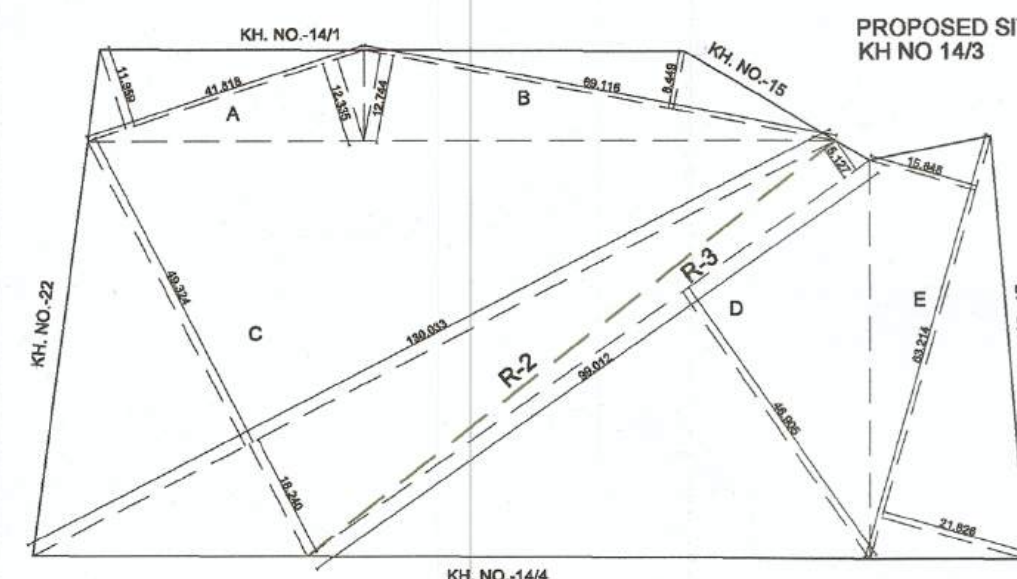


DETAILS OF LAYOUT/SUBDIVISION OF LAND								
Village	Parcel No.(S.No./H.No., C S No., F P No., Sub Plot No., Gut No)	Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gunt hewari)	Area in SqM as per Revenue Record	Area as per Measurement Plan	Area as per POA	Area as per Demarcated	Area in possession	Stringent Area in SqM
ISASANI	KH NO 14/3	Raw/Adjoining Land	9400.00	9399.78	0.00	9399.78	9399.78	9399.78
Total Amalgamated Plot			9400.00	9399.78	0.00	9399.78	9399.78	9399.78

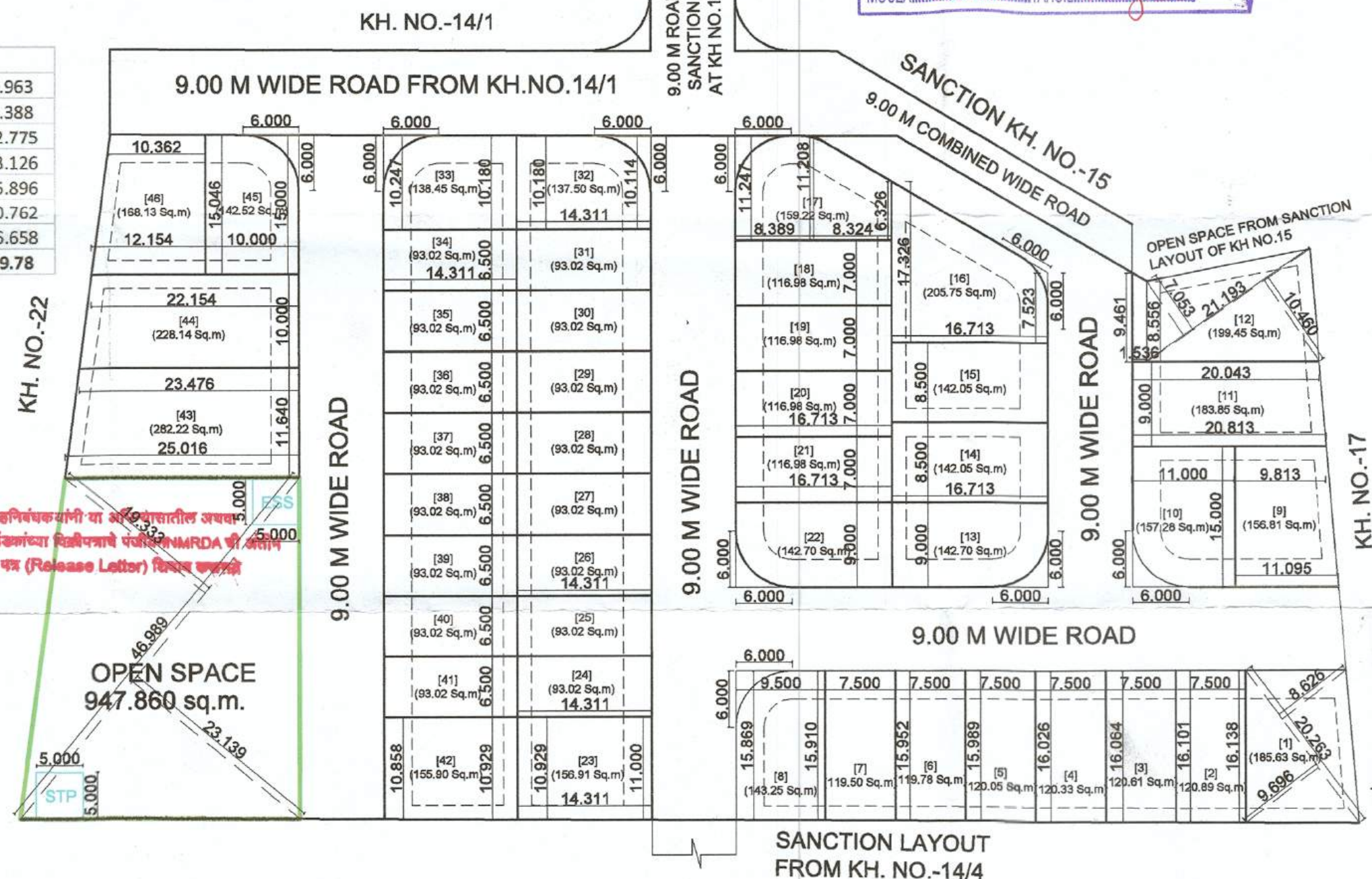
PLOT NO	PLOT SIZE				PLOT AREA		NET	NA/A	NET PLOT AREA	NO.OF	NET	NET PLOT AREA
A	B	C	D	E	F	G	H	I	J	K	L	M
1	1/2 X 8.626 + 9.696	9.161 X 20.263	= 185.630	0	185.630	X 1.571	291.625	1	185.630	291.625		
2	1/2 X 16.138 + 16.101	16.120 X 7.500	= 120.890	0	120.890	X 1.571	189.918	1	120.890	189.918		
3	1/2 X 16.101 + 16.062	16.082 X 7.500	= 120.610	0	120.610	X 1.571	189.478	1	120.610	189.478		
4	1/2 X 16.064 + 16.024	16.044 X 7.500	= 120.330	0	120.330	X 1.571	189.038	1	120.330	189.038		
5	1/2 X 16.026 + 15.989	16.008 X 7.500	= 120.050	0	120.050	X 1.571	188.599	1	120.050	188.599		
6	1/2 X 15.987 + 15.954	15.971 X 7.500	= 119.780	0	119.780	X 1.571	188.174	1	119.780	188.174		
7	1/2 X 15.952 + 15.904	15.928 X 7.500	= 119.500	0	119.500	X 1.571	187.735	1	119.500	187.735		
8	1/2 X 15.869 + 15.910	15.890 X 7.500	= 120.970	7.72	120.970	X 1.571	189.046	1	120.970	189.046		
9	1/2 X 11.095 + 9.813	10.454 X 15.000	= 156.810	0	156.810	X 1.571	246.349	1	156.810	246.349		
10		11.000 X 15.000	= 165.000	7.72	165.000	X 1.571	257.880	1	165.000	257.880		
11	1/2 X 20.813 + 20.043	20.428 X 9.000	= 183.850	0	183.850	X 1.571	288.828	1	183.850	288.828		
12	1/2 X 9.461 + 8.556	9.009 X 1.536	= 13.837	0	13.837	X 1.571	21.636	1	13.837	21.636		
13	1/2 X 7.053 + 10.460	8.757 X 21.193	= 185.577	0	185.577	X 1.571	291.336	1	185.577	291.336		
14 to 15		16.713 X 9.000	= 150.410	7.71	150.410	X 1.571	234.182	1	150.410	234.182		
16	1/2 X 17.326 + 7.523	12.425 X 16.713	= 207.640	1.89	207.640	X 1.571	323.233	1	207.640	323.233		
17	1/2 X 11.247 + 11.208	11.228 X 8.389	= 94.183	7.94	94.183	X 1.571	146.134	1	94.183	146.134		
18 to 21		7.000 X 16.713	= 116.980	0	116.980	X 1.571	183.776	4	116.980	735.102		
22		9.000 X 16.713	= 150.410	7.71	150.410	X 1.571	234.182	1	150.410	234.182		
23	1/2 X 10.929 + 11.000	10.965 X 14.311	= 156.910	0	156.910	X 1.571	246.506	1	156.910	246.506		
24 to 31		6.500 X 14.311	= 93.020	0	93.020	X 1.571	146.134	8	93.020	1169.075		
32	1/2 X 10.114 + 10.180	10.147 X 14.311	= 145.210	7.71	145.210	X 1.571	226.013	1	145.210	226.013		
33	1/2 X 10.180 + 10.247	10.214 X 14.311	= 146.160	7.71	146.160	X 1.571	227.505	1	146.160	227.505		
34 to 41		6.500 X 14.311	= 93.020	0	93.020	X 1.571	146.134	8	93.020	1169.075		
42	1/2 X 10.858 + 10.929	10.894 X 14.311	= 155.900	0	155.900	X 1.571	244.919	1	155.900	244.919		
43	1/2 X 25.016 + 23.476	24.246 X 11.640	= 282.220	0	282.220	X 1.571	443.368	1	282.220	443.368		
44	1/2 X 23.476 + 22.154	22.815 X 10.000	= 228.140	0	228.140	X 1.571	358.408	1	228.140	358.408		
45	1/2 X 15.046 + 15.000	15.023 X 10.000	= 150.230	7.71	150.230	X 1.571	223.899	1	150.230	223.899		
46	1/2 X 10.362 + 12.154	11.258 X 15.046	= 168.130	0	168.130	X 1.571	264.132	1	168.130	264.132		
TOTAL									46	6047.910	9501.266	

AREA UNDER OPEN SPACE													
1/2 X	19.333	+	23.139	21.236	X	46.989	=	997.858	0	997.858	SQ.M.		
								TOTAL					
AREA FOR ESS & W.T.P.													
					5.000	X	10.000	=	50.000	0	50.000	SQ.M.	
								TOTAL		947.86	SQ.M.		



KEY PLAN FOR LAND AREA CALCULATION
SCALE - 1:1000

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 10/01/2025
FOR THE LAYOUT/SITE OF KH. NO. 14/3
MOUZA: Isasani, TAHsil: Hingna



AREA UNDER KHASARA									
R-2 A	1/2 X	11.959	+	12.335	12.147	X	41.818	=	507.963
B	1/2 X	12.744	+	8.449	10.5965	X	69.116	=	732.388
C	1/2 X	49.324	+	18.240	33.782	X	130.033	=	4392.775
									5633.126
R-3 D	1/2 X	46.905	+	5.127	26.016	X	99.012	=	2575.896
E	1/2 X	21.826	+	15.848	18.837	X	63.214	=	1190.762
TOTAL									9399.78

This sanction is subject to conditions of
N.A. order Dt. 10/01/24
N.A.T.P. order Dt. 10/01/24

This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated 22/11/24

Amenity CALCULATION	
Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION	
Name	Area
open space	947.86
TOTAL	947.86

Signature valid

Digitally signed by LALIT YASHWANT RAUT
Date: 2024.12.19 17:18:13 IST
Reason: Approved Drawing Plan
Designation: Executive Engineer
Location: Nagpur Metropolitan Region Development Authority
Project Code: NMRDA-24-95558
Application Number: NMRDA/2024/00485
Proposal Number: 9551132
Certificate Number: NMRDA/2024/AP/L00237

Deputy Director of Town Planning Assistant Director Town Planning
Date: 30/10/2024 Date: 11/11/2024

Assistant Engineer
Date: 29/10/2024

Assistant Engineer
Nagpur Metropolitan Region Development Authority

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN
ON KH. NO.14/3 P.H.NO.46 MOUZA- ISASANI .
TAH.- HINGNA DISTT. NAGPUR.

BELONGING TO,
OASIS BUILDERS AND DEVELOPERS
THROUGH PROPRIETOR
SHRI. VIVEK BABANRAO HUSUKALE

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)	9399.78
a) As per ownership document (7/12, CTS extract)	9400.00
b) as per measurement sheet	9399.78
c) as per site	9399.78
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	00.00
(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)	9399.78
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	0.00
5. Net Plot Area (3-4 (c))	9399.78
6. Recreational Open space/Play Ground (if applicable)	
(a) Required -	939.98
(b) Proposed -	947.86
7. Area under ESS & STP	50.00
8. Internal Road area (net plot - (Plotable area + open space + MSEB + external structure))	2354.01
9. Service road and Highway widening	---
10. Plotable area	6047.91
11. Pro-rata factor for FSI calculation on layout plots =(5/9)	1.55

LEGEND :-
AREA UNDER KHASARA BOUNDARY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & STP SHOWN IN

Name Of Owner : OASIS BUILDERS AND DEVELOPERS
THROUGH PROPRIETOR

Postal Address : plot no 7, ring road, Ranapratap
Nagar, Nagpur, Maharashtra-440022

Phone No.: 982226723

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :

ISASANI KH NO 14/3 TAH-INGANA 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 -

Signature valid

TECHNICAL PERSON SIGN

Signature valid

SCALE - 1:100
A2

27/09/24

JOB NO - NMRDA-24-95558

CHECK BY -

SUBMISSION DRAWING