To
Maha Rera

Subject- Clarification wrt to sanctioned layout plan

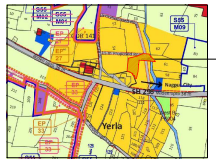
Sir/mam

The enclosed sanctioned layout plan contains the digital signature of approving authority i.e Mr. Lalit Yashwant Raut. You can check the details on digital signature affixed on right top bottom of sanctioned layout plan. As per circular of NMRDA now the sanctioned layout plan will be released online without any physical stamp or signature. Plot No.1 to 47 are applied for registration.

We have marked with purple ink on the map wrt to plots to be registered under application.

PROPOSED PLOTTABLE RESIDENTIAL LAYOUT PLAN ON KH.NO. - 55/B, P.H. NO. - 3 , MOUZA - YERLA, TAH. - NAGPUR (GARMIN) , DIST. - NAGPUR

BELONGING TO :RAVIRAJ VENTURES THROUGH PARTNER MRS RAJSHREE RAVINDRA GAIGOLE



PROPOSED LAYOUT ON KH. NO. 55/B

D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 55
SCALE : NTS



GOOGLE MAP SHOWING PROPOSED SITE
CO-ORDINATES : 21°12'35.7"N 78°57'60.0"E

AREA STATEMENT		
1,	Area of Plot (Minimum area of a, b, c to be considered)	16499.08
	a) As per ownership document (7/12, CTS extract)	16500.00
	b) as per measurement sheet	16499.08
	(c) as per site	16499.08
2.	Deductions for	
	(a) Proposed D,P,/ D,P, Road widening Area/ Service Road / Highway widening	2681.22
	(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)		2681.22
3,	Balance area of plot (1-2)	13817.86
4,	Amenity Space (if applicable)	
	(a) Required -	690.89
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	694.67
5,	Net Plot Area (3-4 (c))	13123.19
6,	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	1381.79
	(b) Proposed -	1393.29
7.	Internal Road area (net plot -(Potable area + open space + NSEB + external structure))	2615.93
8,	Service road and Highway widening	---
9.	Plotable area	8793.22
10,	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.49
11,	Area for industrial housing	
	(a) Required -	3160.90
	(b) Proposed -	--
12.	Area for ESS	33.32
13,	Area for WWTP	89.43

Project Details

Proposed code - RERDA-2-31522
Zone Type - Residential Zone - (R-1)
Location - New Completed
Name of service - Layout Approval
Sub service - Layout Tentative
Khasara No. - 55/B
Tahsil - Nagpur gramin
Mouza - YERLA
Priority Value - 0.20
Separation NOC Zone Area

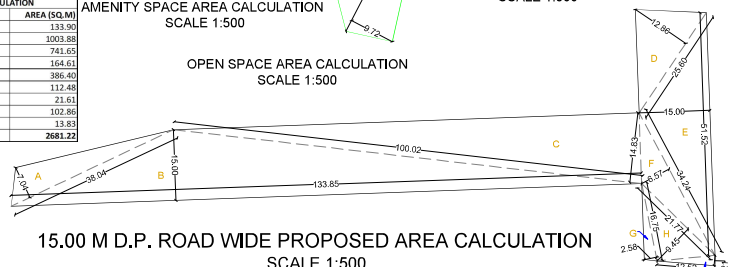
LAND AREA CALCULATION
SCALE 1:500

LAND AREA CALCULATION		
	SIZE	AREA (SQ.M)
A	1/2*32.53* 9.51	154.68
B	1/2*27.53*12.73	175.23
C	1/2*32.46*14.56	236.31
D	1/2*50.25*25.91	650.99
E	1/2*(20.75+6.04)*58.56	784.41
F	1/2*(37.04+5.11)*62.81	1123.72
G	1/2*53.30*10.70	285.16
H	1/2*(9.22+4.54)*52.40	360.51
I	1/2*50.14*27.22	682.41
J	1/2*54.34*8.85	240.45
K	1/2*47.54*26.10	620.40
L	1/2*84.21*27.32	1150.31
M	1/2*86.32*12.93	558.06
N	1/2*92.99*17.30	804.36
O	1/2*86.71*84.66	3670.43
P	1/2*97.44*2.36	114.98
Q	1/2*(12.44+24.40)*100.39	1849.18
R	1/2*84.13*31.09	1307.80
S	1/2*54.78*6.01	164.61
T	1/2*52.94*5.12	135.53
U	1/2*44.41*3.70	82.16
V	1/2*41.75*7.84	163.66
W	1/2*(8.96+9.70)*42.51	1396.62
X	1/2*32.74*5.48	189.71
Y	1/2*(15.69+9.72)*39.15	497.40
	TOTAL	16499.08

15.00 M D.P.ROAD AREA CALCULATION		
	SIZE	AREA (SQ.M)
A	1/2*38.04*7.04	133.90
B	1/2*133.85*15.00	1003.88
C	1/2*100.02*14.83	741.65
D	1/2*25.60*12.86	164.61
E	1/2*51.52*15.00	386.40
F	1/2*34.24*6.57	112.48
G	1/2*16.75*2.58	21.61
H	1/2*21.77*9.45	102.86
I	1/2*12.52*2.21	13.83
	TOTAL	2681.22

AMENITY SPACE AREA CALCULATION
SCALE 1:500

OPEN SPACE AREA CALCULATION
SCALE 1:500



15.00 M D.P. ROAD WIDE PROPOSED AREA CALCULATION
SCALE 1:500

STP & ESS AREA CALCULATION
SCALE 1:500

	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
	OPEN SPACE				
A	1/2*41.66 *31.94	248.71			
B	1/2*(72.83 + 11.34)*48.14	463.83			
C	1/2*40.19 * 4.66	93.64		1393.29	1393.29
D	1/2*32.74 * 5.48	89.71			
E	1/2*(15.69 + 9.72)*39.15	497.40			
	TOTAL	1393.29			
	AMENITY SPACE				
F	1/2*(34.57 + 4.44)*32.95	313.19			
G	1/2* 30.15 * 19.09	287.78		694.67	694.67
H	1/2* 34.26 * 5.47	93.70			
	TOTAL	694.67			
	STP				
I	1/2* 29.76 * 6.01	89.43		89.43	89.43
	TOTAL	89.43			
	ESS				
J	1/2*(6.01 + 6.47)*2.28	14.23			
K	1/2*(6.47 + 7.57)*2.72	19.09		33.32	33.32
	TOTAL	33.32			

LAYOUT PLAN
SCALE 1:500

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.)	Total Built up area on Prorata basis (Sq. M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)
A	B	C	D	E=(C-D)	F	G=E*F	H=G*(PRORATA FACTOR)	I	J	K=H*I
1	{[1/2*28.11*2.18]+[1/2*(15.31+23.92)*38.53]+[1/2*27.74*11.23]+[1/2*27.53*12.73]+[1/2*32.53*9.51]}	1272.07		1272.07	1	1272.07	1954.29	15.00	1.10	1399.28
2	{[1/2*16.90*7.43]+[1/2*(7.65+14.75)*17.96]}	263.94	12.07	251.86	1	251.86	374.02	15.00	1.10	277.05
3	17.67*10.90	192.60	12.07	180.53	1	180.53	268.09	15.00	1.10	198.59
4	{[1/2*(1..89+3.17)*18.00]+[1/2*12.87*3.90]}	205.64		205.64	1	205.64	305.37	15.00	1.10	226.20
5	{[1/2*8.73*C.84]+[1/2*16.42*5.96]+[1/2*17.67*10.79+[1/2*12.02*5.07]}	178.40		178.40	1	178.40	264.92	9.00	1.10	196.24
6	17.67*10.90	192.60	9.61	182.99	1	182.99	271.74	15.00,9.00	1.10	201.29
7	1/2*(7.07+14.55)*21.19	229.06	9.61	219.45	1	219.45	325.89	15.00,9.00	1.10	241.40
8	{[1/2*(8.03+13.11)*18.09]+[1/2*14.54*4.33]+[1/2*13.84*0.96]}	229.33	9.61	219.72	1	219.72	326.29	15.00,9.00	1.10	241.70
9	{[1/2*(11.80-6.23)*23.50]+[1/2*21.25*10.19]+[1/2*11.88*5.61]}	354.35	19.22	335.13	1	335.13	497.66	15.00,9.00	1.10	368.64
10	{(1/2*(8.25+4.06)*17.16]+[1/2*17.20*4.19]}	141.65		141.65	1	141.65	210.36	9.00	1.10	155.82
11	1/2*(16.76+16.94)*7.00	117.95		117.95	1	117.95	175.15	9.00	1.10	129.75
12	1/2*(16.94+17.13)*7.00	119.25		119.25	1	119.25	177.08	9.00	1.10	131.17
13	{[1/2*17.39*1.07]+[1/2*(6.62+2.55)*18.15]+[1/2*17.54*3.21]}	120.57		120.57	1	120.57	179.04	9.00	1.10	132.62
14	1/2*(17.30+17.44)*7.00	121.59		121.59	1	121.59	180.56	9.00	1.10	133.75
15	1/2*(17.44+17.57)*7.00	122.54		122.54	1	122.54	181.96	9.00	1.10	134.79
16	1/2*(17.57+17.71)*7.00	123.48		123.48	1	123.48	183.37	9.00	1.10	135.83
17	1/2*(17.71+17.84)*7.00	124.43		124.43	1	124.43	184.77	9.00	1.10	136.87
18	{[1/2*(8.37+9.60)*20.20]+[1/2*11.33*1.00]}	187.16	7.72	179.44	1	179.44	266.47	12.00,9.00	1.10	197.39
19	1/2*(9.21+10.57)*21.49	212.54	7.72	204.82	1	204.82	304.15	12.00,9.00	1.10	225.30
20 TO 25 30 TO 34	16.50*7.35	121.28		121.28	11	1334.03	1981.03	9.00	1.10	1467.43
26 , 29 46	16.50*8.50	140.25		140.25	3	420.75	624.81	9.00	1.10	462.83
27	1/1*(10.01+11.98)*20.75	228.15	9.61	218.54	1	218.54	324.53	15.00,9.00	1.10	240.39
28	1/1*(11.99+13.70)*24.01	308.41	9.61	298.80	1	298.80	443.72	15.00,9.00	1.10	328.68
35	1/2*(8.28+9.70)*20.40	183.40	7.72	175.68	1	175.68	260.88	12.00,9.00	1.10	193.24
36	1/2*(7.30+20.96)*24.37	344.35		344.35	1	344.35	511.36	12.00	1.10	378.78
37	{[1/2*(7.24+13.07)*20.86]+[1/2*22.13*4.41]+[1/2*22.24*2.16]}	284.65		284.65	1	284.65	422.70	12.00	1.10	313.11
38	1/2*(8.03+9.15)*21.12	181.42		181.42	1	181.42	269.41	12.00	1.10	199.56
39	1/2*(10.48+8.62)*14.76	140.96		140.96	1	140.96	209.32	12.00	1.10	155.05
40	1/2*(7.70+9.16)*19.84	167.25	7.72	159.53	1	159.53	236.90	12.00,9.00	1.10	175.48
41 TO 45	16.50*7.00	115.50		115.50	5	577.50	857.59	9.00	1.10	635.25
47	1/1*(10.50+12.42)*21.39	245.13	9.61	235.52	1	235.52	349.75	15.00,9.00	1.10	259.07
	TOTAL				47	8793.22	13123.19			

Signature valid

WAVE
DESIGNERS & PLANNERS
Flat no. G-6, Cheenaly Apt. Chinmabhatti Road, Near Ajni Sq. Nagpur-440016

LEGEND :
KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN
ROAD SHOWN IN

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
EXISTING SHOWN BLUE HATCHED

Name of Owner : SMT.RAJSHREE W/O LATE SHRI RAVINDRA GAIGOLE
Phone No. : 9096998997
DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Tentative
SITE ADDRESS :
KH.NO. - 55/B, P.H.NO. - 3, MOUZA - YERLA, D.D.T.H.L. - NAGPUR (D.NAGPUR)
DIST. - NAGPUR
SCALE - 1:100
JOB NO. - RERDA-2-31522
CHECK BY -
SUBMISSION DRAWING