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 10.348 + 11.485 10.917 X 26.105 =	284.990	0.000	284.99	X	1.909	544.046	18.000	1.100	598.451	1	284.99	544.046
2	1/2 X 19.586 + 20.290 19.938 X 4.333 = 1/2 X 19.586 + 17.179 18.383 X 9.667 =	86.391 177.704	11.58	252.51	X	1.909	482.051	18.000/9.000	1.100	530.256	1	252.515	482.051
3	1/2 X 27.352 + 27.371 27.362 X 11.500 =	314.657	0.000	314.66	X	1.545	486.145	9.000	1.100	534.760	1	314.66	486.145
4	1/2 X 27.371 + 27.393 27.382 X 11.500 =	314.879	0.000	314.88	X	1.545	486.488	9.000	1.100	535.137	1	314.88	486.488
5	1/2 X 27.393 + 27.461 27.427 X 11.500 =	315.402	0.000	315.40	X	1.545	487.296	9.000	1.100	536.026	1	315.40	487.296
6	1/2 X 27.461 + 27.529 27.495 X 11.500 =	316.193	0.000	316.19	X	1.545	488.517	9.000	1.100	537.369	1	316.19	488.517
7	15.000 X 11.000 =	165.000	7.720	157.28	X	1.545	242.998	9.00/12.00	1.100	267.297	1	157.28	242.998
8	15.000 X 7.500 =	112.500	0.000	112.50	X	1.545	173.813	12.000	1.100	191.194	1	112.50	173.813
9	1/2 X 7.715 + 7.791 7.753 X 17.553 =	136.088	0.000	136.09	X	1.545	210.257	12.000	1.100	231.282	1	136.09	210.257
10	1/2 X 13.688 + 13.715 13.701 X 4.310 = 1/2 X 13.715 + 13.695 13.705 X 5.690 =	59.059 77.981	7.72	129.32	X	1.909	246.872	12.00/9.00	1.100	271.559	1	129.320	246.872
11	1/2 X 13.695 + 13.665 13.680 X 9.000 =	123.120	0.000	123.12	X	1.545	190.220	9.000	1.100	209.242	1	123.12	190.220
12	1/2 X 13.665 + 13.651 13.658 X 4.327 = 1/2 X 13.651 + 13.663 13.657 X 4.673 =	59.098 63.819	0.000	122.92	X	1.909	234.649	9.000	1.100	258.114	1	122.917	234.649
13	1/2 X 13.663 + 13.687 13.675 X 9.000 =	123.075	0.000	123.08	X	1.545	190.151	9.000	1.100	209.166	1	123.08	190.151
14	1/2 X 13.687 + 13.711 13.699 X 9.000 =	123.291	0.000	123.29	X	1.545	190.485	9.000	1.100	209.533	1	123.29	190.485
15	1/2 X 13.711 + 13.727 13.719 X 6.082 = 1/2 X 13.727 + 13.714 13.720 X 2.918 =	83.437 40.036	0.000	123.47	X	1.909	235.711	9.000	1.100	259.282	1	123.473	235.711
16	1/2 X 13.714 + 13.673 13.694 X 9.000 =	123.242	0.000	123.24	X	1.818	224.053	9.000	1.100	246.458	1	123.24	224.053
17	1/2 X 13.673 + 13.632 13.653 X 9.000 =	122.873	0.000	122.87	X	1.818	223.382	9.000	1.100	245.720	1	122.87	223.382
18	1/2 X 13.632 + 13.591 13.611 X 9.200 =	125.224	0.000	125.22	X	1.545	193.471	9.000	1.100	212.818	1	125.22	193.471
19	1/2 X 13.591 + 13.547 13.569 X 9.700 =	131.619	0.000	131.62	X	1.545	203.352	9.000	1.100	223.687	1	131.62	203.352
20	1/2 X 13.547 + 13.501 13.524 X 9.200 =	124.421	0.000	124.42	X	1.545	192.230	9.000	1.100	211.453	1	124.42	192.230
21	1/2 X 13.501 + 13.474 13.488 X 7.500 =	101.156	0.000	101.16	X	1.545	156.286	9.000	1.100	171.915	1	101.16	156.286
22	1/2 X 13.474 + 13.449 13.462 X 7.500 =	100.961	0.000	100.96	X	1.545	155.985	9.000	1.100	171.584	1	100.96	155.985
23	1/2 X 13.449 + 13.433 13.441 X 7.500 =	100.808	0.000	100.81	X	1.545	155.748	9.000	1.100	171.322	1	100.81	155.748
24	1/2 X 13.433 + 13.412 13.423 X 7.500 =	100.669	0.000	100.67	X	1.545	155.533	9.000	1.100	171.087	1	100.67	155.533
25	1/2 X 13.412 + 13.395 13.404 X 10.333 =	138.498	7.720	130.78	X	1.545	202.053	12.00/9.00	1.100	222.258	1	130.78	202.053
26	14.000 X 10.833 =	151.662	7.710	143.95	X	1.545	222.406	12.00/9.00	1.100	244.646	1	143.95	222.406
27 TO 30	14.000 X 7.500 =	105.000	0.000	105.00	X	1.545	162.225	9.000	1.100	178.448	4	420.00	648.900
31 TO 33	14.000 X 9.200 =	128.800	0.000	128.80	X	1.545	198.996	9.000	1.100	218.896	3	386.40	596.988
34 TO 40	14.000 X 9.000 =	126.000	0.000	126.00	X	1.545	194.670	9.000	1.100	214.137	7	882.00	1362.690
41	14.000 X 10.000 =	140.000	7.720	132.28	X	1.545	204.373	12.00/9.00	1.100	224.810	1	132.28	204.373
42	15.500 X 8.500 =	131.750	0.000	131.75	X	1.545	203.554	9.000	1.100	223.909	1	131.75	203.554
43 TO 54	15.500 X 9.000 =	139.500	0.000	139.50	X	1.545	215.528	9.000	1.100	237.080	12	1674.00	2586.330
55 ,56	15.500 X 8.933 =	138.462	7.710	130.75	X	1.545	202.011	12.00/9.00	1.100	222.212	2	261.50	404.022
57 TO 61	15.500 X 7.000 =	108.500	0.000	108.50	X	1.545	167.633	9.000	1.100	184.396	5	542.50	838.163
62 , 63	15.500 X 8.500 =	131.750	0.000	131.75	X	1.545	203.554	9.000	1.100	223.909	2	263.50	407.108
64 TO 68	15.500 X 7.000 =	108.500	0.000	108.50	X	1.545	167.633	9.000	1.100	184.396	5	542.50	838.163
69	1/2 X 14.385 + 15.500 14.943 X 4.894 = 15.500 X 3.106 =	73.129 48.143	0	121.27	X	1.545	187.365	9.000	1.100	206.101	1	121.272	187.365
70	1/2 X 14.385 + 12.562 13.474 X 8.000 =	107.788	0.000	107.79	X	1.545	166.532	9.000	1.100	183.186	1	107.79	166.532
69	1/2 X 12.562 + 11.158 11.860 X 6.163 = 1/2 X 11.158 + 11.418 11.288 X 7.337 =	73.093 82.820	0	155.91	X	1.545	240.886	9.000	1.100	264.975	1	155.913	240.886
72	16.000 X 10.000 =	160.000	7.720	152.28	X	1.545	235.273	9.00/12.00	1.100	258.800	1	152.28	235.273
73	16.000 X 7.500 =	120.000	0.000	120.00	X	1.545	185.400	12.000	1.100	203.940	1	120.00	185.400
74	1/2 X 9.985 + 9.418 9.702 X 16.000 =	155.224	8.380	146.84	X	1.545	226.874	12.00/9.00	1.100	249.561	1	146.84	226.874
75	15.500 X 8.751 =	135.641	0.000	135.64	X	1.545	209.565	9.000	1.100	230.521	1	135.64	209.565
76 ,77	15.500 X 7.200 =	111.600	0.000	111.60	X	1.545	172.422	9.000	1.100	189.664	2	223.20	344.844
78 ,79	15.500 X 8.500 =	131.750	0.000	131.75	X	1.545	203.554	12.00/9.000	1.100	223.909	2	263.50	407.108
80 TO 86	15.500 X 7.200 =	111.600	0.000	111.60	X	1.545	172.422	9.000	1.100	189.664	7	781.20	1206.954
87	15.500 X 9.500 =	147.250	7.720	139.53	X	1.545	215.574	12.00/9.00	1.100	237.131	1	139.53	215.574
88	1/2 X 14.138 + 14.518 14.328 X 9.500 =	136.116	7.720	128.40	X	1.545	198.372	9.000	1.100	218.209	1	128.40	198.372
89	1/2 X 14.518 + 14.805 14.662 X 7.200 =	105.563	0.000	105.56	X	1.545	163.095	9.000	1.100	179.404	1	105.56	163.095
90	1/2 X 14.805 + 15.094 14.950 X 7.200 =	107.636	0.000	107.64	X	1.545	166.298	9.000	1.100	182.928	1	107.64	166.298
91	1/2 X 15.094 + 15.381 15.238 X 7.200 =	109.710	0.000	109.71	X	1.545	169.502	9.000	1.100	186.452	1	109.71	169.502
92	1/2 X 15.381 + 15.519 15.450 X 3.462 = 1/2 X 15.519 + 15.669 15.594 X 3.738 =	53.488 58.290	0	111.78	X	1.545	172.697	9.000	1.100	189.967	1	111.778	172.697
93	1/2 X 15.669 + 15.957 15.813 X 7.200 =	113.854	0.000	113.85	X	1.545	175.904	9.000	1.100	193.494	1	113.85	175.904
94	1/2 X 15.957 + 16.244 16.101 X 7.200 =	115.924	0.000	115.92	X	1.545	179.102	9.000	1.100	197.012	1	115.92	179.102
95	1/2 X 16.244 + 16.532 16.388 X 7.200 =	117.994	0.000	117.99	X	1.545	182.300	9.000	1.100	200.530	1	117.99	182.300
96	1/2 X 16.532 + 16.671 16.602 X 3.464 = 1/2 X 16.671 + 16.805 16.738 X 5.036 =	57.508 84.293	0	141.80	X	1.545	219.081	9.000	1.100	240.989	1	141.800	219.081
97	1/2 X 16.805 + 17.030 16.918 X 8.500 =	143.799	0.000	143.80	X	1.545	222.169	9.000	1.100	244.386	1	143.80	222.169
98	1/2 X 17.030 + 17.158 17.094 X 4.808 = 1/2 X 17.158 + 17.222 17.190 X 2.392 =	82.188 41.118	0	123.31	X	1.545	190.508	9.000	1.100	209.559	1	123.306	190.508
99	1/2 X 17.222 + 17.413 17.318 X 7.200 =	124.686	0.000	124.69	X	1.545	192.640	9.000	1.100	211.904	1	124.69	192.640
100	1/2 X 17.646 + 17.413 17.530 X 8.751 =	153.401	0.000	153.40	X	1.545	237.004	9.000	1.100	260.704	1	153.40	237.004
101	1/2 X 8.207 + 7.503 7.855 X 16.382 =	128.681	0.000	128.68	X	1.545	198.812	9.000	1.100	218.693	1	128.68	198.812
102	1/2 X 13.157 + 13.406 13.282 X 7.200 =	95.627	0.000	95.63	X	1.545	147.743	9.000	1.100	162.518	1	95.63	147.743
103	1/2 X 13.406 + 13.653 13.530 X 7.200 =	97.412	0.000	97.41	X	1.545	150.502	9.000	1.100	165.552	1	97.41	150.502
104	1/2 X 13.653 + 13.902 13.778 X 7.200 =	99.198	0.000	99.20	X	1.545	153.261	9.000	1.100	168.587	1	99.20	153.261
105	1/2 X 13.902 + 14.151 14.027 X 7.200 =	100.991	0.000	100.99	X	1.545	156.031	9.000	1.100	171.634	1	100.99	156.031
106	1/2 X 14.151 + 14.399 14.275 X 7.200 =	102.780	0.000	102.78	X	1.545	158.795	9.000	1.100	174.675	1	102.78	158.795
107	1/2 X 14.399 + 14.647 14.523 X 7.200 =	104.566	0.000	104.57	X	1.545	161.554	9.000	1.100	177.709	1	104.57	161.554
108	1/2 X 14.647 + 14.896 14.772 X 7.200 =	106.355	0.000	106.35	X	1.545	164.318	9.000	1.100	180.750	1	106.35	164.318
109	1/2 X 14.896 + 15.241 15.069 X 10.000 =	150.685	7.724	142.96	X	1.545	220.875	12.00/9.00	1.100	242.962	1	142.96	220.875
110	10.000 X 14.000 =	140.000	7.720	132.28	X	1.545	204.373	12.00/9.00	1.100	224.810	1	132.28	204.373
111 TO 117	14.000 X 7.200 =	100.800	0.000	100.80	X	1.545	155.736	9.000	1.100	171.310	7	705.60	1090.152
118	1/2 X 9.599 + 8.921 9.260 X 14.000 =	129.640	0.000	129.64	X	1.545	200.294	9.000	1.100	220.323	1	129.64	200.294
119	1/2 X 7.886 + 7.832 7.859 X 1.112 = 1/2 X 7.832 + 13.382 10.607 X 15.388 =	8.739 163.221	0	171.96	X	1.545	265.678	9.000	1.100	292.246	1	171.960	265.678
120 TO 125	16.500 X 8.500 =	140.250	0.000	140.25	X	1.545	216.686	9.000	1.100	238.355	6	841.50	1300.118
126	10.000 X 16.500 =	165.000	7.720	157.28	X	1.545	242.998	12.00/9.00	1.100	267.297	1	157.28	242.998
127	1/2 X 16.643 + 16.619 16.631 X 10.360 =	172.297	7.730	164.57	X	1.545	254.256	12.00/9.00	1.100	279.682	1	164.57	254.256
128	1/2 X 16.619 + 16.596 16.608 X 9.000 =	149.468	0.000	149.47	X	1.545	230.927	9.000	1.100	254.020	1	149.47	230.927
129	1/2 X 16.596 + 16.573 16.585 X 9.000 =	149.261	0.000	149.26	X	1.545	230.607	9.000	1.100	253.668	1	149.26	230.607
130	1/2 X 16.573 + 16.548 16.561 X 9.000 =	149.045	0.000	149.04	X	1.545	230.274	9.000	1.100	253.301	1	149.04	230.274
131	1/2 X 16.548 + 16.529 16.539 X 9.000 =	148.847	0.000	148.85	X	1.545	229.968	9.000	1.100	252.965	1	148.85	229.968
132	1/2 X 16.529 + 16.500 16.515 X 9.000 =	148.631	0.000	148.63	X	1.545	229.634	9.000	1.100	252.598	1	148.63	229.634
133	1/2 X 16.500 + 16.484 16.492 X 9.000 =	148.428	0.000	148.43	X	1.545	229.321	9.000	1.100	252.253	1	148.43	229.321
134	1/2 X 9.197 + 8.283 8.740 X 19.861 =	173.585	0.000	173.59	X	1.545	268.189	9.000	1.100	295.008	1	173.59	268.189
135 & 136	15.000 X 9.000 =	135.000	0.000	135.00	X	1.545	208.575	9.000	1.100	229.433	2	270.00	417.150
137	1/2 X 20.000 + 23.734 21.867 X 15.000 =	328.005	11.580	316.43	X	1.909	604.055	18.00/9.00	1.100	664.461	1	316.43	604.055
138	1/2 X 22.047 + 24.785 23.416 X 11.000 =	257.576	0.000	257.58	X	1.909	491.713	18.000	1.100	540.884	1	257.58	491.713
139	1/2 X 6.501 + 9.281 7.891 X 14.794 = 1/2 X 12.095 + 12.298 12.197 X 11.109 =	116.739 135.491	0	252.23	X	1.909	481.508	18.000	1.100	529.659	1	252.230	481.508
										TOTAL	139	18881.76	29872.637

DETAILS OF LAYOUT/SUBDIVISION OF LAND

Village	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)	Area in SqM as per Revenue Record	Area as per Measurement Plan	Area as per POA	Area as per Demarcated	Area in possession	Stringent Area in SqM
JAMTHA	KH NO 238/2	Raw/Adjoining Land	32400.00	32399.49	0.00	32399.49	32399.49	32399.49
Total Amalgamated Plot			32400.00	32399.49	0.00	32399.49	32399.49	32399.49

AREA UNDER AMENITY SPACE													
A	1/2	X	36.913	+	37.563	37.238	X	18.277	=	680.60	7.720	672.88	SQ.M
B						15.000	X	15.929	=	238.94	0.000	238.94	SQ.M
C	1/2	X	23.095	+	22.563	22.829	X	29.143	=	665.31	0.000	665.31	SQ.M
								TOTAL			=	1577.12	SQ.M

AREA UNDER OPEN SPACE													
OPEN SPACE-1													
A	1/2	X	9.686	+	15.884	12.785	X	50.152	=	641.19	0.000	641.19	
								TOTAL			=	641.19	SQ.M
OPEN SPACE-2													
A						34.210	X	61.000	=	2086.81	0.000	2086.81	SQ.M
B	1/2	X	13.382	+	13.905	13.644	X	1.444	=	19.70	0.000	19.70	SQ.M
C	1/2	X	13.905	+	16.397	15.151	X	3.249	=	49.23	0.000	49.23	SQ.M
D	1/2	X	16.397	+	14.433	15.415	X	29.516	=	454.99	0.000	454.99	SQ.M
								TOTAL		2610.726	0.000	2610.73	SQ.M
			AREA FOR STP & ESS					10X5X2		100.00	0.000	100.00	SQ.M
								TOTAL			=	3151.92	SQ.M

AREA UNDER KHASRA											
A	1/2	X	40.380	+	33.961	37.171	X	70.062	=	2604.240	SQ.M
B	1/2	X	25.131	+	26.842	25.987	X	71.910	=	1868.695	SQ.M
C	1/2	X	43.892	+	31.840	37.866	X	90.227	=	3416.536	SQ.M
D	1/2	X	41.497	+	59.603	50.550	X	136.728	=	6911.600	SQ.M
E	1/2	X	53.278	+	52.332	52.805	X	130.467	=	6889.310	SQ.M
F	1/2	X	43.089	+	39.432	41.261	X	97.32	=	4015.472	SQ.M
G	1/2	X	83.592	+	89.663	86.628	X	16.833	=	1458.201	SQ.M
H	1/2	X	89.663	+	114.766	102.215	X	33.17	=	3390.455	SQ.M
I	1/2	X	16.343	+	15.478	15.911	X	115.96	=	1844.982	SQ.M
								TOTAL	=	32399.49	SQ.M
ROAD WINDING											
A	1/2	X	1.819	+	1.758	1.789	X	5.354	=	9.577	SQ.M
B	1/2	X	4.2	+	0.890	2.545	X	45.971	=	116.996	SQ.M
C	1/2	X		+		0.894	X	10.995	=	4.915	SQ.M
								TOTAL	=	131.49	SQ.M
AREA UNDER RESERVATION											
A	1/2	X	8.369	+	21.614	14.992	X	50.469	=	756.60	SQ.M
								TOTAL	=	756.60	SQ.M
TOTAL LAND AREA									=	31511.40	SQ.M

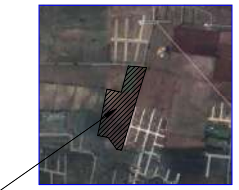
NOT FOR SALE

Amenity CALCULATION

Name	Area
amenity space	1577.12
TOTAL	1577.12

RECREATIONAL CALCULATION

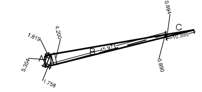
Name	Area
open space 1	641.19
open space	2510.73
TOTAL	3151.92



PROPOSED SITE ON KH, NO.238/2

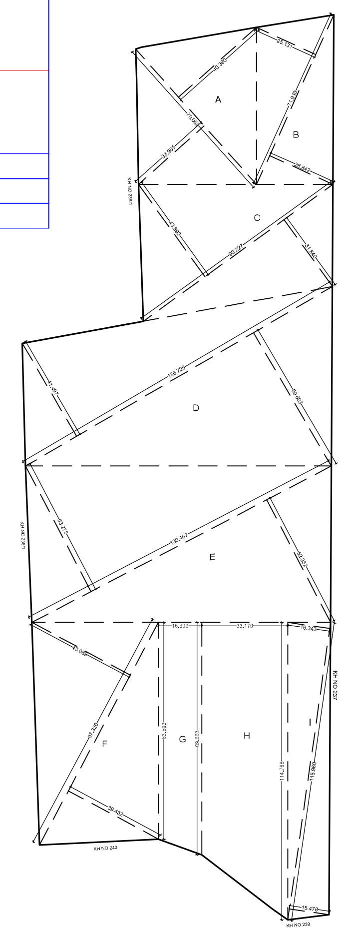
LAYOUT PLAN

SCALE - 1:500



KEY PLAN FOR ROAD WIDENING

SCALE - 1:1000



KEY PLAN FOR LAND AREA CALCULATION

SCALE - 1:1000

Project Details

Proposal code - NMRDA-24-111944
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Tentative
Cts No./Survey No. - 238/2
Tahsil : Nagpur gramin
Mouza : JAMTHA(PART)
Prorata Value : 1.57
Separation/CRZ Zone Area :

Signature valid

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.238/2, P.H.NO.42. MOUZA- JAMTHA , TAH.- NAGPUR (R), DISTT. NAGPUR.

BELONGING TO,

M/S ARA BUILDCON THROUGH PARTNER
SHRI. ATUL PREMCHAND TAJPURIYA

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	32399.49
	a) As per ownership document (7/12, CTS extract)	32400.00
	b) as per measurement sheet	32399.49
	(c) as per site	32399.49
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	131.49
	(b) Any D.P. Reservation area	756.60
	(c) External structure in plot	0.00
	(d) Not in possession	0.00
	(Total a+b+c+d)	888.09
3.	Balance area of plot (1-2)	31511.40
4.	Amenity Space (if applicable)	
	(a) Required -	1575.57
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	1577.12
5.	Net Plot Area (3-4 (c))	29934.28
6.	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	3151.14
	(b) Proposed -	3151.92
7.	Area under ESS & STP	100.000
8.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	7800.60
9.	Service road and Highway widening	---
10.	Plotable area	18881.76
11.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.585

LEGEND : -

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

PAWAN RAVIPRASAD GUPTA
B.E. (CIVIL)
PLANNERS. BUILDERS AND DEVELOPERS
LIC. NO. N.I.T. 1969, N.M.R.D.A. 39, N.M.C. 380
OFF. : - SHOP NO. 115 SECOND FLOOR SHRIRAM SHYAM TOWER, STATION ROAD SADAR NAGPUR - 440001.
EMAIL ID : pawan_r_gupta@yahoo.co.in
Mo No.- 9923432949

Name Of Owner : MS ARA BUILDCON THROUGH ATUL PREMCHAND TAJPURIYA

Postal Address : ,,kamptee,Nagpur,Maharashtra-441002

Phone No.:9822471275

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
MOUZA-JAMTHA KH NO 238/2 TAH-NAGPUR (RURAL) DIST- NAGPUR

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

A0	SCALE - 1:100	12/12/24
	JOB NO - NMRDA-24-111944	CHECK BY -

SUBMISSION DRAWING