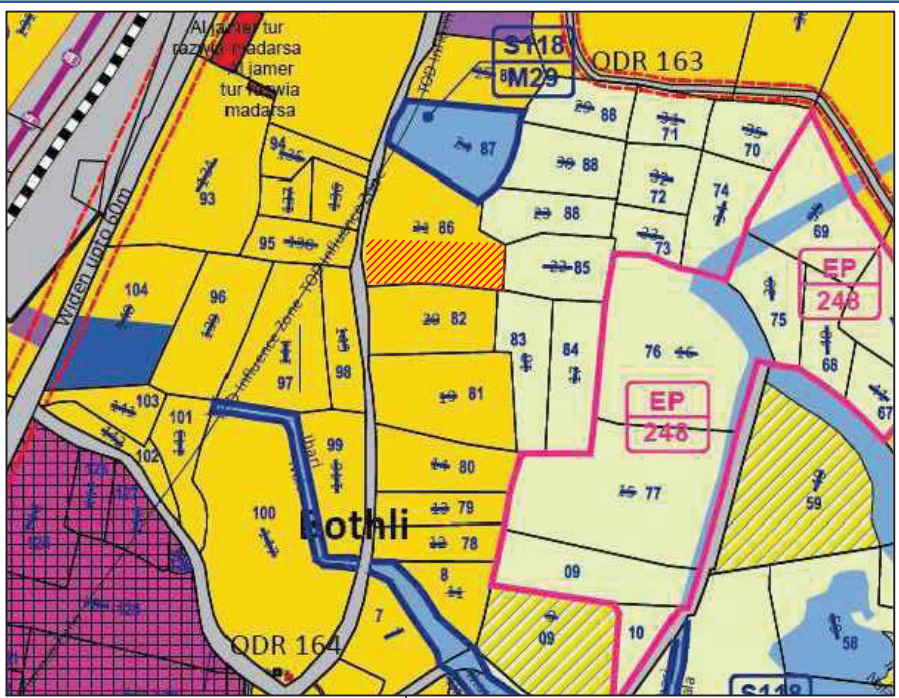


STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT											
PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B - C)	NO OF PLOTS	TOTAL AREA	FACTOR FOR PRORATA FSI	BUILT UP AREA ON PRO-RATA BASIS (F * PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*1) SQ.M
A		B	C	D	E	F	G	H	I	J	K
1	0.5*(10.136 + 10.970) * 24.410	257.599	0.000	257.599	1	257.599	1.535	395.414	18.000	1.100	434.955
2	0.5*(20.702 + 22.482) * 12.000	259.104	0.000	259.104	1	259.104	1.535	397.725	18.000	1.100	437.497
3	0.5 *(22.482 + 23.364) * 5.946 + 0.5 *(23.364 + 23.870) * 6.054	279.277	0.000	279.277	1	279.277	1.535	428.691	18.000	1.100	471.560
4	0.5*(23.870 + 24.874) * 12.000	292.464	0.000	292.464	1	292.464	1.535	448.932	18.000	1.100	493.825
5	0.5*(24.874 + 25.666) * 9.479 + 0.5*(25.666 + 25.882) * 3.521	330.285	11.770	318.515	1	318.515	1.535	488.920	18.000	1.100	537.812
6	17.000 * 10.773	183.341	7.720	175.621	1	175.621	1.535	269.271	9.000	1.100	296.198
7 TO 11	17.000 * 8.500	144.500	0.000	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	0.000	145.410	1	145.410	1.535	223.204	9.000	1.100	245.524
13	0.5*(9.605 + 9.402) * 16.000	152.056	0.000	152.056	1	152.056	1.535	233.406	9.000	1.100	256.747
14 TO 19	16.000 * 7.000	112.000	0.000	112.000	6	672.000	1.535	1031.520	9.000	1.100	1134.672
20	16.000 * 10.000	160.000	7.720	152.280	1	152.280	1.535	233.750	9.000	1.100	257.125
21	15.000 * 10.000	150.000	7.720	142.280	1	142.280	1.535	218.400	9.000	1.100	240.240
22 TO 27	15.000 * 7.000	105.000	0.000	105.000	6	630.000	1.535	967.050	9.000	1.100	1063.755
28	0.5*(9.402 + 9.212) * 15.000	139.605	0.000	139.605	1	139.605	1.535	214.294	9.000	1.100	235.723
29	0.5*(9.098 + 8.908) * 15.000	135.045	0.000	135.045	1	135.045	1.535	207.294	9.000	1.100	228.023
30 TO 35	15.000 * 7.000	105.000	0.000	105.000	6	630.000	1.535	967.050	9.000	1.100	1063.755
36	15.000 * 10.000	150.000	7.720	142.280	1	142.280	1.535	218.400	9.000	1.100	240.240
37	16.000 * 10.000	160.000	7.720	152.280	1	152.280	1.535	233.750	12.000	1.100	257.125
38 TO 43	16.000 * 7.000	112.000	0.000	112.000	6	672.000	1.535	1031.520	12.000	1.100	1134.672
44	0.5*(8.908 + 8.705) * 16.000	140.904	0.000	140.904	1	140.904	1.535	216.288	12.000	1.100	237.916
45	0.5*(8.553 + 8.351) * 16.000	135.232	0.000	135.232	1	135.232	1.535	207.581	12.000	1.100	228.339
46 TO 51	16.000 * 7.000	112.000	0.000	112.000	6	672.000	1.535	1031.520	12.000	1.100	1134.672
52	16.000 * 10.000	160.000	7.720	152.280	1	152.280	1.535	233.750	12.000	1.100	257.125
53	16.000 * 10.000	160.000	7.720	152.280	1	152.280	1.535	233.750	9.000	1.100	257.125
54 TO 59	16.000 * 7.000	112.000	0.000	112.000	6	672.000	1.535	1031.520	9.000	1.100	1134.672
60	0.5*(8.351 + 8.148) * 16.000	131.992	0.000	131.992	1	131.992	1.535	202.608	9.000	1.100	222.868
61	0.5*(8.035 + 7.832) * 16.000	126.936	0.000	126.936	1	126.936	1.535	194.847	9.000	1.100	214.331
62 TO 67	16.000 * 7.000	112.000	0.000	112.000	6	672.000	1.535	1031.520	9.000	1.100	1134.672
68	16.000 * 10.000	160.000	7.720	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	0.000	142.080	1	142.080	1.535	218.093	9.000	1.100	239.903
70	0.5*(16.049 + 16.000) * 0.400 + 0.5*(16.000 + 16.000) * 7.220	121.930	0.000	121.930	1	121.930	1.535	187.162	9.000	1.100	205.878
71 TO 78	16.000 * 7.620	121.920	0.000	121.920	8	975.360	1.535	1497.178	9.000	1.100	1646.895
79	16.000 * 13.662	218.592	7.720	210.872	1	210.872	1.535	323.689	12.000	1.100	356.057
80	16.000 * 10.341	165.456	7.720	157.736	1	157.736	1.535	242.125	12.000	1.100	266.337
81 TO 91	16.000 * 8.500	136.000	0.000	136.000	11	1496.000	1.535	2296.360	9.000	1.100	2525.996
92	0.5*(19.593 + 20.573) * 16.000	321.328	11.770	309.558	1	309.558	1.535	475.172	18.000	1.100	522.689
		TOTAL			92	12491.555	0.000	19174.538			21091.991



Project Details

Proposal code -NMRDA-25-46628

Zone Type - Residential Zone - R-2, R-3

Location - Non-Congested

Name of service - Layout Approval

Sub service - Layout Demarcated/Final

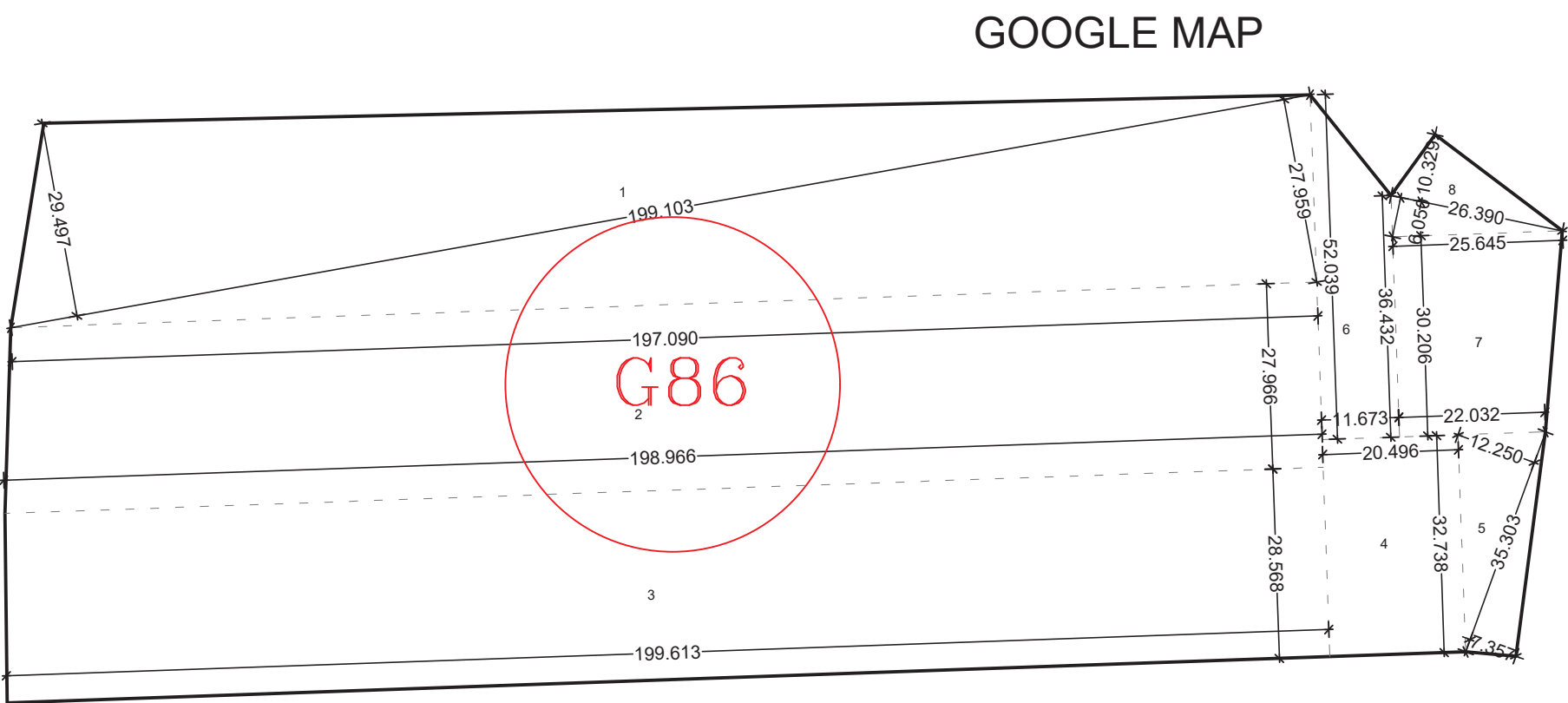
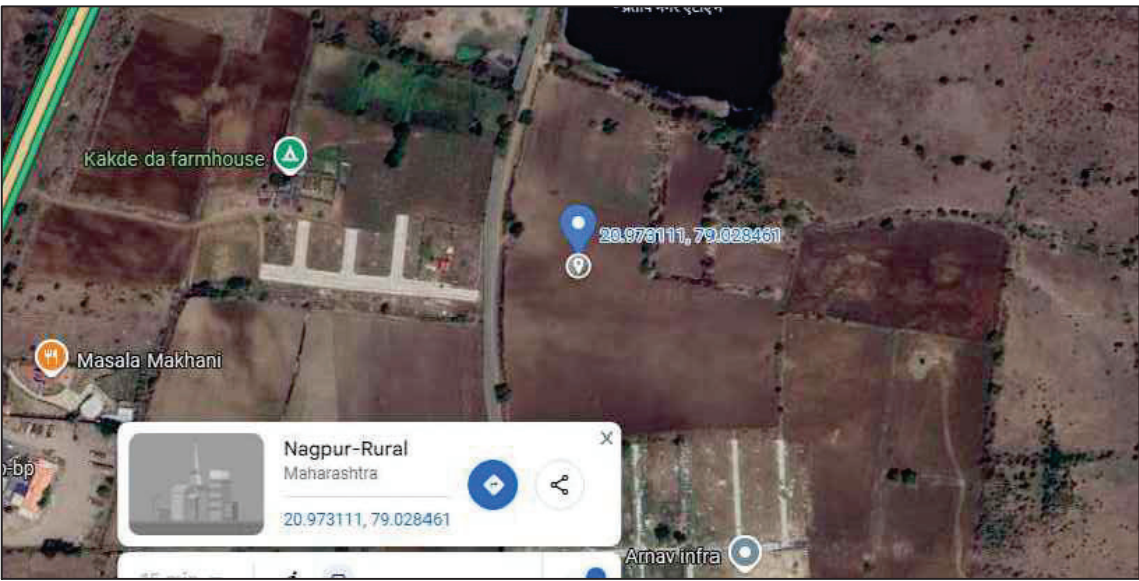
Cts No./Survey No. - 86/1

Tahsil : Nagpur gramin

Mouza : BOTHLI

Prorata Value : 0.000

Separation/CRZ Zone Area :



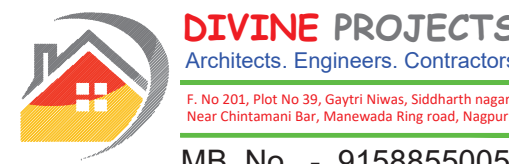
FINAL DEMARCATED LAYOUT PLAN ON	
KH. NO. - 86/1, P.H. NO. - 74 , MOUZA - BOTHALI	
TAH. - NAGPUR (G), DIST. - NAGPUR.	
BELONGING TO :- PRASANNA LAND THROUGH ITS PARTNER	
1) SHRI. NIKHIL PRAKASH CHAPLHE	
2) SHRI. PRANAY VIJAY ZAWAR	
AREA STATEMENTS :	
1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED) 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 YASHWANTH
Date: 2025.06.05 12:19:59 IST
Reason: Approved Drawing
Location: Nagpur Metropolitan Region Development Authority
Project Code: NMRDA-25-46628
Application Number: NMRDA/25/000249
Proposal Number: 3670070
Certificate Number: NMRDA/LF/2025/APL/00329

Additional Municipal CommissionerAdditional Commissioner
Date: 06/05/2025

Joint director town planner
Date: 05/05/2025



LEGENDS:

PLOT BOUNDARY 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 BROWN
EXISTING SHOWN BLUE HATCHED

Name Of Owner : ☐ PRASANNA LAND THROUGH ITS PARTNER ☐ A: SH

PRAKASH CHAPLHE: ☐ B SHRI. PRANAY VIJAY ZAWAR ☐ C

Postal Address : Plot No. 6, Wardha

Road, Nagpur, Nagpur, Maharashtra-440015

Phone No.: 8446546360

DESCRIPTION OF PROJECT :

Type of Proposal : Residential

Layout Demarcated/Final

SITE ADDRESS :

KH. NO. - 86/1, MOUZA - BOTHALI ☐ TAH. - NAGPUR (G), DIST. - NAGPUR. ☐

Name Of Engineer : Dhawal Subhashrao Harsh

ADDRESS OF OFFICE

OFFICE

85 samrag nagar budkeshawar road near

mhalgi nagar bustop nagpur

OWNERS SIGN -

TECHNICAL PERSON SIGN

Signature valid

SCALE - 1:100

JOB NO - NMRDA-25-46628

CHECK BY -

SUBMISSION DRAWING