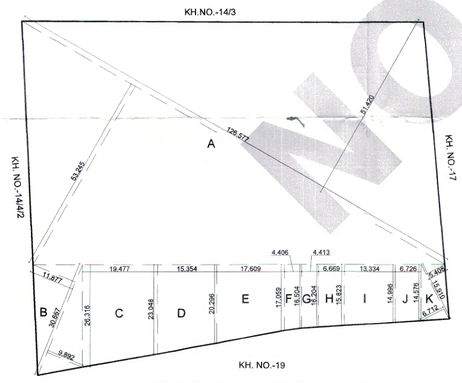
PLOT. NO A	PLOT SIZE								PLOT AREA SQ.M. B	CORNER ROUNDING AREA OF ROAD (IF ANY) C	REMAINING PLOT AREA IN SQ.M. D		PRO-RATA F.S.I. FACTOR E	B/UP AREA ON PRO-RATA BASIS ie. (D X E) F	FRONT ROAD WIDTH (M.) G	BASIC F.S.I. H	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H) I	NO.OF PLOTS J	NET AREA IN SQ.M. K	NET PLOT AREA FOR FSI (SQ.M) L
1	1/2	X	8.714	+	8.067	8.391	X	17.798	= 149.330	0.000	149.330	X	1.410	210.555	9.000	1.100	231.611	1	149.330	210.555
2 to 10		X				14.084	X	7.500	= 105.630	0.000	105.630	X	1.410	148.938	9.000	1.100	163.832	9	950.670	1340.445
11	1/2	X	9.537	+	8.186	8.862	X	19.292	= 170.950	0.000	170.950	X	1.410	241.040	9.000	1.100	265.143	1	170.950	241.040
12	1/2	X	9.462	+	7.912	8.687	X	17.245	= 149.800	0.000	149.800	X	1.410	211.218	9.000	1.100	232.340	1	149.800	211.218
13 to 21						14.500	X	7.500	= 108.750	0.000	108.750	X	1.410	153.338	9.000	1.100	168.671	9	978.750	1380.038
22	1/2	X	8.515	+	7.946	8.231	X	17.389	= 143.120	0.000	143.120	X	1.410	201.799	9.000	1.100	221.979	1	143.120	201.799
23	1/2	X	10.101	+	7.933	9.017	X	19.319	= 174.200	0.000	174.200	X	1.410	245.622	9.000	1.100	270.184	1	174.200	245.622
24	1/2	X	14.151	+	14.492	14.322	X	7.500	= 107.410	0.000	107.410	X	1.410	151.448	9.000	1.100	166.593	1	107.410	151.448
25	1/2	X	14.492	+	14.801	14.647	X	7.500	= 109.850	0.000	109.850	X	1.410	154.889	9.000	1.100	170.377	1	109.850	154.889
26	1/2	X	14.801	+	15.204	15.003	X	7.500	= 112.520	0.000	112.520	X	1.410	158.653	9.000	1.100	174.519	1	112.520	158.653
27	1/2	X	15.204	+	15.483	15.344	X	7.500	= 115.070	0.000	115.070	X	1.410	162.249	9.000	1.100	178.474	1	115.070	162.249
28	1/2	X	15.483	+	15.882	15.683	X	7.500	= 117.620	0.000	117.620	X	1.410	165.844	9.000	1.100	182.429	1	117.620	165.844
29	1/2	X	15.882	+	16.255	16.069	X	9.500	= 152.650	7.720	144.930	X	1.410	204.351	9.000	1.100	224.786	1	144.930	204.351
30						15.000	X	9.500	= 142.500	7.720	134.780	X	1.410	190.040	9.000	1.100	209.044	1	134.780	190.040
31 to 35						15.000	X	7.500	= 112.500	0.000	112.500	X	1.410	158.625	9.000	1.100	174.488	5	562.500	793.125
36	1/2	X	11.327	+	8.944	10.136	X	13.124	= 133.018	0.000	149.580	X	1.410	210.908	9.000	1.100	231.999	1	149.580	210.908
	1/2	X	8.944	+	8.708	8.826	X	1.876	= 16.562											
37	1/2	X	7.988	+	7.445	7.717	X	17.713	= 136.680	7.720	128.960	X	1.410	181.834	9.000	1.100	200.017	1	128.960	181.834
38	1/2	X	14.893	+	14.852	14.873	X	7.000	= 104.100	0.000	104.100	X	1.410	146.781	9.000	1.100	161.459	1	104.100	146.781
39	1/2	X	14.852	+	14.812	14.832	X	7.000	= 103.820	0.000	103.820	X	1.410	146.386	9.000	1.100	161.025	1	103.820	146.386
40	1/2	X	14.812	+	14.772	14.792	X	7.000	= 103.540	0.000	103.540	X	1.410	145.991	9.000	1.100	160.591	1	103.540	145.991
41	1/2	X	14.772	+	14.730	14.751	X	7.000	= 103.250	0.000	103.250	X	1.410	145.583	9.000	1.100	160.141	1	103.250	145.583
42	1/2	X	14.730	+	14.691	14.711	X	7.000	= 102.970	0.000	102.970	X	1.410	145.188	9.000	1.100	159.706	1	102.970	145.188
43	1/2	X	14.691	+	14.650	14.671	X	7.000	= 102.690	0.000	102.690	X	1.410	144.793	9.000	1.100	159.272	1	102.690	144.793
44	1/2	X	14.650	+	14.610	14.630	X	7.000	= 102.400	0.000	102.400	X	1.410	144.384	9.000	1.100	158.822	1	102.400	144.384
45	1/2	X	6.839	+	7.934	7.387	X	17.398	= 128.510	0.000	128.510	X	1.410	181.200	9.000	1.100	199.320	1	128.510	181.200
46	1/2	X	17.241	+	18.557	17.899	X	37.927	= 678.850	7.720	671.130	X	2.000	1342.260	9.000	1.100	1476.486	1	671.130	1342.260
																	TOTAL	46	5922.450	8746.622

	AREA UNDER KHSARA BOUNDARY KH.NO. 14/4/1											
A	1/2	X	53.245	+	51.420	52.3325	X	126.577	=	6624.091	0	6624.091
B	1/2	X	11.877	+	9.892	10.8845	X	30.667	=	333.795	0	333.795
C	1/2	X	26.316	+	23.048	24.682	X	19.477	=	480.731	0	480.731
D	1/2	X	23.048	+	20.296	21.672	X	15.354	=	332.752	0	332.752
E	1/2	X	20.296	+	17.059	18.6775	X	17.609	=	328.892	0	328.892
F	1/2	X	17.059	+	16.504	16.7815	X	4.406	=	73.939	0	73.939
G	1/2	X	16.504	+	16.204	16.354	X	4.413	=	72.170	0	72.170
H	1/2	X	16.204	+	15.823	16.0135	X	6.669	=	106.794	0	106.794
I	1/2	X	15.823	+	14.996	15.4095	X	13.334	=	205.470	0	205.470
J	1/2	X	14.996	+	14.576	14.786	X	6.726	=	99.451	0	99.451
K	1/2	X	6.712	+	5.408	6.06	X	15.910	=	96.415	0	96.415
										TOTAL		8754.500
	AREA UNDER OPEN SPACE											
	1/2	X	18.736	+	21.801	20.2685	X	41.080	=	832.630	0	832.630
	1/2	X	31.090	+	30.907	30.9985	X	3.014	=	93.429	0	93.429
										TOTAL		926.059
	LESS AREA FOR ESS & W.T.P.											
	1/2	X		+		5.000	X	10.000	=	50.000	0	50.000
										OTAL OPEN SPACE		876.060

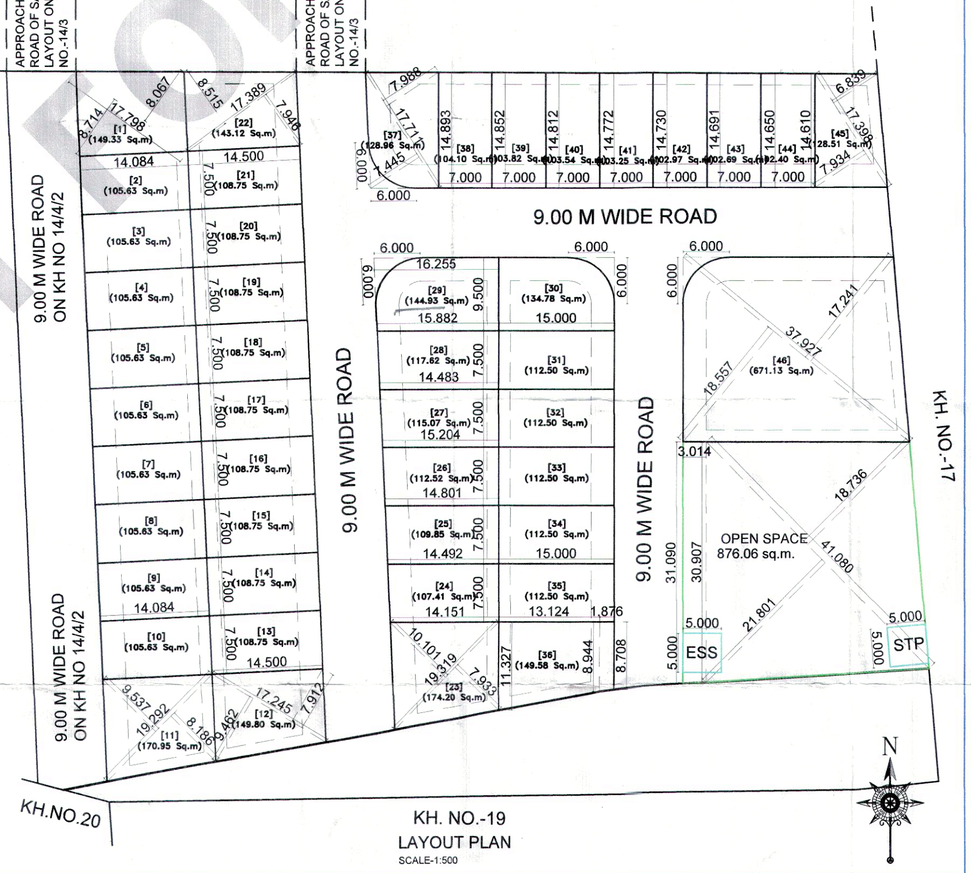
RECREATIONAL CALCULATION	
Name	Area
open space	876.06
TOTAL	876.06

Amenity CALCULATION	
Name	Area
TOTAL	0.00

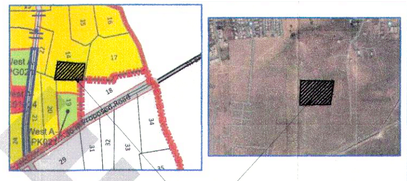


KEY PLAN FOR LAND AREA CALCULATION
SCALE - 1:1000

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
ISASANI	14/4/1 ,	Raw/Adjoining Land	9400.00	8754.52	0.00	0.00	0.00	8754.52
Total Amalgamated Plot			9400.00	8754.52	0.00	0.00	0.00	8754.52



Project Details	
Proposal code -NMRDA-23-111345	
Zone Type - Residential Zone - R-4 with payment of premium	
Location - Non-Congested	
Name of service - Layout Approval	
Sub service - Layout Tentative	
Cts No./Survey No. - 10	
Tahsil : HINGNA	
Mouza : ISASANI(PART)	
Prorata Value : 0.00	
Separation/CRZ Zone Area :	



Signature valid
Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2024.02.05 11:12:26 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-111345
Application Number : NMRDA202300602
Proposal Number : 50069
Certificate Number : NMRDA/LT/2024/APL/00257

Sectional Engineer Date: 10/01/2024 | Assistant Engineer Date: 10/01/2024 | Executive Engineer Date: 11/01/2024

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 14/4/1 MOUZA-ISASANI TAH.- HINGNA - DISTT. NAGPUR.
BELONGING TO.
SHRI. RITESH RADHESHYAM SHARMA

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)	8754.52
(a) As per ownership document (7/12, CTS extract)	9400.00
(b) as per measurement sheet	8754.52
(c) as per site	8754.52
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(b) Any D.P. Reservation area	0.00
(c) External structure in plot	0.00
(d) Not in possession	0.00
(Total a+b+c+d)	0.00
3. Balance area of plot (1-2)	8754.52
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	0.00
5. Net Plot Area (3-4 (c))	8754.52
6. Recreational Open space/Play Ground (if applicable)	
(a) Required -	875.45
(b) Proposed -	876.06
8. atra under E.S.S. & W.T.P.	50.00
9. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	1906.01
10. Service road and Highway widening	---
11. Plotable area	5922.45
Pro-rata factor for FSI calculation on layout plots = (5/9)	1.47

LEGEND
AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & WTP SHOWN IN

Name Of Owner : Ritesh Radheshyam Sharma

Postal Address : PLOT No. 218, GREEN HEAVEN,DR. babulkar hospital road,,Shankar Nagar,Shankar Nagar,Nagpur-440010,Maharashtra

Phone No.:9371222115

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
MOUZA-ISASANI TAH-HINGNA DIST- NAGPUR KH NO 14/4/1

Name Of Engineer : pawan raviprasad gupta

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

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN - Signature valid

A2	SCALE - 1:100	09/01/24
	JOB NO - NMRDA-23-111345	CHECK BY -

SUBMISSION DRAWING

NOT FOR SALE