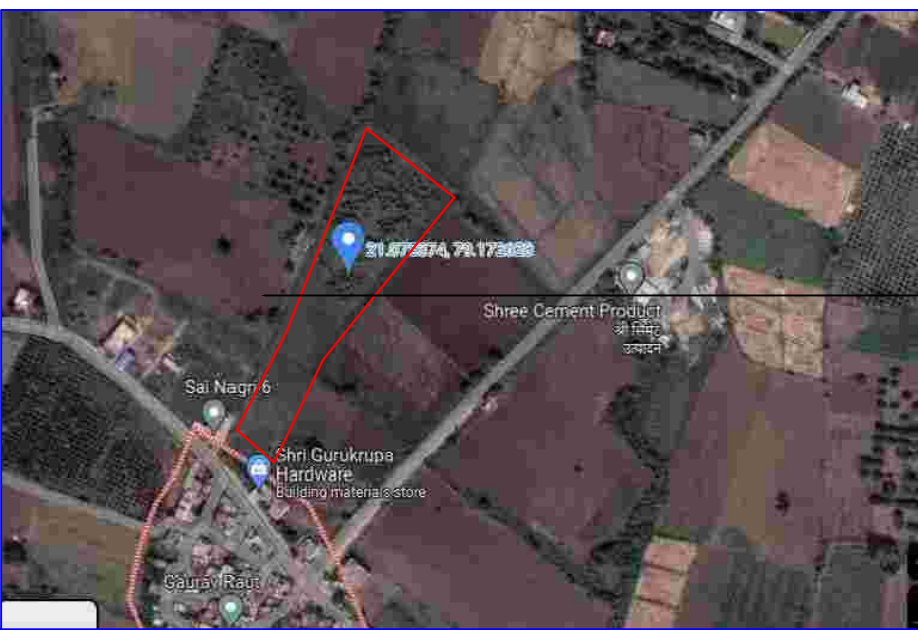
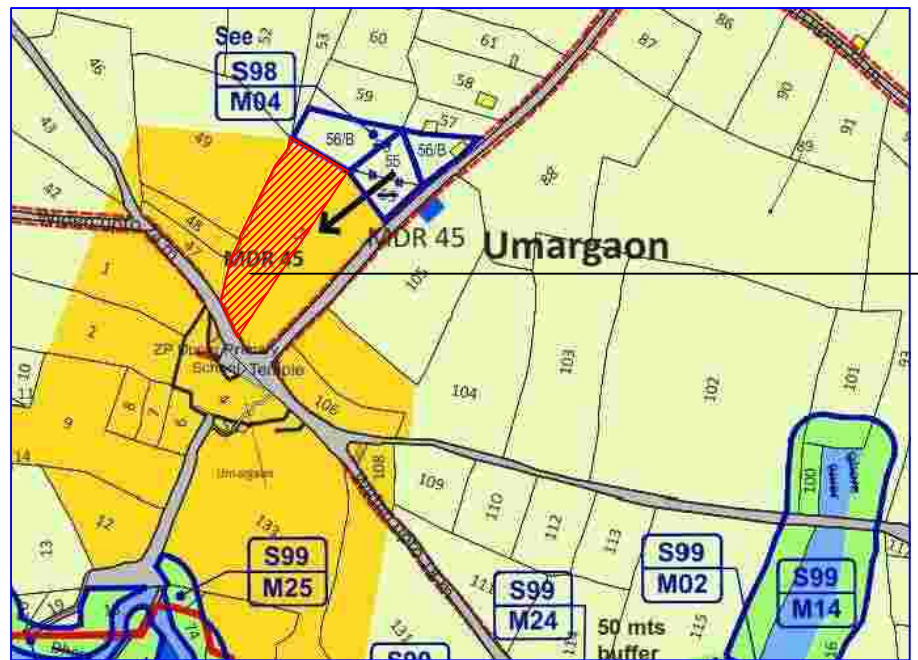


DETAILS OF LAYOUT/SUBDIVISION OF LAND									
1.a) Village	1.b)Parcel No.(S.No./H.No., C.S.No., F.P.No./Sub Plot No./Gut No.)	1.c)Raw/Adjoining Land,2.Sanctioned,3.Gut (new)	1.d)Area in SqM as per previous record	1.e)Area as per pMeasurement Plan	1.f)Area as per POA	1.g)Area as per pDemarcated	1.h)Area in possession	1.i)Strgent Area in SqM	
UMARGAON	54/A, 54/B/1, .	Raw/Adjoining Land	22100.00	22099.94	0.00	0.00	0.00	22099.94	
Total Amalgamated Plot			22100.00	22099.94	0.00	0.00	0.00	22099.94	
DETAILS OF SUBDIVIDED PLOT AREA STATEMENT									
Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR allotment on plot
1	334.420	0.000	334.420	1.600	0.0	1.100	588.579	Detached	0.00
2	316.570	14.820	301.650	1.600	9.00	1.100	530.904	Detached	545.82
3	373.590	14.520	358.670	1.600	9.00	1.100	631.259	Detached	646.18
4	135.000	0.000	135.000	1.600	9.00	1.100	237.600	Semi-detached	0.00
5	135.000	0.000	135.000	1.600	9.00	1.100	237.600	Semi-detached	0.00
6	121.500	0.000	121.500	1.600	9.00	1.100	213.840	Semi-detached	0.00
7	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
8	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
9	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
10	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
11	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Semi-detached	0.00
12	121.500	0.000	121.500	1.600	9.00	1.100	213.840	Semi-detached	0.00
13	121.500	0.000	121.500	1.600	9.00	1.100	213.840	Row-House	0.00
14	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
15	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
16	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
17	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
18	151.950	7.720	144.230	1.600	12.00	1.100	253.845	Semi-detached	261.56
19	164.020	7.720	156.300	1.600	12.00	1.100	275.088	Semi-detached	282.81
20	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
21	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
22	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
23	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
24	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
25	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
26	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
27	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
28	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
29	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
30	102.870	0.000	102.870	1.600	9.00	1.100	181.051	Row-House	0.00
31	135.000	7.720	127.280	1.600	0.00	1.100	224.013	Semi-detached	231.73
32	200.190	0.000	200.190	1.600	9.00	1.100	352.334	Semi-detached	0.00
33	170.480	0.000	170.480	1.600	9.00	1.100	300.045	Semi-detached	0.00
34	170.480	0.000	170.480	1.600	9.00	1.100	300.010	Semi-detached	0.00
35	170.090	0.000	170.090	1.600	9.00	1.100	299.358	Semi-detached	0.00
36	167.530	0.000	167.530	1.600	9.00	1.100	294.853	Semi-detached	0.00
37	164.590	0.000	164.590	1.600	9.00	1.100	289.678	Semi-detached	0.00
38	161.650	0.000	161.650	1.600	9.00	1.100	284.504	Semi-detached	0.00
39	158.720	0.000	158.720	1.600	9.00	1.100	279.347	Semi-detached	0.00
40	155.780	0.000	155.780	1.600	9.00	1.100	274.173	Semi-detached	0.00
41	152.850	0.000	152.850	1.600	9.00	1.100	269.016	Semi-detached	0.00
42	171.020	0.000	171.020	1.600	9.00	1.100	300.995	Detached	0.00
43	203.980	0.000	203.980	1.600	9.00	1.100	358.970	Semi-detached	0.00
44	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
45	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
46	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
47	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
48	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
49	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
50	207.710	7.720	199.990	1.600	9.00	1.100	351.982	Semi-detached	359.70
51	207.710	7.720	199.990	1.600	9.00	1.100	351.982	Semi-detached	359.70
52	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
53	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
54	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
55	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
56	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
57	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
58	161.480	0.000	161.480	1.600	9.00	1.100	284.235	Semi-detached	0.00
59	171.550	0.000	171.550	1.600	9.00	1.100	301.928	Semi-detached	0.00
60	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
61	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
62	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
63	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
64	140.250	0.000	140.250	1.600	9.00	1.100	246.840	Semi-detached	0.00
65	181.500	7.720	173.780	1.600	9.00	1.100	305.853	Semi-detached	313.57
66	132.000	0.000	132.000	1.600	9.00	1.100	232.320	Semi-detached	0.00
67	132.000	0.000	132.000	1.600	9.00	1.100	232.320	Semi-detached	0.00
68	132.000	0.000	132.000	1.600	9.00	1.100	232.320	Semi-detached	0.00
69	132.000	0.000	132.000	1.600	9.00	1.100	232.320	Semi-detached	0.00
70	132.000	0.000	132.000	1.600	9.00	1.100	232.320	Semi-detached	0.00
71	214.000	7.720	206.280	1.600	12.00	1.100	363.053	Detached	370.77
72	137.180	0.000	137.180	1.600	12.00	1.100	241.437	Semi-detached	0.00
73	119.250	0.000	119.250	1.600	12.00	1.100	209.880	Semi-detached	0.00
74	119.250	0.000	119.250	1.600	12.00	1.100	209.880	Semi-detached	0.00
75	119.250	0.000	119.250	1.600	12.00	1.100	209.880	Semi-detached	0.00
76	158.570	7.720	150.850	1.600	12.00	1.100	265.496	Semi-detached	273.22
77	135.000	0.000	135.000	1.600	9.00	1.100	237.600	Semi-detached	0.00
78	135.000	0.000	135.000	1.600	9.00	1.100	237.600	Semi-detached	0.00
79	135.000	0.000	135.000	1.600	9.00	1.100	237.600	Semi-detached	0.00
80	135.000	0.000	135.000	1.600	9.00	1.100	237.600	Semi-detached	0.00
81	135.000	0.000	135.000	1.600	9.00	1.100	237.600	Semi-detached	0.00
82	135.000	0.000	135.000	1.600	9.00	1.100	237.600	Semi-detached	0.00
83	150.000	7.720	142.280	1.600	0.00	1.100	250.413	Semi-detached	258.13
84	150.000	7.720	142.280	1.600	0.00	1.100	250.413	Semi-detached	258.13
85	114.300	0.000	114.300	1.600	9.00	1.100	201.188	Row-House	0.00
86	114.300	0.000	114.300	1.600	9.00	1.100	201.188	Row-House	0.00
87	122.250	0.000	122.250	1.600	9.00	1.100	215.160	Semi-detached	0.00
Total	12517.320		12410.28				21942.09		

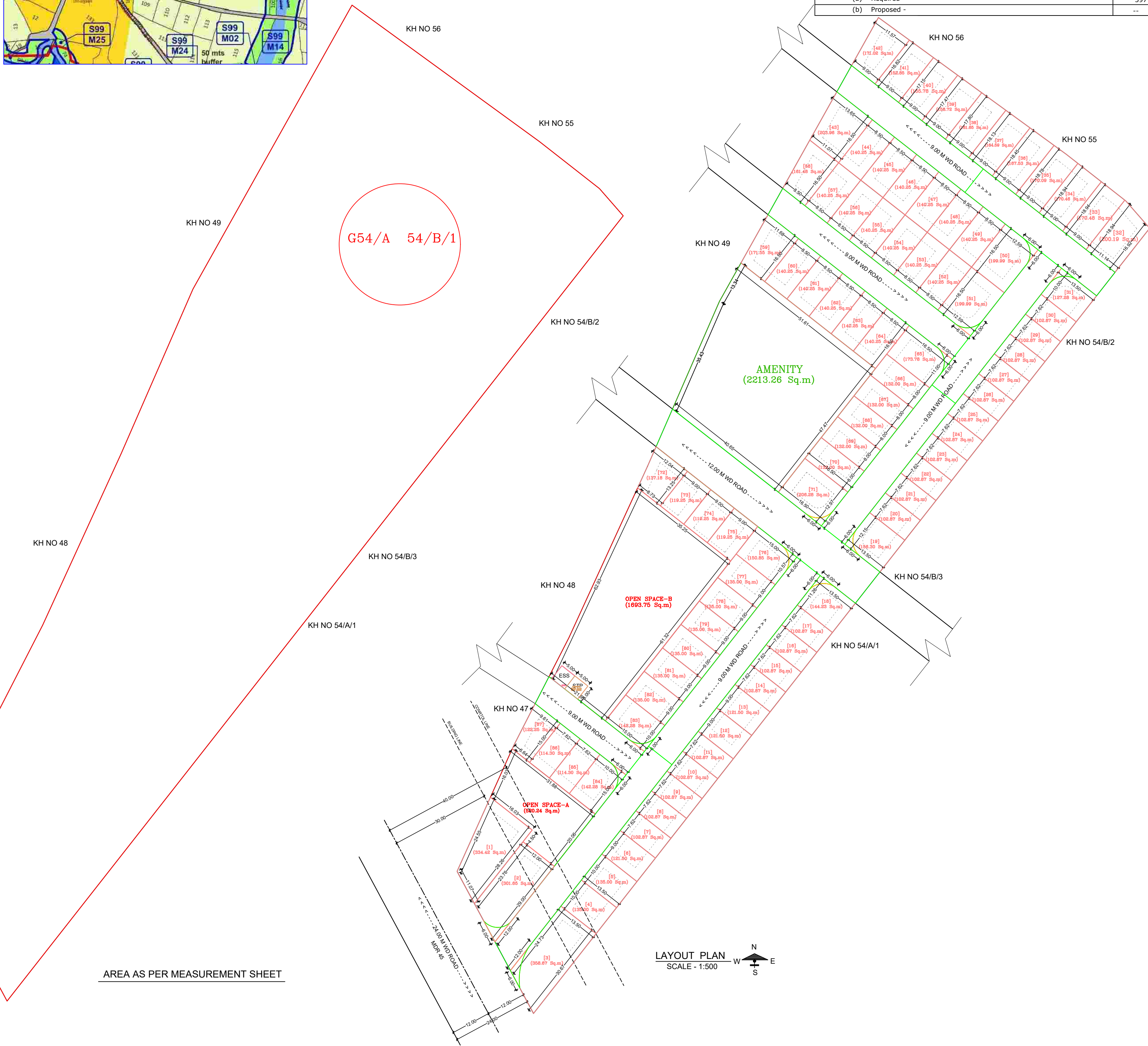
Amenity CALCULATION	
Name	Area
AMENITY	2213.26
TOTAL	2213.26
RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE-A	520.24
OPEN SPACE-B	1693.75
TOTAL	2213.99



PROPOSED LAYOUT
KH. NO. 54/A,54/B/1



PROPOSED LAYOUT
KH. NO. 54/A,54/B/1



Project Details	
Proposal Code - NMRDA-23-47281	
Zone Type - Residential Zone - R-2, R-3	
Location - Non-Congested	
Layout Approval	
Layout Demarcated/Final	
Khasra No. - 54/A 54/B/1	
Sheet No. - 54/A 54/B/1	
Tahsil : Nagpur gramim	
Mouza : Umargaon	
Prorata Value : 0.00	
Separation/CRZ Zone Area :	

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON
KH. NO. - 54/A,54/B/1 . P.H. NO. -36 . MOUZA - UMARGAON,
TAH. - NAGPUR (G), DIST. - NAGPUR.

BELONGING TO :-
M/s. SAIDHAM BUILDERS AND DEVELOPERS THROUGH ITS PARTNERS
1) SHRI. SUJHAKAR VITTHALRAO KOHALE
2) SHRI. AMOL VISHVANATHRAO WAIRALE
3) SHRI. SANDEEP PRABHAKAR HETE.

AREA STATEMENT	
1. Area of Plot (Minimum area of a, b, c to be considered)	22099.94
a) As per ownership document (7/12, CTS extract)	22100.00
b) as per measurement sheet	22099.94
c) as per site	22099.94
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.00
(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)	0.00
3. Balance area of plot (1-2)	22099.94
4. Amenity Space (If applicable)	
(a) Required -	1105.00
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	2213.26
5. Net Plot Area (3-4 (c))	19886.68
6. Recreational Open space (if applicable)	
(a) Required -	2209.99
(b) Proposed -	2213.99
7. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	5212.41
8. Service road and Highway widening	---
9. Plotable area	12410.28
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.60
11. Area for inclusive housing	
(a) Required -	3977.34
(b) Proposed -	---



DIVINE PROJECTS
Architects, Engineers, Contractors
R. No. 201, Plot No. 10, Gopal Nagar, Siddhivinayak,
Near Chhatrapati Shivaji Maharaj Park, Nagpur
Phone Address : 40511 Keshavnagar, Plot No. 10, Chhatrapati Shivaji Maharaj Park, Nagpur
Hiranagar, Mandi, Khajuri, Khajuri, Nagpur-441108, Maharashtra

LEGENDS:
PLOT BOUNDARY SHOWN RED
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

Phone No. 807650057

DESCRIPTION OF PROJECT :

Type of Proposal: Residential

Layout Demarcated/Final

SITE ADDRESS :
KH NO 54/A,54/B/1, MOUZA UMARGAON, TAH-DIST NAGPUR

Name Of Engineer : Shri. Sandeep Prabakar Hete

OFFICE :
85, Sarangpur Nagar, Hiranagar road near
Phalg Nagar, Sarangpur Nagar

OWNERS SIGN : TECHNICAL PERSON SIGN

SCALE : 1:100 01/06/23

JOB NO - NMRDA-23-47281 CHECK BY -

SUBMISSION DRAWING