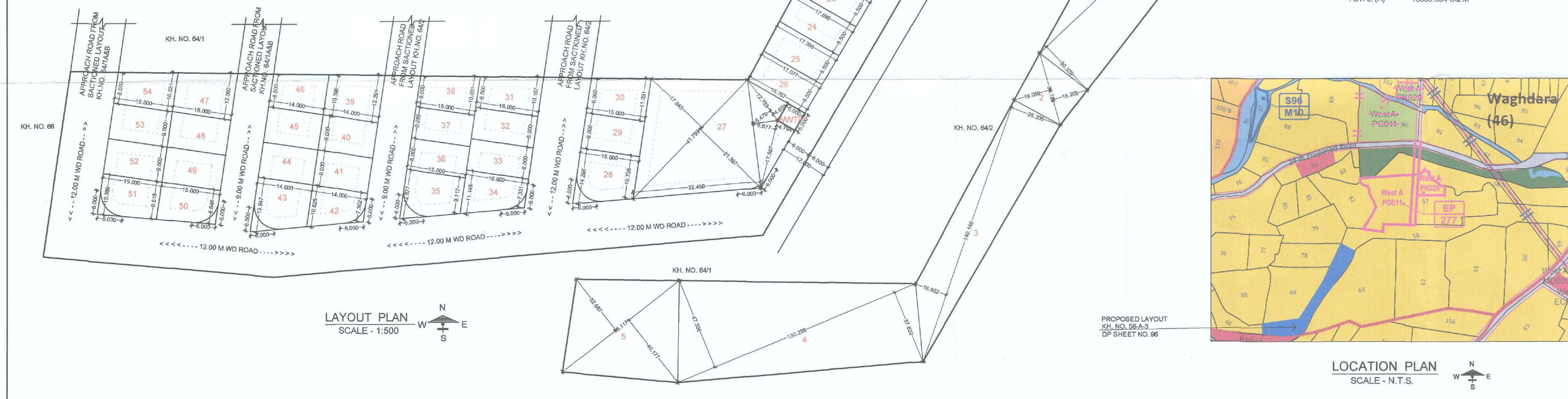


PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	FACTOR FOR PRORATA FSI	BUILT UP AREA ON PRO-RATA BASIS (F*PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*1) SQ.M
A	B	C	D	E	F	G	H	I	J		
1	0.5*(15.338 + 6.783)*17.083	188.947	7.720	181.227	1	181.227	1.818	329.470	12.000	1.100	362.417
2	0.5*(17.083 + 17.077)*7.620	130.150	0.000	130.150	1	130.150	1.544	200.951	12.000	1.100	221.046
3	0.5*(17.070 + 17.077)*7.620	130.100	0.000	130.100	1	130.100	1.544	200.875	12.000	1.100	220.962
4	0.5*(17.070 + 17.063)*7.620	130.047	0.000	130.047	1	130.047	1.544	200.792	12.000	1.100	220.871
5	0.5*(12.405 + 6.826)*17.063	164.069	0.000	164.069	1	164.069	1.544	253.323	9.000	1.100	278.655
6	0.5*(9.000 + 13.905)*15.000	171.788	0.000	171.788	1	171.788	1.544	265.240	9.000	1.100	291.764
7 & 8	7.000 * 15.000	105.000	0.000	105.000	2	210.000	1.544	324.240	9.000	1.100	356.664
9	0.5*(17.488 + 9.981)*15.000	206.018	7.720	198.298	1	198.298	1.818	360.505	12.000	1.100	396.555
10	0.5*(17.447 + 24.442)* 51.402	1076.589	0.000	1076.589	1	1076.589	1.818	1957.239	12.000	1.100	2152.963
11	0.5*(23.234 + 20.653)* 47.266	1037.181	0.000	1037.181	1	1037.181	1.818	1885.596	12.000	1.100	2074.156
12	0.5*(15.851+ 14.859)* 7.849	120.521	0.000	120.521	1	120.521	1.818	219.108	12.000	1.100	241.019
13	0.5*(14.859 + 13.722)* 9.000	128.615	7.720	120.895	1	120.895	1.818	219.786	12.000	1.100	241.765
14	0.5*(8.639 + 8.029)* 16.849	140.420	0.000	140.420	1	140.420	1.818	255.283	12.000	1.100	280.811
15	0.5*(10.474 + 9.871)* 16.525	168.101	0.000	168.101	1	168.101	1.818	305.607	12.000	1.100	336.168
16	16.525*10.000	165.250	7.720	157.530	1	157.530	1.818	286.390	12.000	1.100	315.028
17	0.5*(19.871 + 19.560)*8.500	167.582	0.000	167.582	1	167.582	1.818	304.664	12.000	1.100	335.130
18	0.5*(19.250 + 19.560)*8.500	164.943	0.000	164.943	1	164.943	1.818	299.865	12.000	1.100	329.852
19	0.5*(19.250 + 18.939)*8.500	162.303	0.000	162.303	1	162.303	1.818	295.067	12.000	1.100	324.574
20	0.5*(18.629 + 18.939)*8.500	159.664	0.000	159.664	1	159.664	1.818	290.269	12.000	1.100	319.296
21	0.5*(18.629 + 18.319)*8.500	157.029	0.000	157.029	1	157.029	1.818	285.479	12.000	1.100	314.027
22	0.5*(18.008 + 18.319)*8.500	154.390	0.000	154.390	1	154.390	1.818	280.681	12.000	1.100	308.749
23	0.5*(18.008 + 17.698)*8.500	151.751	0.000	151.751	1	151.751	1.818	275.882	12.000	1.100	303.471
24	0.5*(17.388 + 17.698)*8.500	149.116	0.000	149.116	1	149.116	1.818	271.092	12.000	1.100	298.201
25	0.5*(17.388 + 17.077)*8.500	146.476	0.000	146.476	1	146.476	1.818	266.294	12.000	1.100	292.923
26	0.5*(16.767 + 17.077)*8.500	143.837	0.000	143.837	1	143.837	1.818	261.496	12.000	1.100	287.645
27	0.5*(5.877 + 4.794)* 17.587 + 0.5*(5.479 + 4.601)* 12.783 + 0.5*(17.845 + 21.397)* 41.799	978.400	7.720	970.680	1	970.680	1.818	1764.696	12.000	1.100	1941.166
28	0.5*(14.295 + 10.735)* 15.000	187.725	7.720	180.005	1	180.005	1.818	327.249	12.000	1.100	359.974
29	15.000 * 9.000	135.000	0.000	135.000	1	135.000	1.818	245.430	12.000	1.100	269.973
30	0.5*(9.000 + 11.031)*15.000	150.233	0.000	150.233	1	150.233	1.818	273.123	12.000	1.100	300.435
31	0.5*(8.000 + 10.167)*16.000	145.336	0.000	145.336	1	145.336	1.818	264.221	12.000	1.100	290.643
32 & 33	16.000 * 8.000	128.000	0.000	128.000	2	256.000	1.818	465.408	12.000	1.100	511.949
34	0.5*(11.148 + 7.351)*16.000	147.992	7.720	140.272	1	140.272	1.818	255.014	12.000	1.100	280.516
35	0.5*(12.677 + 9.117)*15.000	163.455	7.720	155.735	1	155.735	1.818	283.126	12.000	1.100	311.439
36 & 37	15.000 * 8.000	120.000	0.000	120.000	2	240.000	1.544	370.560	9.000	1.100	407.616
38	0.5*(8.000 + 10.031)*15.000	135.233	0.000	135.233	1	135.233	1.544	208.799	9.000	1.100	229.679
39	0.5*(12.291 + 10.396)*14.000	158.809	0.000	158.809	1	158.809	1.544	245.201	12.000	1.100	269.721
40 & 41	14.000 * 9.000	126.000	0.000	126.000	4	504.000	1.544	778.176	9.000	1.100	855.994
42	0.5*(7.302 + 10.625)*14.000	125.489	7.720	117.769	1	117.769	1.818	214.104	12.000	1.100	235.514
43	0.5*(13.947 + 10.625)*14.000	172.004	7.720	164.284	1	164.284	1.818	298.668	12.000	1.100	328.535
46	0.5*(8.500 + 10.396)*14.000	132.272	0.000	132.272	1	132.272	1.544	204.228	9.000	1.100	224.651
47	0.5*(12.062 + 10.031)* 15.000	165.698	0.000	165.698	1	165.698	1.544	255.837	9.000	1.100	281.421
48 & 49	15.000 * 9.000	135.000	0.000	135.000	4	540.000	1.544	833.760	12.000	1.100	917.136
50	0.5*(8.646 + 9.518)*15.000	136.230	7.720	128.510	1	128.510	1.818	233.631	12.000	1.100	256.994
51	0.5*(10.389 + 9.518)*15.000	149.303	7.720	141.583	1	141.583	1.818	257.397	12.000	1.100	283.137
54	0.5*(8.000 + 10.031)*15.000	135.233	0.000	135.233	1	135.233	1.818	245.853	12.000	1.100	270.438
TOTAL					54	10390.653		18119.674			19931.641

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
 SANCTIONED SUBJECT TO TERMS AND CONDITION
 MENTIONED IN AGREEMENT DT. 30/05/2025
 FOR THE LAYOUT SITE OF KH. NO. 58/A-3
 MOUZA Waghdara, Dist. Hingna

This sanction is subject to conditions of
 N.A. order Dt. 28-06-2024
 N.A.T.P. order Dt. 28-06-2024



FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON
 KH. NO. -58/A/3, P.H. NO. -46, MOUZA - WAGHDARA
 TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :-
 M/S SARASWA INFRA THROUGH PARTNERS
 1) SMT. SHEETAL PRAFULLA KHIVSARA
 2) SHRI. KRISHNA RAMKUMAR SINGH
 3) SHRI. RAVINDRA GULABRAO KODE

AREA STATEMENTS :	
1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED) A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT) = 20000.000 SQ.M B) AS PER MEASUREMENT SHEET = 19999.864 SQ.M C) AS PER SITE = 19999.864 SQ.M
2	DEDUCTIONS FOR: A) PROPOSED D.P./D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING = 0.000 SQ.M B) ANY D.P. RESERVATION AREA = 0.000 SQ.M C) AREA NOT UNDER LAYOUT = 0.000 SQ.M TOTAL A+B+C = 0.000 SQ.M
3	BALANCE AREA OF PLOT (1- 2) = 19999.864 SQ.M (100 %)
4	AMENITY SPACE : A) REQUIRED = 999.994 SQ.M B) ADJUSTMENT OF 2(A), if any = 0.00 SQ.M C) BALANCE PROPOSED = 1000.467 SQ.M
NET PLOT AREA (3- 4C) = 18999.397 SQ.M	
6	RECREATIONAL OPEN SPACE : A) REQUIRED = 1999.988 SQ.M B) PROPOSED = 2001.758 SQ.M
7	INTERNAL ROAD AREA = 6556.988 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING = 000.000 SQ.M
9	PLOTTABLE AREA = 10390.653 SQ.M
10	SPACE FOR E.S.S. & W.W.T.P. = 50.000 SQ.M
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = (5/9) = 1.818

OPEN SPACE	
1) 0.5 * (20.966 + 35.201) * 72.169 = 2026.758 SQ.M	
DEDUCTION OF E.S.S. = 5 * 5 = 25.000 SQ.M	
TOTAL (A) = 2001.758 SQ.M	

AMENITY SPACE	
1) 0.5 * (9.884 + 28.580) * 52.021 = 1000.467 SQ.M	

CERTIFICATE OF AREA:
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10-03-2022 OF
 PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES
 WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND
 RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE
 M/S SARASWA INFRA THROUGH PARTNERS
 1) SMT. SHEETAL PRAFULLA KHIVSARA
 2) SHRI. KRISHNA RAMKUMAR SINGH
 3) SHRI. RAVINDRA GULABRAO KODE

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal S. Harshe
 State Lic. No. STATE/R/2023/AP/06188
 NMRDA Lic. No. 441
 NIT Lic. No. 3000
 Mob. No. 9158855005

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LIC. ENG. NO. / SUPERVISOR
12-05-2024	LAY-02	1:500	SC	DH	61,441

LEGEND:
 KHASARA BOUNDARY SHOWN IN
 OPEN SPACE SHOWN IN
 AMENITY SPACE SHOWN IN

DIVINE PROJECTS
 Architectural Engineering Consultants
 10, 201, West Wing, 2nd Floor, Sector 10, Indira Nagar, New Delhi-110025
 Mob. No. - 9158855005