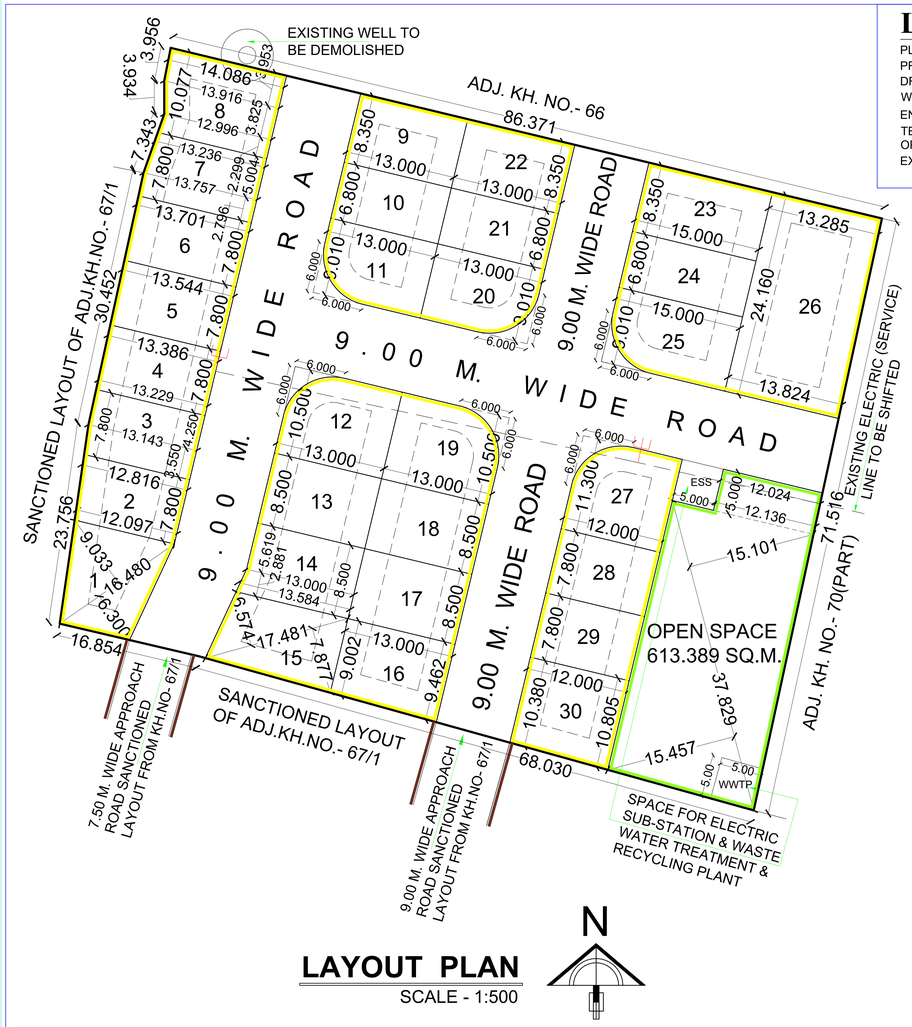
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 70 (PART), P.H. NO. - 42, MOUZA - PANJRI (FARM), TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO : SARASWATI DEVELOPERS THROUGH PARTNERS
1) SHRI. ANIKET SUNILRAO DESHMUKH
2) SHRI. SUNIL MANOHARRAO LAKDE
3) SHRI. NITIN MANOHARRAO LAKDE

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

Project Details	
Building Type -	NMRDA-23-46213
Zone Type -	Residential Zone
Location -	Non-Congested
Ward No -	Layout Approval
Plot No. -	Layout Tentative
Cts No./Servey No. -	70
Sheet No. -	70 PART
Zone Number:	Nagpur gramin
Ward Name :	PANJRI(FARM)
Prorata Value :	0.00
Separation/CRZ Zone Area :	



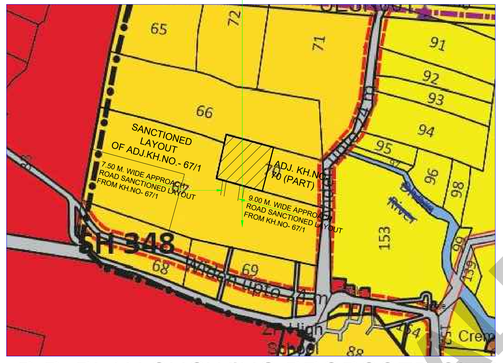
LAYOUT PLAN

SCALE - 1:500

N

PROPOSED SITE OF KH.NO.- 70 (PART)

GPS COORDINATES
LATITUDE - 21°02'22.65" N
LONGITUDE - 79°03'53.08" E



D.P. PLAN SHOWING PROPOSED SITE

SHEET NO.- 97

SCALE - NTS



GOOGLE IMAGE SHOWING PROPOSED SITE

SCALE - NTS

Plot No.	Size (M)	Area (Sq.m.)	Deduct Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(12.024 + 12.136) X 5.000 + 1/2(15.101 + 15.457) X 37.829	638.389	WWTP 25.00	**613.389**	**613.389**
SPACE FOR ELECTRIC SUB-STATION	5.000 X 5.000	25.000		**25.000**	**50.000**
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.000 X 5.000	25.000		**25.000**	

LAND AREA CALCULATION	
1/2(86.371 + 86.289) X 3.952	341.176
1/2(86.289 + 85.455) X 3.825	328.460
1/2(85.455 + 86.379) X 7.304	627.538
1/2(86.379 + 86.443) X 30.446	2630.869
1/2(23.756 + 23.665) X 16.791	398.123
1/2(21.345 + 24.155) X 74.813	1701.996
TOTAL	**6028.162**

Owner details			Amenity CALCULATION	
Owner Name	Postal Address	Contact Number	Name	Area
SARASWATI DEVELOPERS THROUGH PARTNERS SHRI. Aniket Sunilrao Deshmukh	Plot No. 18,Manewada Road,Near Bakde Mangal Karyalaya,Ayodhya Nagar,Ayodhya Nagar,Nagpur-440024,Maharashtra	7798555786	TOTAL	0.00
SHRI SUNIL MANOHARRAO LAKDE	Plot No. 18,Manewada Road,Near Bakde Mangal Karyalaya,Ayodhya Nagar,Ayodhya Nagar,Nagpur-440024,Maharashtra		RECREATIONAL CALCULATION	
SHRI NITIN MANOHARRAO LAKDE	Plot No. 18,Manewada Road,Near Bakde Mangal Karyalaya,Ayodhya Nagar,Ayodhya Nagar,Nagpur-440024,Maharashtra		Name	Area
			OPEN SPACE	613.40
			TOTAL	613.40

DETAILS OF LAYOUT/SUBDIVISION OF LAND

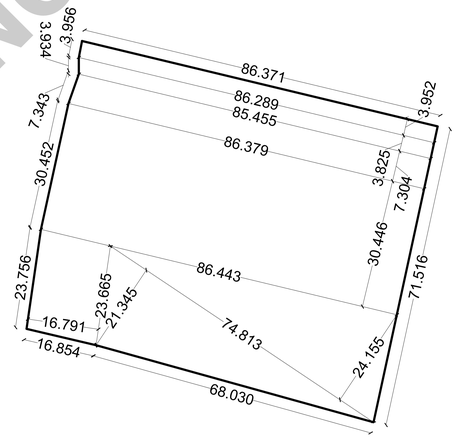
1.a) Village	1.b)Parcel No.(S.No./H.No., C.S No., F.P.No.,Sub Plot No,Gut No)	Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gunthewari)	1.f)Area in SqM as per prevenue record	1.g)Area as per pMeasurement Plan	1.h)Area as per POA	1.i)Area as per pDemarcated	1.j)Area in possession	1.k)Stringent Area in SqM
PANJARI FARMS	70 PART ,	Raw/Adjoining Land	6550.00	6028.17	0.00	6028.17	6028.17	6028.17
Total Amalgamated Plot			6550.00	6028.17	0.00	6028.17	6028.17	6028.17

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	6028.17	SQ.M.	
	a) As per ownership document (7/12, CTS extract)	6550.00	SQ.M.	
	b) as per measurement sheet	6028.17	SQ.M.	
	(c) as per site	6028.17	SQ.M.	
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	SQ.M.	
	(b) Any D.P. Reservation area	0.00	SQ.M.	
	(c) External structure in plot	0.00	SQ.M.	
	(d) Not in possession	0.00	SQ.M.	
(Total a+b+c+d)		0.00	SQ.M.	
3.	Balance area of plot (1-2)	6028.17	SQ.M.	100.00%
4.	Amenity Space (if applicable)			
	(a) Required -	0.00	SQ.M.	
	(b) Adjustment of 2(b), if any -	---	SQ.M.	
	(c) Proposed -	---	SQ.M.	
5.	Net Plot Area (3-4 (c))	6028.17	SQ.M.	
6.	Recreational Open space/Play Ground (if applicable)			
	(a) Required - (10.00% Of 6028.17 SQ.M.)	602.82	SQ.M.	10.00%
	(b) Proposed -	613.38	SQ.M.	10.17%
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	1797.44	SQ.M.	29.82%
8.	Space For Electric Sub-Station (ESS = 25.00 SQ.M.) + Space For Waste Water Treatment Plant (WWTP = 25.00 SQ.M.)	50.00	SQ.M.	0.83%
9.	Plotable area	3567.35	SQ.M.	59.18%
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.68		
11.	Area for inclusive housing			
	(a) Required -	--		
	(b) Proposed -	--		

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.6898)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(6.300 + 9.033) X 16.480	126.344		126.344	213.496	1	126.344	9.00	1.10	234.846	213.496
2	2	1/2(12.097 + 12.816) X 7.800	97.161		97.161	164.182	1	97.161	9.00	1.10	180.600	164.182
3	3	1/2(12.816 + 13.143) X 3.550 + 1/2(13.229 + 13.143) X 4.250	102.118		102.118	172.559	1	102.118	9.00	1.10	189.814	172.559
4	4	1/2(13.229 + 13.386) X 7.800	103.799		103.799	175.399	1	103.799	9.00	1.10	192.939	175.399
5	5	1/2(13.386 + 13.544) X 7.800	105.027		105.027	177.475	1	105.027	9.00	1.10	195.222	177.475
6	6	1/2(13.544 + 13.701) X 7.800	106.256		106.256	179.551	1	106.256	9.00	1.10	197.506	179.551
7	7	1/2(13.701 + 13.757) X 2.796 + 1/2(13.757 + 13.236) X 5.004	105.923		105.923	178.988	1	105.923	9.00	1.10	196.887	178.988
8	8	1/2(13.236 + 12.996) X 2.299 + 1/2(13.916 + 12.996) X 3.825 + 1/2(13.916 + 14.086) X 3.953	136.969		136.969	231.450	1	136.969	9.00	1.10	254.595	231.450
9	9, 22	8.350 X 13.000	108.550		108.550	183.428	2	217.100	9.00	1.10	201.771	366.856
10	10, 21	6.800 X 13.000	88.400		88.400	149.378	2	176.800	9.00	1.10	164.316	298.757
11	11, 20	9.010 X 13.000	117.130	7.725	109.405	184.873	2	218.810	9.00	1.10	203.360	369.745
12	12, 19	10.500 X 13.000	136.500	7.725	128.775	217.604	2	257.550	9.00	1.10	239.364	435.208
13	13, 18, 17	8.500 X 13.000	110.500		110.500	186.723	3	331.500	9.00	1.10	205.395	560.169
14	14	5.619 X 13.000 + 1/2(13.000 + 13.584) X 2.881	111.341		111.341	188.144	1	111.341	9.00	1.10	206.959	188.144
15	15	1/2(6.574 + 7.877) X 17.481	126.309		126.309	213.437	1	126.309	9.00	1.10	234.781	213.437
16	16	1/2(9.002 + 9.462) X 13.000	120.016		120.016	202.803	1	120.016	9.00	1.10	223.083	202.803
17	23	8.350 X 15.000	125.250		125.250	211.647	1	125.250	9.00	1.10	232.812	211.647
18	24	6.800 X 15.000	102.000		102.000	172.360	1	102.000	9.00	1.10	189.596	172.360
19	25	9.010 X 15.000	135.150	7.725	127.425	215.323	1	127.425	9.00	1.10	236.855	215.323
20	26	1/2(13.285 + 13.824) X 24.160	327.477		327.477	553.370	1	327.477	9.00	1.10	608.707	553.370
21	27	11.300 X 12.000	135.600	7.725	127.875	216.083	1	127.875	9.00	1.10	237.691	216.083
22	28, 29	7.800 X 12.000	93.600		93.600	158.165	2	187.200	9.00	1.10	173.982	316.331
23	30	1/2(10.380 + 10.805) X 12.000	127.110		127.110	214.790	1	127.110	9.00	1.10	236.270	214.790
		TOTAL					**30**	**3567.358**				**6028.121**



LAND AREA CALCULATION

SCALE - 1:1000

NOTE: -

x AREA UNDER LAYOUT SHOWN THUS
x AREA UNDER OPEN SPACE SHOWN THUS
x RESIDENTIAL PLOTS SHOWN THUS
x APPROACH ROAD SHOWN THUS

NOT FOR SALE

Signature Not Verified
Digitally signed by SUNIL NARENDRA CHIMURKAR
Date: 2023.10.20 15:57:33 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-46213
Application Number : MAHDA/0000330
Proposal Number : 34993
Certificate Number : NMRDA/CT/2023/APL/00196

Assistant Director Town Planning / Additional Director of Town Planning
Date: 06/10/2023

Executive Engineer
Date: 06/10/2023

Sectional Engineer
Date: 27/09/2023

MANOHARRAO LAKDE
Plot No. 18,Manewada Road,Near Bakde Mangal Karyalaya,Ayodhya Nagar,Ayodhya Nagar,Nagpur-440024,Maharashtra

DESCRIPTION OF PROJECT :
Type of Proposal : Residential Layout Tentative

SITE ADDRESS :
KH. NO.- 70 (PART), P.H. NO. - 42, MOUZA - PANJRI (FARM), TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

Name Of Architect : UMESH MORESHWAR LAMGE

ADDRESS OF OFFICE	
	OFFICE :- 402 daya chambers ajni sq., wardha road, NAGPUR.

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by UMESH MORESHWAR LAMGE
Date: 2023.09.27 15:49:47 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100	19/09/23
JOB NO - NMRDA-23-46213	CHECK BY -

SUBMISSION DRAWING