DETAILS OF LAYOUT/SUBDIVISION OF LAND

| 1.a) Village | 1.b)Parcel No.(S.No./H.No., C.S.No., F.P.No.,Sub Plot No,Gut No) | Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gunthewari) | 1.f)Area in SqM as per prevenue record | 1.g)Area as per pMeasurement Plan | 1.h)Area as per POA | 1.i)Area as per pDemarcated | 1.j)Area in possession | 1.k)Stringent Area in SqM |
|---|---|---|---|---|---|---|---|---|
| VIHIRGAON | 5 , | Raw/Adjoining Land | 10200.00 | 10200.00 | 0.00 | 8992.67 | 8992.67 | 8992.67 |
| Total Amalgamated Plot | | | 10200.00 | 10200.00 | 0.00 | 8992.67 | 8992.67 | 8992.67 |

Amenity CALCULATION

| Name | Area |
|---|---|
| TOTAL | 0.00 |

RECREATIONAL CALCULATION

| Name | Area |
|---|---|
| OPEN SPACE A | 543.09 |
| OPEN SPACE B | 349.37 |
| TOTAL | 892.46 |

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 07/05/2024
FOR THE LAYOUT/ SITE OF KH.NO. 05
MOUZA Vihirgaon TAHSIL Nagpur(gramin)

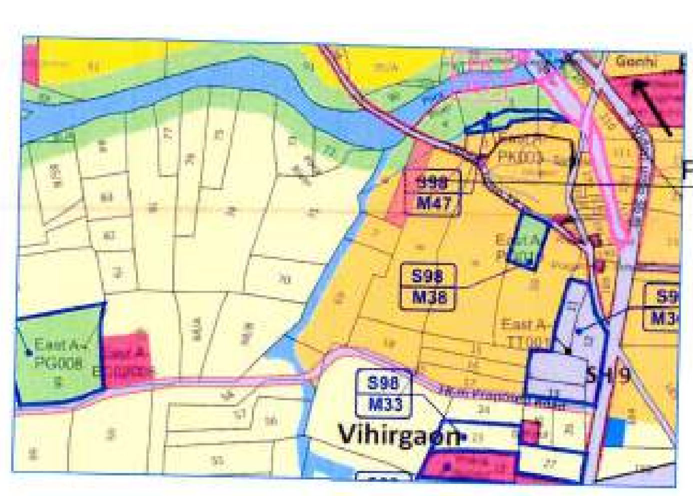
This sanction is subject to conditions of
N.A. order Dt. 8/12/2023
N.A.T.P. order Dt.........

This Layout Plan is tentatively / finally approved by Metropolitan Commissioner Dated 19/03/2024

दुय्यम निबंधक / सहनिबंधकांनी या अभिन्यासातील अवास्तव भूखंडाचे / भूखंडांच्या विक्रीपत्राची नोंदणी करण्यापूर्वी NMRDA ची अंतिम मंजुरी आणि मुक्त पत्र (Release Letter) मिळाल्याची खात्री करावी.

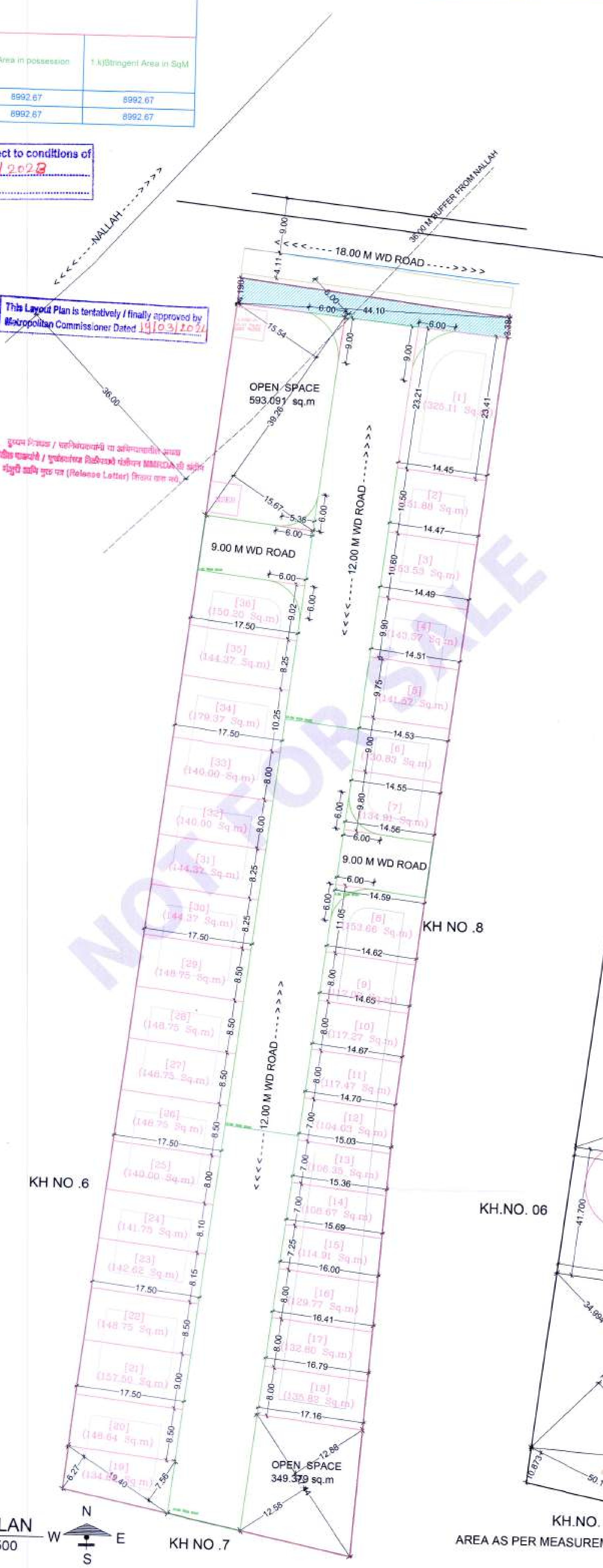
**STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT**

| 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 | PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS | 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*I) SQ.M |
|---|---|---|---|---|---|---|---|---|---|---|---|
| A | | B | D | E | F | G | | H | I | J | K |
| 1 | 0.5 * (23.210 +23.410) * 14.456 | 336.969 | 11.780 | 325.189 | 1 | 325.189 | 1.760 | 554.773 | 12.000 | 1.100 | 610.250 |
| 2 | 0.5 * (14.456 +14.475) * 10.500 | 151.888 | 0.000 | 151.888 | 1 | 151.888 | 1.760 | 259.121 | 12.000 | 1.100 | 285.033 |
| 3 | 0.5 * (14.494 +14.475) * 10.600 | 153.536 | 0.000 | 153.536 | 1 | 153.536 | 1.760 | 261.932 | 12.000 | 1.100 | 288.125 |
| 4 | 0.5 * (14.494 + 14.512) * 9.900 | 143.580 | 0.000 | 143.580 | 1 | 143.580 | 1.760 | 244.947 | 12.000 | 1.100 | 269.442 |
| 5 | 0.5 * (14.526 + 14.512) * 9.750 | 141.560 | 0.000 | 141.560 | 1 | 141.560 | 1.760 | 241.502 | 12.000 | 1.100 | 265.652 |
| 6 | 0.5 * (14.526 + 14.546) *9.000 | 130.824 | 0.000 | 130.824 | 1 | 130.824 | 1.760 | 223.186 | 12.000 | 1.100 | 245.504 |
| 7 | 0.5 * (14.546 + 14.563) *9.800 | 142.634 | 7.720 | 134.914 | 1 | 134.914 | 1.760 | 230.163 | 9.000 | 1.100 | 253.180 |
| 8 | 0.5 * (14.588 + 14.623) *11.050 | 161.391 | 7.720 | 153.671 | 1 | 153.671 | 1.760 | 262.162 | 9.000 | 1.100 | 288.379 |
| 9 | 0.5 * (14.647 + 14.623) *8.000 | 117.080 | 0.000 | 117.080 | 1 | 117.080 | 1.760 | 199.738 | 12.000 | 1.100 | 219.712 |
| 10 | 0.5 * (14.647 + 14.672) *8.000 | 117.276 | 0.000 | 117.276 | 1 | 117.276 | 1.760 | 200.073 | 12.000 | 1.100 | 220.080 |
| 11 | 0.5 * (14.697 + 14.672) *8.000 | 117.476 | 0.000 | 117.476 | 1 | 117.476 | 1.760 | 200.414 | 12.000 | 1.100 | 220.455 |
| 12 | 0.5 * (14.697 + 15.028) *7.000 | 104.038 | 0.000 | 104.038 | 1 | 104.038 | 1.760 | 177.488 | 12.000 | 1.100 | 195.237 |
| 13 | 0.5 * (15.359 + 15.028) *7.000 | 106.355 | 0.000 | 106.355 | 1 | 106.355 | 1.760 | 181.441 | 12.000 | 1.100 | 199.585 |
| 14 | 0.5 * (15.359 + 15.690) *7.000 | 108.672 | 0.000 | 108.672 | 1 | 108.672 | 1.760 | 185.394 | 12.000 | 1.100 | 203.933 |
| 15 | 0.5 * (16.003 + 15.690) *7.245 | 114.808 | 0.000 | 114.808 | 1 | 114.808 | 1.760 | 195.862 | 12.000 | 1.100 | 215.448 |
| 16 | 0.5 * (16.003 + 16.411) *8.000 | 129.656 | 0.000 | 129.656 | 1 | 129.656 | 1.760 | 221.193 | 12.000 | 1.100 | 243.312 |
| 17 | 0.5 * (16.411 + 16.789) *8.000 | 132.800 | 0.000 | 132.800 | 1 | 132.800 | 1.760 | 226.557 | 12.000 | 1.100 | 249.212 |
| 18 | 0.5 * (16.790 + 17.168) *8.000 | 135.832 | 0.000 | 135.832 | 1 | 135.832 | 1.760 | 231.729 | 12.000 | 1.100 | 254.902 |
| 19 | 0.5 * (6.255 + 7.625) *19.402 | 134.650 | 0.000 | 134.650 | 1 | 134.650 | 1.760 | 229.713 | 12.000 | 1.100 | 252.684 |
| 20 | 17.500 * 8.500 | 148.750 | 0.000 | 148.750 | 1 | 148.750 | 1.760 | 253.768 | 12.000 | 1.100 | 279.144 |
| 21 | 17.500 * 9.000 | 157.500 | 0.000 | 157.500 | 1 | 157.500 | 1.760 | 268.695 | 12.000 | 1.100 | 295.565 |
| 22 | 17.500 * 8.500 | 148.750 | 0.000 | 148.750 | 1 | 148.750 | 1.760 | 253.768 | 12.000 | 1.100 | 279.144 |
| 23 | 17.500 * 8.150 | 142.625 | 0.000 | 142.625 | 1 | 142.625 | 1.760 | 243.318 | 12.000 | 1.100 | 267.650 |
| 24 | 17.500 * 8.100 | 141.750 | 0.000 | 141.750 | 1 | 141.750 | 1.760 | 241.826 | 12.000 | 1.100 | 266.008 |
| 25 | 17.500 * 8.000 | 140.000 | 0.000 | 140.000 | 1 | 140.000 | 1.760 | 238.840 | 12.000 | 1.100 | 262.724 |
| 26 TO 29 | 17.500 * 8.500 | 148.750 | 0.000 | 148.750 | 4 | 595.000 | 1.760 | 1015.070 | 12.000 | 1.100 | 1116.577 |
| 30 & 31 | 17.500 * 8.250 | 144.375 | 0.000 | 144.375 | 2 | 288.750 | 1.760 | 492.608 | 12.000 | 1.100 | 541.868 |
| 32 & 33 | 17.500 * 8.000 | 140.000 | 0.000 | 140.000 | 2 | 280.000 | 1.760 | 477.680 | 9.000 | 1.100 | 525.448 |
| 34 | 17.500 * 10.250 | 179.375 | 0.000 | 179.375 | 1 | 179.375 | 1.760 | 306.014 | 9.000 | 1.100 | 336.615 |
| 35 | 17.500 * 8.250 | 144.375 | 0.000 | 144.375 | 1 | 144.375 | 1.760 | 246.304 | 12.000 | 1.100 | 270.934 |
| 36 | 17.500 * 9.024 | 157.920 | 7.720 | 150.200 | 1 | 150.200 | 1.760 | 256.241 | 12.000 | 1.100 | 281.865 |
| | | TOTAL | | | 36 | 5170.878 | | 8821.518 | | | 9703.669 |




PROPOSED LAYOUT KH NO.05






LAYOUT PLAN
SCALE - 1:500

N W E S




KH.NO. 07
AREA AS PER MEASUREMENT SHEET

# PROPOSED RESIDENTIAL LAYOUT PLAN ON
KH. NO. - 05 , P.H. NO. - 37 , MOUZA - VIHIRGAON
TAH. - NAGPUR (G), DIST. - NAGPUR.

BELONGING TO :- OM SAI HOUSING AGENCY THROUGH ITS DIRECTOR
1) SHRI AVINASH KISHOR PIKALMUNDE
2) SHRI YOGESHWAR HANUMAN THAVAKAR.

| | AREA STATEMENTS : | |
|---|---|---|
| 1 | AREA OF LAND ( MINIMUM AREA OF A,B,C, TO BE CONSIDERED ) | |
| | A) AS PER OWNERSHIP DOCUMENT ( 7/12, CTS, EXTRACT ) | = 10200.000 SQ.M |
| | B) AS PER MEASUREMENT SHEET | = 8992.670 SQ.M |
| | C) AS PER SITE | = 8992.670 SQ.M |
| 2 | DEDUCTIONS FOR : | |
| | A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING | = 166.030 SQ.M |
| | B) ANY D.P. RESERVATION AREA | = 0.000 SQ.M |
| | C) AREA NOT UNDER LAYOUT | = 0.000 SQ.M |
| | TOTAL A+B+C | = 166.030 SQ.M |
| 3 | BALANCE AREA OF PLOT (1- 2) | = 8826.370 SQ.M (100 %) |
| 4 | AMENITY SPACE : | |
| | A) REQUIRED | = 000.000 SQ.M |
| | B) ADJUSTMENT OF 2(A), if any | = 0.00 SQ.M |
| | C) BALANCE PROPOSED | = 000.000 SQ.M |
| | NET PLOT AREA (3- 4C) | = 8826.370 SQ.M |
| 6 | RECREATIONAL OPEN SPACE : | |
| | A) REQUIRED | = 882.263 SQ.M |
| | B) PROPOSED | = 892.486 SQ.M |
| 7 | INTERNAL ROAD AREA | = 2713.006 SQ.M |
| 8 | SERVICE ROAD / HIGHWAY WIDENING | = 000.000 SQ.M |
| 9 | PLOTABLE AREA | = 5170.878 SQ.M |
| 10 | SPACE FOR E.S.S. & W.W.T.P. | = 50.000 SQ.M. |
| 11 | PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = (5/9) = 1.706 | |

Signature valid
Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2025.06.26 16:39:30 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA
Application Number : NMRDA/2023/05225
Proposal Number : 34707
Certificate Number : NMRDA/LT/2023/APL/00142

**Project Details**
Building Type - NMRDA-23-43596
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Servey No. - 0
Sheet No. - 5
Zone Number: Nagpur gramin
Ward Name : VIHIRGAON
Prorata Value : 0.00
Separation/CRZ Zone Area :

AREA AS PER MEASUREMENT SHEET

1) 0.5 * (39.297 + 39.477) * 99.163 = 3905.733 SQ.M
2) 0.5 * (44.067 + 44.197) * 41.700 = 1840.304 SQ.M
3) 0.5 * (34.994 + 35.705) * 72.358 = 2557.819 SQ.M
4) 0.5 * (10.873 + 16.618) * 50.112 = 688.814 SQ.M
TOTAL = 8992.670 SQ.M

ROAD WIDENING
1) 0.5 * (4.190 + 3.338) * 44.110 = 166.030 SQ.M

OPEN SPACE A
1) 0.5 * (15.543 + 15.665) *39.259 = 612.597 SQ.M
DEDUCTION OF E.S.S. = 5 * 5 = 25.000 SQ.M
DEDUCTION OF W.W.T.P. = 5 * 5 = 25.000 SQ.M
DEDUCTION OF TANJENT = 11.770 SQ.M
DEDUCTION OF TANJENT = 7.720 SQ.M
TOTAL (A) = 543.107 SQ.M

OPEN SPACE B
1) 0.5 * (12.880 + 12.585) * 27.440 = 349.379 SQ.M
TOTAL A+B = 892.486 SQ.M

DIVINE PROJECTS
Architects, Engineers, Contractors
MB. No. - 9158855005

**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
EXSTING SHOWN BLUE HATCHED

Name Of Owner : Om Sai Housing Agency through its director Shri Avinash Kishor Pikalmunde and shri yogeshwar Hanuman Thavakar

DESCRIPTION OF PROJECT :
Type of Proposal : Residential Layout Tentative

SITE ADDRESS :
KH NO.05,P.H NO 37,MOUZA-VIHIRGAON ,TAH-DIST-NAGPUR

OWNERS SIGN - Verified by applicant
TECHNICAL PERSON SIGN - Signature valid

SCALE - 1:100
JOB NO - NMRDA-23-43596
CHECK BY -

SUBMISSION DRAWING