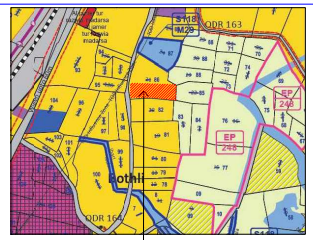
STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO. OF PLOTS	TOTAL AREA	FACTOR FOR PRORATA FSI	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*I) SQ.M
A		B	C	D	E	F	G	H	I	J	K
1	0.5*(1C.136 + 10.970) * 24.400	257.599	0.00)	257.599	1	257.599	1.535	395.414	18.000	1.100	434.555
2	0.5*(2C.700 + 22.463) * 12.900	259.104	0.00)	259.104	1	259.104	1.535	397.725	18.000	1.100	437.497
3	0.5 *(22.482 + 23.384)* 5.945 +0.5 *(33.364 + 23.870)* 6.054	279.277	0.00)	279.277	1	279.277	1.535	428.691	18.000	1.100	471.560
4	0.5*(21.870 + 24.874) * 12.000	292.464	0.00)	292.464	1	292.464	1.535	448.932	18.000	1.100	491.825
5	0.5*(24.874 + 25.666) * 9.475 + 0.5*(21.666 + 25.882) * 9.521	330.285	11.7:0	318.515	1	318.515	1.535	488.920	18.000	1.100	537.812
6	17.000 * 10.773	183.141	7.72)	175.421	1	175.421	1.535	269.271	9.000	1.100	296.198
7 TO 11	17.000 * 8.500	144.500	0.00)	144.500	5	722.500	1.535	1109.038	9.000	1.100	1219.941
12	0.5*(8.661 + 8.446) * 17.000	145.410	0.00)	145.410	1	145.410	1.535	223.204	9.000	1.100	245.524
13	0.5*(5.605 + 9.402) * 16.000	152.056	0.00)	152.056	1	152.056	1.535	233.406	9.000	1.100	256.747
14 TO 19	16.000 * 7.000	112.000	0.00)	112.000	6	672.000	1.535	1031.520	9.000	1.100	1134.572
20	16.000 * 10.000	160.000	7.72)	152.280	1	152.280	1.535	233.750	9.000	1.100	257.125
21	15.000 * 10.000	150.000	7.72)	142.280	1	142.280	1.535	218.400	9.000	1.100	240.240
22 TO 27	15.000 * 7.000	105.000	0.00)	105.000	6	630.000	1.535	967.050	9.000	1.100	1063.755
28	0.5*(8.402 + 9.212) * 15.000	139.605	0.00)	139.605	1	139.605	1.535	214.294	9.000	1.100	235.723
29	0.5*(8.098 + 8.908) * 15.000	135.045	0.00)	135.045	1	135.045	1.535	207.294	9.000	1.100	228.023
30 TO 35	15.000 * 7.000	105.000	0.00)	105.000	6	630.000	1.535	967.050	9.000	1.100	1063.755
36	15.000 * 10.000	150.000	7.72)	142.280	1	142.280	1.535	218.400	9.000	1.100	240.240
37	16.000 * 10.000	160.000	7.72)	152.280	1	152.280	1.535	233.750	12.000	1.100	257.125
38 TO 43	16.000 * 7.000	112.000	0.00)	112.000	6	672.000	1.535	1031.520	12.000	1.100	1134.572
44	0.5*(8.908 + 8.705) * 16.000	140.904	0.00)	140.904	1	140.904	1.535	216.288	12.000	1.100	237.916
45	0.5*(8.552 + 8.351) * 16.000	135.232	0.00)	135.232	1	135.232	1.535	207.581	12.000	1.100	228.339
46 TO 51	16.000 * 7.000	112.000	0.00)	112.000	6	672.000	1.535	1031.520	12.000	1.100	1134.572
52	16.000 * 10.000	160.000	7.72)	152.280	1	152.280	1.535	233.750	12.000	1.100	257.125
53	16.000 * 10.000	160.000	7.72)	152.280	1	152.280	1.535	233.750	9.000	1.100	257.125
54 TO 59	16.000 * 7.000	112.000	0.00)	112.000	6	672.000	1.535	1031.520	9.000	1.100	1134.572
60	0.5*(8.351 + 8.148) * 16.000	131.992	0.00)	131.992	1	131.992	1.535	202.608	9.000	1.100	221.868
61	0.5*(8.035 + 7.832) * 16.000	126.936	0.00)	126.936	1	126.936	1.535	194.847	9.000	1.100	214.331
62 TO 67	16.000 * 7.000	112.000	0.00)	112.000	6	672.000	1.535	1031.520	9.000	1.100	1134.572
68	16.000* 10.000	160.000	7.72)	152.280	1	152.280	1.535	233.750	9.000	1.100	257.125
69	0.5*(8.487 + 6.540) * 18.910	142.080	0.00)	142.080	1	142.080	1.535	218.093	9.000	1.100	239.503
70	0.5*(16.049 + 16.000) * 0.40C + 0.5*(11.000 + 16.000) * 7.220	121.930	0.00)	121.930	1	121.930	1.535	187.162	9.000	1.100	205.878
71 TO 78	16.000 * 7.620	121.920	0.00)	121.920	8	975.360	1.535	1497.178	9.000	1.100	1646.895
79	16.000 * 13.662	218.592	7.72)	210.872	1	210.872	1.535	323.689	12.000	1.100	356.057
80	16.000 * 10.341	165.456	7.72)	157.736	1	157.736	1.535	242.125	12.000	1.100	266.337
81 TO 91	16.000 * 8.500	136.000	0.00)	136.000	1:	1496.000	1.535	2296.360	9.000	1.100	2525.996
92	0.5*(15.593 + 20.573) * 16.000	321.328	11.7:0	309.558	1	309.558	1.535	475.172	18.000	1.100	521.689
		TOTAL			92	12491.555	0.000	19174.538			21091.991

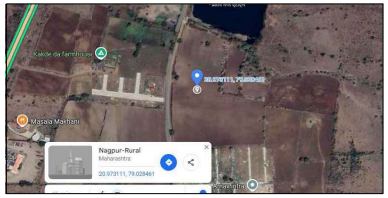


PROPOSED LAYOUT
KH. NO. 86/1
DP SHEET NO. 118

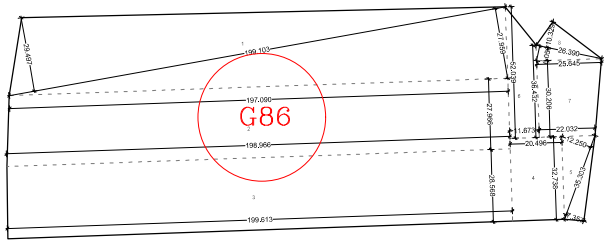
LOCATION PLAN
SCALE - N.T.S.

Project Details

Proposal code -NMRDA-24-126998
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Tentative
Cts No./Survey No. - 86/1
Tahsil : Nagpur gramin
Mouza : BOTHLI
Prorata Value : 0.000
Separation/CRZ Zone Area :



GOOGLE MAP



PROPOSED RESIDENTIAL LAYOUT PLAN ON
KH. NO. - 86/1, P.H. NO. - , MOUZA - BOTHALI
TAH. - NAGPUR (G), DIST. - NAGPUR.

BELONGING TO :-
1) MRS. JYOTI HARIHAR WADASKAR
2) MRS. SHEELA RAMDAS RAUT
3) MRS. SUREKHA PURUSHOTTAM JAGATAP
4) PRASANNA LAND THROUGH
A) SHRI. NIKHIL PRAKASH CHAPHLE
B) SHRI. PRANAY VIJAY ZAWAR

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)			
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	=	19800.000	SQ.M
	B) AS PER MEASUREMENT SHEET	=	19420.818	SQ.M
	C) AS PER SITE	=	19420.818	SQ.M
2	DEDUCTIONS FOR :			
	A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	=	240.939	SQ.M
	B) ANY D.P. RESERVATION AREA	=	0.000	SQ.M
	C) AREA NOT UNDER LAYOUT	=	0.000	SQ.M
	TOTAL A+B+C	=	240.939	SQ.M
3	BALANCE AREA OF PLOT (1- 2)	=	19179.879	SQ.M (100 %)
4	AMENITY SPACE :			
	A) REQUIRED	=	000.000	SQ.M
	B) ADJUSTMENT OF 2(A), if any	=	0.00	SQ.M
	C) BALANCE PROPOSED	=	000.000	SQ.M
	NET PLOT AREA (3- 4C)	=	19179.879	SQ.M
6	RECREATIONAL OPEN SPACE :			
	A) REQUIRED	=	1917.987	SQ.M
	B) PROPOSED	=	1918.182	SQ.M
7	INTERNAL ROAD AREA	=	4720.142	SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	=	000.000	SQ.M
9	PLOTABLE AREA	=	12491.555	SQ.M
10	SPACE FOR E.S.S. & W.W.T.P.	=	50.000	SQ.M.
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = (5/9) = 1.535			

Signature valid
Digitally signed by LALIT YASHWANT RAUT
Date: 2025.01.29 17:39:54 IST
Reason: Approved Drawing Plan
Designation : Executive Engineer
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-126998
Application Number : 3586122
Proposal Number : 3586122
Certificate Number : NMRDA/LT/2025/APL/00487

Town Planner
Date: 29/01/2025

Deputy Director Of Town Planning
Date: 29/01/2025

Assistant Engineer
Date: 29/01/2025

Sectional Engineer
Date: 29/01/2025

DIVINE PROJECTS
Architects. Engineers. Contractors.
E. No 203, Plot No. 03, Sachin Niwas, Siddharth nagar, New Dhantoli Ext. Maharashtra(India) Nagpur.
MB. No. - 9158855005

LAYOUT PLAN
SCALE - 1:500

OPEN SPACE

1) 0.5 * (36.752 + 38.050) * 7.738	=	289.408	SQ.M
2) 0.5 * (38.050 + 41.663) * 30.206	=	1203.905	SQ.M
3) 0.5 * (21.888 + 21.833) * 4.345	=	94.983	SQ.M
4) 0.5 * (21.833 + 6.226) * 11.673	=	163.766	SQ.M
5) 0.5 * (15.167 + 6.226) * 6.952	=	74.362	SQ.M
6) 0.5 * 18.693 * 15.167	=	141.758	SQ.M
TOTAL	=	1968.182	SQ.M
DEDUCTION OF E.S.S. = 5 * 5	=	25.000	SQ.M
DEDUCTION OF W.W.T.P. = 5 * 5	=	25.000	SQ.M
TOTAL	=	1918.182	SQ.M

AREA AS PER MEASUREMENT SHEET

1) 0.5 * (29.497 + 27.959) * 199.103	=	5719.830	SQ.M
2) 0.5 * (197.090 + 198.966) * 27.966	=	5538.051	SQ.M
3) 0.5 * (198.966 + 199.613) *28.568	=	5693.302	SQ.M
4) 20.496 * 32.738	=	670.998	SQ.M
5) 0.5 * (7.357 + 12.250) *35.303	=	346.092	SQ.M
6) 0.5 * (52.039 + 36.432) *11.673	=	516.360	SQ.M
7) 0.5 * (25.645 + 22.032) *30.206	=	720.065	SQ.M
8) 0.5 * (10.329 + 6.050) *26.390	=	216.120	SQ.M
TOTAL (A)	=	19420.818	SQ.M

ROAD WIDENNING AREA

1) 0.5 * (1.902 + 3.392) * 31.666	=	83.819	SQ.M
2) 0.5 * (3.360 + 2.951) * 28.033	=	88.458	SQ.M
3) 0.5 * (2.938 + 1.839) * 26.747	=	68.662	SQ.M
TOTAL	=	240.939	SQ.M

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXSTING SHOWN BLUE HATCHED

Name Of Owner : MRS. JYOTI HARIHAR WADASKAR MRS. SHEELA RAMDAS RAUT MRS. SUREKHA PURUSHOTTAM JAGATAP PRASANNA LAND THROUGH SHRI. NIKHIL PRAKASH CHAPHLE SHRI. PRANAY VIJAY ZAWAR
Postal Address : Plot No. 6,Wardha Road,Nagpur,Nagpur,Maharashtra-440015
Phone No.:8446546360

DESCRIPTION OF PROJECT :
Type of Proposal : Residential Layout Tentative
SITE ADDRESS :
KH. NO. - 86/1 , MOUZA - BOTHALI TAH. - NAGPUR (G), DIST. - NAGPUR.

Name Of Engineer : Dhanaji Subhashrao Harshe
ADDRESS OF OFFICE
OFFICE -
88 sammaej nagar hudkeshwar road near mhalgi nagar bustop nagpur

OWNERS SIGN - | TECHNICAL PERSON SIGN
Verified by applicant
Signature valid
Digitally signed by DHANAJI SUBHASHRAO HARSHE
Date: 2025.01.29 17:40:12 IST
Reason: Self Attested
Location: Nagpur

SCALE - 1:100	SQ.M
JOB NO - NMRDA-24-126998	CHECK BY -

SUBMISSION DRAWING

Signature valid

Digitally signed by LALIT YASHWANT [illegible]UT
Date: 2025.01.29 17:39:54 IST
Reason: Approved Building Plan
Designation : Executive Engineer
Location: Nagpur Metropolitan Region Development Authority
Project Code : MRDC/NAGPUR/[illegible]
Application Number : 3681[illegible]/2430653
Proposal Number : 368122
Certificate Number : NMRDA/LT/2025/APL/00487

Verified by applicant.

Signature valid

[illegible]