PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PLOT. NO A	PLOT SIZE B	PLOT AREA SQ.M. C	TAN D	NET AREA IN SQ.M. E	NA/A X' F	NET PLOT AREA FOR FSI (SQ.M) G	NO.OF PLOTS H	NET AREA IN SQ.M. I	NET PLOT AREA FOR FSI (SQ.M) J
1	1/2 X 20.989 + 21.231 21.110 X 18.177 =	383.716	0	383.716	X 1.658	645.027	1	383.716	645.077
2	1/2 X 21.231 + 21.540 21.386 X 22.077 =	472.128	0	472.128	X 1.658	782.788	1	472.128	782.788
3	1/2 X 21.540 + 21.717 21.629 X 2.399 =	51.887			X				
	1/2 X 21.717 + 22.298 22.008 X 7.882 =	173.463			X				
	1/2 X 17.537 + 17.907 17.722 X 5.000 =	88.610	0	506.027	X 1.658	838.992	1	506.027	838.992
	1/2 X 9.459 + 9.126 9.293 X 20.669 =	192.067			X				
4	1/2 X 13.800 + 13.966 13.883 X 27.809 =	386.072	0	386.072	X 1.658	640.108	1	386.072	640.108
5	1/2 X 8.207 + 10.641 9.424 X 15.000 =	141.360	0	141.360	X 1.658	234.375	1	141.360	234.375
6,7	X + 6.500 X 15.000 =	97.500	0	97.500	X 1.658	161.655	2	195.000	323.310
8,9	X + 7.000 X 15.000 =	105.000	0	105.000	X 1.658	174.090	2	210.000	348.180
10	X + 10.000 X 15.000 =	150.000	7.72	142.280	X 1.658	235.900	1	142.280	235.900
11	X + 10.000 X 13.500 =	135.000	7.72	127.280	X 1.658	211.030	1	127.280	211.030
12	X + 5.600 X 13.500 =	75.600	0	75.600	X 1.658	125.345	1	75.600	125.345
13 TO 16	X + 6.000 X 13.500 =	81.000	0	81.000	X 1.658	134.298	4	324.000	537.192
17	1/2 X 8.041 + 10.856 9.449 X 13.500 =	127.555	0	127.555	X 1.658	211.486	1	127.555	211.486
18	1/2 X 7.22 + 7.682 7.451 X 2.217 =	16.519	0	126.144	X 1.658	209.148	1	126.144	209.148
	1/2 X 7.682 + 11.75 9.716 X 11.283 =	109.626			X				
19 TO 24	X + 5.852 X 13.500 =	79.002	0	79.002	X 1.658	130.985	6	474.012	785.912
25,26	X + 10.00 X 13.500 =	135.000	7.72	127.280	X 1.658	211.030	2	254.560	422.060
27 TO 32	X + 6.560 X 13.500 =	88.560	0	88.560	X 1.658	146.832	6	531.360	880.995
33	1/2 X 7.502 + 12.37 9.936 X 13.500 =	134.136	0	134.136	X 1.658	222.397	1	134.136	222.397
34	1/2 X 6.782 + 10.063 8.423 X 20.638 =	173.824	0	173.824	X 1.658	288.199	1	173.824	288.199
35	1/2 X 14.839 + 14.692 14.766 X 6.250 =	92.284	0	92.284	X 1.658	153.007	1	92.284	153.007
36	1/2 X 14.692 + 14.545 14.619 X 6.250 =	91.366	0	91.366	X 1.658	151.484	1	91.366	151.484
37	1/2 X 14.545 + 14.399 14.472 X 6.250 =	90.450	0	90.450	X 1.658	149.966	1	90.450	149.966
38	1/2 X 14.399 + 14.253 14.326 X 6.250 =	89.538	0	89.538	X 1.658	148.453	1	89.538	148.453
39	1/2 X 14.253 + 14.114 14.184 X 6.000 =	85.101	0	85.101	X 1.658	141.097	1	85.101	141.097
40	1/2 X 14.114 + 13.975 14.045 X 6.000 =	84.267	0	84.267	X 1.658	139.715	1	84.267	139.715
41	1/2 X 13.975 + 13.836 13.906 X 6.000 =	83.433	0	83.433	X 1.658	138.332	1	83.433	138.332
42	1/2 X 13.836 + 13.697 13.767 X 6.000 =	82.599	0	82.599	X 1.658	136.949	1	82.599	136.949
43	1/2 X 13.697 + 13.557 13.627 X 6.000 =	81.762	0	81.762	X 1.658	135.561	1	81.762	135.561
44	1/2 X 13.557 + 13.335 13.446 X 9.613 =	129.256	0	129.256	X 1.658	214.307	1	129.256	214.307
						TOTAL	44	5695.110	

AREA UNDER OPEN SPACE

1/2 X 12.462 + 12.811 12.6365 X 26.497 = 334.829 SQ.M
1/2 X 17.764 + 18.498 18.131 X 40.861 = 740.851 SQ.M
TOTAL = 1075.680 SQ.M
AREA UNDER ESS LESS 25.000 SQ.M
TOTAL = 1050.680 SQ.M

AREA UNDER AMENITY SPACE

1/2 X 20.18 + 20.858 20.519 X 51.533 = 1057.508 SQ.M
LESS TANGANTE = 7.720 SQ.M
TOTAL = 1049.788 SQ.M

AREA UNDER KHASRA NO. 32

A	1/2 X 13.207 + 15.201 14.204 X 38.092	=	541.059	SQ.M
B	1/2 X 16.799 + 15.24 16.0195 X 68.313	=	1094.340	SQ.M
C	1/2 X 25.852 + 29.459 27.6555 X 98.604	=	2726.943	SQ.M
D	1/2 X 24.446 + 26.299 25.3725 X 86.696	=	2199.694	SQ.M
E	1/2 X 28.276 + 26.535 27.4055 X 77.535	=	2124.885	SQ.M
F	1/2 X 16.136 + 15.455 15.7955 X 58.391	=	922.315	SQ.M
G	1/2 X 17.907 + 16.779 17.343 X 15.28	=	265.001	SQ.M
H	1/2 X 15.156 + 17.228 16.192 X 38.187	=	618.324	SQ.M
	TOTAL	=	10492.561	SQ.M

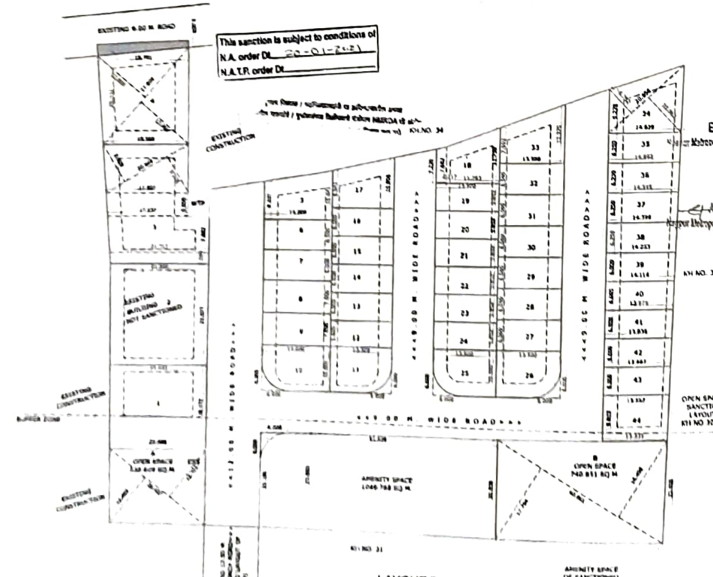
LOCATION PLAN
SCALE - N.T.S.

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT 19/05/2021
FOR THE LAYOUT SITE OF KH.NO. 32
MOUZA NILDOH TAHSIL HINGNA

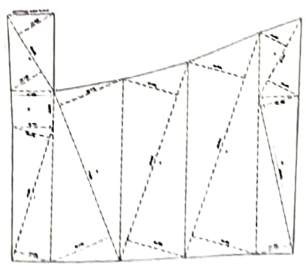
This sanction is subject to conditions of
N.A. order Dt. 20-01-2021
N.A.T.R. order Dt.

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority



LAYOUT PLAN
SCALE - 1:500



KEY PLAN FOR KHASRA CALCULATION
SCALE - 1:200

N

DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO.32 P.H.NO.48 MOUZA-NILDOH .TAH - HINGNA DISTT. NAGPUR.

BELONGING TO.

MRS. MAMTA RAJENDRA SURYAWANSHI THROUGH P.O.A
M/S PRATEEK INFRASTRUCTURES PROPRIETOR
SHRI. VIJAY PRABHAKAR NAIDU

A	AREA STATEMENTS		UNIT
	1. Area of land (Minimum area of a, b, c to be considered)		
	a) As Per Ownership Document (7/12, CTS Extract)	10500.000	SQ.M.
	b) As Per Measurement Sheet	10492.561	SQ.M.
	c) As Per Site	10492.561	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area		SQ.M.
	(b) Any D.P. Reservation Area	0.000	SQ.M.
	(c) Natural Water Course Area	0.000	SQ.M.
	(Total a+b)	0.000	SQ.M.
	3. Gross Area Of Plot (1-2) (100.00%)	10492.561	SQ.M.
	4. Recreational Open Space		
	(a) Required - (10.00%)	1049.256	SQ.M.
	(b) Proposed - (10.01%)	1050.680	SQ.M.
	(c) Area under E.S.S & W.T.P 5X5X2 (0.24%)	25.000	SQ.M.
	5. Amenity Space		
	(a) Required - (10.00%)	1049.256	SQ.M.
	(b) Proposed - (10.00%)	1049.788	SQ.M.
	AREA UNDER WTP (00.24%)	25.000	SQ.M.
	6. Service Road And Highway Widening	0.000	SQ.M.
	7. Internal Road Area (25.22%)	2646.983	SQ.M.
	8. Area Under Layout Plots (54.27%)	5695.110	SQ.M.
	9. Net Area Of Plots For FSI Calculations = (3-5b)	9442.773	SQ.M.
	10. Permissible FSI Factor For Layout Plots = (9/8)	1.658	SQ.M.
	11. Area For Inclusive Housing		SQ.M.
	(a) Required -	0	SQ.M.
	(b) Proposed -	0	SQ.M.

LEGEND:

KHASARA BOUNDRY SHOWN IN
AMENITY SPACE SHOWN IN
OPEN SPACE SHOWN IN
AREA UNDER MHADA SHOWN IN

OWNER :-

MRS. MAMTA RAJENDRA SURYAWANSHI THROUGH P.O.A
M/S PRATEEK INFRASTRUCTURES PROPRIETOR
SHRI VIJAY PRABHAKAR NAIDU

ARCHITECT/LICENSED ENGINEER :-

SUB - 01 | 1:500 | 2021

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