PLOT NO.	PLOT SIZE									PLOT AREA SQ.M.	CORNER ROUNDING AREA OF ROAD (IF ANY)	REMAINING PLOT AREA IN SQ.M.		PRO-RATA F.S.I. FACTOR	B/UP AREA ON PRO-RATA BASIS ie. (D X E)	FRONT ROAD WIDTH (M.)	BASIC F.S.I.	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H)	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)
A										B	C	D		E	F	G	H	I	J	K	L
AREA STATEMENT SURPLUS LAND																					
1						18.266	X	14.311	=	261.410	7.720	253.690	X	1.818	461.209	9.00/12.00	1.100	507.330	1	253.690	461.209
2						8.750	X	14.311	=	125.220	0	125.220	X	1.545	193.465	9.000	1.100	212.811	1	125.220	193.465
3 TO 8						6.650	X	14.311	=	95.160	0	95.160	X	1.545	147.022	9.000	1.100	161.724	6	570.960	882.133
9 TO 11						8.750	X	14.311	=	125.220	0	125.220	X	1.545	193.465	9.000	1.100	212.811	3	375.660	580.395
12	1/2	X	14.685	+	14.630	14.658	X	14.311	=	209.760	7.720	202.040	X	1.545	312.152	9.000	1.100	343.367	1	202.040	312.152
13	1/2	X	7.939	+	7.971	7.955	X	17.200	=	136.710	7.720	128.990	X	1.545	199.290	9.000	1.100	219.219	1	128.990	199.290
14 & 15						9.000	X	14.311	=	128.800	0	128.800	X	1.545	198.996	9.000	1.100	218.896	2	257.600	397.992
16 TO 23						6.650	X	14.311	=	95.160	0	95.160	X	1.545	147.022	9.000	1.100	161.724	8	761.280	1176.178
24	1/2	X	13.917	+	14.311	14.114	X	3.444	=	48.600	0	94.480	X	1.545	145.972	12.000	1.100	160.569	1	94.480	145.972
						14.311	X	3.206	=	45.880											
25	1/2	X	13.917	+	13.155	13.536	X	6.650	=	90.010	0.000	90.010	X	1.545	139.065	12.000	1.100	152.972	1	90.010	139.065
26	1/2	X	10.051	+	8.850	9.451	X	17.953	=	169.660	7.720	161.940	X	1.545	250.197	12.0/12.0	1.100	275.217	1	161.940	250.197
27	1/2	X	10.441	+	11.283	10.862	X	23.051	=	250.380	0	250.380	X	1.818	455.191	12.000	1.100	500.710	1	250.380	455.191
28	1/2	X	6.460	+	7.595	7.028	X	20.563	=	144.501	0	251.210	X	1.818	456.700	12.000	1.100	502.370	1	251.210	456.700
	1/2	X	16.874	+	16.884	16.879	X	6.322	=	106.709											
29	1/2	X	7.534	+	7.829	7.682	X	20.380	=	156.549	7.72	364.480	X	1.818	662.625	12.0/12.0	1.100	728.887	1	364.480	662.625
	1/2	X	10.084	+	11.289	10.687	X	20.180	=	215.651											
30	1/2	X	13.721	+	14.535	14.128	X	8.445	=	119.311	0	139.060	X	1.545	214.848	12.000	1.100	236.332	1	139.060	214.848
						14.535	X	1.359	=	19.753											
31	1/2	X	12.785	+	13.721	13.253	X	9.700	=	128.550	0	128.550	X	1.545	198.610	12.000	1.100	218.471	1	128.550	198.610
32	1/2	X	9.239	+	11.106	10.173	X	25.788	=	262.330	11.57	250.760	X	1.909	478.702	18.0/12.0	1.100	526.572	1	250.760	478.702
																			32	4406.311	7204.722
AREA STATEMENT RETAINABLE SHARE																					
R1	1/2	X	43.566	+	43.447	43.506	X	34.803	=	1514.150	11.57	1502.580	X	1.909	2868.425	18.0/12.0	1.100	3155.268	1	1502.580	2868.425
R2						15.000	X	10.000	=	150.000	7.72	142.280	X	1.545	219.823	9.0/12.0	1.100	241.805	1	142.280	219.823
R3 & R4						7.500	X	15.000	=	112.500	0	112.500	X	1.545	173.813	9.000	1.100	191.194	2	225.000	347.625
R5						15.000	X	9.803	=	147.040	0	147.040	X	1.545	227.177	9.000	1.100	249.894	1	147.040	227.177
R6	1/2	X	11.683	+	10.624	11.154	X	21.838	=	243.570	7.72	235.850	X	1.545	364.388	9.0/9.0	1.100	400.827	1	235.850	364.388
																			6	2252.750	4027.438
																		TOTAL	**38**	**6659.060**	**11232.160**

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
ISASANI	14/1 ,	Raw/Adjoining Land	11900.00	11861.04	0.00	11861.04	11861.04	11861.04
Total Amalgamated Plot			11900.00	11861.04	0.00	11861.04	11861.04	11861.04

AREA UNDER OPEN SPACE													
A	1/2	X	8.459	+	23.311	15.885	X	48.535	=	770.978	0	770.978	SQ.M.
B	1/2	X	17.153	+	13.608	15.381	X	26.471	=	407.137	0	407.137	SQ.M.
										TOTAL		1178.110	
AREA FOR ESS & W.T.P.													
						5.000	X	10.000	=	50.000	0	50.000	SQ.M.
										TOTAL		**1128.110**	**SQ.M.**

AREA UNDER ROAD WINDING													
A	1/2	X	8.014	+	8.344	8.179	X	23.653	=	193.451	0	193.451	SQ.M.
B	1/2	X	42.085	+	45.414	43.7495	X	9.000	=	393.746	0	393.746	SQ.M.
										TOTAL		587.197	

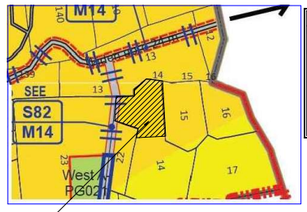
AREA UNDER KHASARA NO 14/1													
A	1/2	X	7.240	+	8.116	7.678	X	37.003	=	284.109	0	284.109	SQ.M.
B	1/2	X	14.047	+	13.351	13.699	X	38.901	=	532.905	0	532.905	SQ.M.
C	1/2	X	19.606	+	17.596	18.601	X	57.737	=	1073.966	0	1073.966	SQ.M.
D	1/2	X	5.208	+	9.508	7.358	X	50.572	=	372.109	0	372.109	SQ.M.
E	1/2	X	15.571	+	15.321	15.446	X	108.664	=	1678.424	0	1678.424	SQ.M.
F	1/2	X	38.859	+	26.832	32.846	X	79.024	=	2595.583	0	2595.583	SQ.M.
G	1/2	X	39.170	+	44.013	41.592	X	88.139	=	3665.833	0	3665.833	SQ.M.
H	1/2	X	9.449	+	12.204	10.827	X	27.607	=	298.887	0	298.887	SQ.M.
I	1/2	X	52.868	+	54.613	53.741	X	15.080	=	810.407	0	810.407	SQ.M.
J	1/2	X	8.599	+	6.965	7.782	X	70.524	=	548.818	0	548.818	SQ.M.
												11861.040	**SQ.M.**

COMPARATIVE STATEMENT OF SURPLUS LAND						
S.NO.	SLAB	PLOT NO.	NO.OF PLOT	PLOT AREA	GROSS AREA	
(A)	AREA OF PLOT	3 TO 8	6	95.160	570.960	
	100 SQ.MT.	16 to 23	8	95.160	761.280	
		24	1	94.480	94.480	
		25	1	90.01	90.010	
		TOTAL	**16**		**1516.730**	34.42%
(B)	AREA OF PLOT	2	1	125.220	125.220	
	100-250 SQ.MT.	9 TO 11	3	125.220	375.660	
		12	1	202.040	202.040	
		13	1	128.800	128.800	
		14 & 15	2	128.800	257.600	
		26	1	161.940	161.940	
		30	1	139.060	139.060	
		31	1	128.554	128.550	
		TOTAL	**11**		**1518.870**	34.47%
(C)	AREA OF PLOT	1	1	253.690	253.690	
		27	1	250.380	250.380	
	ABOVE 250 SQ.MT.	28	1	251.210	251.210	
		29	1	364.480	364.480	
		32	1	250.760	250.760	
		TOTAL	**5**		**1370.520**	31.10%

TOTAL PLOTABLE AREA (A+B+C)	**4406.311**	**SQ.M.**
(A) O - 100 SQ.MT. PLOTS	**1516.730**	**34.42%**
(B) 100 - 250 SQ.MT. PLOTS	**1518.87**	**34.47%**
(C) ABOVE - 250 SQ.MT. PLOTS	**1370.52**	**31.10%**

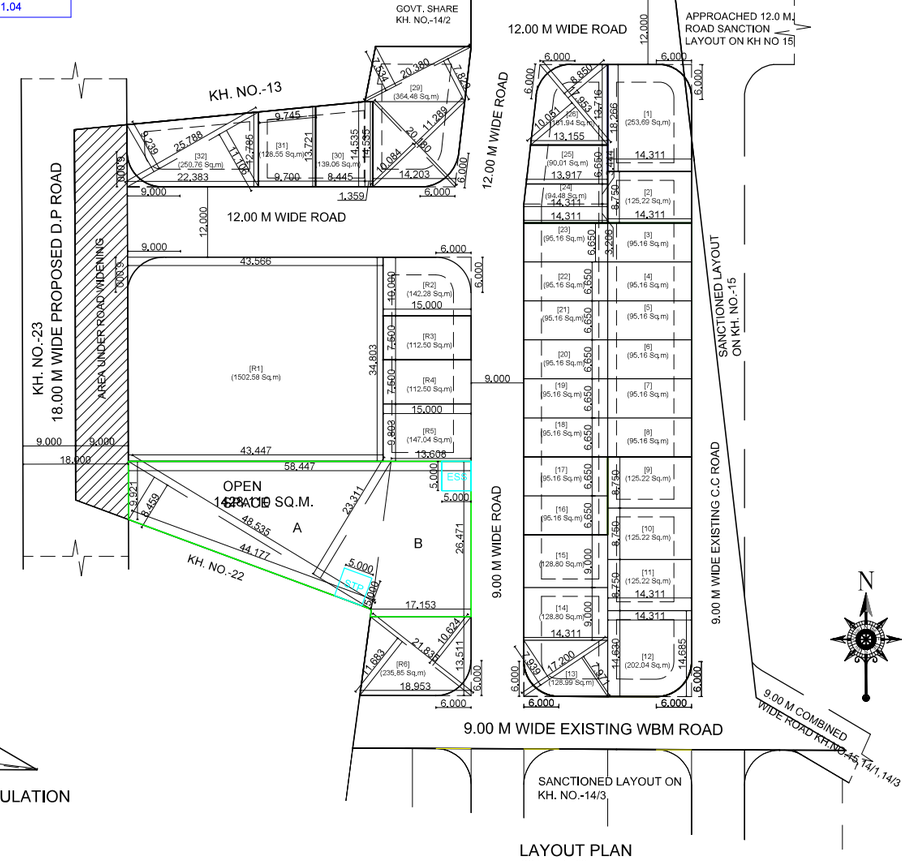


PROPOSED SIT KH NO 14/1

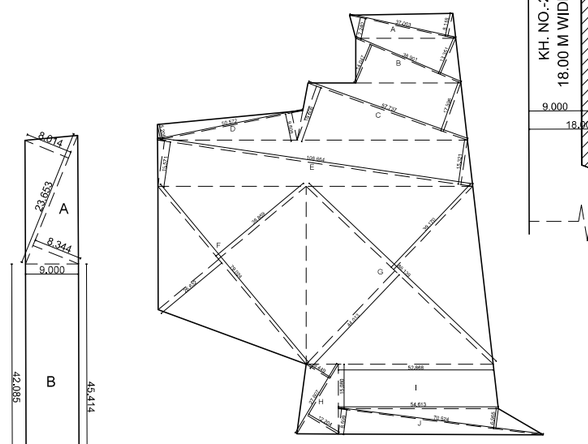


Project Details
Proposal code -NMRDA-24-95559
Zone Type - Residential Zone - R-4 with payment of premium
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Cts No./Survey No. - 14/1
Tahsil : HINGNA
Mouza : ISASANI(PART)
Prorata Value : 1.69
Separation/CRZ Zone Area :

Amenity CALCULATION	
Name	Area
TOTAL	0.00
RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	1128.11
TOTAL	1128.11



LAYOUT PLAN
SCALE - 1:500



KEY PLAN FOR LAND AREA CALCULATION
SCALE - 1:1000

KEY PLAN FOR ROAD WINDING AREA CALCULATION
SCALE - 1:1000

Signature valid

Digitally signed by LALIT YASHWANT RAUT
Date: 2024.11.18 13:48:23 IST
Reason: Approved Drawing Plan
Designation : Executive Engineer
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-95559
Application Number : NMRDA/0400466
Proposal Number : 3650186
Certificate Number : NMRDA/LF/2024/APL/00228

Town Planner
Date: 18/10/2024

Deputy Director Of Town Planning
Date: 17/10/2024

Assistant Engineer
Date: 11/10/2024

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN UNDER TALEGAON DABHADE SCHEME ON KH. NO.14/1 P.H.NO.46 MOUZA- ISASANI . TAH.- HINGNA DISTT. NAGPUR.

BELONGING TO,

SHRI. NAGORAO SHANKARRAO JAYKAR

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	11861.04
	a) As per ownership document (7/12, CTS extract)	11900.00
	b) as per measurement sheet	11861.04
	(c) as per site	11861.04
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	587.19
	(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)		587.19
3.	Balance area of plot (1-2)	11273.85
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))	11273.85
6.	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	1127.39
	(b) Proposed -	1128.11
7.	Area under ESS & STP	50.00
8.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	3436.68
9.	Service road and Highway widening	---
10.	Plotable area	6659.06
11.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.69

LEGEND :-

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & STP SHOWN IN

Name Of Owner : NAGORAO SHANKARRAO JAYKAR

Postal Address : Plot no. 120- Jaikar Palace, Jaibhim Society, Parvati Nagar,Parvati Nagar,Nagpur-440027,Maharashtra
Phone No.:9373101199

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
MOUZA- ISASANI KH NO 14/1

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

A1	SCALE - 1:100	03/10/24
	JOB NO - NMRDA-24-95559	CHECK BY -

SUBMISSION DRAWING