DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

Plot NO	Plot Size	Plot Area	Rounding area of road	Net Area	No. Of Plot	Pro rata FSI factor	Front Road Width	BUA on pro rata basis	Basic FSI	Permissible Built Up Area On Basis Of F.S.I	Type of Plot	Total Plot Area
A	B	C	D	E=(C-D)	F	G	H	I=(E*G)	J	K=(J*I)	L	m
1	0.5 X (7.553 + 8.484) X 17.97	144.092	9.242	134.85	1	1.668	12.00	251.900	1:1	277.090	SEMI DETACHED	134.850
2	14.66 X 9.25	135.513		135.513	1	1.668	12.00	253.137	1:1	278.451	SEMI DETACHED	135.513
3	14.66 X 9.25	135.513		135.513	1	1.668	12.00	253.137	1:1	278.451	SEMI DETACHED	135.513
4,5,6,7	14.66 X 7.0	102.550		102.55	4	1.668	12.00	191.563	1:1	210.720	ROWHOUSE	410.200
8,9	14.66 X 7.1	104.015		104.015	2	1.668	12.00	194.300	1:1	213.730	ROWHOUSE	208.030
10,11,12,13	14.66 X 7.0	102.550		102.55	4	1.668	12.00	191.563	1:1	210.720	ROWHOUSE	410.200
14	0.5 X (8.978 + 7.833) X 17.336	145.718	6.21	139.508	1	1.668	12.00	260.600	1:1	286.661	SEMI DETACHED	139.508
15	0.5 X (9.274 + 8.225) X 18.925	165.584	9.548	156.036	1	1.668	9.00	291.475	1:1	320.623	SEMI DETACHED	156.036
16,17,18,19	14.66 X 7	102.550		102.550	4	1.668	9.00	191.563	1:1	210.720	ROWHOUSE	410.200
20,21	14.66 X 7.1	104.015		104.015	2	1.668	9.00	194.300	1:1	213.730	ROWHOUSE	208.030
22,23,24,25	14.66 X 7	102.550		102.550	4	1.668	9.00	191.563	1:1	210.720	ROWHOUSE	410.200
26	14.66 X 9.25	135.5125		135.5125	1	1.668	9.00	253.137	1:1	278.451	SEMI DETACHED	135.513
27	14.66 X 9.25	135.5125		135.5125	1	1.668	9.00	253.137	1:1	278.451	SEMI DETACHED	135.513
28	0.5 X (7.103 + 8.103) X 16.751	127.358	6.428	120.930	1	1.668	9.00	225.897	1:1	248.487	SEMI DETACHED	120.930
29	9.25 X 15	138.750	7.726	131.024	1	1.668	9.00	244.753	1:1	269.228	SEMI DETACHED	131.024
30	7 X 15	105		105	1	1.668	9.00	196.140	1:1	215.754	ROWHOUSE	105.000
31	(0.5 X 12.895 X 6.764)+(0.5 X 15 X 8.519)+(0.5 X 10.043 X 4.541)	130.306		130.306	1	1.668	9.00	243.412	1:1	267.753	SEMI DETACHED	130.306
32	0.5 X (12.571 X 6.216)+0.5(15 X 8.756)+0.5(10.667 X 5.093)	131.774		131.774	1	1.668	9.00	246.154	1:1	270.799	SEMI DETACHED	131.774
33	7 X 15	105		105	1	1.668	9.00	196.140	1:1	215.754	ROWHOUSE	105.000
34,35	9.25 X 15	138.75	7.726	131.024	2	1.668	9.00	244.753	1:1	269.228	SEMI DETACHED	262.048
36	7 X 15	105		105	1	1.668	9.00	196.140	1:1	215.754	ROWHOUSE	105.000
37	0.5 X(7.737 + 8.321) X 17.569	141.062		141.062	1	1.668	9.00	253.503	1:1	289.853	SEMI DETACHED	141.062
38	[0.5 X (8.167 + 7.612) X 15.109] + (0.5 X 8.549 X 2.21)	128.649		128.649	1	1.668	9.00	240.316	1:1	264.348	SEMI DETACHED	128.649
39	8 X 15	120.000		120.000	1	1.668	9.00	224.160	1:1	246.576	ROWHOUSE	120.000
40	10.25 X 15	153.75	7.726	146.024	1	1.668	9.00	272.773	1:1	300.050	SEMI DETACHED	146.024
41	0.5 X(8.507 + 9.036) X18.376	161.185	6.21	154.975	1	1.668	9.00	289.493	1:1	318.443	SEMI DETACHED	154.975
42	0.5 X(7.234 + 6.918) X18.734	132.562		132.562	1	1.668	9.00	247.625	1:1	272.388	ROWHOUSE	132.562
43	0.5 X (7.87 + 8.435) X 20.629	168.178		168.178	1	1.668	9.00	314.156	1:1	345.572	SEMI DETACHED	168.178
44	0.5 X (8.292 + 9.898) X 16.88	153.524		153.524	1	1.668	9.00	286.782	1:1	315.460	SEMI DETACHED	153.524
45,46,47,48,49	8.75 X 13	113.750		113.750	5	1.668	9.00	212.485	1:1	233.734	ROWHOUSE	568.750
50	0.5 X(9.263 + 8.42) X 18.528	163.815	9.548	154.267	1	1.668	9.00	288.171	1:1	316.988	SEMI DETACHED	154.267
				3963.7217	50			7404.232		8144.655		5988.376

Amenity CALCULATION		RECREATIONAL CALCULATION	
Name	Area	Name	Area
TOTAL	0.00	OPEN SPACE	1131.39
		TOTAL	1131.39

Project Details
Proposal code -NMRDA-24-24152
Zone Type – Residential Zone – (R1)
Location – Non-Congested
Name of service – Layout Approval
Sub service – Layout Demarcated/Final
Cts No./Survey No. – 0
Tahsil : Nagpur gramin
Mouza : SHANKARPUR
Prorata Value : 0.00
Separation/CRZ Zone Area :

Signature valid
Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2024.04.30 18:12:36 IST
Reason: Approved
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-24152
Application Number : NMRDA/2400143
Proposal Number : 56506
Certificate Number : NMRDA/F/2024/APL/00152

PROPOSED RESIDENTIAL LAYOUT PLAN SITUATED AT KH.NO123 AND KH.NO.38(P), P.H. NO. 38, MOUZA - SHANKARPUR
TAH - NAGP... (AMIN), NAGPUR.
BELONGING ...ds. Leverage Realties
THROUGH P...R - Shri Aditya Gupta

PROFORMA I		
PROPOSED RESIDENTIAL LAYOUT PLAN (LAYED AT KH.NO123A) KH.NO.38(P), P.H. NO. 38, MOUZA - ...ANKARPUR, TAH - NAGPUR (GRAMIN), NAGPUR.		Drawing Sheet No.
A	AREA STATEMENTS	
1. Area of land		IN SQ.MT.
(Minimum area of a,b,c to be considered)		
a) As per ownership document (7/12, CTS extract)		11200.000
b) as per measurment sheet		11200.000
c) as per site		11186.64
2. Deduction for		
(a) Proposed D.P/T.P.Road widending Area		0.000
(b) Any D.P. Reservation area		0.000
(c) Natural water course area		0.000
(Total a+b+c)=		0.000
3. Balanced Area of Plot (1-2)		11186.64
4. Recreational Open space		
a) Required- (10%)		1118.66
b) Proposed- (10%)		1131.39
5. Amenity Space		
a) Required-		-
b) Proposed-		-
6. Net pot area (3-5b)		11186.64
7. Internal Road Area		4015.272
8. Plottable Area		5988.376
9. Net area of plot for FSI Calculations –(3-5b)		11186.64
10. Quantum of Pro rata facto for f.s.i calculation on layout plots =(6-9.)		1.868
11. W.W.T.P. area		25.300
12. Electric susbtation		25.300

LEGENDS:
BOUNDARY OF PLOT SHOWN IN
OPEN SPACE SHOWN IN

AREA STATEMENT

1.	Area of land (Minimum area of a, b, c to be considered)	11186.64
	a) As per ownership document (7/12, CTS extract)	11200.00
	b) as per measurment sheet	11186.64
	c) as per site	11186.64
2.	Deduction for	
	(a) Proposed D.P./T.P. Road widening area/ Service Road / Highway widening	0.00
	(b) Any D.P. Reservation area	0.00
	(c) Any D.P. Reservation area	0.00
	(d) External amenities in plot	0.00
	(e) Not in possession	0.00
	(Total a+b+c+d+e)	0.00
3.	Balance area of plot (1-2)	11186.64
4.	Amenity space of plot (10%)	1131.39
	(a) Required -	0.00
	(b) Adjustment of 10(c), if any -	—
	(c) Proposed -	—
5.	Net Plot Area (3-4)	11186.64
6.	Internal Road area (Minimum 25%)	
	(a) Required -	1118.66
	(b) Proposed -	1131.27
	Internal Road area (as per 6(b)) + Recreational open space (as per 4 (b)) + Amenity space (as per 5 (b))	4015.27
7.	Service road and highway widening	—
8.	Plottable area	5988.376
9.	Pro-rata factor for FSI calculation (as per layout plots = (5/9))	1.868
10.	Area for D.P. Road widening	—
	(a) Required -	—
	(b) Proposed -	—

Name Of Owner : Leverage Realties

Postal Address : P. N. 17, P.N 101,Raj Nagar,Kalkdoad,Nagpur,Maharashtra-440013

Phone No.:9967085007

DESCRIPTION OF PROJECT :
Type of Proposal : Residential Layout Demarcated/Final

SITE ADDRESS :
KH.NO38,123 PH.NO.42 MOUZA : SHANKARPUR NAGPUR

Name Of Architect : Parag . Kotwal

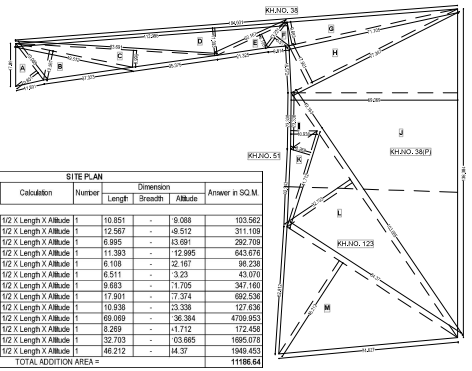
ADDRESS OF OFFICE
OFFICE – 76,Bante Layout,Somalwada, Wardha Road,Nagpur

OWNERS SIGN – Verified by applicant

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by PARAG PRAKASHRAO KOTWAL
Date: 2024.04.30 18:13:36 IST
Reason: Approved
Location: Nagpur

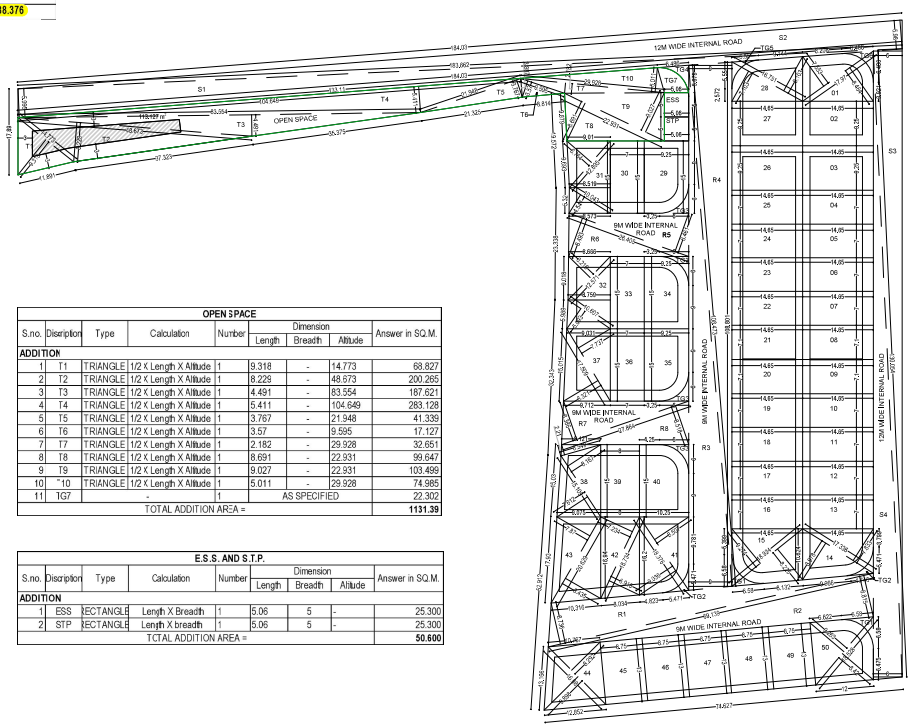
SCALE – 1:100	12/03/24
JOB NO – NMRDA-24-24152	CHECK BY –

SUBMISSION DRAWING

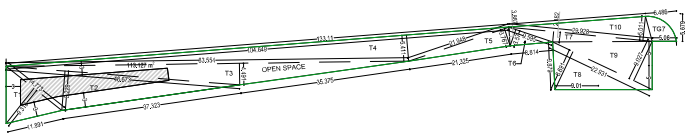


SITE PLAN
SCALE 1 : 1000

SITE PLAN								
S.no.	Discription	Type	Calculation	Number	Dimension			Answer in SQ.M.
					Length	Breadth	Altitude	
ADDITION								
1	A	TRIANGLE	1/2 X Length X Altitude	1	10.851	-	9.088	103.562
2	B	TRIANGLE	1/2 X Length X Altitude	1	12.567	-	9.512	311.109
3	C	TRIANGLE	1/2 X Length X Altitude	1	6.995	-	13.691	292.709
4	D	TRIANGLE	1/2 X Length X Altitude	1	11.393	-	12.995	643.676
5	E	TRIANGLE	1/2 X Length X Altitude	1	6.108	-	32.167	98.238
6	F	TRIANGLE	1/2 X Length X Altitude	1	6.511	-	3.23	43.070
7	G	TRIANGLE	1/2 X Length X Altitude	1	9.883	-	1.705	347.160
8	H	TRIANGLE	1/2 X Length X Altitude	1	17.901	-	7.374	692.536
9	I	TRIANGLE	1/2 X Length X Altitude	1	10.938	-	13.338	127.636
10	J	TRIANGLE	1/2 X Length X Altitude	1	69.069	-	36.384	4709.953
11	K	TRIANGLE	1/2 X Length X Altitude	1	8.269	-	1.712	172.458
12	L	TRIANGLE	1/2 X Length X Altitude	1	32.703	-	103.665	1695.078
13	M	TRIANGLE	1/2 X Length X Altitude	1	46.212	-	14.37	1949.453
TOTAL ADDITION AREA =								11186.64

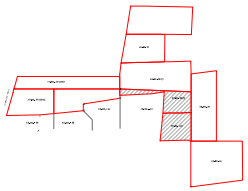


LAYOUT PLAN
SCALE 1 : 500



OPEN SPACE
SCALE 1 : 500

OPEN SPACE								
S.no.	Discription	Type	Calculation	Number	Dimension			Answer in SQ.M.
					Length	Breadth	Altitude	
ADDITION								
1	T1	TRIANGLE	1/2 X Length X Altitude	1	9.318	-	14.773	68.827
2	T2	TRIANGLE	1/2 X Length X Altitude	1	8.229	-	48.673	200.265
3	T3	TRIANGLE	1/2 X Length X Altitude	1	4.491	-	83.554	187.621
4	T4	TRIANGLE	1/2 X Length X Altitude	1	5.411	-	104.649	283.128
5	T5	TRIANGLE	1/2 X Length X Altitude	1	3.767	-	21.948	41.339
6	T6	TRIANGLE	1/2 X Length X Altitude	1	3.57	-	9.595	17.127
7	T7	TRIANGLE	1/2 X Length X Altitude	1	2.182	-	29.928	32.651
8	T8	TRIANGLE	1/2 X Length X Altitude	1	8.691	-	22.931	99.647
9	T9	TRIANGLE	1/2 X Length X Altitude	1	9.027	-	22.931	103.499
10	T10	TRIANGLE	1/2 X Length X Altitude	1	5.011	-	29.928	74.985
11	TG7	-	-	1	AS SPECIFIED			22.302
TOTAL ADDITION AREA =								1131.39

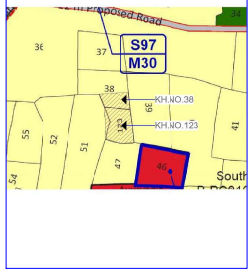


KEY PLAN
SCALE : N.T.S



STP & ESS
SCALE 1 : 500

E.S.S. AND S.T.P.								
S.no.	Discription	Type	Calculation	Number	Dimension			Answer in SQ.M.
					Length	Breadth	Altitude	
ADDITION								
1	ESS	RECTANGLE	Length X Breadth	1	5.06	5	-	25.300
2	STP	RECTANGLE	Length X breadth	1	5.06	5	-	25.300
TOTAL ADDITION AREA =								50.600



DP PLAN
SCALE : N.T.S

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. Sanction Layout and Sanction Layout ,2.	1.f)Area in SqM as per	1.g)Area as per	1.h)Area as per POA	1.i)Area as per	1.j)Area in possession	1.k)Stringent Area in SqM
SHANKARPUR	38 123 , 01		11200.00	11186.64	0.00	11186.64	11186.64	11186.64
Total Amalgamated Plot			11200.00	11186.64	0.00	11186.64	11186.64	11186.64

Signature valid

Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2024.04.30 18:12:36 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA/LF/2024/0140143
Application Number : NMRDA/LF/2400143
Proposal Number : 56506
Certificate Number : NMRDA/LF/2024/APL/00152

Verified by applicant

Signature valid