PLOT. NO	PLOT SIZE								PLOT AREA SQ.M.	CORNER ROUNDING AREA OF ROAD (IF ANY)	REMAINING PLOT AREA IN SQ.M.		PRO-RATA F.S.I. FACTOR	B/UP AREA ON PRO-RATA BASIS ie. (D X E)	FRONT ROAD WIDTH (M.)	BASIC F.S.I.	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H)	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)
A									B	C	D		E	F	G	H	I	J	K	L
1	1/2	X	7.429	+	10.713	9.071	X	14.687	= 133.210	0.000	133.210	X	1.650	219.80	9.000	1.000	219.80	1	133.2	219.797
2 to 4						7.000	X	14.687	= 102.800	0.000	102.800	X	1.650	169.62	9.000	1.000	169.62	3	308.4	508.860
5						10.000	X	14.687	= 146.870	7.720	139.150	X	1.650	229.60	9.000	1.000	229.60	1	139.2	229.598
6						9.000	X	15.591	= 140.320	7.720	132.600	X	1.650	218.79	9.000	1.000	218.79	1	132.6	218.790
7 to 8						7.500	X	15.591	= 116.930	0.000	116.930	X	1.650	192.93	9.000	1.000	192.93	2	233.9	385.869
9	1/2	X	8.487	+	8.317	8.402	X	15.591	= 131.000	0.000	131.000	X	1.650	216.15	9.000	1.000	216.15	1	131.0	216.150
10	1/2	X	8.317	+	8.297	8.307	X	1.891	= 15.702	0.000	130.570	X	1.650	215.440	9.000	1.000	215.44	1	130.570	215.440
	1/2	X	8.297	+	8.472	8.385	X	13.700	= 114.868											
11 to 12						7.500	X	15.591	= 116.930	0.000	116.930	X	1.650	192.93	9.000	1.000	192.93	2	233.9	385.869
13						9.000	X	15.591	= 140.320	7.720	132.600	X	1.650	218.79	9.000	1.000	218.79	1	132.6	218.790
14	1/2	X	7.439	+	7.540	7.490	X	19.383	= 145.160	0.000	145.160	X	1.650	239.51	9.000	1.000	239.51	1	145.2	239.514
15	1/2	X	17.194	+	16.969	17.082	X	8.500	= 145.190	0.000	145.190	X	1.650	239.56	9.000	2.000	479.13	1	145.2	239.564
16	1/2	X	16.969	+	16.744	16.857	X	8.500	= 143.280	0.000	143.280	X	1.650	236.41	9.000	3.000	709.24	1	143.3	236.412
17	1/2	X	16.744	+	16.545	16.645	X	7.500	= 124.830	0.000	124.830	X	1.650	205.97	9.000	4.000	823.88	1	124.8	205.970
18	1/2	X	16.545	+	16.347	16.446	X	7.500	= 123.340	0.000	123.340	X	1.650	203.51	9.000	5.000	1017.56	1	123.3	203.511
19	1/2	X	16.347	+	16.148	16.248	X	7.500	= 121.850	0.000	121.850	X	1.650	201.05	9.000	6.000	1206.32	1	121.9	201.053
20	1/2	X	4.789	+	4.406	4.598	X	10.128	= 46.563	0.000	135.650	X	1.650	223.823	9.000	1.000	223.82	1	135.650	223.823
	1/2	X	8.243	+	8.886	8.565	X	7.598	= 65.073											
	1/2	X	9.131	+	8.886	9.009	X	2.623	= 23.621											
	1/2	X	9.131	+	9.134	9.133	X	0.043	= 0.393											
21	1/2	X	16.015	+	16.062	16.039	X	0.632	= 10.130	7.720	126.370	X	1.650	208.511	9.000	1.000	208.51	1	126.370	208.511
	1/2	X	16.062	+	15.934	15.998	X	4.756	= 76.086											
	1/2	X	15.934	+	15.844	15.889	X	3.013	= 47.874											
22	1/2	X	15.844	+	15.784	15.814	X	1.987	= 31.422	0.000	110.030	X	1.650	181.550	9.000	1.000	181.55	1	110.030	181.550
	1/2	X	15.784	+	15.579	15.682	X	5.013	= 78.608											
23	1/2	X	15.579	+	15.562	15.571	X	0.417	= 6.489	0.000	108.160	X	1.650	178.464	9.000	1.000	178.46	1	108.160	178.464
	1/2	X	15.562	+	15.327	15.445	X	6.583	= 101.671											
24	1/2	X	15.327	+	15.235	15.281	X	2.567	= 39.224	7.720	125.860	X	1.650	207.670	9.000	1.000	207.67	1	125.860	207.670
	1/2	X	15.235	+	15.134	15.185	X	6.214	= 94.356											
25	1/2	X	14.955	+	14.952	14.954	X	9.000	= 134.580	7.720	126.860	X	1.650	209.319	9.000	1.000	209.32	1	126.860	209.319
26						14.952	X	0.291	= 4.351	0.000	101.130	X	1.650	166.865	9.000	1.000	166.86	1	101.130	166.865
	1/2	X	14.952	+	15.017	14.985	X	6.459	= 96.779											
27	1/2	X	15.017	+	15.051	15.034	X	3.414	= 51.326	0.000	101.550	X	1.650	167.558	9.000	1.000	167.56	1	101.550	167.558
	1/2	X	15.051	+	15.062	15.057	X	3.336	= 50.224											
28	1/2	X	15.062	+	15.075	15.069	X	3.934	= 59.279	0.000	101.780	X	1.650	167.938	9.000	1.000	167.94	1	101.780	167.938
	1/2	X	15.075	+	15.113	15.094	X	2.816	= 42.501											
29	1/2	X	15.113	+	15.172	15.143	X	4.371	= 66.188	0.000	102.300	X	1.650	168.795	9.000	1.000	168.79	1	102.300	168.795
	1/2	X	15.172	+	15.186	15.179	X	2.379	= 36.112											
30	1/2	X	3.113	+	4.051	3.582	X	4.194	= 15.023	0.000	129.070	X	1.650	212.966	9.000	1.000	212.97	1	129.070	212.966
	1/2	X	4.051	+	5.227	4.639	X	7.720	= 35.813											
	1/2	X		+		5.227	X	3.097	= 8.094											
	1/2	X	15.011	+	15.201	15.106	X	2.050	= 30.967											
	1/2	X	15.201	+	15.186	15.194	X	2.562	= 39.173											
																	TOTAL	30	3647.66	6018.642

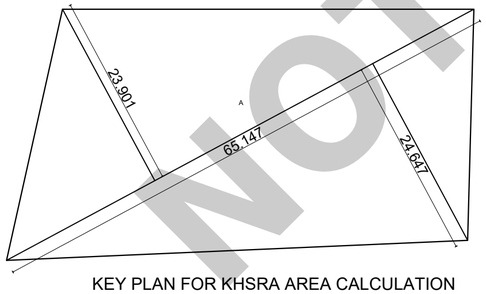
DETAILS OF LAYOUT/SUBDIVISION OF LAND

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.Gunthewari)	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
KOTEWADA	105 ,	Raw/Adjoining Land	6400.00	6325.59	0.00	6040.68	6040.68	6040.68
Total Amalgamated Plot			6400.00	6325.59	0.00	6040.68	6040.68	6040.68

AREA UNDER OPEN SPACE										
A	1/2	X	9.846	+	12.730	11.288	X	25.462	= 287.400	SQ.M
B	1/2	X	18.123	+	17.899	18.011	X	20.543	= 370.000	SQ.M
							TOTAL		657.40	
AREA UNDER ESS AND STP										
			ESS			5	X	5	= 25.000	SQ.M
			STP			5	X	5	= 25.000	SQ.M
							TOTAL		= 50.000	SQ.M
							TOTAL OPEN SPACE		= 607.40	SQ.M

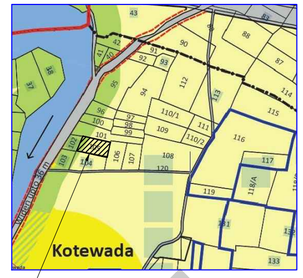
AREA UNDER KHASRA NO 40/B/1										
A	1/2	X	47.802	+	49.294	48.548	X	130.295	= 6325.590	SQ.M
								TOTAL	6325.590	SQ.M
AREA OT IN POSSESION										
								A	= 22.326	SQ.M
								B	= 262.577	SQ.M
							TOTAL		= 284.90	SQ.M
							TOTAL LAND AREA		= 6040.69	SQ.M

Owner details		
Owner Name	Postal Address	Contact Number
MS MAHALAXMI INFRACON THROUGH PARTNERS	Plot No 17,Khamla Road,Near Sonegaon Lake,,nagpur,Nagpur-440025,Maharashtra	9850540601
ANISH BHAWARILALJI CHHAJED	N-103-104, LAXMIVIHAR APARTMENTS, BESIDE HOTEL AIRPORT CENTRE POINT, WARDHA ROAD, SOMALWADA, NAGPUR-440025	9850540601
RAHUL JAGDISH BONDRE	N-103-104, LAXMIVIHAR APARTMENTS, BESIDE HOTEL AIRPORT CENTRE POINT, WARDHA ROAD, SOMALWADA, NAGPUR-440025	9850540601



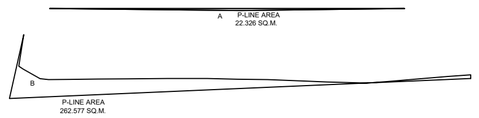
KEY PLAN FOR KHSRA AREA CALCULATION
SCALE 1:1000

Amenity CALCULATION	
Name	Area
TOTAL	0.00
RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	607.40
TOTAL	607.40

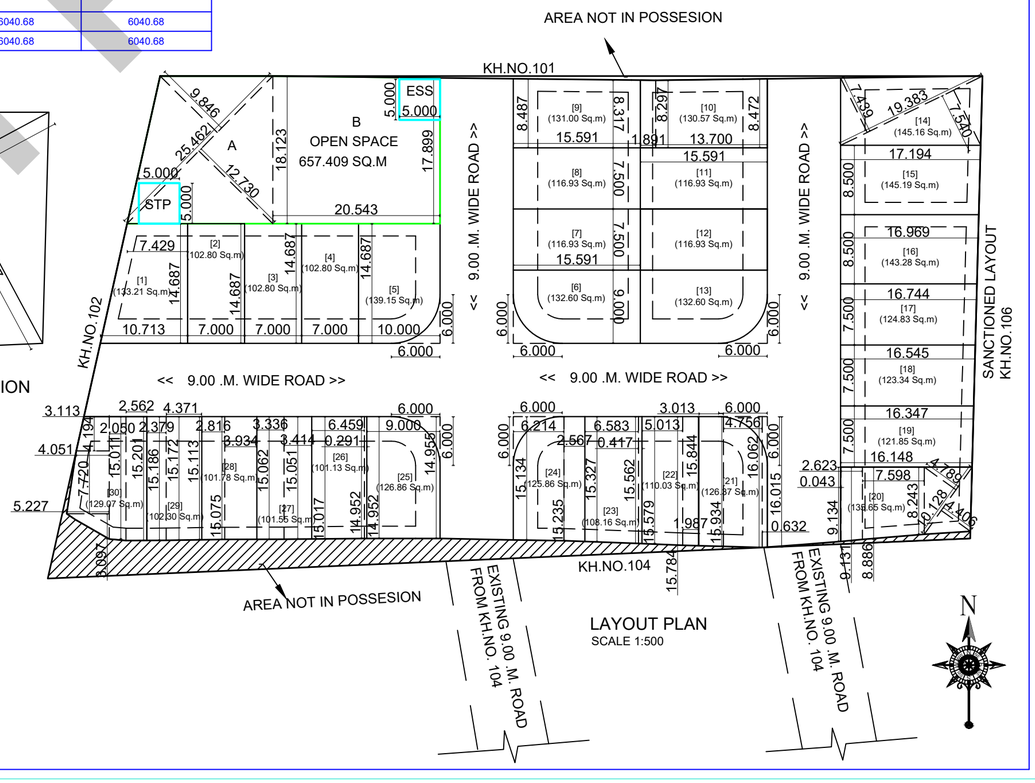


PROPOSED SITE ON KH NO 105





KEY PLAN FOR AREA NOT IN POSSESION
SCALE 1:1000



Project Details	
Building Type -	NMRDA-23-65570
Zone Type -	Residential Zone
Location -	Non-Congested
Ward No -	Layout Approval
Plot No. -	Layout Tentative
Cts No./Servey No. -	105
Sheet No. -	0
Zone Number:	HINGNA
Ward Name :	KOTEWADA
Prorata Value :	1.65
Separation/CRZ Zone Area :	

Signature Not Verified
Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.10.17 19:14:27 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-65570
Application Number : NMRDA202300388
Proposal Number : 40126
Certificate Number : NMRDA/LT/2023/APL/00191

Sectional Engineer Date: 18/09/2023 | Assistant Engineer Date: 22/09/2023 | Executive Engineer Date: 23/09/2023

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.105 MOUZA- KOTHEWADA TAH.- HINGNA - DISTT. NAGPUR.

BELONGING TO,
MS MAHALAXMI INFRACON THROUGH PARTNERS
1) SHRI ANISH BHAWARILALJI CHHAJED
2) SHRI RAHUL JAGDISH BONDRE

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	6040.68
	a) As per ownership document (7/12, CTS extract)	6400.00
	b) as per measurement sheet	6325.59
	(c) as per site	6040.68
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	284.90
(Total a+b+c+d)		284.90
3.	Balance area of plot (1-2)	6040.68
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))	6040.68
6.	Recreational Open space (if applicable)	
	(a) Required -	604.07
	(b) Proposed -	607.40
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	1735.62
8.	Service road and Highway widening	---
9.	Plotable area	3647.66
10.	Prorata factor for FSI calculation on layout plots = (5/9)	1.65

LEGENDS

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

Plot No 17,Khamla Road,Near Sonegaon Lake,,nagpur,Nagpur-440025,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
MOUZA KOTEWADA KH NO 105

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 - Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified

A2	SCALE - 1:100	14/08/23
	JOB NO - NMRDA-23-65570	CHECK BY -

SUBMISSION DRAWING

NOT FOR SALE