

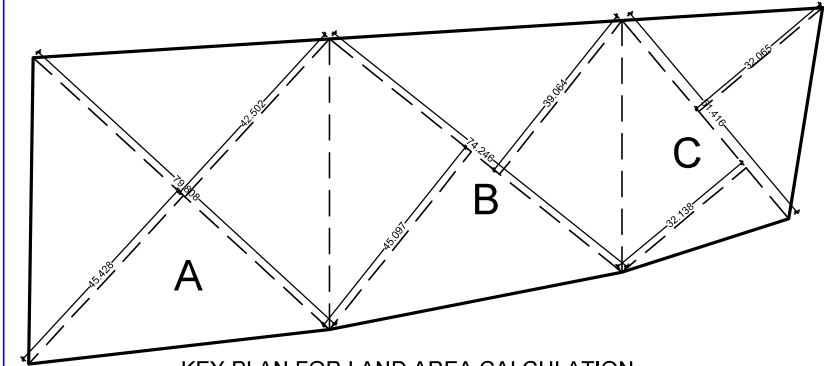
PLOT NO.	PLOT SIZE						PLOT AREA		CORNER ROUNING AREA OF ROAD (IF ANY)	REMAINING PLOT		PRO-RATA F.S.I. FACTOR	B/UP AREA ON PRO-RATA BASIS ie. (D X E)	FRONT ROAD WIDTH (M.)	BASIC F.S.I.	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H)	NO.OF PLOTS	NET		NET PLOT AREA
							SQ.M.			AREA IN SQ.M.								AREA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



PROPOSED SITE
KH.NO. 30

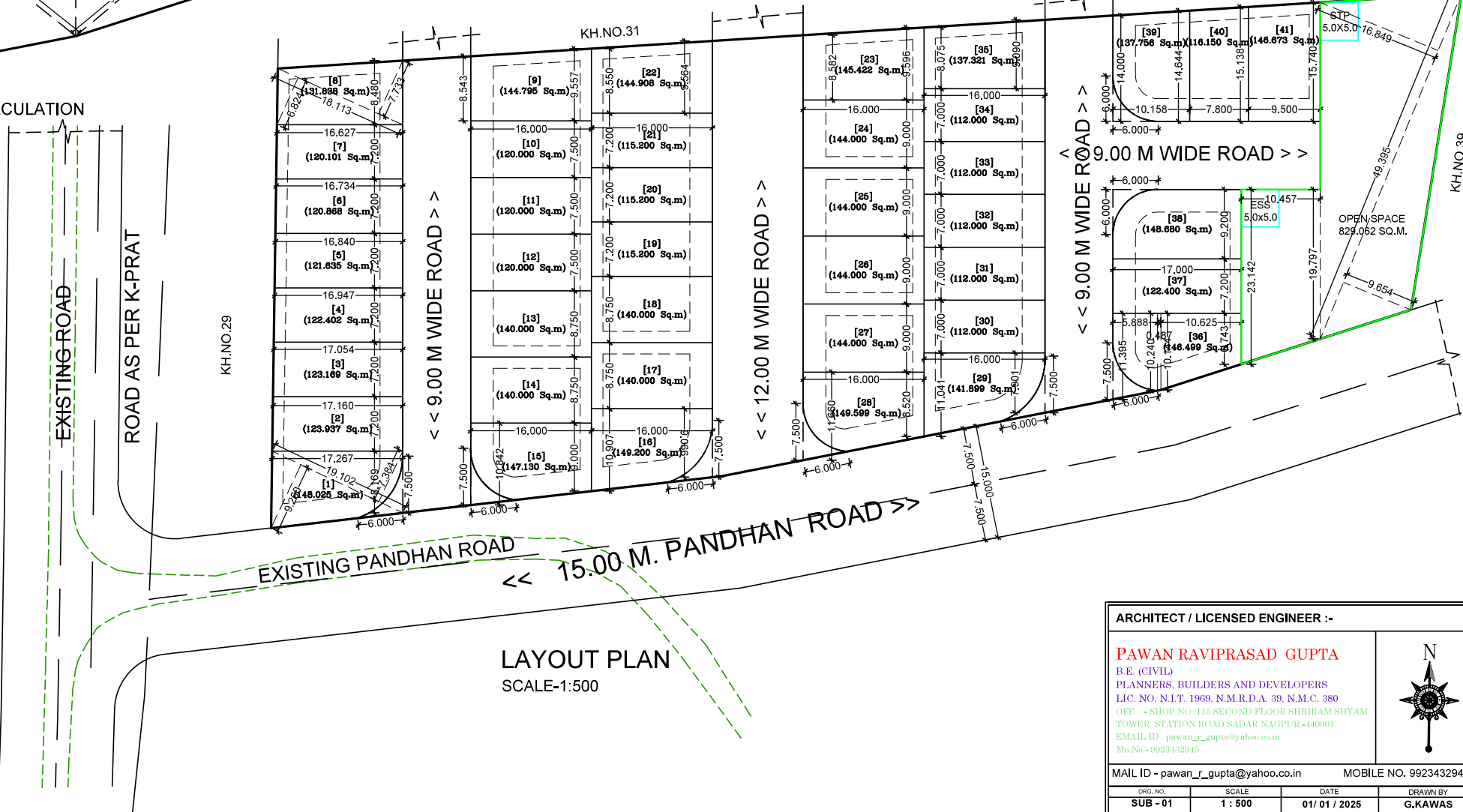
AREA UNDER OPEN SPACE											
A	1/2	X	9.654	+	16.849	13.252	X	49.395	=	654.558	SQ.M
B	1/2	X	19.797	+	23.142	21.470	X	10.457	=	224.504	SQ.M
								TOTAL		879.062	SQ.M
								LESS AREA FOR WTP & ESS		50.000	SQ.M
								TOTAL	=	829.062	SQ.M

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			
ORG. NO.	SCALE	DATE	DRAWN BY
SUB - 01	1 : 500	01/ 01 / 2025	G.KAWAS

Project Details	
Proposal code -NMRDA-25-61739	
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. - 7 (0-1.25)	
Tahsil : Nagpur gramim	
Mouza : BOTHLI	
Prorata Value : 0.000	
Separation/CRZ Zone Area :	

Signature valid	
Digitally signed by LALIT YASHWANT RAUT Date: 2025.07.15 08:42:37 IST Reason: Approved Drawing Plan Designation : Executive Engineer Location: Nagpur Metropolitan Region Development Project Code : NMRDA-25-61739 Application Number : NMRDA/202500317 Proposal Number : 9924111 Certificate Number : NMRDA/LF/2025/APL/00362	
Assistant Commissioner / Deputy Commissioner Date: 10/07/2025	

FINAL DEMARCATED RESIDENTIAL LAYOUT
PLAN ON KH.NO.30, P.H.NO.74/A MOUZA-
BOTHALI, TAH. - 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 Demarcated/Final

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
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A2	SCALE - 1:100	31/05/25
	JOB NO - NMRDA-25-61739	CHECK BY -

SUBMISSION DRAWING