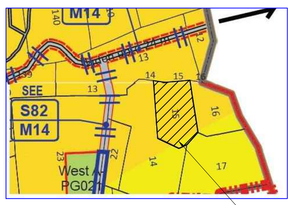
## DETAILS OF LAYOUT/SUBDIVISION OF LAND

| 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.Guntwari) | 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 | 15 , | Raw/Adjoining Land | 17500.00 | 15768.82 | 0.00 | 15768.82 | 15768.82 | 15768.82 |
| Total Amalgamated Plot | | | 17500.00 | 15768.82 | 0.00 | 15768.82 | 15768.82 | 15768.82 |

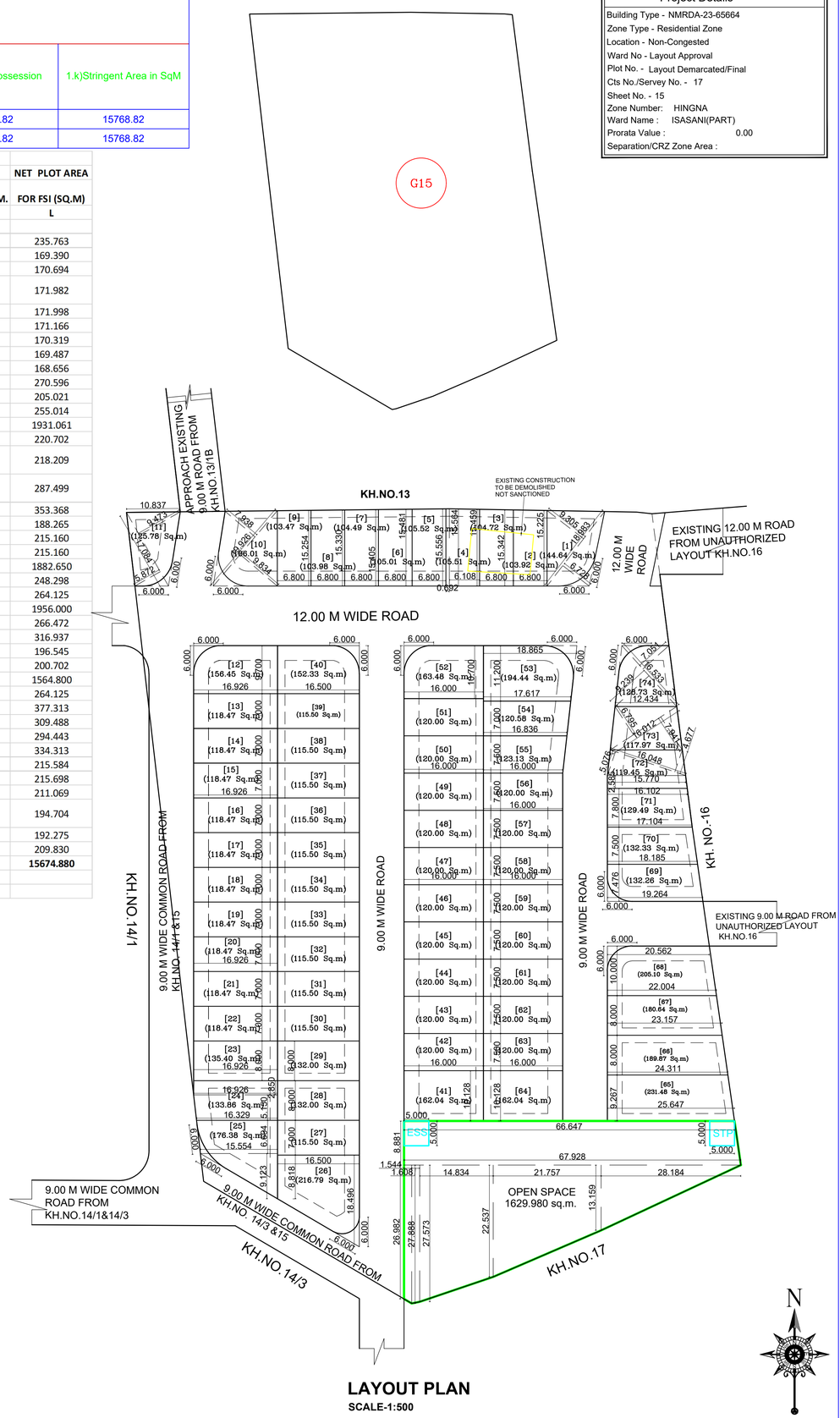
| PLOT. NO A | PLOT SIZE | | | | | | | | PLOT AREA SQ.M. B | CORNER ROUNDING AREA OF ROAD ( IF ANY ) C | REMAINING PLOT AREA IN SQ.M. D | | PRO-RATA F.S.I. FACTOR E | B/UP AREA ON PRO-RATA BASIS ie. ( D X E) F | FRONT ROAD WIDTH ( M.) G | BASIC F.S.I. H | PERMISSIBLE B/UP AREA ON BASIC FSI ( F X H ) I | NO.OF PLOTS J | NET AREA IN SQ.M. K | NET PLOT AREA FOR FSI (SQ.M) L |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1/2 | X | 9.305 | + | 6.728 | 8.017 | X | 18.983 | = 152.180 | 7.54 | 144.640 | X | 1.630 | 235.76 | 12.000 | 1.100 | 259.34 | 1 | 144.6 | 235.763 |
| 2 | 1/2 | X | 15.225 | + | 15.342 | 15.284 | X | 6.800 | = 103.920 | 0 | 103.920 | X | 1.630 | 169.39 | 12.000 | 1.100 | 186.33 | 1 | 103.9 | 169.390 |
| 3 | 1/2 | X | 15.342 | + | 15.459 | 15.401 | X | 6.800 | = 104.720 | 0 | 104.720 | X | 1.630 | 170.69 | 12.000 | 1.100 | 187.76 | 1 | 104.7 | 170.694 |
| 4 | 1/2 | X | 15.459 | + | 15.564 | 15.512 | X | 6.108 | = 94.744 | 0.000 | 105.510 | X | 1.630 | 171.98 | 12.000 | 1.100 | 189.18 | 1 | 105.5 | 171.982 |
| | 1/2 | X | 15.564 | + | 15.556 | 15.560 | X | 0.692 | = 10.766 | | | | | | | | | | | |
| 5 | 1/2 | X | 15.556 | + | 15.481 | 15.519 | X | 6.800 | = 105.520 | 0 | 105.520 | X | 1.630 | 172.00 | 12.000 | 1.100 | 189.20 | 1 | 105.5 | 171.998 |
| 6 | 1/2 | X | 15.481 | + | 15.405 | 15.443 | X | 6.800 | = 105.010 | 0 | 105.010 | X | 1.630 | 171.17 | 12.000 | 1.100 | 188.28 | 1 | 105.0 | 171.166 |
| 7 | 1/2 | X | 15.405 | + | 15.330 | 15.368 | X | 6.800 | = 104.490 | 0 | 104.490 | X | 1.630 | 170.32 | 12.000 | 1.100 | 187.35 | 1 | 104.5 | 170.319 |
| 8 | 1/2 | X | 15.330 | + | 15.254 | 15.292 | X | 6.800 | = 103.980 | 0 | 103.980 | X | 1.630 | 169.49 | 12.000 | 1.100 | 186.44 | 1 | 104.0 | 169.487 |
| 9 | 1/2 | X | 15.254 | + | 15.178 | 15.216 | X | 6.800 | = 103.470 | 0 | 103.470 | X | 1.630 | 168.66 | 12.000 | 1.100 | 185.52 | 1 | 103.5 | 168.656 |
| 10 | 1/2 | X | 7.938 | + | 9.834 | 8.886 | X | 19.926 | = 177.060 | 11.05 | 166.010 | X | 1.630 | 270.60 | 12.000 | 1.100 | 297.66 | 1 | 166.0 | 270.596 |
| 11 | 1/2 | X | 9.473 | + | 5.872 | 7.673 | X | 17.084 | = 131.070 | 5.29 | 125.780 | X | 1.630 | 205.02 | 12.000 | 1.100 | 225.52 | 1 | 125.8 | 205.021 |
| 12 | | | | | | 9.700 | X | 16.926 | = 164.170 | 7.72 | 156.450 | X | 1.630 | 255.01 | 12.0/9.00 | 1.100 | 280.51 | 1 | 156.5 | 255.014 |
| 13 TO 22 | | | | | | 7.000 | X | 16.926 | = 118.470 | 0 | 118.470 | X | 1.630 | 193.11 | 9.000 | 1.100 | 212.42 | 10 | 1184.7 | 1931.061 |
| 23 | | | | | | 8.000 | X | 16.926 | = 135.400 | 0 | 135.400 | X | 1.630 | 220.70 | 9.000 | 1.100 | 242.77 | 1 | 135.4 | 220.702 |
| 24 | | | | | | 2.850 | X | 16.926 | = 48.239 | 0.000 | 133.871 | X | 1.630 | 218.21 | 9.000 | 1.100 | 240.03 | 1 | 133.9 | 218.209 |
| | 1/2 | X | 16.926 | + | 16.329 | 16.628 | X | 5.150 | = 85.632 | | | | | | | | | | | |
| 25 | 1/2 | X | 16.329 | + | 15.554 | 15.942 | X | 6.694 | = 106.720 | 1.29 | 176.380 | X | 1.630 | 287.50 | 9.000 | 1.100 | 316.25 | 1 | 176.4 | 287.499 |
| | 1/2 | | | | | 15.554 | X | 9.123 | = 70.950 | | | | | | | | | | | |
| 26 | 1/2 | X | 8.818 | + | 18.496 | 13.657 | X | 16.500 | = 225.330 | 8.54 | 216.790 | X | 1.630 | 353.37 | 9.000 | 1.100 | 388.70 | 1 | 216.8 | 353.368 |
| 27 | | | | | | 7.000 | X | 16.500 | = 115.500 | 0 | 115.500 | X | 1.630 | 188.27 | 9.000 | 1.100 | 207.09 | 1 | 115.5 | 188.265 |
| 28 | | | | | | 8.000 | X | 16.500 | = 132.000 | 0 | 132.000 | X | 1.630 | 215.16 | 9.000 | 1.100 | 236.68 | 1 | 132.0 | 215.160 |
| 29 | | | | | | 8.000 | X | 16.500 | = 132.000 | 0 | 132.000 | X | 1.630 | 215.16 | 9.000 | 1.100 | 236.68 | 1 | 132.0 | 215.160 |
| 30 TO 39 | | | | | | 7.000 | X | 16.500 | = 115.500 | 0 | 115.500 | X | 1.630 | 188.27 | 9.000 | 1.100 | 207.09 | 10 | 1155.0 | 1882.650 |
| 40 | | | | | | 9.700 | X | 16.500 | = 160.050 | 7.72 | 152.330 | X | 1.630 | 248.30 | 9.000 | 1.100 | 273.13 | 1 | 152.3 | 248.298 |
| 41 | | | | | | 10.128 | X | 16.000 | = 162.040 | 0 | 162.040 | X | 1.630 | 264.13 | 9.000 | 1.100 | 290.54 | 1 | 162.0 | 264.125 |
| 42 TO 51 | | | | | | 7.500 | X | 16.000 | = 120.000 | 0 | 120.000 | X | 1.630 | 195.60 | 9.000 | 1.100 | 215.16 | 10 | 1200.0 | 1956.000 |
| 52 | | | | | | 10.700 | X | 16.000 | = 171.200 | 7.72 | 163.480 | X | 1.630 | 266.47 | 12.000 | 1.100 | 293.12 | 1 | 163.5 | 266.472 |
| 53 | 1/2 | X | 18.865 | + | 17.617 | 18.241 | X | 11.200 | = 204.290 | 9.85 | 194.440 | X | 1.630 | 316.94 | 12.000 | 1.100 | 348.63 | 1 | 194.4 | 316.937 |
| 54 | 1/2 | X | 17.617 | + | 16.836 | 17.227 | X | 7.000 | = 120.580 | 0 | 120.580 | X | 1.630 | 196.55 | 9.000 | 1.100 | 216.20 | 1 | 120.6 | 196.545 |
| 55 | 1/2 | X | 16.836 | + | 16.000 | 16.418 | X | 7.500 | = 123.130 | 0 | 123.130 | X | 1.630 | 200.70 | 9.000 | 1.100 | 220.77 | 1 | 123.1 | 200.702 |
| 56 to 63 | | | | | | 16.000 | X | 7.500 | = 120.000 | 0 | 120.000 | X | 1.630 | 195.60 | 9.000 | 1.100 | 215.16 | 8 | 960.0 | 1564.800 |
| 64 | | | | | | 10.128 | X | 16.000 | = 162.040 | 0 | 162.040 | X | 1.630 | 264.13 | 9.000 | 1.100 | 290.54 | 1 | 162.0 | 264.125 |
| 65 | 1/2 | X | 25.647 | + | 24.311 | 24.979 | X | 9.267 | = 231.480 | 0 | 231.480 | X | 1.630 | 377.31 | 9.000 | 1.100 | 415.04 | 1 | 231.5 | 377.313 |
| 66 | 1/2 | X | 24.311 | + | 23.157 | 23.734 | X | 8.000 | = 189.870 | 0 | 189.870 | X | 1.630 | 309.49 | 9.000 | 1.100 | 340.44 | 1 | 189.9 | 309.488 |
| 67 | 1/2 | X | 23.157 | + | 22.004 | 22.581 | X | 8.000 | = 180.640 | 0 | 180.640 | X | 1.630 | 294.44 | 9.000 | 1.100 | 323.89 | 1 | 180.6 | 294.443 |
| 68 | 1/2 | X | 22.004 | + | 20.562 | 21.283 | X | 10.000 | = 212.820 | 7.72 | 205.100 | X | 1.630 | 334.31 | 9.000 | 1.100 | 367.74 | 1 | 205.1 | 334.313 |
| 69 | 1/2 | X | 19.264 | + | 18.185 | 18.725 | X | 7.476 | = 139.980 | 7.72 | 132.260 | X | 1.630 | 215.58 | 9.000 | 1.100 | 237.14 | 1 | 132.3 | 215.584 |
| 70 | 1/2 | X | 18.185 | + | 17.104 | 17.645 | X | 7.500 | = 132.330 | 0 | 132.330 | X | 1.630 | 215.70 | 9.000 | 1.100 | 237.27 | 1 | 132.3 | 215.698 |
| 71 | 1/2 | X | 17.104 | + | 16.102 | 16.603 | X | 7.800 | = 129.490 | 0 | 129.490 | X | 1.630 | 211.07 | 9.000 | 1.100 | 232.18 | 1 | 129.5 | 211.069 |
| 72 | 1/2 | X | 16.102 | + | 15.770 | 15.936 | X | 2.585 | = 41.192 | 0 | 119.450 | X | 1.630 | 194.70 | 12.000 | 1.100 | 214.17 | 1 | 119.5 | 194.704 |
| | 1/2 | X | 4.677 | + | 5.076 | 4.877 | X | 16.048 | = 78.258 | | | | | | | | | | | |
| 73 | 1/2 | X | 6.795 | + | 7.941 | 7.368 | X | 16.012 | = 117.960 | 0 | 117.960 | X | 1.630 | 192.27 | 9.000 | 1.100 | 211.50 | 1 | 118.0 | 192.275 |
| 74 | 1/2 | X | 7.051 | + | 9.239 | 8.145 | X | 16.533 | = 134.660 | 5.93 | 128.730 | X | 1.630 | 209.83 | 12.000 | 1.100 | 230.81 | 1 | 128.7 | 209.830 |
| | | | | | | | | | | | | | | | | | TOPTAL | 74 | 9616.491 | 15674.880 |

| Amenity CALCULATION | |
|---|---|
| Name | Area |
| TOTAL | 0.00 |
| RECREATIONAL CALCULATION | |
| Name | Area |
| OPEN SPACE | 1579.96 |
| TOTAL | 1579.96 |






PROPOSED SITE KH.NO. 15




## LAYOUT PLAN
SCALE-1:500

| Project Details |
|---|
| Building Type - NMRDA-23-65664 |
| Zone Type - Residential Zone |
| Location - Non-Congested |
| Ward No - Layout Approval |
| Plot No. - Layout Demarcated/Final |
| Cts No./Servey No. - 17 |
| Sheet No. - 15 |
| Zone Number: HINGNA |
| Ward Name : ISASANI(PART) |
| Prorata Value : 0.00 |
| Separation/CRZ Zone Area : |

Signature Not Verified

Digitally signed by SAHARE NARENDRA CHIMURKAR
Date: 2023.09.13 16:20:06 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-65664
Application Number : NMRDA2023300358
Proposal Number : 38886
Certificate Number : NMRDA/ALP/2023/APL/00067

Executive Engineer
Date- 29/08/2023

**FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 15, P.H.NO. 46 MOUZA-ISASANI .TAH.- HINGNA - DISTT. NAGPUR. BELONGING TO:**
**SHRI. RITESH RADHESHYAM SHARMA**

### AREA STATEMENT

| | | |
|---|---|---|
| 1. | Area of Plot (Minimum area of a, b, c to be considered) | 15768.82 |
| | a) As per ownership document (7/12, CTS extract) | 17500.00 |
| | b) as per measurement sheet | 15768.82 |
| | (c) as per site | 15768.82 |
| 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 |
| | (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) | 15768.82 |
| 4. | Amenity Space (if applicable) | |
| | (a) Required - | 0.00 |
| | (b) Adjustment of 2(b), if any - | --- |
| | (c) Proposed - | --- |
| 5. | Net Plot Area (3-4 (c)) | 15768.82 |
| 6. | Recreational Open space ( if applicable) | |
| | (a) Required - | 1576.88 |
| | (b) Proposed - | 1579.96 |
| 7. | Internal Road area (net plot -(Plotable area + open space + MSEB + external structure )) | 4522.37 |
| 8. | Service road and Highway widening | --- |
| 9. | Plotable area | 9616.49 |
| 10. | Pro-rata factor for FSI calculation on layout plots = (5/9) | 1.63 |

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & STP SHOWN IN

Name Of Owner : Ritesh Radheshyam Sharma

Postal Address : PLOT No. 218, GREEN HEAVEN,DR. babulkar hospital road,,Shankar Nagar,Shankar Nagar,Nagpur-440010,Maharashtra

Phone No.:9371222115

**DESCRIPTION OF PROJECT :**

Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
MOUZA-ISASANI KH NO 15

Name Of Engineer : pawan raviprasad gupta

ADDRESS OF OFFICE
OFFICE -
SHOP NO. 115, SECOND FLOOR, SHRI RAM SHYAM TOWER STATION ROAD SADAR NAGPUR.440001

OWNERS SIGN -
Signature Not Verified

TECHNICAL PERSON SIGN
Signature Not Verified

A1 | SCALE - 1:100 | 01/08/23
JOB NO - NMRDA-23-65664 | CHECK BY -

**SUBMISSION DRAWING**