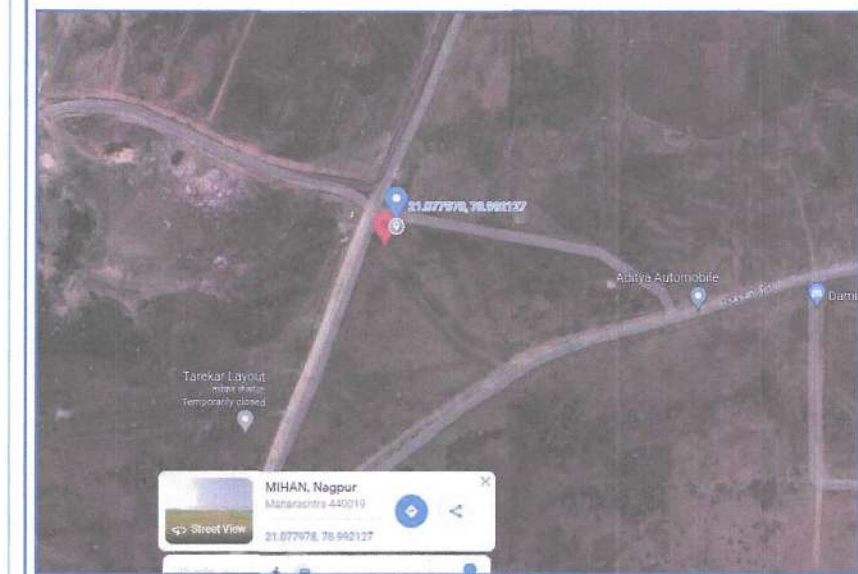
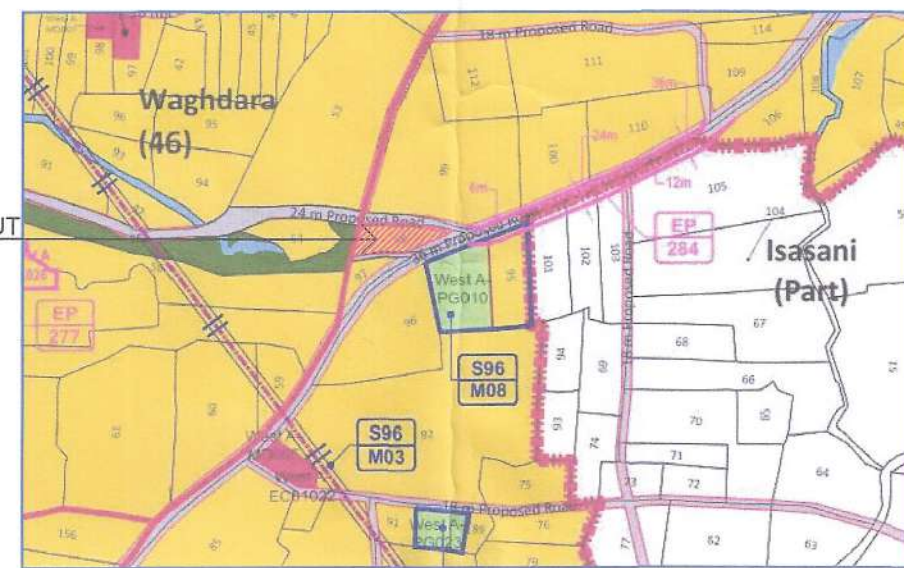


Amenity CALCULATION	
Name	Area
TOTAL	0.00
RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	459.71
OPEN SPACE B	751.52
TOTAL	1211.23



PROPOSED LAYOUT
KH. NO. - 98
DP SHEET NO. 98



Project Details	
Building Type - NMRDA-23-82101	
Zone Type - Residential Zone	
Location - Non-Congested	
Ward No - Layout Approval	
Plot No. - Layout Tentative	
Cts No./Servay No. - 0	
Sheet No. - 98	
Zone Number: HINGNA	
Ward Name : ISASANI(PART)	
Prorata Value : 0.00	
Separation/CRZ Zone Area :	

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)	Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gurt (hevan)	1.f)Area in SqM as per prevenue record	1.g)Area as per pMeasurement Plan	1.h)Area as per POA	1.i)Area as per pDemarcated	1.j)Area in possession	1.k)Stringent Area in SqM
ISASANI	98 ,	Raw/Adjoining Land	15800.00	14847.77	15800.00	14847.83	14847.83	14847.77
Total Amalgamated Plot			15800.00	14847.77	15800.00	14847.83	14847.83	14847.77

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	G	H	I	J
1	0.5*(15.540 + 12.610) * 19.500	274.463	23.025	251.438	1	251.438	1.324	332.903	18.000	1.100	366.194
2 TO 7	19.500 *12.825	250.088	0.000	250.088	6	1500.525	1.324	1986.695	18.000	1.100	2185.365
8	0.5*(19.489 + 7.913)*19.500	267.170	14.440	252.730	1	252.730	1.324	334.614	18.000	1.100	368.075
9	0.5*(19.182 + 10.871)*14.000	210.371	9.610	200.761	1	200.761	1.324	265.808	15.000	1.100	292.388
10 & 20 & 26	14.000 *8.500	119.000	0.000	119.000	3	357.000	1.324	9.000	9.000	1.100	9.900
11 TO 16	14.000*7.620	106.680	0.000	106.680	6	640.080	1.324	847.466	24.000	1.100	932.213
17	14.000 * 9.000	126.000	0.000	126.000	1	126.000	1.324	166.824	9.000	1.100	183.506
18	0.5*(18.000 + 20.103)*14.000	266.721	14.920	251.801	1	251.801	1.324	333.385	24.000	1.100	366.723
19	0.5*(17.992 + 20.095)*14.000	266.609	14.920	251.689	1	251.689	1.324	333.236	24.000	1.100	366.560
21 TO 25	14.000 * 7.180	100.520	0.000	100.520	5	502.600	1.324	665.442	9.000	1.100	731.987
27	0.5*(19.311 + 11.000)*14.000	212.177	9.610	202.567	1	202.567	1.324	268.199	15.000	1.100	295.019
28	0.5*(19.183 + 10.871)*14.000	210.378	9.610	200.768	1	200.768	1.324	265.817	15.000	1.100	292.399
29 & 34	14.000 * 8.450	118.300	0.000	118.300	2	236.600	1.324	313.258	9.000	1.100	344.584
30 TO 33	14.000 * 7.500	105.000	0.000	105.000	4	420.000	1.324	556.080	9.000	1.100	611.688
35	0.5*(17.913 + 20.016)*14.000	265.503	14.920	250.583	1	250.583	1.324	331.772	24.000	1.100	364.949
36	0.5*(16.854 + 14.000)*19.000	293.113	14.920	278.193	1	278.193	1.324	368.328	24.000	1.100	405.160
37 TO 41	13.500 *19.000	256.500	0.000	256.500	5	1282.500	1.324	1698.030	24.000	1.100	1867.833
42	9.686 * 19.000 + 0.5*(19.000 + 11.362)*14.800 + 0.5 * 19.591 *11.362	520.009	45.760	474.249	1	474.249	1.324	627.906	24.000	1.100	690.697
43	0.5*(19.850 + 11.603)*34.492	542.438	0.000	542.438	1	542.438	1.324	718.188	36.000	1.100	790.007
44	12.420 * 19.200	238.464	0.000	238.464	1	238.464	1.324	315.726	15.000	1.100	347.299
45 & 46	11.500 * 19.200	220.800	0.000	220.800	2	441.600	1.324	584.678	15.000	1.100	643.146
47	0.5*(6.448 + 17.817)*19.200	232.944	9.610	223.334	1	223.334	1.324	295.694	15.000	1.100	325.264
TOTAL					47	9125.920		11619.050			12780.955

PROPOSED RESIDENTIAL LAYOUT PLAN ON
KH. NO. - 98, P.H. NO. - 46, MOUZA - ISASANI
TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :- SHUBH BUILDCON THROUTH IT'S PARTNER

- 1) SHRI. ARVIND MAHADEVRAO PISAL
- 2) SHRI. SANDIP GOPICHAND BADWAIK
- 3) SHRI. KRUNAL GAJANANRAO PISAL
- 4) SHRI. CHANDRASHEKHAR KRISHNAJI REWATKAR
- 5) SHRI. BAL VINAYAKRAO PISAL

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
A)	AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 15800.000 SQ.M
B)	AS PER MEASUREMENT SHEET	= 14847.773 SQ.M
C)	AS PER SITE	= 14847.773 SQ.M
2	DEDUCTIONS FOR :	
A)	PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	= 2767.311 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		= 2767.311 SQ.M
3	BALANCE AREA OF PLOT (1-2)	= 12080.462 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)		= 12080.462 SQ.M
6	RECREATIONAL OPEN SPACE :	
A)	REQUIRED	= 1208.046 SQ.M
B)	PROPOSED	= 1211.348 SQ.M
7	INTERNAL ROAD AREA	= 1693.194 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	= 000.000 SQ.M
9	PLOTABLE AREA	= 9125.920 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) = 1.324	

AREA AS PER MEASUREMENT SHEET	
1) 0.5 * 43.271 * 27.448	= 593.851 SQ.M
2) 0.5 * (27.448 + 53.558) * 51.649	= 2091.887 SQ.M
3) 0.5 * (43.158 + 82.058) * 194.260	= 12162.035 SQ.M
TOTAL = 14847.773 SQ.M	

OPEN SPACE A	
1) 0.5 * 20.600 * 10.642	= 109.612 SQ.M
2) 0.5 * (16.205 + 7.411) * 29.658	= 350.201 SQ.M
TOTAL (A) = 459.813 SQ.M	
OPEN SPACE B	
1) 0.5 * (19.251 + 16.108) * 45.337	= 801.535 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 (B) = 751.535 SQ.M	
TOTAL(A+B) = 1211.348 SQ.M	

36.00 M ROAD WIDENNING AREA	
1) 0.5 * 23.149 * 9.567	= 110.733 SQ.M
2) 0.5 * (2.218 + 3.196) * 10.068	= 27.254 SQ.M
3) 0.5 * (9.696 + 9.783) * 58.732	= 572.020 SQ.M
4) 0.5 * (9.659 + 8.105) * 39.023	= 347.187 SQ.M
5) 0.5 * 13.111 * 8.294	= 54.371 SQ.M
TOTAL = 1111.565 SQ.M	
24.00 M ROAD WIDENNING AREA	
1) 0.5 * (6.239 + 7.089) * 219.087	= 1459.995 SQ.M
15.00 M ROAD WIDENNING AREA	
1) 0.5 * (0.879 + 1.798) * 146.247	= 195.751 SQ.M
TOTAL ROAD WIDENNING = 2767.311 SQ.M	

Signature valid

Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2023.10.10 16:14:21 IST
Location: Nagpur Maharashtra Development Authority
Project Code : NMRDA/23-82101
Application Number : NMRDA/2300448
Proposal Number : 42822
Certificate Number : NMRDA/LT/2023/APL/00186

Seal of the Engineer
Date: 27/09/2023



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 BROWN
EXISTING SHOWN BLUE HATCHED

Name Of Owner : SHRI. Bal Vinayakrao Pisal SHRI. ARVIND MAHADEVRAO PISAL SHRI. SANDIP GOPICHAND BADWAIKSHRI. SHRI. CHANDI KRISHNAJI REWATKAR SHRI. KRUNAL GAJANANRAO PISAL
Postal Address : 27, Manevada Road, Ayodhya Nagar, Nagpur, Maharashtra-440024

Phone No. : 9370287679

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :

KH. NO. - 98, P.H. NO. - 46, MOUZA - ISASANI TAH. - HINGNA, DIST. - NAGPUR.

Name Of Engineer : Dhawal Subhashrao Harsha

ADDRESS OF OFFICE

OFFICE :
85 sanmang nagar hudkeshwar road near mhalgi nagar bustop nagpur

OWNERS SIGN -

TECHNICAL PERSON SIGN

Signature valid

SCALE : 1:100

23/09/23

JOB NO - NMRDA-23-82101

CHECK BY -

SUBMISSION DRAWING