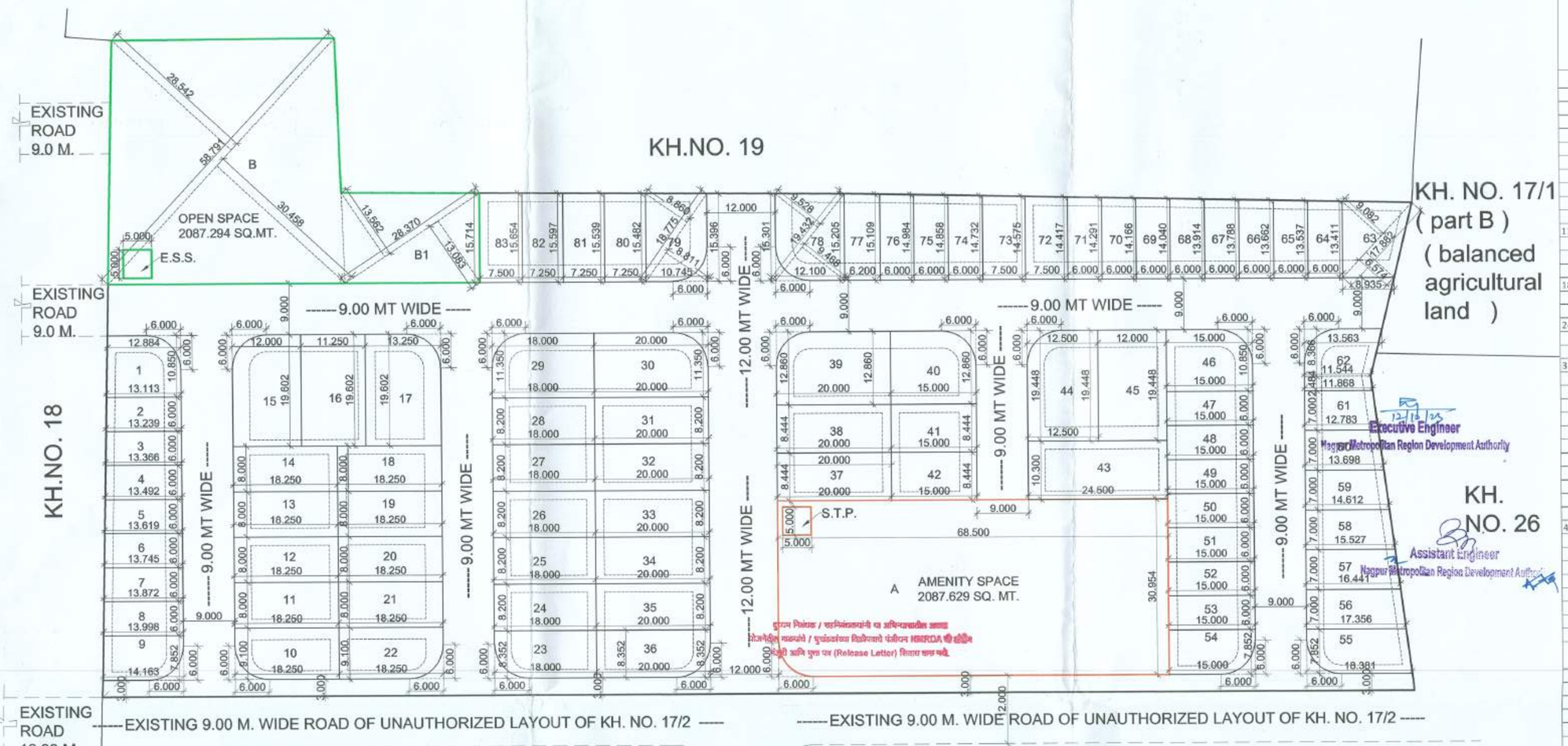
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO.-17/1(PART),P.H.NO.- 50 A, MOUZA - KIHNI (DHANOLI), TAH. - HINGNA , DIST.- NAGPUR.

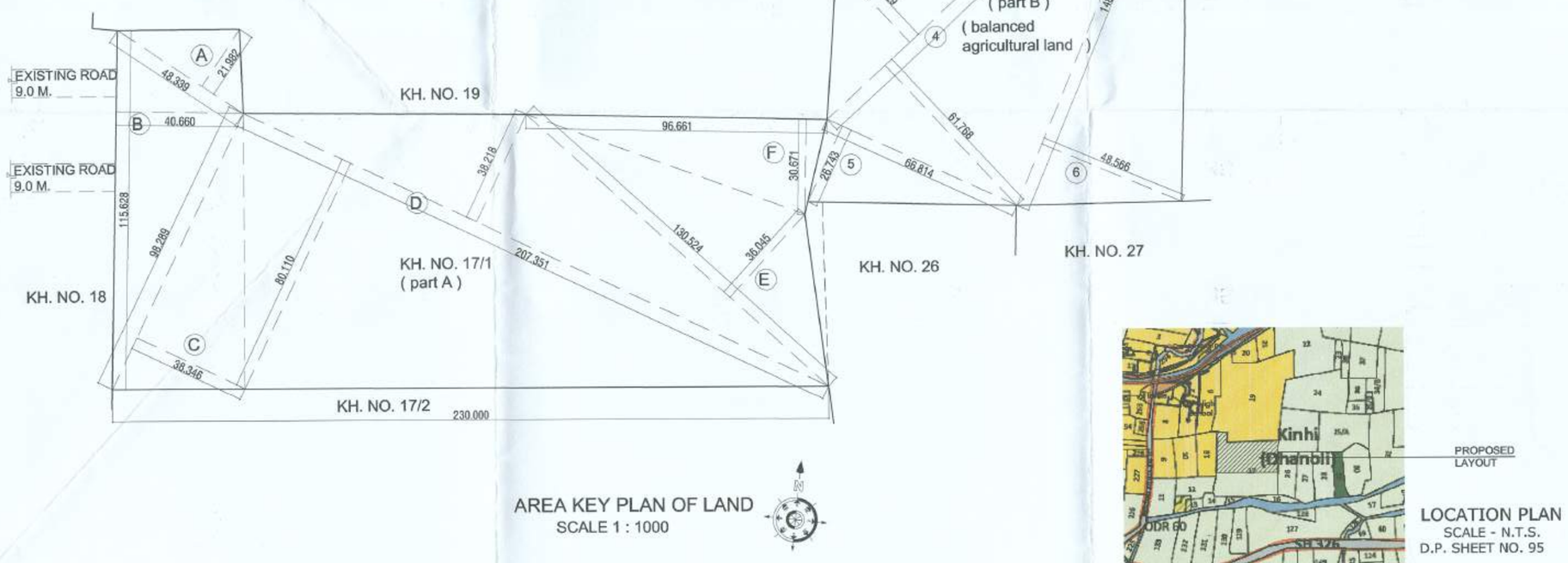
BELONGING TO :-

1) SHRI. MANOJ DHANNALAL KSHIRSAGAR
2) SHRI. SURAJ CHUNNILAL RAHANGDALE



LAYOUT PLAN

SCALE 1:500



AREA KEY PLAN OF LAND

SCALE 1 : 1000

LOCATION PLAN

SCALE - N.T.S.
D.P. SHEET NO. 95

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 12/10/2023
FOR THE LAYOUT/ SITE OF KH.NO. 17/1 (Part)
MOUZA Kinhi (OH) TAHSIL Hingna

This sanction is subject to conditions of N.A. order Dt. 15/05/2023
N.A.T.P. order Dt.

This Layout Plan is tentatively / finally approved by Metropolitan Commissioner Dated 05/07/2023

12/10/23 Executive Engineer Nagpur Metropolitan Region Development Authority

AREA UNDER RESIDENTIAL PLOTS

PLOT NO.	PLOT SIZE									REMAINING PLOT AREA	TANG.	REMAINING PLOT AREA SQ.M.	NO.OF PLOTS	NET AREA IN SQ.M.	B/UP AREA ON PRO-DATA BASIC 'X' (DX 1.713)	FRONT ROAD WIDTH (M.)	BASIC FSI (F)	PERMISSIBLE B/UP AREA ON BASIC FSI (SQ.M., H = E x G)
(A)										(B)	(C)	(D = B - C)		(E)			(F)	(G)
1	1/2	X	12.884	+	13.113	25.997	X	10.859	=	141.034	7.72	133.314	X	1	133.314	228.366	9 M/9 M	1.1	251.203
2	1/2	X	13.113	+	13.239	26.352	X	6.000	=	79.056	0	79.056	X	1	79.056	135.423	9 M	1.1	148.965
3	1/2	X	13.239	+	13.366	26.605	X	6.000	=	79.815	0	79.815	X	1	79.815	136.723	9 M	1.1	150.395
4	1/2	X	13.366	+	13.492	26.858	X	6.000	=	80.574	0	80.574	X	1	80.574	138.023	9 M	1.1	151.826
5	1/2	X	13.492	+	13.619	27.111	X	6.000	=	81.333	0	81.333	X	1	81.333	139.323	9 M	1.1	153.256
6	1/2	X	13.619	+	13.745	27.364	X	6.000	=	82.092	0	82.092	X	1	82.092	140.624	9 M	1.1	154.686
7	1/2	X	13.745	+	13.872	27.617	X	6.000	=	82.851	0	82.851	X	1	82.851	141.924	9 M	1.1	156.116
8	1/2	X	13.872	+	13.998	27.870	X	6.000	=	83.610	0	83.610	X	1	83.610	143.224	9 M	1.1	157.546
9	1/2	X	13.998	+	14.163	28.161	X	7.852	=	110.560	7.72	102.840	X	1	102.840	176.165	9 M/12M	1.1	193.782
10						18.250	X	9.100	=	166.075	7.72	158.355	X	1	158.355	271.262	9 M/12M	1.1	298.388
11 TO 14						18.250	X	8.000	=	146.000	0	146.000	X	4	584.000	250.098	9 M	1.1	275.108
15						12.000	X	19.602	=	235.224	7.72	227.504	X	1	227.504	389.714	9 M/9 M	1.1	428.686
16						11.250	X	19.602	=	220.522	0	220.522	X	1	220.522	377.734	9 M	1.1	415.580
17						13.250	X	19.602	=	259.726	7.72	252.006	X	1	252.006	431.686	9 M/9 M	1.1	474.855
18 TO 21						18.250	X	8.000	=	146.000	0	146.000	X	4	584.000	250.098	9 M	1.1	275.108
22						18.250	X	9.100	=	166.075	7.72	158.355	X	1	158.355	271.262	9 M/12M	1.1	298.388
23						18.000	X	8.352	=	150.336	7.72	142.616	X	1	142.616	244.301	9 M/12M	1.1	268.731
24 TO 28						18.000	X	8.200	=	147.600	0	147.600	X	5	738.000	252.839	9 M	1.1	278.123
29						18.000	X	11.350	=	204.300	7.72	196.580	X	1	196.580	336.742	9 M/9 M	1.1	370.416
30						20.000	X	11.350	=	227.000	7.72	219.280	X	1	219.280	375.627	9 M/12M	1.1	413.189
31 TO 33						20.000	X	8.200	=	164.000	0	164.000	X	5	820.000	280.932	12 M	1.1	309.025
36						20.000	X	8.352	=	167.040	7.72	159.320	X	1	159.320	272.915	9 M/12M	1.1	300.207
37						20.000	X	8.444	=	168.880	0	168.880	X	1	168.880	289.291	12 M	1.1	318.221
38						20.000	X	8.444	=	168.880	0	168.880	X	1	168.880	289.291	12 M	1.1	318.221
39						20.000	X	12.860	=	257.200	7.72	249.480	X	1	249.480	427.359	9 M/12M	1.1	470.095
40						15.000	X	12.860	=	192.900	7.72	185.180	X	1	185.180	317.213	9 M/9M	1.1	348.935
41						15.000	X	8.444	=	126.660	0	126.660	X	1	126.660	216.969	9 M	1.1	238.665
42						15.000	X	8.444	=	126.660	0	126.660	X	1	126.660	216.969	9 M	1.1	238.665
43						24.300	X	10.300	=	252.350	0	252.350	X	1	252.350	432.276	9 M	1.1	475.503
44						12.500	X	19.448	=	243.100	7.72	235.380	X	1	235.380	403.206	9 M/9M	1.1	443.527
45						12.000	X	19.448	=	233.376	0	233.376	X	1	233.376	399.773	9 M	1.1	439.750
46						15.000	X	10.859	=	162.750	7.72	155.030	X	1	155.030	265.566	9 M/9M	1.1	292.123
47 TO 53						15.000	X	6.000	=	90.000	0	90.000	X	7	630.000	154.170	9 M	1.1	169.587
54						15.000	X	7.852	=	117.780	7.72	110.060	X	1	110.060	188.533	9 M/12M	1.1	207.386
55	1/2	X	18.381	+	17.356	35.737	X	7.852	=	140.303	7.72	132.583	X	1	132.583	227.115	9 M/12M	1.1	249.827
56	1/2	X	17.356	+	16.441	33.797	X	7.000	=	118.289	0	118.289	X	1	118.289	202.629	9 M	1.1	222.892
57	1/2	X	16.441	+	15.527	31.968	X	7.000	=	111.888	0	111.888	X	1	111.888	191.664	9 M	1.1	210.831
58	1/2	X	15.527	+	14.612	30.139	X	7.000	=	105.486	0	105.486	X	1	105.486	180.698	9 M	1.1	198.767
59	1/2	X	14.612	+	13.698	28.310	X	7.000	=	99.085	0	99.085	X	1	99.085	169.733	9 M	1.1	186.706
60	1/2	X	13.698	+	12.783	26.481	X	7.000	=	92.583	0	92.583	X	1	92.583	158.766	9 M	1.1	174.643
61	1/2	X	12.783	+	11.868	24.651	X	7.000	=	86.278	0	86.278	X	1	86.278	147.794	9 M	1.1	162.574
62	1/2	X	11.868	+	11.544	23.412	X	2.486	=	29.078	7.72	126.381	X	1	126.381	216.491	9 M/9M	1.1	238.140
	1/2	X	11.544	+	13.563	25.107	X	8.366	=	103.023									
63	1/2	X	9.082	+	6.374	15.636	X	17.882	=	139.980	0	139.980	X	1	139.980	239.786	9 M	1.1	263.765
64	1/2	X	13.411	+	13.537	26.948	X	6.000	=	80.844	0	80.844	X	1	80.844	138.486	9 M	1.1	152.334
65	1/2	X	13.597	+	13.662	27.199	X	6.000	=	81.597	0	81.597	X	1	81.597	139.776	9 M	1.1	153.753
66	1/2	X	13.662	+	13.788	27.450	X	6.000	=	82.350	0	82.350	X	1	82.350	141.066	9 M	1.1	155.172
67	1/2	X	13.788	+	13.914	27.702	X	6.000	=	83.106	0	83.106	X	1	83.106	142.361	9 M	1.1	156.597
68	1/2	X	13.914	+	14.040	27.954	X	6.000	=	83.862	0	83.862	X	1	83.862	143.656	9 M	1.1	158.021
69	1/2	X	14.040	+	14.166	28.205	X	6.000	=	84.618	0	84.618	X	1	84.618	144.951	9 M	1.1	159.446
70	1/2	X	14.166	+	14.291	28.457	X	6.000	=	85.371	0	85.371	X	1	85.371	146.241	9 M	1.1	160.865
71	1/2	X	14.291	+	14.417	28.708	X	6.000	=	86.124	0	86.124	X	1	86.124	147.530	9 M	1.1	162.283
72	1/2	X	14.417	+	14.575	28.992	X	7.500	=	108.720	0	108.720	X	1	108.720	186.237	9 M	1.1	204.861
73	1/2	X	14.575	+	14.732	29.307	X	7.500	=	109.901	0	109.901	X	1	109.901	188.261	9 M	1.1	207.087
74	1/2	X	14.732	+	14.858	29.590	X	6.000	=	88.770	0	88.770	X	1	88.770	152.063	9 M	1.1	167.269
75	1/2	X	14.858	+	14.984	29.842	X	6.000	=	89.526	0	89.526	X	1	89.526	153.358	9 M	1.1	168.694
76	1/2	X	14.984	+	15.109	30.093	X	6.000	=	90.279	0	90.279	X	1	90.279	154.648	9 M	1.1	170.113
77	1/2	X	15.109	+	15.205	30.314	X	6.200	=	93.973	0	93.973	X	1	93.973	160.976	9 M	1.1	177.074
78	1/2	X	9.528	+	9.468	18.996	X	19.432	=	184.565	7.72	176.845	X	1	176.845	302.936	9 M/12M	1.1	333.229
79	1/2	X	8.860	+	8.811	17.671	X	18.775	=	165.886	7.72	158.166	X	1	158.166	270.938	9 M/12M	1.1	298.032
80	1/2	X	15.482	+	15.539	31.021	X	7.250	=	112.451	0	112.451	X	1	112.451	192.629	9 M	1.1	211.892
81	1/2	X	15.539	+	15.597	31.136	X	7.250	=	112.868	0	112.868	X	1	112.868	193.343	9 M	1.1	212.677
82	1/2	X	15.597	+	15.654	31.251	X	7.250	=	113.284	0	113.284	X	1	113.284	194.055	9 M	1.1	213.461
83	1/2	X	15.654	+	15.714	31.368	X	7.500	=	117.630	0	117.630	X	1	117.630	201.500	9 M	1.1	221.650
												TOTAL		83	10960.898				

LAND AREA CALCULATION OF KH. NO. 17/1 (PART A)

NO.	PART SIZE									AREA	TANG.	TOTAL LAND AREA (SQ.M)	NO. OF PARTS	NET LAND AREA (SQ.M.)
A	1/2	X				21.982	X	48.339	=	531.293	0	531.293	X 1	**531.293**
B	1/2	X				40.660	X	115.628	=	2350.717	0	2350.717	X 1	**2350.717**
C	1/2	X				38.346	X	98.289	=	1884.494	0	1884.494	X 1	**1884.494**
D	1/2	X	38.218	+	80.110	118.328	X	207.351	=	12267.714	0	12267.714	X 1	**12267.714**
E	1/2	X				36.045	X	130.524	=	2352.368	0	2352.368	X 1	**2352.368**
E	1/2	X				30.671	X	96.661	=	1482.344	0	1482.344	X 1	**1482.344**
												TOTAL	=	**20868.930**

LAND AREA CALCULATION OF KH. NO. 17/1 (PART B) (BALANCED AGRICULTURAL LAND)

NO.	PART SIZE									AREA	TANG.	TOTAL LAND AREA (SQ.M)	NO. OF PARTS	NET LAND AREA (SQ.M.)
1	1/2	X				10.633	X	89.384	=	475.210	0	475.210	X 1	**475.210**
2	1/2	X				2.879	X	111.706	=	160.800	0	160.800	X 1	**160.800**
3	1/2	X				44.155	X	128.306	=	2832.675	0	2832.675	X 1	**2832.675**
4	1/2	X	34.129	+	61.768	95.897	X	159.972	=	7670.417	0	7670.417	X 1	**7670.417**
5	1/2	X				26.743	X	66.814	=	893.403	0	893.403	X 1	**893.403**
6	1/2	X				48.566	X	148.007	=	3594.053	0	3594.053	X 1	**3594.053**
												TOTAL	=	**15626.558**

AREA UNDER OPEN SPACE

NO.	PLOT SIZE									PLOT AREA	TANG.	TOTAL PLOT AREA (SQ.M)	NO. OF PLOTS	NET PLOT AREA (SQ.M.)
B	1/2	X	28.542	+	30.458	59.000	X	58.791	=	1734.335	0	1734.335	X 1	**1734.335**
B1	1/2	X	13.562	+	13.083	26.645	X	28.370	=	377.959	0	377.959	X 1	**377.959**
												TOTAL	=	**2112.294**
DEDUCTION (-)														
S.T.P.						5.000	X	5.000	=	25.000	0	25.000	X 1	25.000
TOTAL OPEN SPACE														**2087.294**

AREA UNDER AMENITY SPACE

NO.	PLOT SIZE									PLOT AREA	TANG.	TOTAL PLOT AREA (SQ.M)	NO. OF PLOTS	NET PLOT AREA (SQ.M.)
A						68.500	X	30.954	=	2120.349	7.72	2112.629	X 1	**2112.629**
												TOTAL	=	**2112.629**
DEDUCTION (-)														
S.T.P.						5.000	X	5.000	=	25.000	0	25.000	X 1	25.000
TOTAL AMINITY SPACE													=	**2087.629**

AREA STATEMENT (PROFORMA-I)

1.	AREA OF LAND	
a)	As per ownership document (7/12, CTS extract)	= 38300.000 SQ.M.
a.1)	Area as per [KH. NO. 17/1 (PART A)]	= 20868.930 SQ.M.
a.2)	Area as per [KH. NO. 17/1 (PART B)] (balanced agricultural land)	= 15626.558 SQ.M.
	TOTAL Area as per [KH. NO. 17/1]	= 36495.488 SQ.M.
b)	Area as per PROPOSAL [KH. NO. 17/1 (PART A)]	= 20868.930 SQ.M.
3.	DEDUCTION FOR	
4. a)	Proposed D.P./ D.P. Road widening area	= 000.0000 SQ.M.
	BALANCE AREA OF PLOT	= 20868.930 SQ.M.
	AMENITY SPACE	
	a) Required (10 % @ 20868.930 SQ. M.)	= 2086.893 SQ.M.(10.00%)
	b) Proposed	= 2087.629 SQ.M.
5.	NET PLOT AREA (3-4(b))	= 18781.301 SQ.M.(100.00%)
6.	RECREATIONAL OPEN SPACE	
a)	Required (10.00%)	= 2086.893 SQ.M. (10.00%)
b)	Proposed	= 2087.294 SQ.M. (10.00%)
7.	SERVICE ROAD AND HIGHWAY WIDENING	= 000.000 SQ.M. (00.00%)
8.	INTERNAL ROAD AREA	= 5683.109 SQ.M. (30.25%)
9.	AREA UNDER RESIDENTIAL PLOTS	= 10960.898 SQ.M. (58.36%)
10.	AREA UNDER E.S.S. & S.T.P.	= 50.000 SQ.M. (00.26%)
11.	PRO-RATA FACTOR FOR PERMISSIBLE FSI CALCULATION ON LAYOUT PLOTS(5/9)	= 1.713

Certificate of Area :

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership/T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

LEGEND

PLOT BOUNDARY
OPEN SPACE
AMENITY SPACE

OWNER

(1) SHRI. MANOJ DHANNALAL KSHIRSAGAR

(2) SHRI. SURAJ CHUNNILAL RAHANGDALE

ARCHITECT

Y. K. SAHATE
CA / 2020 / 121208
N.M.C. No. NMC/B/01646
N.I.T. No. 4450
N.M.R.D.A. No. 00074
84-A, Vivekanand Nagar, Nagpur-15
Mob. No. 9657496960

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
	LAYOUT / 01	1:500	karishma	Y.K.S.

INDRA ARCHITECTS
ARCHITECT,INTERIOR DESIGNER
84-A,VIVEKANAND NAGAR, BESIDE SAI MANDIR,
CHHATRAPATI SQUARE WARDHA ROAD, NAGPUR -440015.
PH.NO. 9657496960