

PLOT NO.	PLOT SIZE							PLOT AREA		CORNER ROUNDING AREA OF ROAD (IF ANY)	REMAINING PLOT		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		NET PLOT AREA		
								SQ.M.	C		AREA IN SQ.M.	ON BASIC FSI (F X H)					NO.OF	NET			
																				B	D
A																					
1	1/2	X	9.260	+	7.384	8.322	X	19.102	=	158.970	10.945	X	1.536	227.366	15.00/9.00	1.100	250.103	1	148.025	227.366	
2	1/2	X	17.267	+	17.160	17.214	X	7.200	=	123.937	0.000	X	1.536	190.368	9.000	1.100	209.404	1	123.937	190.368	
3	1/2	X	17.160	+	17.054	17.107	X	7.200	=	123.169	0.000	X	1.536	189.188	9.000	1.100	208.107	1	123.169	189.188	
4	1/2	X	17.054	+	16.947	17.000	X	7.200	=	122.402	0.000	X	1.536	188.010	9.000	1.100	206.811	1	122.402	188.010	
5	1/2	X	16.947	+	16.840	16.894	X	7.200	=	121.635	0.000	X	1.536	186.831	9.000	1.100	205.514	1	121.635	186.831	
6	1/2	X	16.840	+	16.734	16.787	X	7.200	=	120.868	0.000	X	1.536	185.653	9.000	1.100	204.218	1	120.868	185.653	
7	1/2	X	16.734	+	16.627	16.681	X	7.200	=	120.101	0.000	X	1.536	184.475	9.000	1.100	202.922	1	120.101	184.475	
8	1/2	X	6.824	+	7.733	7.279	X	18.113	=	131.838	0.000	X	1.536	202.503	9.000	1.100	222.754	1	131.838	202.503	
9	1/2	X	8.543	+	9.557	9.050	X	16.000	=	144.795	0.000	X	1.536	222.405	9.000	1.100	244.646	1	144.795	222.405	
10 to 12	X			+		7.500	X	16.000	=	120.000	0.000	X	1.536	184.320	9.000	1.100	202.752	3	360.000	552.960	
13 & 14	X			+		8.750	X	16.000	=	140.000	0.000	X	1.536	215.040	9.000	1.100	236.544	2	280.000	430.080	
15	1/2	X	9.000	+	10.842	9.921	X	16.000	=	158.735	11.605	X	1.536	225.992	15.00/9.00	1.100	248.591	1	147.130	225.992	
16	1/2	X	9.066	+	10.907	9.987	X	16.000	=	159.787	10.587	X	1.536	229.172	15.00/12.00	1.100	252.089	1	149.200	229.172	
17 & 18	X			+		8.750	X	16.000	=	140.000	0.000	X	1.536	215.040	12.000	1.100	236.544	2	280.000	430.080	
19 to 21	X			+		7.200	X	16.000	=	115.200	0.000	X	1.536	176.947	12.000	1.100	194.642	3	345.600	530.842	
22	1/2	X	8.550	+	9.564	9.057	X	16.000	=	144.908	0.000	X	1.536	222.579	12.000	1.100	244.837	1	144.908	222.579	
23	1/2	X	8.582	+	9.596	9.089	X	16.000	=	145.422	0.000	X	1.536	223.369	12.000	1.100	245.706	1	145.422	223.369	
24 TO 27	X			+		9.000	X	16.000	=	144.000	0.000	X	1.536	221.184	12.000	1.100	243.302	4	576.000	884.736	
28	1/2	X	8.520	+	11.660	10.090	X	16.000	=	161.444	11.846	X	1.536	229.783	15.00/12.00	1.100	252.761	1	149.598	229.783	
29	1/2	X	7.901	+	11.041	9.471	X	16.000	=	151.535	9.636	X	1.536	217.957	15.00/9.00	1.100	239.753	1	141.899	217.957	
30 TO 34	X			+		7.000	X	16.000	=	112.000	0.000	X	1.536	172.032	9.000	1.100	189.235	5	560.000	860.160	
35	1/2	X	9.090	+	8.075	8.583	X	16.000	=	137.321	0.000	X	1.536	210.925	9.000	1.100	232.017	1	137.321	210.925	
36	1/2	X	6.743	+	10.144	8.443	X	10.625	=	89.709	11.870	X	1.536	225.023	15.00/9.00	1.100	247.526	1	146.499	225.023	
	1/2	X	10.144	+	10.240	10.192	X	0.487	=	4.968											
	1/2	X	10.240	+	11.395	10.817	X	5.888	=	63.692											
37	X			+		7.200	X	17.000	=	122.400	0.000	X	1.536	188.006	9.000	1.100	206.807	1	122.400	188.006	
38	X			+		9.200	X	17.000	=	156.400	7.720	X	1.536	228.372	9.00/9.00	1.100	251.210	1	148.680	228.372	
39	1/2	X	14.000	+	14.644	14.322	X	10.158	=	145.476	7.720	X	1.536	211.593	9.00/9.00	1.100	232.752	1	137.756	211.593	
40	1/2	X	14.644	+	15.138	14.891	X	7.800	=	116.150	0.000	X	1.536	178.406	9.000	1.100	196.247	1	116.150	178.406	
41	1/2	X	15.138	+	15.740	15.439	X	9.500	=	146.673	0.000	X	1.536	225.290	9.000	1.100	247.819	1	146.673	225.290	
													TOTAL	41						5392.006	8282.122

Project Details

Proposal code -NMRDA-24-123520

Zone Type - Residential Zone - R-4 with payment of premium

Location - Non-Congested

Name of service - Layout Approval

Sub service - Layout Tentative

Cts No./Survey No. - 7(041125)

Tahsil : Nagpur gramin

Mouza : BOTHLI

Prorata Value : 0.000

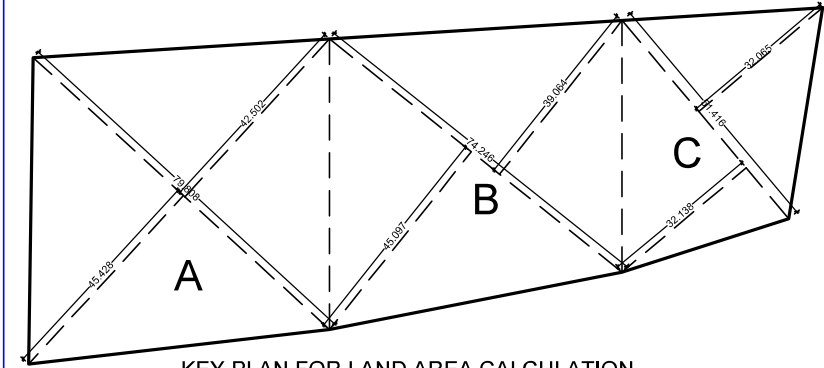
Separation/CRZ Zone Area :



PROPOSED SITE
KH.NO. 30

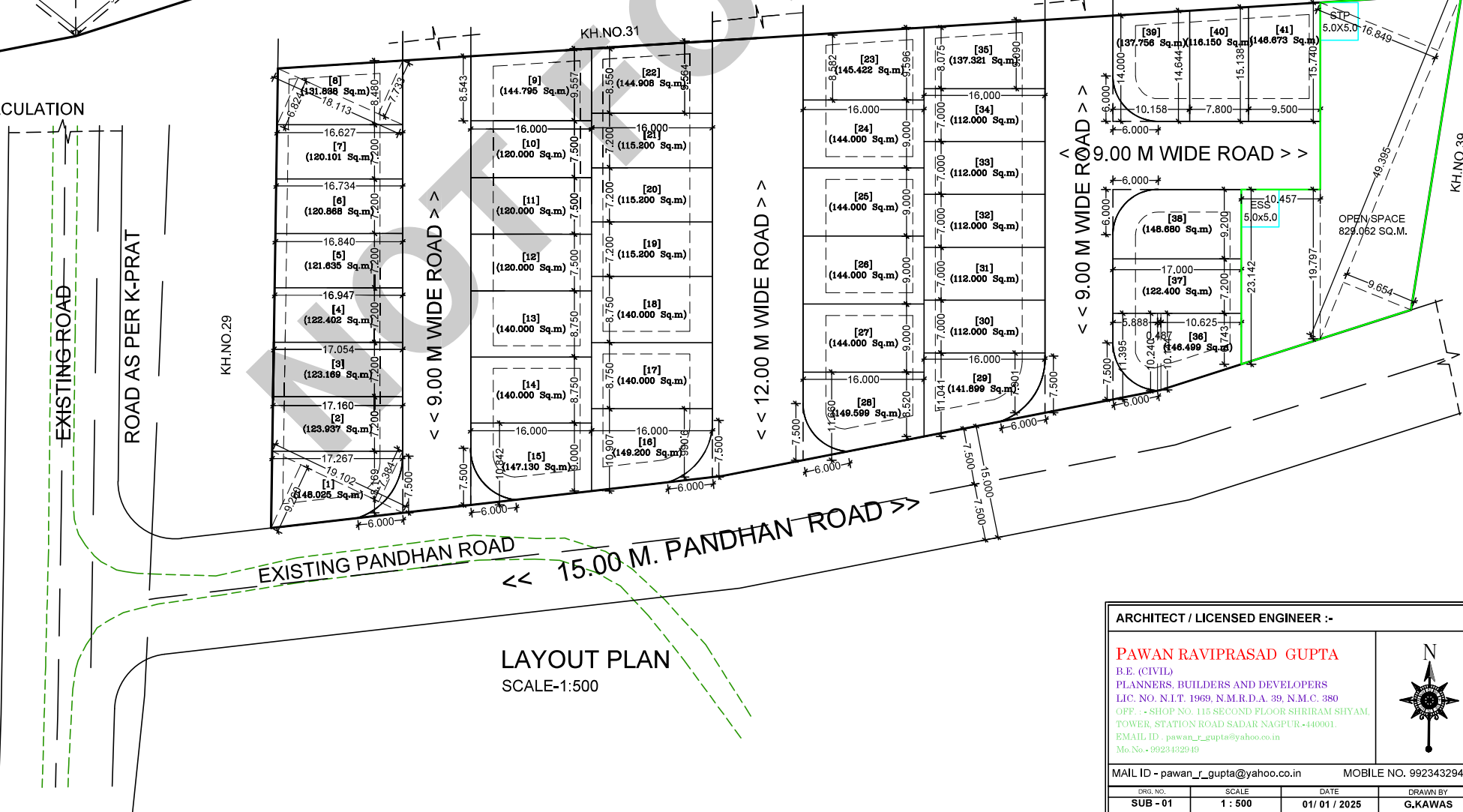
AREA UNDER OPEN SPACE										
A	1/2	X	9.654	+	16.849	13.252	X	49.395	=	654.558 SQ.M
B	1/2	X	19.797	+	23.142	21.470	X	10.457	=	224.504 SQ.M
TOTAL								5X5X2	=	879.062 SQ.M
LESS AREA FOR WTP & ESS									=	50.000 SQ.M
TOTAL									=	829.062 SQ.M

AREA UNDER KHASRA NO.43/2/A,43/1/A, 43/4										
A	1/2	X	42.502	+	45.428	43.965	X	79.808	=	3508.763 SQ.M
B	1/2	X	39.064	+	45.097	42.081	X	74.246	=	3124.309 SQ.M
C	1/2	X	32.065	+	32.138	32.102	X	51.416	=	1650.531 SQ.M
TOTAL									=	8283.602 SQ.M



KEY PLAN FOR LAND AREA CALCULATION
SCALE - 1:1000

Amenity CALCULATION	
Name	Area
TOTAL	0.000
RECREATIONAL CALCULATION	
Name	Area
open space	829.062
TOTAL	829.062



LAYOUT PLAN
SCALE-1:500

ARCHITECT / LICENSED ENGINEER :-

PAWAN RAVIPRASAD GUPTA

B.E. (CIVIL)

PLANNERS, BUILDERS AND DEVELOPERS

LIC. NO. N.I.T. 1969, N.M.R.D.A. 39, N.M.C. 380

OFF. : SHOP NO. 115 SECOND FLOOR SHRIRAM SHYAM TOWER, STATION ROAD SADAR NAGPUR - 440001.

EMAIL ID - pawan_r_gupta@yahoo.co.in

Mo.No. - 9923432949

MAIL ID - pawan_r_gupta@yahoo.co.in

MOBILE NO. 9923432949

SCALE 1 : 500

DATE 01/ 01 / 2025

DRAWN BY G.KAWAS

Signature valid

Digitally signed by LALIT YASHWANT RAUT
Date: 2025.01.28 14:17:22 IST
Reason: Approved Drawing Plan
Designation : Executive Engineer
Location : Nagpur Metropolitan Region Development
Project Code : NMRDA-24-123520
Application Number : NMRDA202400622
Proposal Number : 3656905
Certificate Number : NMRDALT2025APL00480

Deputy Director Of Town Planning
Date: 14/01/2025

Town Planner
Date: 15/01/2025

Sectional Engineer
Date: 08/01/2025

Assistant Engineer
Date: 09/01/2025

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.30, P.H.NO.74/A MOUZA-BOTHALI, TALH.- NAGPUR (R) DISTT. NAGPUR.

BELONGING TO,

PPJ PROPERTIES PRIVATE LIMITED*
THROUGH ITS AUTHORIZED DIRECTOR,
MR. PRATIK RAJESH SARAOGI,

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)	8238.602
a) As per ownership document (7/12, CTS extract)	12100.000
b) as per measurement sheet	8283.602
c) as per site	8283.602
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.000
(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)	0.000
3. Balance area of plot (1-2)	8283.602
4. Amenity Space (if applicable)	
(a) Required -	0.000
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	0.000
5. Net Plot Area (3-4 (c))	8283.602
6. Recreational Open space/Play Ground (if applicable)	
(a) Required -	828.360
(b) Proposed -	829.062
7. Area under ESS & STP	50.000
8. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	2012.534
10. Plottable area	5392.006
11. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.536

LEGEND :-

AREA UNDER KHASRA BOUNDARY SHOWN IN

AREA UNDER OPEN SPACE SHOWN IN

AREA UNDER ESS & WTP SHOWN IN

Name Of Owner : PPJ PROPERTIES PRIVATE LIMITED THROUGH ITS AUTHORIZED DIRECTOR SHRI PRATIK RAJESH SARAOGI

Postal Address : ANANDAM WORLD CITY,GANESH PETH ROAD, Mahatma Fule Bazar,Nagpur,Maharashtra-440018

Phone No.9890990003

DESCRIPTION OF PROJECT :

Type of Proposal : Residential

Layout Tentative

SITE ADDRESS :
MOUZA-BOTHLI KH NO 30

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

A2

SCALE - 1:100

01/01/25

JOB NO - NMRDA-24-123520

CHECK BY -

SUBMISSION DRAWING