UP AREA ON PRO-RATA BASIC (D*PRO - RATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (E*G) SQ.M.
	A		B	C	D=(B-C)			E	F	G	H
1	1	1/2(32.00+31.55)X3.30+1/2(31.55+30.75)X12.05	480.22	7.72	472.50	1	472.50	737.09	45.00	1.10	810.80
2	2	1/2(30.77+29.92)X13.05+1/2(29.92+29.75)X1.95	454.18		454.18	1	454.18	708.52	45.00	1.10	779.37
3	3	1/2(10.90+9.71)X21.80+1/2(15.70+17.00)X14.65	464.18		464.18	1	464.18	724.12	45.00	1.10	796.53
4	4	1/2(8.00+9.30)X14.50	125.43		125.43	1	125.43	195.66	9.00	1.10	215.23
5	5 TO 8	7.00X14.50	101.50		101.50	4	406.00	158.34	9.00	1.10	174.17
6	9	11.35X14.50	164.58	7.72	156.86	1	156.86	244.69	9.00	1.10	269.16
7	10	12.17X13.00	158.21	7.72	150.49	1	150.49	234.76	9.00	1.10	258.24
8	11 TO 14	7.00X13.00	91.00		91.00	4	364.00	141.96	9.00	1.10	156.16
9	15	1/2(9.20+10.00)X10.30+1/2(10.00+10.05)X2.70	125.95		125.95	1	125.95	196.48	9.00	1.10	216.13
10	16	1/2(10.05+10.20)X13.00	131.63		131.63	1	131.63	205.34	9.00	1.10	225.87
11	17 TO 20	7.00X13.00	91.00		91.00	4	364.00	141.96	9.00	1.10	156.16
12	21	12.17X13.00	158.21	7.72	150.49	1	150.49	234.76	9.00	1.10	258.24
13	22	12.53X13.00	162.89	7.72	155.17	1	155.17	242.07	9.00	1.10	266.27
14	23 TO 26	7.00X13.00	91.00		91.00	4	364.00	141.96	9.00	1.10	156.16
15	27	1/2(10.00+10.15)X13.00	130.98		130.98	1	130.98	204.32	9.00	1.10	224.75
16	28	1/2(10.15+9.20)X13.00	125.78		125.78	1	125.78	196.21	9.00	1.10	215.83
17	29 TO 32	7.00X13.00	91.00		91.00	4	364.00	141.96	9.00	1.10	156.16
18	33	12.53X13.00	162.89	7.72	155.17	1	155.17	242.07	9.00	1.10	266.27
19	34	1/2(11.65+7.00)X15.00	139.88		139.88	1	139.88	218.21	9.00	1.10	240.03
20	35 TO 45	9.50X15.00	142.50		142.50	11	1567.50	222.30	9.00	1.10	244.53
21	46	14.10X15.00+1/2(7.60+8.50)X17.73	354.23	7.72	346.51	1	346.51	540.55	45.00	1.10	594.61

TOTAL AREA OF 46 NOS OF PLOTS = 6714.70 SQ.M.

SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA INSQ.M.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(13.20+26.65)X55.815	1112.11	7.72	1104.39 -50.00 1054.39	01	1054.39	
02	ROAD WIDENING	1/2(10.45+10.40)X21.00 1/2(15.50+16.35)X13.10 1/2(16.35+16.40)X25.15 1/2(11.80+11.00)X24.30	218.925 208.615 411.83 277.02 1116.39		1116.39	01	1116.39	
03	W.T.P. E.S.S.	5.00 X 5.00 5.00 X 5.00	25.00 25.00 50.00		50.00	01	50.00	

MOUZA- PANJRI (BU)
P.H. NO. 42
TAH.- NAGPUR (GRAMIN),
DIST- NAGPUR
SCALE 1:5000

DETAILS OF LAYOUT/SUBDIVISION OF LAND									
1.a) Village	1.b) Parcel No (S.No./H.No., C.S.No., P.P.No./Sub Plot No./Out No.)	Type 1 Row/Adjoining Land/2. Section/3. Court house)	1.f)Area in SqM as per previous record	1.g)Area as per measurement Plan	1.h)Area as per POA	1.i)Area as per pDemarcated	1.j)Area in possession	1.k)Strongest Area in SqM	
PANJRI BU	KH NO 145 3 PH NO 42	Row/Adjoining Land	12000.00	11600.00	9.00	11600.52	11600.52	11600.00	
Total Amalgamated Plot			12000.00	11600.00	9.00	11600.52	11600.52	11600.00	



SITE PLAN



LAY OUT PLAN
SCALE 1:500

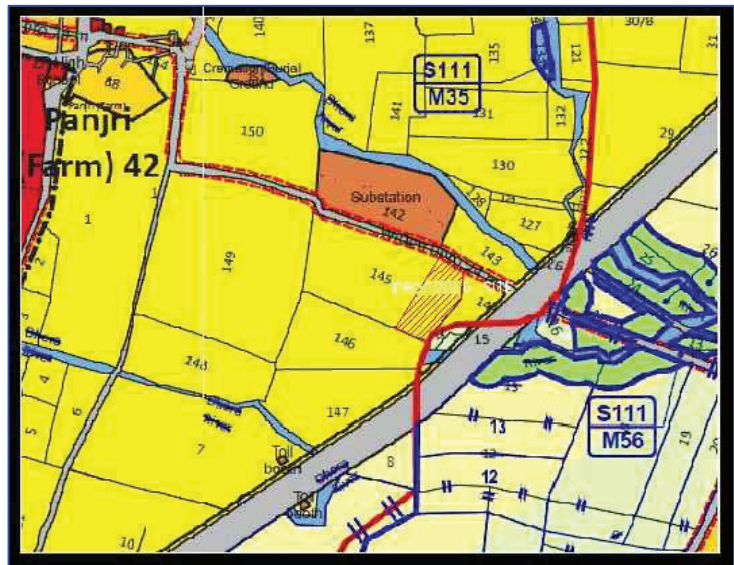
LEGENDS:

PLOT BOUNDRY 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 BRAWN
EXISTING SHOWN BLUE HATCHED

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE	1054.39
TOTAL	1054.39

SR.NO	'K' PRAT	SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1. 1/2(18.75+24.65)X72.85	1580.84
		2. 1/2(9.10+10.45)X70.65	690.60
		3. 1/2(70.05+72.80)X30.70	2192.74
		4. 1/2(72.80+74.15)X17.75	1304.18
		5. 1/2(74.15+74.70)X37.40	2783.49
		6. 1/2(24.50+44.50)X88.35	3048.07
			11599.92
		SAY AS	11600.00



DP SHEET

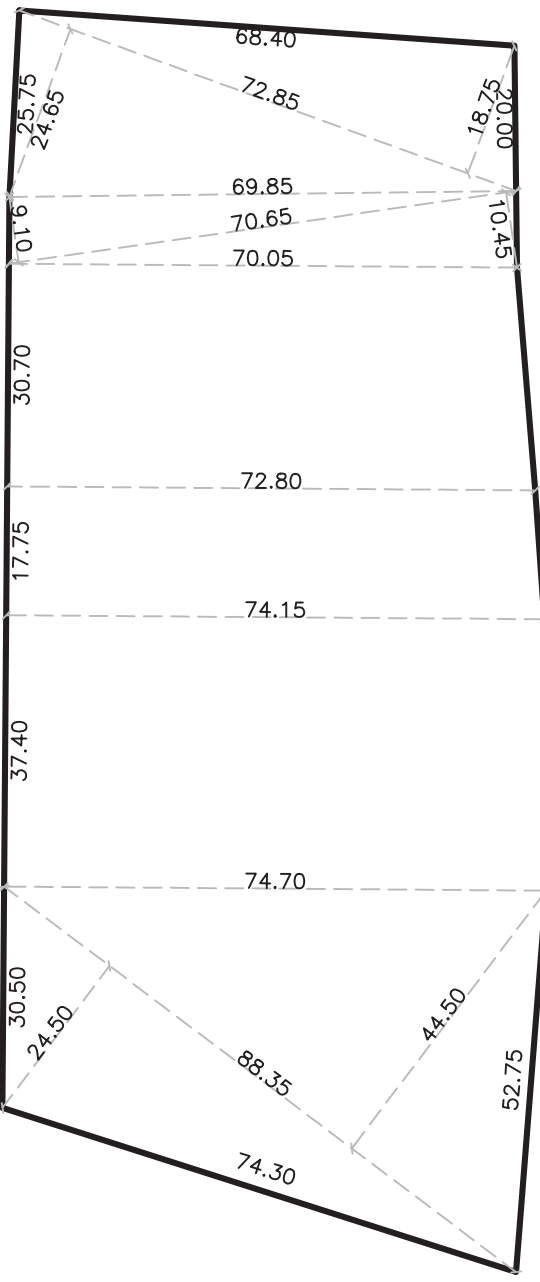


GOOGLE IMAGE

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)	11600.00
a) As per ownership document (7/12, CTS extract)	12000.00
b) as per measurement sheet	11600.00
(c) as per site	11600.00
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	1116.39
(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+e)	1116.39
3. Balance area of plot (1-2)	10483.61
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	---
5. Net Plot Area (3-4 (c))	10483.61
6. Recreational Open space/Play Ground (if applicable)	
(a) Required -	1048.36
(b) Proposed -	1054.39
7. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	2664.52
8. Service road and Highway widening	---
9. Plotable area	6714.70
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.56
11. Area for inclusive housing	
(a) Required -	0.00
(b) Proposed -	---

Project Details	
Building Type - NMRDA-23-68707	
Zone Type - Residential Zone - R-2, R-3	
Location - Non-Congested	
Ward No - Layout Approval	
Plot No. - Layout Tentative	
Cts No./Survey No. - 145	
Sheet No. - KH NO 145 3 PH NO 42	
Zone Number: Nagpur gramim	
Ward Name: PANJRI(FARM)	
Prorata Value : 0.00	
Separation/CRZ Zone Area :	



KEY - PLAN
SCALE 1:1000

Signature valid

Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2023.11.02 13:39:59 IST
Reason: Approved Drawing
Project Code: NMRDA/23/68707
Application Number: NMRDA/23/68707
Proposal Number: 39556
Certificate Number: NMRDA/LT/2023/APL/00205

Assistant Director Town Planning / Additional Director of Town Planning
Date: 17/10/2023

Executive Engineer
Date: 16/10/2023

Sectional Engineer
Date: 06/10/2023

PROJECT

PROPOSED RESIDENTIAL LAY OUT PLAN ON

KH NO-145/3, P.H. NO.-42, MOUZA- PANJRI (BU),

TAH.- NAGPUR (RURAL), DIST.-NAGPUR

OWNER :-

SHRI.- BHIKULAL JUGALKISHOR BAJAJ.

Name Of Owner : Bhikulal Jugalkishor Bajaj

Postal Address : ,BEHIND GHODE WALE CHANDAK, Shankar Nagar
S.O. Nagpur-440010, Maharashtra