| STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Plot No. | Size (M) | Plot Area (Sq.m.) | Rounding area of Road (sq.m.) | Remaining plot Area (Sq.m.) | No of Plots | Total Plot Area (Sq.M.) | Front Road width (M.) | Prorata Factor | Built up area on Prorata basis (Sq. M.) | Basic FSI | Permissible builtup area on Basic FSI (Sq.m.) |
| A | B | C | D | E=(C-D) | F | G=E*F | H | I | J=G*PRORATA FACTOR | K | L=J*K |
| 1 | 1/2*(19.81+18.97)*13.50 | 261.77 | 11.77 | 250.00 | 1 | 250.00 | 18.00/9.00 | 1.60 | 399.99 | 1.10 | 439.99 |
| 2 | 9.10*13.50 | 122.85 | | 122.85 | 1 | 122.85 | 9.00 | 1.54 | 189.19 | 1.10 | 208.11 |
| 3 | 6.85*13.50 | 92.48 | | 92.48 | 1 | 92.48 | 9.00 | 1.54 | 142.41 | 1.10 | 156.65 |
| 4 | 6.85*13.50 | 92.48 | | 92.48 | 1 | 92.48 | 9.00 | 1.54 | 142.41 | 1.10 | 156.65 |
| 5 | 6.85*13.50 | 92.48 | | 92.48 | 1 | 92.48 | 9.00 | 1.54 | 142.41 | 1.10 | 156.65 |
| 6 | 6.85*13.50 | 92.48 | | 92.48 | 1 | 92.48 | 9.00 | 1.54 | 142.41 | 1.10 | 156.65 |
| 7 | 6.85*13.50 | 92.48 | | 92.48 | 1 | 92.48 | 9.00 | 1.54 | 142.41 | 1.10 | 156.65 |
| 8 | 9.10*13.50 | 122.85 | | 122.85 | 1 | 122.85 | 9.00 | 1.54 | 189.19 | 1.10 | 208.11 |
| 9 | 9.30*13.50 | 125.55 | | 125.55 | 1 | 125.55 | 9.00 | 1.54 | 193.35 | 1.10 | 212.68 |
| 10 | 7.00*13.50 | 94.50 | | 94.50 | 1 | 94.50 | 9.00 | 1.54 | 145.53 | 1.10 | 160.08 |
| 11 | 7.00*13.50 | 94.50 | | 94.50 | 1 | 94.50 | 9.00 | 1.54 | 145.53 | 1.10 | 160.08 |
| 12 | 7.00*13.50 | 94.50 | | 94.50 | 1 | 94.50 | 9.00 | 1.54 | 145.53 | 1.10 | 160.08 |
| 13 | 7.00*13.50 | 94.50 | | 94.50 | 1 | 94.50 | 9.00 | 1.54 | 145.53 | 1.10 | 160.08 |
| 14 | 7.00*13.50 | 94.50 | | 94.50 | 1 | 94.50 | 9.00 | 1.54 | 145.53 | 1.10 | 160.08 |
| 15 | 7.00*13.50 | 94.50 | | 94.50 | 1 | 94.50 | 9.00 | 1.54 | 145.53 | 1.10 | 160.08 |
| 16 | 7.00*13.50 | 94.50 | | 94.50 | 1 | 94.50 | 9.00 | 1.54 | 145.53 | 1.10 | 160.08 |
| 17 | 1/2*(8.05+7.46)*16.82 | 130.44 | | 130.44 | 1 | 130.44 | 9.00 | 1.54 | 200.88 | 1.10 | 220.96 |
| 18 | 1/2*(9.83+10.67)*21.66 | 222.02 | 7.72 | 214.30 | 1 | 214.30 | 9.00 | 1.54 | 330.01 | 1.10 | 363.02 |
| 19 | 18.25*10.00 | 182.50 | | 182.50 | 1 | 182.50 | 9.00 | 1.54 | 281.05 | 1.10 | 309.16 |
| 20 | 18.25*10.00 | 182.50 | | 182.50 | 1 | 182.50 | 9.00 | 1.54 | 281.05 | 1.10 | 309.16 |
| 21 | 1/2*(10.00+10.34)*18.25 | 185.60 | | 185.60 | 1 | 185.60 | 9.00 | 1.54 | 285.83 | 1.10 | 314.41 |
| 22 | 1/2*(8.38+8.67)*22.53 | 192.07 | | 192.07 | 1 | 192.07 | 9.00 | 1.54 | 295.79 | 1.10 | 325.36 |
| 23 | 1/2*(5.12+9.27)*20.99+ 1/2*20.77*4.18 | 194.43 | | 194.43 | 1 | 194.43 | 9.00 | 1.54 | 299.43 | 1.10 | 329.37 |
| 24 | 1/2*(8.29+7.66)*18.26 | 145.62 | 7.72 | 137.90 | 1 | 137.90 | 9.00 | 1.54 | 212.37 | 1.10 | 233.61 |
| 25 | 1/2*(15.38+15.26)*7.00 | 107.24 | | 107.24 | 1 | 107.24 | 9.00 | 1.54 | 165.15 | 1.10 | 181.66 |
| 26 | 1/2*(15.26+15.15)*7.00 | 106.44 | | 106.44 | 1 | 106.44 | 9.00 | 1.54 | 163.91 | 1.10 | 180.30 |
| 27 | 1/2*(15.15+15.03)*7.00 | 105.63 | | 105.63 | 1 | 105.63 | 9.00 | 1.54 | 162.67 | 1.10 | 178.94 |
| 28 | 1/2*(6.35+5.70)*16.58+ 1/2*14.95*0.67 | 104.90 | | 104.90 | 1 | 104.90 | 9.00 | 1.54 | 161.55 | 1.10 | 177.71 |
| 29 | 1/2*(14.93+14.95)*7.00 | 104.58 | | 104.58 | 1 | 104.58 | 9.00 | 1.54 | 161.05 | 1.10 | 177.16 |
| 30 | 1/2*(14.95+14.97)*7.00 | 104.72 | | 104.72 | 1 | 104.72 | 9.00 | 1.54 | 161.27 | 1.10 | 177.40 |
| 31 | 1/2*(14.97+14.99)*7.00 | 104.86 | | 104.86 | 1 | 104.86 | 9.00 | 1.54 | 161.48 | 1.10 | 177.63 |
| 32 | 1/2*(14.99+15.01)*7.00 | 105.00 | | 105.00 | 1 | 105.00 | 9.00 | 1.54 | 161.70 | 1.10 | 177.87 |
| 33 | 1/2*(15.01+15.03)*8.50 | 127.67 | | 127.67 | 1 | 127.67 | 9.00 | 1.54 | 196.61 | 1.10 | 216.27 |
| 34 | 1/2*(15.03+15.05)*8.50 | 127.84 | | 127.84 | 1 | 127.84 | 9.00 | 1.54 | 196.87 | 1.10 | 216.56 |
| 35 | 1/2*(15.05+15.07)*6.87 | 103.46 | | 103.46 | 1 | 103.46 | 9.00 | 1.54 | 159.33 | 1.10 | 175.26 |
| 36 | 1/2*(6.25+5.43)*16.56+ 1/2*15.12*0.90 | 103.51 | | 103.51 | 1 | 103.51 | 9.00 | 1.54 | 159.41 | 1.10 | 175.35 |
| 37 | 1/2*(15.09+15.11)*6.87 | 103.74 | | 103.74 | 1 | 103.74 | 9.00 | 1.54 | 159.75 | 1.10 | 175.73 |
| 38 | 1/2*(15.11+15.13)*6.87 | 103.87 | | 103.87 | 1 | 103.87 | 9.00 | 1.54 | 159.97 | 1.10 | 175.96 |
| 39 | 1/2*(15.13+15.15)*6.87 | 104.01 | | 104.01 | 1 | 104.01 | 9.00 | 1.54 | 160.18 | 1.10 | 176.20 |
| 40 | 1/2*(15.15+15.17)*6.87 | 104.15 | | 104.15 | 1 | 104.15 | 9.00 | 1.54 | 160.39 | 1.10 | 176.43 |
| 41 | 1/2*(6.26+4.10)*16.65+ 1/2*15.37*2.36 | 104.38 | | 104.38 | 1 | 104.38 | 9.00 | 1.54 | 160.75 | 1.10 | 176.83 |
| 42 | 1/2*(15.26+15.53)*8.10 | 124.70 | | 124.70 | 1 | 124.70 | 9.00 | 1.54 | 192.04 | 1.10 | 211.24 |
| 43 | 1/2*(9.71+13.44)*20.45+ 1/2*16.57*3.08 | 262.23 | 11.77 | 250.46 | 1 | 250.46 | 18.00/9.00 | 1.60 | 400.73 | 1.10 | 440.80 |
| TOTAL | | | | | 43 | 5366.03 | | | 8293.71 | | |

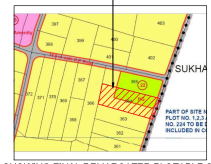
| | Size (M) | Area (Sq.m.) | Deduct Tangent Area (sq.m.) | Net Area (Sq.m.) | Total Net Area (Sq.M.) |
|---|---|---|---|---|---|
| | OPEN SPACE | | | | 838.33 |
| A | 1/2*(12.39+18.47)*50.72 | 782.61 | | | |
| B | 1/2*22.02*6.30 | 69.36 | | | |
| C | 1/2*19.66*3.79 | 37.26 | | | |
| | TOTAL | 889.23 | | 889.23 | |
| | DEDUCTION | | | | |
| 2 | ESS | | | | |
| | 5.00*5.00 | 25.00 | | | |
| | TOTAL | 25.00 | | 25.00 | |
| 3 | STP | | | | |
| | 1/2*5.41*1.04+ 1/2*(2.99+3.54)*7.07 | 25.90 | | | |
| | TOTAL | 25.90 | | 25.90 | |
| | NET TOTAL | | | 838.33 | |
| 4 | Area Not Under Layout (AREA UNDER RESERVATION) | | | | 4639.22 |
| A | 1/2*30.26*6.15 | 93.05 | | | |
| B | 1/2*(27.86+22.28)*146.64 | 3676.26 | | | |
| C | 1/2*141.91*12.26 | 869.91 | | | |
| | TOTAL | 4639.22 | | 4639.22 | |

| LAND AREA CALCULATION | | |
|---|---|---|
| | SIZE | AREA (SQ.M.) |
| A | 1/2*56.05*13.97 | 391.51 |
| B | 1/2*75.47*28.24 | 1065.64 |
| C | 1/2*81.11*4.26 | 172.76 |
| D | 1/2*84.04*2.58 | 108.41 |
| E | 1/2*(45.71+22.58)*202.22 | 6904.80 |
| F | 1/2*143.80*21.16 | 1521.40 |
| G | 1/2*132.86*21.46 | 1425.59 |
| H | 1/2*81.32*14.54 | 591.20 |
| I | 1/2*71.46*13.94 | 498.08 |
| J | 1/2*43.95*16.55 | 363.69 |
| K | 1/2*32.18*5.60 | 90.10 |
| | TOTAL | 13133.18 |

FINAL DEMARCATED PLOTABLE LAYOUT
ON KH.NO.- 364 (PART)

GOOGLE MAP SHOWING FINAL DEMARCATED PLOTABLE SITE
CO-ORDINATES: 21°03'50.0"N 78°58'11.6"E

FINAL DEMARCATED PLOTABLE LAYOUT
ON KH.NO.- 364 (PART)




D.P. PLAN SHOWING FINAL DEMARCATED PLOTABLE SITE
SCALE -NTS

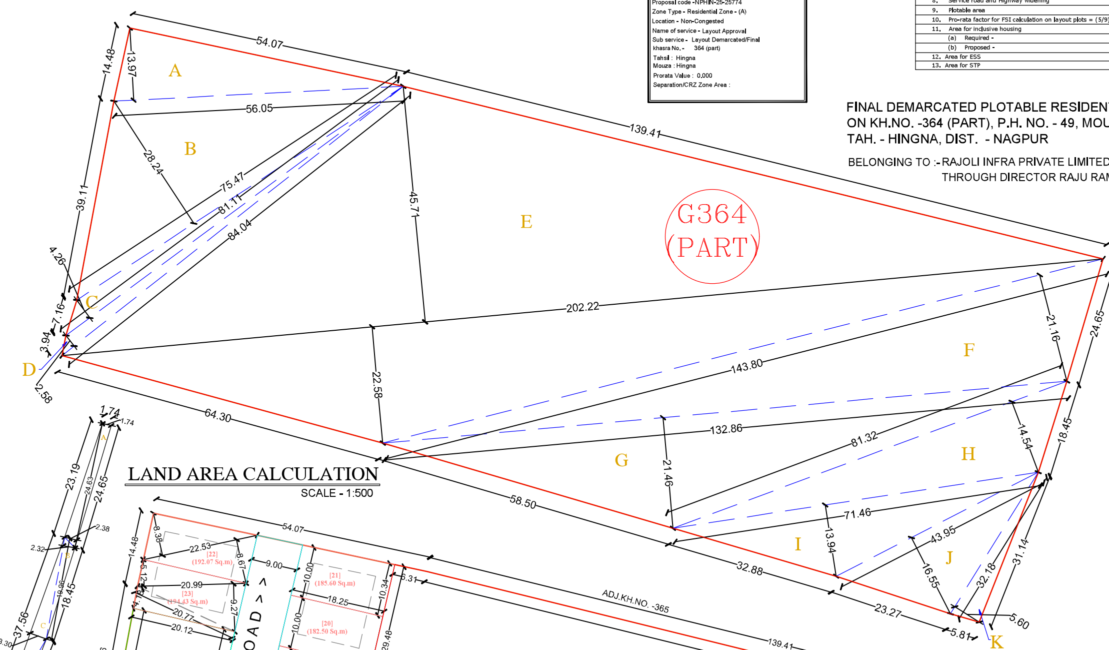
| AREA STATEMENT | |
|---|---|
| 1. Area of Plot (Minimum area of a, b, c to be considered) | 13133.18 |
| a) As per ownership document (7/12, CTS extract) | 13400.00 |
| b) as per measurement sheet | 13133.18 |
| (c) as per site | 13133.18 |
| 2. Deductions for | |
| (a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening (BELONGING TO: PRAVIN VASANTA JADHAV & OTHER 7) | 196.50 |
| (b) Any D.P. Reservation area | 0.00 |
| (c) External structure in plot | 0.00 |
| (d) Area Not Under Layout (Balance Agricultural LAND) (AREA UNDER RESERVATION) (BELONGING TO: PRAVIN VASANTA JADHAV & OTHER 7) | 4639.22 |
| (Total a+b+c+d) | 4835.72 |
| 3. Balance area of plot (1-2) BELONGING TO: RAJOLI INFRA PRIVATE LIMITED THROUGH DIRECTOR RAJU RAMJILAL SHARMA | 8297.46 |
| 4. Amenity Space (if applicable) | |
| (a) Required - | NA |
| (b) Adjustment of 2(b), if any - | --- |
| (c) Proposed - | NA |
| 5. Net Plot Area (3-4 (c)) | 8297.46 |
| 6. Recreational Open space/Play Ground ( if applicable) | |
| (a) Required - | 829.74 |
| (b) Proposed - | 838.33 |
| 7. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure )) | 2042.20 |
| 8. Service road and Highway widening | --- |
| 9. Plotable area | 5366.03 |
| 10. Pro-rata factor for FSI calculation on layout plots = (5/9) | 1.55 |
| 11. Area for inclusive housing | |
| (a) Required - | NA |
| (b) Proposed - | NA |
| 12. Area for ESS | 25.00 |
| 13. Area for STP | 25.90 |

Project Details
Proposal code -NPHIN-25-25774
Zone Type - Residential Zone - (A)
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
khasra No. - 364 (part)
Tahsil : Hingna
Mouza : Hingna
Prorata Value : 0.000
Separation/CRZ Zone Area :

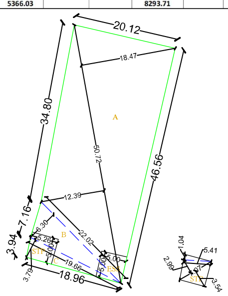
# FINAL DEMARCATED PLOTABLE RESIDENTIAL LAYOUT PLAN ON KH.NO. -364 (PART), P.H. NO. - 49, MOUZA -HINGNA, TAH. - HINGNA, DIST. - NAGPUR

BELONGING TO :-RAJOLI INFRA PRIVATE LIMITED
THROUGH DIRECTOR RAJU RAMJILAL SHARMA

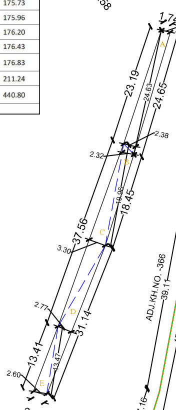
Signature valid



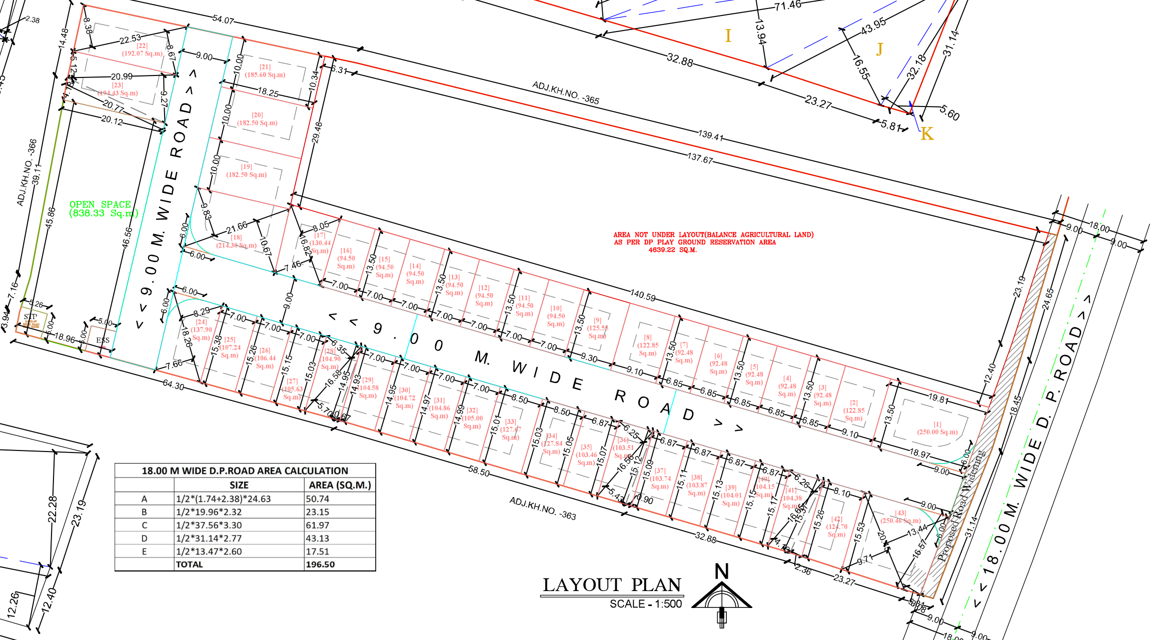

LAND AREA CALCULATION
SCALE - 1:500




OPEN SPACE & STP
AREA CALCULATION
SCALE - 1:500

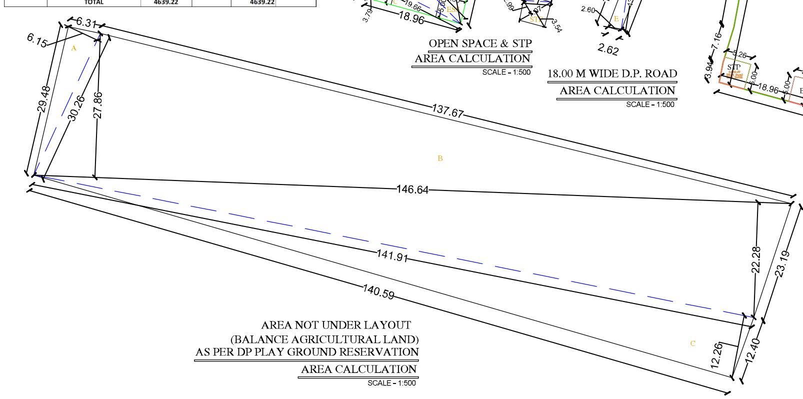



18.00 M WIDE D.P. ROAD
AREA CALCULATION
SCALE - 1:500




LAYOUT PLAN
SCALE - 1:500

| 18.00 M WIDE D.P.ROAD AREA CALCULATION | | |
|---|---|---|
| | SIZE | AREA (SQ.M.) |
| A | 1/2*(1.74+2.38)*24.63 | 50.74 |
| B | 1/2*19.96*2.32 | 23.15 |
| C | 1/2*37.56*3.30 | 61.97 |
| D | 1/2*31.14*2.77 | 43.13 |
| E | 1/2*13.47*2.60 | 17.51 |
| | TOTAL | 196.50 |




AREA NOT UNDER LAYOUT
(BALANCE AGRICULTURAL LAND)
AS PER DP PLAY GROUND RESERVATION
AREA CALCULATION
SCALE - 1:500

**WAVE**
DESIGNER & PLANNERS
Ph.No - 9176256659
Prashant Nagar, Near Ajni Sq.,
Nagpur 440015

Name Of Owner : RAJOLI INFRA PRIVATE LIMITED THROUGH DIRECTOR RAJU RAMJILAL SHARMA
Postal Address : Rai Bahadur Oli,,Kamptee,Nagpur,Maharashtra-441002
Phone No.:9764055777

**DESCRIPTION OF PROJECT :**
Type of Proposal : Residential
Layout Demarcated/Final
SITE ADDRESS :
KH.NO. -364 (PART), P.H. NO. - 49, MOUZA -HINGNA, TAH. - HINGNA, DIST. - NAGPUR

Name Of Architect : Priti Swapnil Shende
ADDRESS OF OFFICE
OFFICE -
Plot 1, Lane 1, Ayodhya Nagar, Nagpur 440024

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100 | 11/03/25
JOB NO - NPHIN-25-25774 | CHECK BY -

**SUBMISSION DRAWING**