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.(Out No))	1.c)Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gunthawari)	1.f)Area in SqM as per previous 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
SHIVMADKA	18/1 ,	Raw/Adjoining Land	10400.00	10399.00	0.00	10399.86	10399.86	10399.00
Total Amalgamated Plot			10400.00	10399.00	0.00	10399.86	10399.86	10399.00

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 apportionment on plot
1	291.730	0.000	291.730	1.760	0.0	1.100	564.789	Detached	0.00
2	283.700	0.000	283.700	1.760	0.0	1.100	549.243	Detached	0.00
3	296.540	14.930	281.610	1.760	12.00	1.100	545.197	Detached	560.13
4	234.860	7.720	227.140	1.760	12.00	1.100	439.743	Semi-detached	447.46
5	144.900	0.000	144.900	1.760	9.00	1.100	280.526	Semi-detached	0.00
6	144.900	0.000	144.900	1.760	9.00	1.100	280.526	Semi-detached	0.00
7	144.900	0.000	144.900	1.760	9.00	1.100	280.526	Semi-detached	0.00
8	249.300	7.720	240.870	1.760	12.00	1.100	466.744	Semi-detached	472.47
9	135.000	0.000	135.000	1.760	9.00	1.100	261.360	Semi-detached	0.00
10	135.000	0.000	135.000	1.760	9.00	1.100	261.360	Semi-detached	0.00
11	135.000	0.000	135.000	1.760	9.00	1.100	261.360	Semi-detached	0.00
12	181.570	7.720	173.850	1.760	12.00	1.100	336.574	Semi-detached	344.29
13	176.530	7.720	167.810	1.760	9.00	1.100	324.880	Semi-detached	332.80
14	253.520	0.000	253.520	1.760	12.00	1.100	490.815	Detached	0.00
15	268.030	0.000	268.030	1.760	12.00	1.100	518.906	Detached	0.00
16	164.760	0.000	164.760	1.760	9.00	1.100	318.975	Semi-detached	0.00
17	93.140	0.000	93.140	1.760	9.00	1.100	180.319	Row-House	0.00
18	97.260	0.000	97.260	1.760	9.00	1.100	188.334	Row-House	0.00
19	101.420	0.000	101.420	1.760	9.00	1.100	196.349	Row-House	0.00
20	105.570	0.000	105.570	1.760	9.00	1.100	204.364	Row-House	0.00
21	109.710	0.000	109.710	1.760	9.00	1.100	212.399	Row-House	0.00
22	124.940	0.000	124.940	1.760	9.00	1.100	241.884	Semi-detached	0.00
23	131.800	0.000	131.800	1.760	9.00	1.100	255.168	Semi-detached	0.00
24	129.750	0.000	129.750	1.760	9.00	1.100	251.196	Semi-detached	0.00
25	129.750	0.000	129.750	1.760	9.00	1.100	251.196	Semi-detached	0.00
26	129.750	0.000	129.750	1.760	9.00	1.100	251.196	Semi-detached	0.00
27	129.750	0.000	129.750	1.760	9.00	1.100	251.196	Semi-detached	0.00
28	129.750	0.000	129.750	1.760	9.00	1.100	251.196	Semi-detached	0.00
29	150.050	7.720	142.330	1.760	9.00	1.100	275.551	Detached	283.27
30	154.500	7.720	146.780	1.760	9.00	1.100	284.168	Semi-detached	291.89
31	138.000	0.000	138.000	1.760	9.00	1.100	267.168	Semi-detached	0.00
32	204.560	7.720	196.840	1.760	9.00	1.100	381.082	Detached	388.80
Total:	5297.960		5228.98				10123.31		

Amenity CALCULATION

Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE	1026.15
TOTAL	1026.15

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)	plot Area (Sq.ft.)
	A	B	C	D	E=(C-D)	F=(E*1.760)	G	H=E*G	I	J	K=F*J	L=F*G	E*10.764
1	1	1/2*(22.83+22.16)*12.97	291.76		291.76	513.50	1	291.76	12.00	1.10	564.85	513.50	3140.51
2	2	1/2*(22.16+21.49)*13.00	283.73		283.73	499.36	1	283.73	12.00	1.10	549.29	499.36	3054.02
3	3	1/2*(21.49+21.25)*4.58 + 1/2 * (8.99+8.11)*23.25	296.66	14.93	281.73	495.85	1	281.73	12.00	1.10	545.43	495.85	3032.56
4	4	1/2*(14.90+14.27)*16.10	234.82	7.72	227.10	399.69	1	227.10	12.00/9.00	1.10	439.66	399.69	2444.49
5	5 TO 7	9.00*16.10	144.90		144.90	255.02	3	434.70	9.00	1.10	280.53	765.07	1559.70
6	8	1/2*(16.85+16.26)*15.00	248.33	7.72	240.61	423.46	1	240.61	12.00/9.00	1.10	465.81	423.46	2589.87
9	9 TO 11	9.00*15.00	135.00		135.00	237.60	3	405.00	9.00	1.10	261.36	712.80	1453.14
10	12	1/2*(10.10+10.79)*17.38	181.53	7.72	173.81	305.91	1	173.81	12.00/9.00	1.10	336.50	305.91	1870.93
11	13	10.10 * 17.38	175.54	7.72	167.82	295.36	1	167.82	9.00/9.00	1.10	324.90	295.36	1806.39
12	14	1/2*(20.89+21.36)*12.00	253.50		253.50	446.16	1	253.50	9.00	1.10	490.78	446.16	2728.67
13	15	12.55*10.57 + 1/2*(8.19+8.18)*16.55	268.12		268.12	471.88	1	268.12	9.00	1.10	519.07	471.88	2885.99
14	16	1/2*(10.56+11.55)*14.91	164.83		164.83	290.10	1	164.83	9.00	1.10	319.11	290.10	1774.23
15	17	1/2*(11.55+12.07)*7.89	93.18		93.18	164.00	1	93.18	9.00	1.10	180.40	164.00	1003.00
16	18	1/2*(12.07+12.60)*7.89	97.32		97.32	171.29	1	97.32	9.00	1.10	188.42	171.29	1047.59
17	19	1/2*(12.60+13.12)*7.89	101.47		101.47	178.58	1	101.47	9.00	1.10	196.44	178.58	1092.17
18	20	1/2*(13.12+13.65)*7.89	105.61		105.61	185.87	1	105.61	9.00	1.10	204.46	185.87	1136.76
19	21	1/2*(13.65+14.18)*7.89	109.79		109.79	193.23	1	109.79	9.00	1.10	212.55	193.23	1181.77
20	22	1/2*(7.20+7.25)*17.22	124.41		124.41	218.97	1	124.41	9.00	1.10	240.87	218.97	1339.20
21	23	1/2*(8.56+9.01)*15.00	131.70		131.70	231.79	1	131.70	9.00	1.10	254.97	231.79	1417.62
22	24 TO 28	8.65*15.00	129.75		129.75	228.36	5	648.75	9.00	1.10	251.20	1141.80	1396.63
23	29	10.00*15.00	150.00	7.72	142.28	250.41	1	142.28	9.00/9.00	1.10	275.45	250.41	1531.50
24	30	10.30*15.00	154.50	7.72	146.78	258.33	1	146.78	9.00/9.00	1.10	284.17	258.33	1579.94
25	31	9.20*15.00	138.00		138.00	242.88	1	138.00	9.00	1.10	267.17	242.88	1485.43
26	32	13.64*15.00	204.60	7.72	196.88	346.51	1	196.88	9.00/9.00	1.10	381.16	346.51	2119.22
		TOTAL					32	5228.87				9202.810	

Owner details		
Owner Name	Postal Address	Contact Number
Ashish Santosh Agrawal	Plot No.197,,Near Bank Of Baroda,Nagpur City,Nagpur City,Nagpur=440002,Maharashtra	9049455222
Govind Shyamsundar Poddar	Nagpur	
Bhumeshwar Rajaram Peshane	Nagpur	



Project Details	
Proposal Code - NMRDA-23-51093	
Zone Type - Residential Zone - R-4 with payment of premium	
Location - Non-Congested	
Layout Approval	
Layout Tentative	
Khasra No. -	18/1
Sheet No. -	18/1
Tahsil :	HINGNA
Mouza :	SHIVMADKA
Prorata Value :	0.00
Separation/KRZ Zone Area :	

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. -18/1 , P.H. NO. - 48A, MOUZA - SHIVMADKA, TAH. - HINGNA , DIST. - NAGPUR
BELONGING TO:-
1) ASHISH SANTOSH AGRAWAL
2) GOVIND SHYAMSUNDAR PODDAR
3) BHUMESHWAR RAJARAM PESHANE.

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	10399.00
	a) As per ownership document (7/12, CTS extract)	10400.00
	b) as per measurement sheet	10399.00
	(c) as per site	10399.00
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	158.90
	(b) Any D.P. Reservation area	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)		158.90
3.	Balance area of plot (1-2)	10240.10
4.	Amenity Space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	1032.44
5.	Net Plot Area (3-4 (c))	9207.66
6.	Recreational Open space (if applicable)	
	(a) Required -	1024.01
	(b) Proposed -	1026.15
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	2902.53
8.	Service road and Highway widening	---
9.	Plotable area	5228.98
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.76
11.	Area for inclusive housing	
	(a) Required -	1841.53
	(b) Proposed -	--
12.	Area for ESS	25.00
13.	Area for WWTP	25.00

Signature valid
Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2023.07.13 15:51:51 IST
Reason: Approved
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-51093
Certificate Issued Under : NMRDA2023000271
Proposal Number : 302867
Certificate Number : NMRDALT/2023/APL/00126

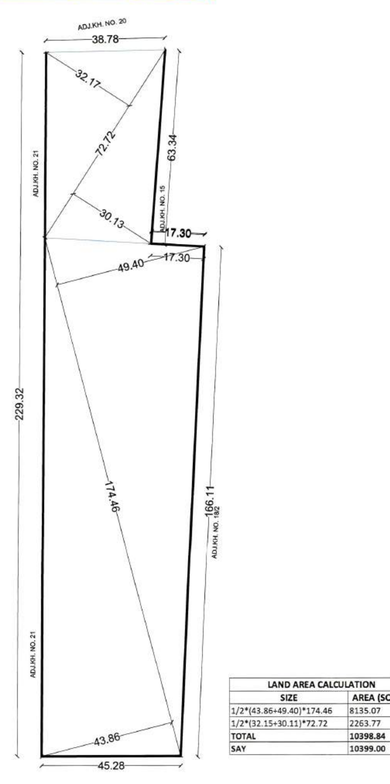
Executive Engineer
Date: 03/07/2023

Assistant Engineer
Date: 03/07/2023

Sectional Engineer
Date: 03/07/2023



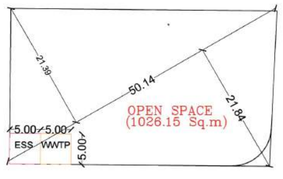
PROPOSED LAYOUT ON KH NO.18/1



LAND AREA CALCULATION

SCALE - 1:1000

LAND AREA CALCULATION	
SIZE	AREA (SQ.M.)
1/2*(43.86+49.40)*174.46	8135.07
1/2*(32.15+30.11)*72.72	2263.77
TOTAL	10398.84
SAY	10399.00



OPEN SPACE CALCULATIONS

1) 0.5*(21.39 + 21.84)* 50.14 = 1083.87 SQ.M

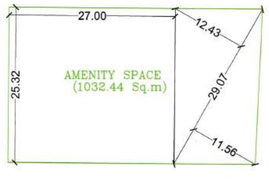
TOTAL = 1083.87 SQ.M

DEDUCTIONS

ESS : 5.00*5.00 = 25.00 SQ.M
WWTP : 5.00*5.00 = 25.00 SQ.M
TANGENT : = 7.72 SQ.M

TOTAL = 57.72 SQ.M

TOTAL OPEN SPACE = 1083.87- 57.72 SQ.M
= 1026.15 SQ.M



AMENITY SPACE CALCULATIONS

1) (27.00 * 25.32) = 683.67 SQ.M
2) 0.5*(11.56 + 12.43)*29.07 = 348.77 SQ.M

TOTAL = 1032.44 SQ.M

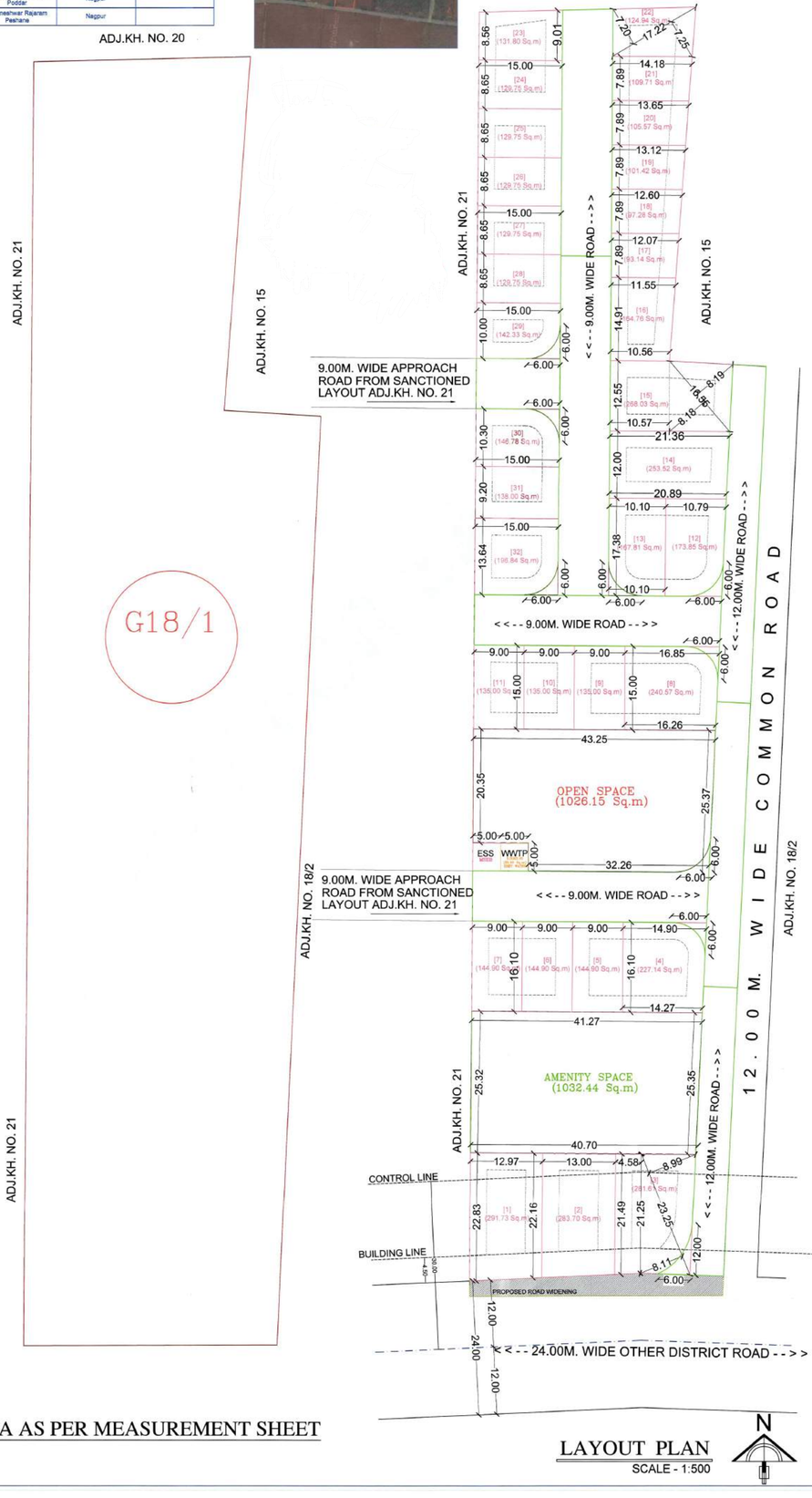


ROAD WIDENING CALCULATIONS

1) 0.5*(2.74 + 3.98)*30.84 = 103.60 SQ.M
1) 0.5*(3.87+ 3.38)*15.23 = 55.30 SQ.M

TOTAL = 158.90 SQ.M

AREA AS PER MEASUREMENT SHEET



LAYOUT PLAN
SCALE - 1:500

N

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Cheetah Apt.Chamatkhani Road, Near Ajni Sq.Nagpur-440003

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
EXISTING SHOWN BLUE HATCHED

Name Of Owner : MR ASHISH SANTOSH AGRAWAL AND MR BHUMESHWAR RAJARAM PESHANE AND GOVIND SHYAMSUNDAR PODDAR

Postal Address : Plot No.197,,Near Bank Of Baroda,Nagpur City,Nagpur City,Nagpur=440002,Maharashtra

Phone No.:9049455222

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
MOUZA- SHIVMADKA, KH.NO- 18/1, TAHSIL-HINGNA , DISTRICT-NAGPUR

Name Of Architect : Priti Swapnil Bhanda

ADDRESS OF OFFICE	
OFFICE - Plot 1, Lane 1, Ayodhya Nagar, Nagpur 440024	
OWNERS SIGN	TECHNICAL PERSON SIGN
Signature valid	Signature valid
SCALE - 1:100	29/06/23
JOB NO - NMRDA-23-51093	CHECK BY -

SUBMISSION DRAWING