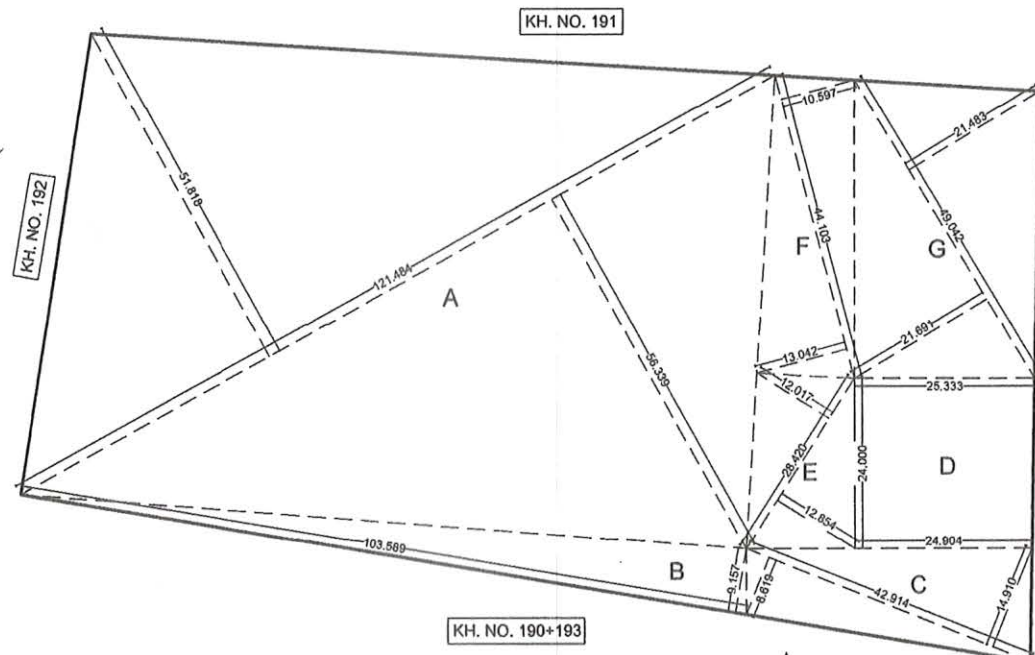


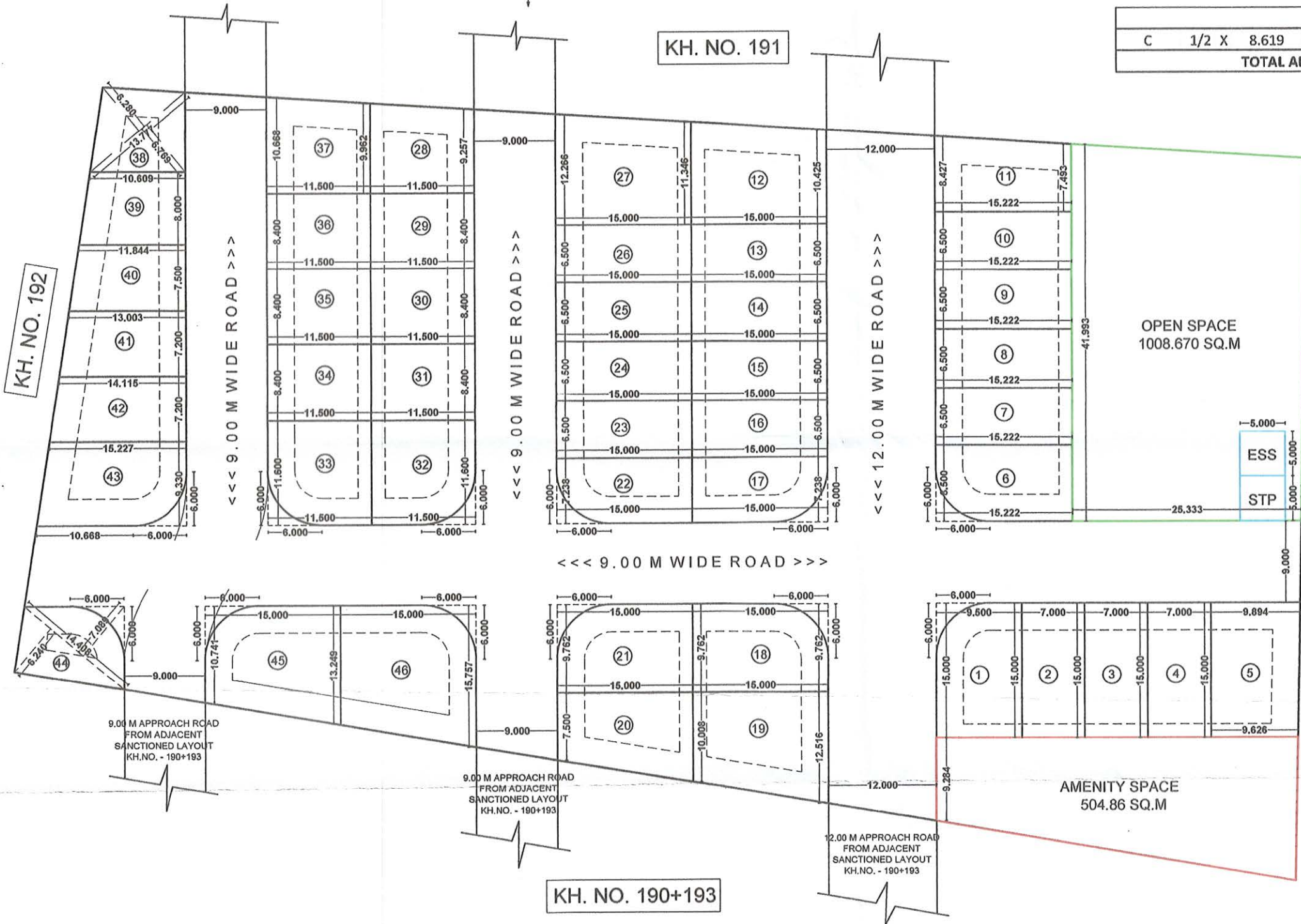
DETAILS OF LAYOUT/SUBDIVISION OF LAND								
Village	Parcel No.(S.No./H.No., C S No., F P No., Sub Plot No., Gut No)	Type(1.Raw/Adjoining Land, 2.Sanctioned, 3.Gunt hewari)	Area in SqM as per Revenue Record	Area as per Measurement Plan	Area as per POA	Area as per Demarcated	Area in possession	Stringent Area in SqM
MAHURZARI	KH. NO. 191 (PART)	Raw/Adjoining Land	10100.00	10085.02	0.00	10085.02	10085.02	10085.02
Total Amalgamated Plot			10100.00	10085.02	0.00	10085.02	10085.02	10085.02

Amenity CALCULATION		RECREATIONAL CALCULATION	
Name	Area	Name	Area
AMENITY SPACE	504.86	OPEN SPACE	1008.67
TOTAL	504.86	TOTAL	1008.67

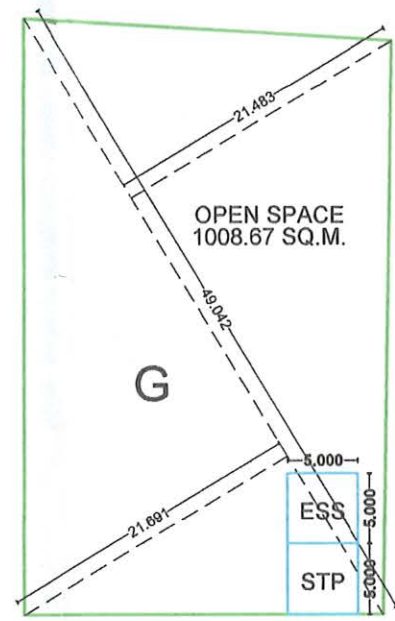


KHASRA CALCULATION

SCALE 1:1000

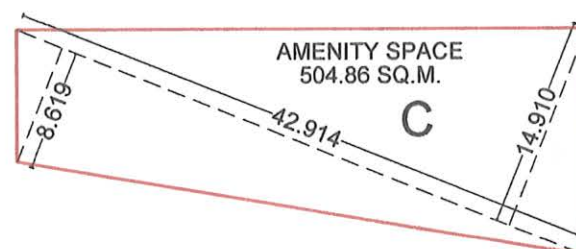


LAYOUT PLAN



OPEN SPACE CALCULATION

SCALE 1:500



AMENITY SPACE CALCULATION

SCALE 1:500

AREA UNDER KHASRA									
A	1/2 X	51.818	+	56.339	54.079	X	121.484	=	6569.672 SQ.M
B	1/2 X		+		103.589	X	9.157	=	474.282 SQ.M
C	1/2 X	8.619	+	14.91	11.7645	X	42.914	=	504.862 SQ.M
D	1/2 X	24.904	+	25.333	25.119	X	24.000	=	602.844 SQ.M
E	1/2 X	12.854	+	12.017	12.436	X	28.420	=	353.417 SQ.M
F	1/2 X	13.042	+	10.597	11.820	X	44.103	=	521.275 SQ.M
G	1/2 X	21.483	+	21.691	21.587	X	49.042	=	1058.670 SQ.M
TOTAL AREA UNDER KHASRA								=	10085.022 SQ.M

AREA UNDER OPEN SPACE									
G	1/2 X	21.483	+	21.691	21.587	X	49.042	=	1058.670 SQ.M
TOTAL								=	1058.670 SQ.M
DEDUCTION OF ESS & STP								=	50.000 SQ.M
TOTAL UNDER OPEN SPACE								=	1008.670 SQ.M

AREA UNDER AMENITY SPACE									
C	1/2 X	8.619	+	14.91	11.765	X	42.914	=	504.862 SQ.M
TOTAL AREA AMENITY SPACE								=	504.862 SQ.M

AREA STATEMENT OF PLOT											
S.NO	PLOT NAME	DIMENSIONS				AREA (SQ.M.)	CORNER ROUNDING OF PLOT (SQ.M.)	REMAINING AREA OF PLOT (SQ.M.)	FRONT ROAD WIDTH IN M	BASIC FSI	Pro rata FSI Factor
1	PLOT NO. 1	X	+	=	9.500 X 15.000	142.500	7.72	134.780	12 & 9	1.10	1.70
2	PLOT NO. 2	X	+	=	7.000 X 15.000	105.000	0	105.000	9	1.10	1.54
3	PLOT NO. 3	X	+	=	7.000 X 15.000	105.000	0	105.000	9	1.10	1.54
4	PLOT NO. 4	X	+	=	7.000 X 15.000	105.000	0	105.000	9	1.10	1.54
5	PLOT NO. 5	1/2 X	9.626	+	9.894	9.760 X 15.000	146.400	0	146.400	9	1.10
6	PLOT NO. 6	X	+	=	15.222 X 8.500	129.390	7.72	121.670	12 & 9	1.10	1.70
7	PLOT NO. 7	X	+	=	15.222 X 6.500	98.940	0	98.940	12	1.10	1.70
8	PLOT NO. 8	X	+	=	15.222 X 6.500	98.940	0	98.940	12	1.10	1.70
9	PLOT NO. 9	X	+	=	15.222 X 6.500	98.940	0	98.940	12	1.10	1.70
10	PLOT NO. 10	X	+	=	15.222 X 6.500	98.940	0	98.940	12	1.10	1.70
11	PLOT NO. 11	1/2 X	7.493	+	8.427	7.960 X 15.222	121.160	0	121.160	12	1.10
12	PLOT NO. 12	1/2 X	10.425	+	11.346	10.886 X 15.000	163.280	0	163.280	12	1.10
13	PLOT NO. 13	X	+	=	15.000 X 6.500	97.500	0	97.500	12	1.10	1.70
14	PLOT NO. 14	X	+	=	15.000 X 6.500	97.500	0	97.500	12	1.10	1.70
15	PLOT NO. 15	X	+	=	15.000 X 6.500	97.500	0	97.500	12	1.10	1.70
16	PLOT NO. 16	X	+	=	15.000 X 6.500	97.500	0	97.500	12	1.10	1.70
17	PLOT NO. 17	X	+	=	15.000 X 7.238	108.570	7.72	100.850	12 & 9	1.10	1.70
18	PLOT NO. 18	X	+	=	15.000 X 9.762	146.430	7.72	138.710	12 & 9	1.10	1.70
19	PLOT NO. 19	1/2 X	10.008	+	12.516	11.262 X 15.000	168.930	0	168.930	12	1.10
20	PLOT NO. 20	1/2 X	10.008	+	7.500	8.754 X 15.000	131.310	0	131.310	9	1.10
21	PLOT NO. 21	X	+	=	15.000 X 9.762	146.430	7.72	138.710	9	1.10	1.54
22	PLOT NO. 22	X	+	=	7.238 X 15.000	108.570	7.72	100.850	9	1.10	1.54
23	PLOT NO. 23	X	+	=	15.000 X 6.500	97.500	0	97.500	9	1.10	1.54
24	PLOT NO. 24	X	+	=	15.000 X 6.500	97.500	0	97.500	9	1.10	1.54
25	PLOT NO. 25	X	+	=	15.000 X 6.500	97.500	0	97.500	9	1.10	1.54
26	PLOT NO. 26	X	+	=	15.000 X 6.500	97.500	0	97.500	9	1.10	1.54
27	PLOT NO. 27	1/2 X	12.266	+	11.346	11.806 X 15.000	177.090	0	177.090	9	1.10
28	PLOT NO. 28	1/2 X	9.962	+	9.257	9.610 X 11.500	110.500	0	110.500	9	1.10
29	PLOT NO. 29	X	+	=	8.400 X 11.500	96.600	0	96.600	9	1.10	1.54
30	PLOT NO. 30	X	+	=	8.400 X 11.500	96.600	0	96.600	9	1.10	1.54
31	PLOT NO. 31	X	+	=	8.400 X 11.500	96.600	0	96.600	9	1.10	1.54
32	PLOT NO. 32	X	+	=	11.600 X 11.500	133.400	7.72	125.680	9	1.10	1.54
33	PLOT NO. 33	X	+	=	11.600 X 11.500	133.400	7.72	125.680	9	1.10	1.54
34	PLOT NO. 34	X	+	=	8.400 X 11.500	96.600	0	96.600	9	1.10	1.54
35	PLOT NO. 35	X	+	=	8.400 X 11.500	96.600	0	96.600	9	1.10	1.54
36	PLOT NO. 36	X	+	=	8.400 X 11.500	96.600	0	96.600	9	1.10	1.54
37	PLOT NO. 37	1/2 X	9.962	+	10.668	10.315 X 11.500	118.630	0	118.630	9	1.10
38	PLOT NO. 38	1/2 X	6.280	+	6.769	6.525 X 13.777	89.890	0	89.890	9	1.10
39	PLOT NO. 39	1/2 X	10.609	+	11.844	11.227 X 8.000	89.810	0	89.810	9	1.10
40	PLOT NO. 40	1/2 X	11.844	+	13.003	12.424 X 7.500	93.180	0	93.180	9	1.10
41	PLOT NO. 41	1/2 X	13.003	+	14.115	13.559 X 7.200	97.620	0	97.620	9	1.10
42	PLOT NO. 42	1/2 X	14.115	+	15.227	14.671 X 7.200	105.630	0	105.630	9	1.10
43	PLOT NO. 43	1/2 X	15.227	+	16.668	15.948 X 9.330	148.790	7.72	141.070	9	1.10
44	PLOT NO. 44	1/2 X	6.240	+	7.089	6.665 X 14.408	96.030	7.72	88.310	9	1.10
45	PLOT NO. 45	1/2 X	10.741	+	13.249	11.995 X 15.000	179.930	7.72	172.210	9	1.10
46	PLOT NO. 46	1/2 X	13.249	+	15.757	14.503 X 15.000	217.550	7.72	209.830	9	1.10
TOTAL						5374.780	92.64	5282.140			8,412.118

Project Details	
Proposal code - NMRDA-25-33417	
Zone Type - Residential Zone	
Location - Non-Congested	
Name of service - Layout Approval	
Sub service - Layout Demarcated/Final	
Cis No./Survey No. - 191 (PART)	
Tahsil : Nagpur gram	
Mouza : MAHURZARI	
Prorate Value : 0.000	
Separation/CRZ Zone Area :	



DP (SHEET NO. 55)
N.T.S.



GOOGLE IMAGE
N.T.S.

Signature valid

Digitally signed by LALIT YASHWANT RAUT
Date: 2025.04.22 16:20:55 IST
Reason: Approved Drawing Plan
Designation: Executive Engineer
Location: Nagpur Metropolitan Region Development
Project Code: NMRDA-25-33417
Application Number: NMRDA/202500100
Proposal Number: 3665842
Certificate Number: NMRDA/LP/2025/APU00309

Additional Municipal Commissioner/Additional Commissioner
Date: 03/04/2025

Joint director town planner
Date: 07/04/2025

SHEET NO. (1/1)

DEMARCATED/FINAL RESIDENTIAL PLOTTED LAYOUT
PLAN ON KH. NO. - 191 (PART), MOUZA : MAHURZARI,
TAH. : NAGPUR (GRAMIN) & DIST. - NAGPUR

BELONGING TO :
MESARIS ANJANEYA INFRA BHAGIDARI SANSTHA
THROUGH
SHRI. AMIT ASHOK AGRAWAL
SMT. SHIKHA AMIT AGRAWAL
SHRI. CHANDRASHEKHAR KRISHNAJI REWATKAR
SHRI. BAL VINAYAKRAO PISAL
SHRI. SANDIP GOPICHAND BADWAIK

AREA STATEMENT	
1. Area of Plot (Minimum area of a, b, c to be considered)	10085.02
a) As per ownership document (7/12, CTS extract)	10100.00
b) as per measurement sheet	10085.02
c) as per site	10085.02
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	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)	10085.02
4. Amenity Space (if applicable)	
(a) Required -	504.25
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	504.86
5. Net Plot Area (3-4 (c))	9580.16
6. Recreational Open space/Play Ground (if applicable)	
(a) Required -	1008.58
(b) Proposed -	1008.67
7. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	3239.35
8. Service road and Highway widening	---
9. Plotable area	5282.14
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.81
11. Area for inclusive housing	
(a) Required -	---
(b) Proposed -	---
12. ESS & STP	50.00

INDEX
KHASRA BOUNDARY SHOWN IN :-
OPEN SPACE SHOWN IN :-
AMENITY SPACE SHOWN IN :-
ESS & STP SHOWN IN :-

Name Of Owner : ANJANEYA INFRA

Postal Address : plot no.77,manewada ring road,Ayodhya Nagar,Nagpur,Maharashtra-440024

Phone No.:9823160225

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
KH. NO. 191 PART, MAUZA - MAHURZARI, TAH. - NAGPUR (GR), DIST - NAGPUR

Name Of Engineer : SAMYAK SUDHIR NARNWARE
ADDRESS OF OFFICE
OFFICE -
19/ A,SAMTA LAYOUT,NORTH AMBAZARI ROAD

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100
JOB NO - NMRDA-25-33417
21/03/25
CHECK BY -
SUBMISSION DRAWING