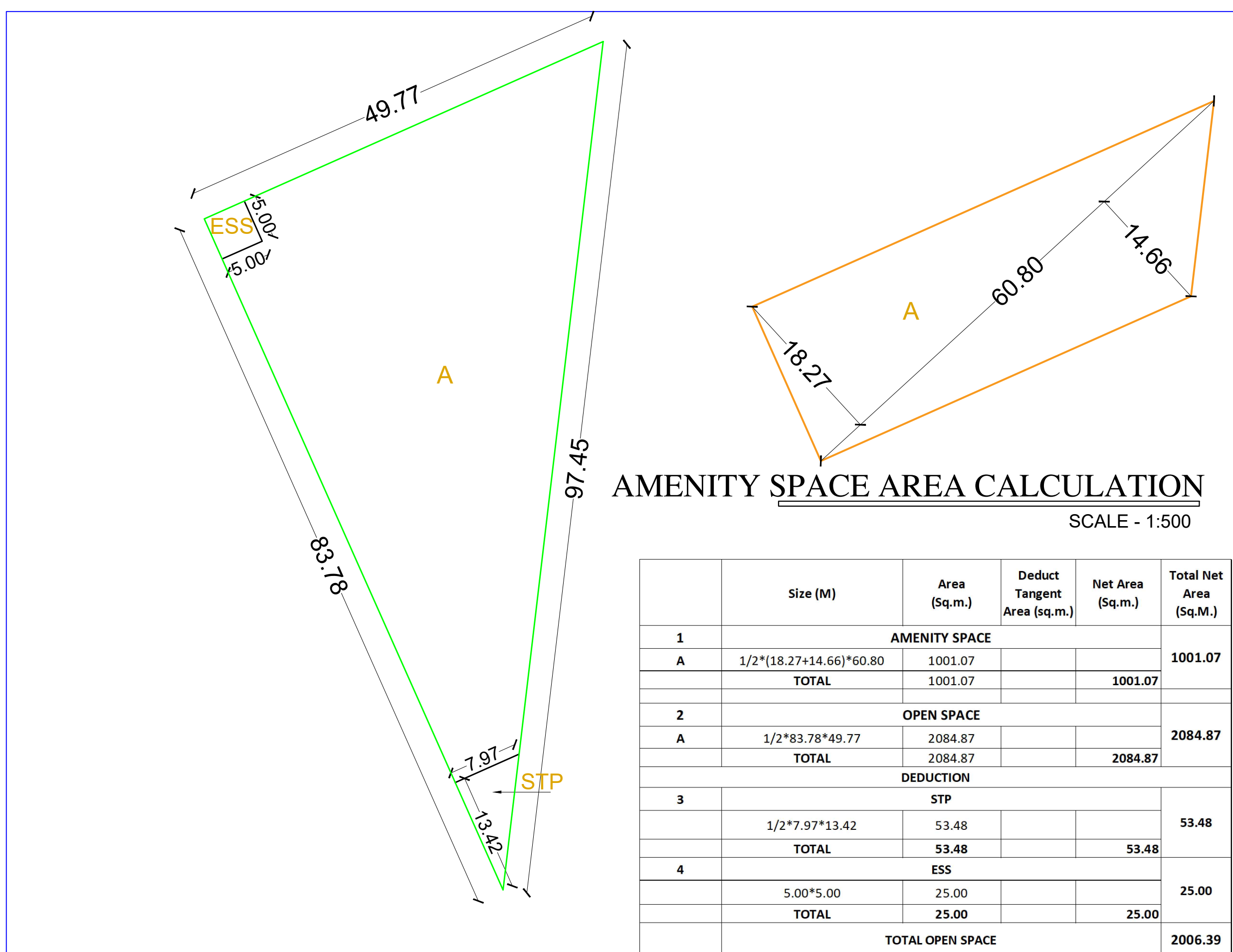




PROPOSED PLOTTABLE RESIDENTIAL LAYOUT PLAN ON KH.NO -17/1/9/2,
P.H. NO. - 15, MOUZA - BHILGAON ,TAH. - KAMTPEE ,
DIST. - NAGPUR

BELONGING TO : M/S KRUSHNAGIRI DEVELOPERS THROUGH PARTNER
MR. MAHESH SHANKARRAO GULHANE

Project Details

Proposal code -NMRDA-24-42310

Zone Type - Residential Zone - (R1)

Location - Non-Congested

Name of service - Layout Approval

Sub service - Layout Tentative

Khasra No. - 17/1/9/2

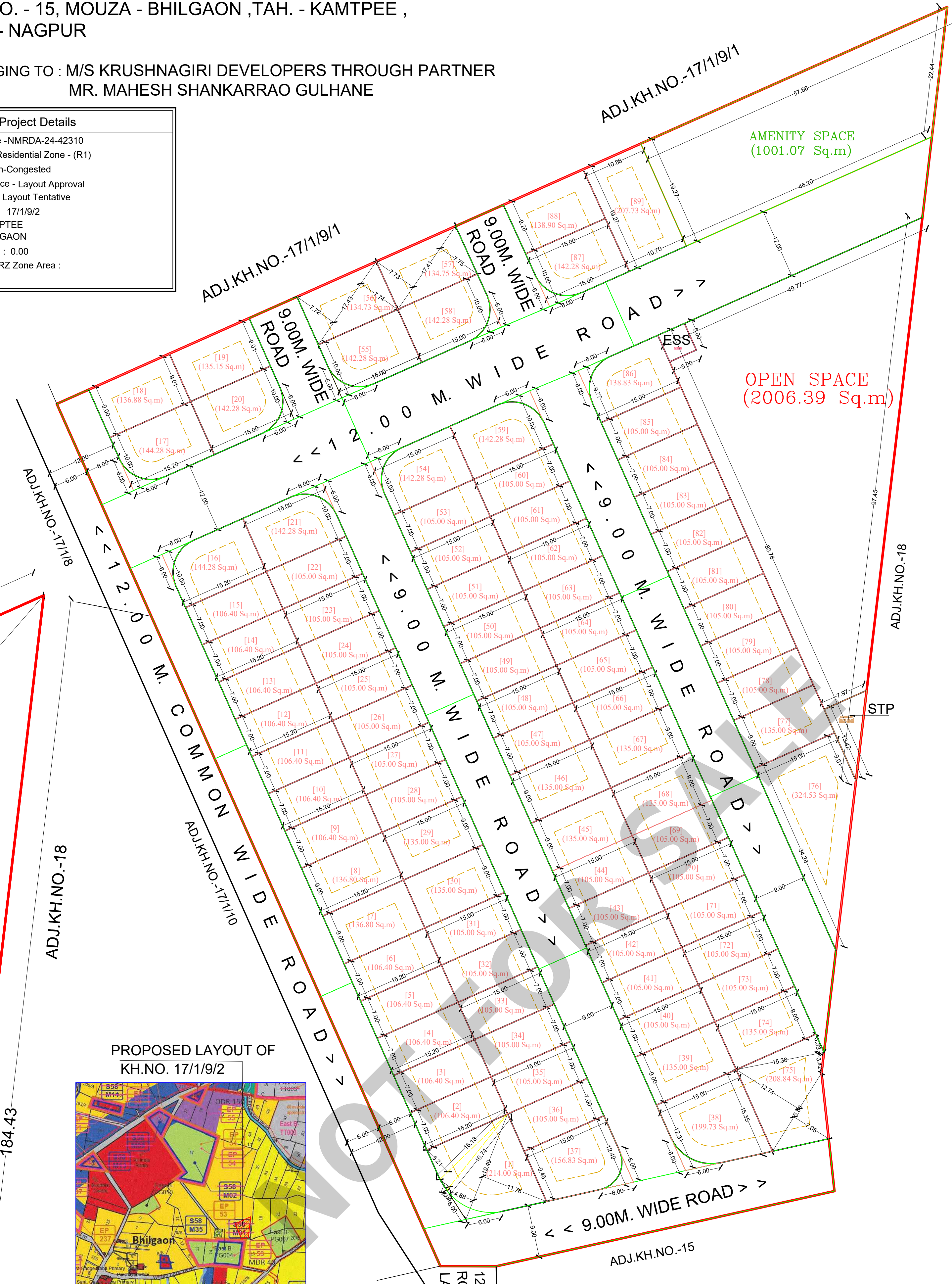
Tahsil : KAMTPEE

Mouza : BHILGAON

Prorata Value : 0.00

Separation/CRZ Zone Area :

	Size (M)	Area (sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (sq.m.)	Total Net Area (sq.M.)
1	AMENITY SPACE				
A	1/2*(18.27+14.66)*60.80	1001.07			1001.07
	TOTAL	1001.07		1001.07	
2	OPEN SPACE				
A	1/2*83.78*49.77	2084.87			2084.87
	TOTAL	2084.87		2084.87	
3	DEDUCTION				
	STP				
	1/2*7.97*13.42	53.48			53.48
		53.48		53.48	
4	ESS				
	5.00*5.00	25.00			25.00
	TOTAL	25.00		25.00	
	TOTAL OPEN SPACE				
					2006.39



AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	19995.67
a)	As per ownership document (7/12, CTS extract)	20000.00
b)	as per measurement sheet	19995.67
c)	as per site	19995.67
2.	Deductions for	0.00
(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)	19995.67
4.	Amenity Space (if applicable)	1999.78
(a)	Required -	999.78
(b)	Adjustment of 2(b), if any -	---
(c)	Proposed -	1001.07
5.	Net Plot Area (3-4 (c))	18994.60
6.	Recreational Open space/Play Ground (if applicable)	---
(a)	Required -	1999.56
(b)	Proposed -	2006.39
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	6004.00
8.	Service road and Highway widening	---
9.	Plotable area	10905.73
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.74
11.	Area for inclusive housing	---
(a)	Required -	NA
(b)	Proposed -	NA
12.	Area for ESS	25.00
13.	Area for WWTP	53.48

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT											
Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	No of Plots	Total Plot Area (Sq.M.)	Prorata Factor	Built up area on Prorata basis (Sq. M.)	Basic FSI	Front Road width (M.)	Permissible builtup area on Basic FSI (Sq.m.)
A	B	C	D	E=(C-D)	F	G=E*F	H	I=G*H	J	K	L=I*J
1	$[(1/2*16.18*5.21)+(1/2*16.74*2.08)+(1/2*(4.88+11.76)*19.49)]$	221.72	7.72	214.00	1	214.00	1.81	387.33	1.10	12.00	426.06
2	7.00*15.20	106.40		106.40	1	106.40	1.81	192.58	1.10	12.00	211.84
3	7.00*15.20	106.40		106.40	1	106.40	1.81	192.58	1.10	12.00	211.84
4	7.00*15.20	106.40		106.40	1	106.40	1.81	192.58	1.10	12.00	211.84
5	7.00*15.20	106.40		106.40	1	106.40	1.81	192.58	1.10	12.00	211.84
6	7.00*15.20	106.40		106.40	1	106.40	1.81	192.58	1.10	12.00	211.84
7	9.00*15.20	136.80		136.80	1	136.80	1.81	247.61	1.10	12.00	272.37
8	9.00*15.20	136.80		136.80	1	136.80	1.81	247.61	1.10	12.00	272.37
9	7.00*15.20	106.40		106.40	1	106.40	1.81	192.58	1.10	12.00	211.84
10	7.00*15.20	106.40		106.40	1	106.40	1.81	192.58	1.10	12.00	211.84
11	7.00*15.20	106.40		106.40	1	106.40	1.81	192.58	1.10	12.00	211.84
12	7.00*15.20	106.40		106.40	1	106.40	1.81	192.58	1.10	12.00	211.84
13	7.00*15.20	106.40		106.40	1	106.40	1.81	192.58	1.10	12.00	211.84
14	7.00*15.20	106.40		106.40	1	106.40	1.81	192.58	1.10	12.00	211.84
15	7.00*15.20	106.40		106.40	1	106.40	1.81	192.58	1.10	12.00	211.84
16	10.00*15.20	152.00	7.72	144.28	1	144.28	1.81	261.15	1.10	12.00	287.26
17	10.00*15.20	152.00	7.72	144.28	1	144.28	1.81	261.15	1.10	12.00	287.26
18	$1/2*(9.00+9.01)*15.20$	136.88		136.88	1	136.88	1.81	247.75	1.10	12.00	272.52
19	9.01*15.00	135.15		135.15	1	135.15	1.54	208.13	1.10	9.00	228.94
20	10.00*15.00	150.00	7.72	142.28	1	142.28	1.81	257.53	1.10	9.00/12.00	283.28
21	10.00*15.00	150.00	7.72	142.28	1	142.28	1.81	257.53	1.10	9.00/12.00	283.28
22	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
23	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
24	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
25	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
26	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
27	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
28	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
29	9.00*15.00	135.00		135.00	1	135.00	1.54	207.90	1.10	9.00	228.69
30	9.00*15.00	135.00		135.00	1	135.00	1.54	207.90	1.10	9.00	228.69
31	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
32	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
33	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
34	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
35	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
36	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
37	$1/2*(9.45+12.49)*15.00$	164.55	7.72	156.83	1	156.83	1.54	241.52	1.10	9.00	265.67
38	$1/2*(12.31+15.35)*15.00$	207.45	7.72	199.73	1	199.73	1.54	307.58	1.10	9.00	338.34
39	9.00*15.00	135.00		135.00	1	135.00	1.54	207.90	1.10	9.00	228.69
40	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
41	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
42	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
43	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
44	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
45	9.00*15.00	135.00		135.00	1	135.00	1.54	207.90	1.10	9.00	228.69
46	9.00*15.00	135.00		135.00	1	135.00	1.54	207.90	1.10	9.00	228.69
47	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
48	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
49	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
50	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
51	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
52	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
53	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
54	10.00*15.00	150.00	7.72	142.28	1	142.28	1.81	257.53	1.10	9.00/12.00	283.28
55	10.00*15.00	150.00	7.72	142.28	1	142.28	1.81	257.53	1.10	9.00/12.00	283.28
56	$1/2*(7.71+7.74)*17.43$	134.65		134.65	1	134.65	1.54	207.36	1.10	9.00	228.09
57	$1/2*(7.73+7.75)*17.41$	134.75		134.75	1	134.75	1.54	207.52	1.10	9.00	228.27
58	10.00*15.00	150.00	7.72	142.28	1	142.28	1.81	257.53	1.10	9.00/12.00	283.28
59	10.00*15.00	150.00	7.72	142.28	1	142.28	1.81	257.53	1.10	9.00/12.00	283.28
60	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
61	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
62	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
63	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
64	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
65	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
66	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
67	9.00*15.00	135.00		135.00	1	135.00	1.54	207.90	1.10	9.00	228.69
68	9.00*15.00	135.00		135.00	1	135.00	1.54	207.90	1.10	9.00	228.69
69	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
70	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
71	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
72	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
73	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
74	9.00*15.00	135.00		135.00	1	135.00	1.54	207.90	1.10	9.00	228.69
75	$[(1/2*(3.33+3.42)*15.38)+(1/2*(12.74+7.05)*15.86)]$	208.84		208.84	1	208.84	1.54	321.62	1.10	9.00	353.78
76	$1/2*(9.01+34.26)*15.00$	324.53		324.53	1	324.53	1.54	499.77	1.10	9.00	549.75
77	9.00*15.00	135.00		135.00	1	135.00	1.54	207.90	1.10	9.00	228.69
78	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
79	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
80	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
81	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
82	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
83	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
84	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
85	7.00*15.00	105.00		105.00	1	105.00	1.54	161.70	1.10	9.00	177.87
86	9.77*15.00	146.55	7.72	138.83	1	138.83	1.54	213.80	1.10	9.00	235.18
87	10.00*15.00	150.00	7.72	142.28	1	142.28	1.81	257.53	1.10	9.00/12.00	283.28
88	9.26*15.00	138.90		138.90	1	138.90	1.54	213.91	1.10	9.00	235.30
89	$1/2*(10.86+10.70)*19.27$	207.73		207.73	1	207.73	1.81	375.99	1.10	12.00	413.59
TOTAL					89	10905.73		17711.07			

Signature Not Verified

Digitally signed by L. RAUT
Date: 2024.06.26 21:17:50 +05:30
Reason: Approved Drawing
Location: Nagpur Metropolitan Region Development
Authority Code: NMRDA-24-423-0
Application Number: NMRDA/2024/0000212
Proposed Number: 01131
Certificate Number: NMRDA/2024/0000212

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