

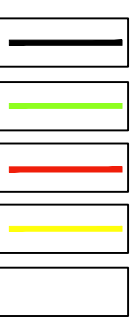
LAND AREA CALCULATION

SCALE - 1:1000

LAND AREA CALCULATION	
1/2(11.545 + 18.107) X 53.607	794.777
1/2(23.498 + 33.656) X 42.769	1222.210
1/2(86.821 + 73.081) X 27.871	2228.314
1/2(73.081 + 77.001) X 56.497	4239.591
1/2(77.001 + 77.881) X 12.977	1004.952
1/2(77.881 + 81.101) X 0.790	62.798
1/2(81.101 + 85.651) X 67.092	5593.863
TOTAL	15146.505

NOTE: -

- | |
|---------------------------------------|
| x AREA UNDER LAYOUT SHOWN THUS |
| x AREA UNDER OPEN SPACE SHOWN THUS |
| x AREA UNDER AMENITY SPACE SHOWN THUS |
| x RESIDENTIAL PLOTS SHOWN THUS |
| x APPROACH ROAD SHOWN THUS |



PROPOSED SITE OF
KH.NO.- 167/A



SHEET NO. 96

SCALE - NTS

BELONGING TO :- ORANGE CITY REALTY
THROUGH PROPRIETOR
SHRI. VISHAL P. BAWISTALE

OWNER'S SIGN :

ENGINEER'S SIGN :

ENGINEER:-

PRAYAS N. VAIDYA
B.E.(CIVIL)
ENGINEER & CONTRACTOR
RAM MANDIR ROAD,
MODI NO.1, KAMPTEE, NAGPUR

SHRI. VISHAL P. BAWISTALE

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 Gunt hwar)	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
SUKALI - GUPCHUP	167-A,	Raw/Adjoining Land	16385.00	15146.56	0.00	0.00	0.00	15146.56
Total Amalgamated Plot			16385.00	15146.56	0.00	0.00	0.00	15146.56

Amenity CALCULATION		RECREATIONAL CALCULATION	
Name	Area	Name	Area
amenity space	716.90	open space	1432.44
TOTAL	716.90	TOTAL	1432.44

LEGENDS:

PLOT BOUNDARY 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

Project Details	
Building Type -	NMRDA-23-38978
Zone Type -	Residential Zone
Location -	Non-Congested
Ward No. -	Layout Approval
Plot No. -	Layout Tentative
Cts No./Survey No. -	167
Sheet No. -	167-A
Zone Number -	HINGNA
Ward Name -	SUKALI(G)
Pro-rata Value	0.00
Separation/CRZ Zone Area	

**PROPOSED RESIDENTIAL LAYOUT PLAN
ON KH. NO.- 167/A, P.H. NO. - 45,
MOUZA - SUKLI (GUPCHUP), TAH. - HINGNA,
DIST. - NAGPUR.**

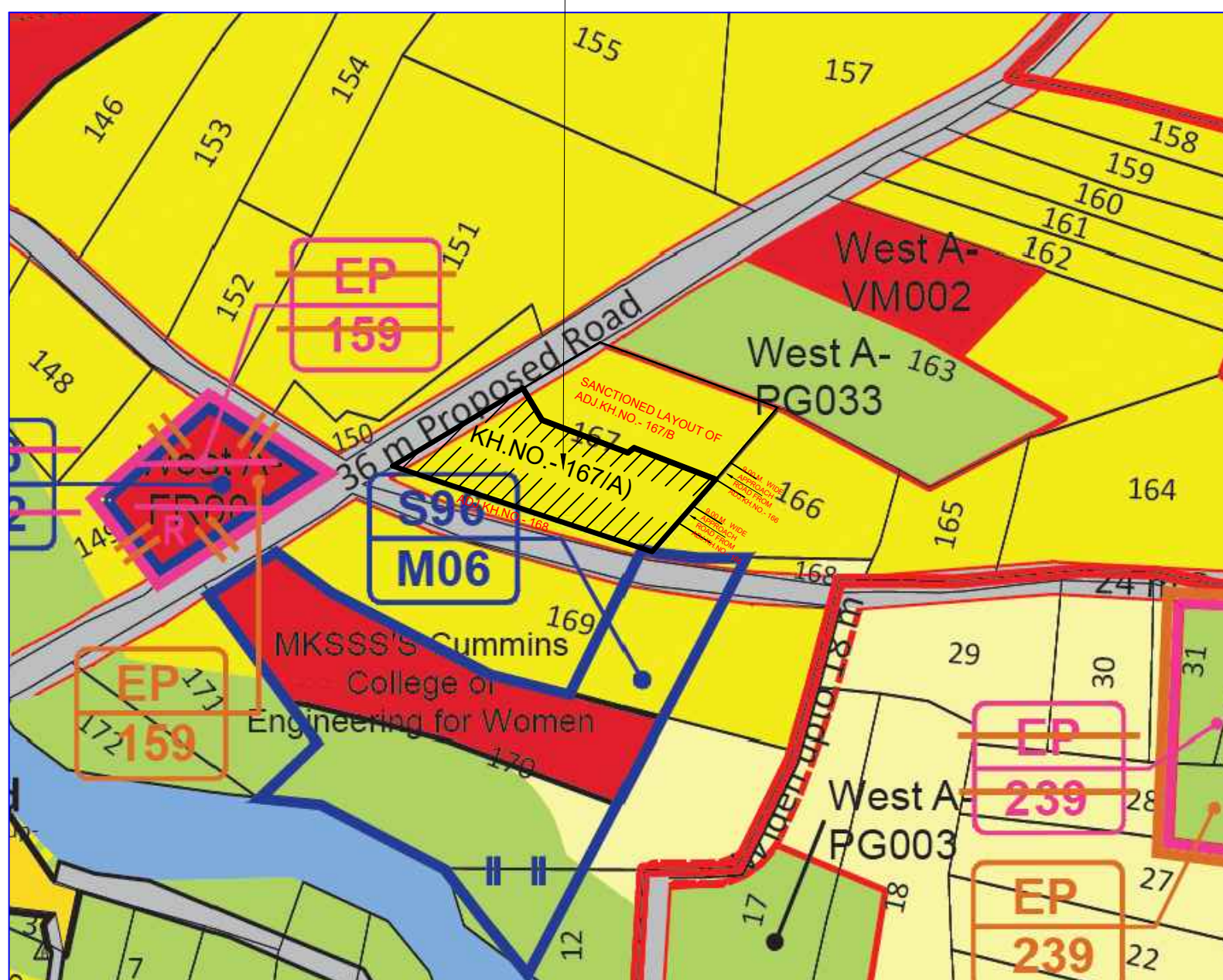
BELONGING TO :- ORANGE CITY REALTY
THROUGH PROPRIETOR
SHRI. VISHAL P. BAWISTALE



GOOGLE IMAGE SHOWING PROPOSED SITE

PROPOSED SITE OF
KH.NO.- 167/A

GPS COORDINATES
LATITUDE - 21°04'04" N
LONGITUDE - 78°59'00" E



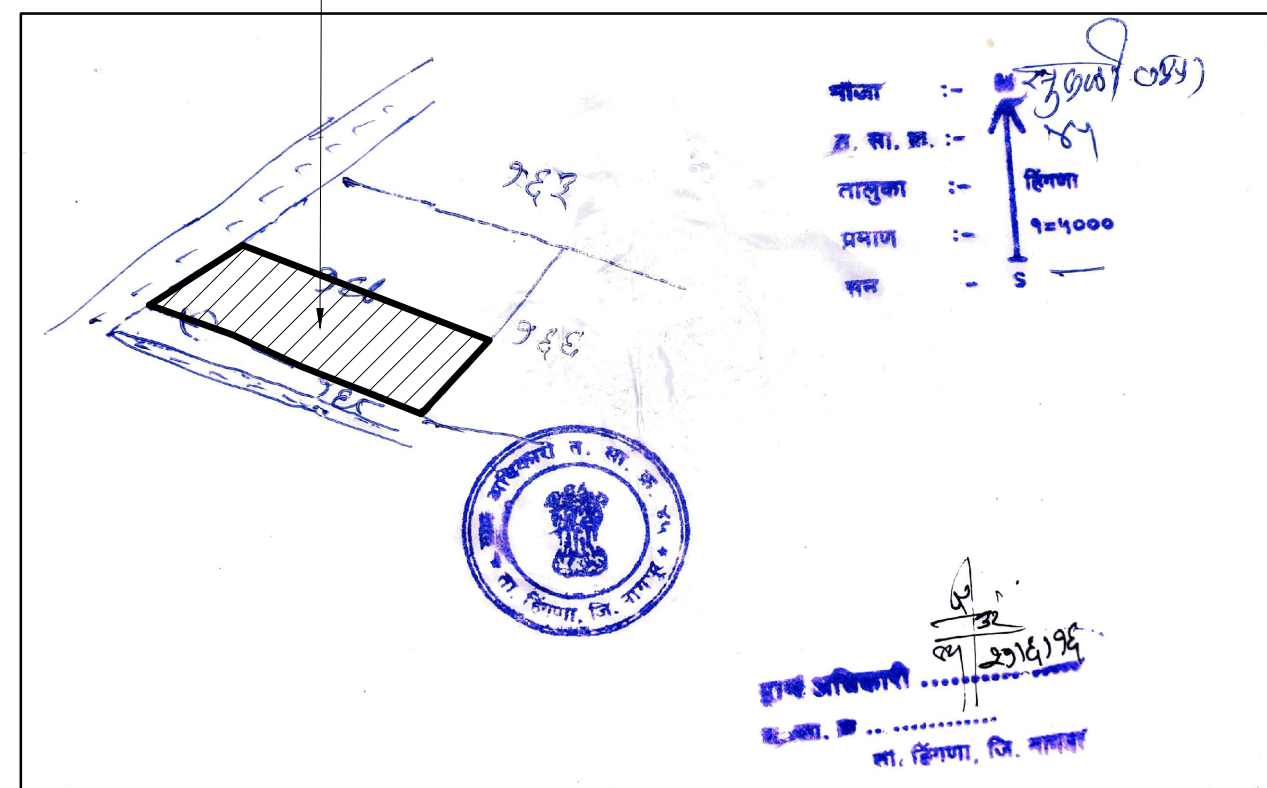
D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 96

SCALE - NTS

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	1705.050	42.090	1662.960	1.680	12.00	1.100	3073.150	Detached	3115.24
2	1531.740	42.590	1489.150	1.680	12.00	1.100	2751.949	Detached	2794.54
3	238.720	13.750	224.970	1.680	12.00	1.100	415.745	Semi-detached	429.49
4	211.140	0.000	211.140	1.680	9.00	1.100	390.107	Semi-detached	0.00
5	220.600	7.880	212.720	1.680	12.00	1.100	393.107	Semi-detached	400.99
6	126.000	0.000	126.000	1.680	9.00	1.100	232.848	Semi-detached	0.00
7	126.000	0.000	126.000	1.680	9.00	1.100	232.848	Semi-detached	0.00
8	112.000	0.000	112.000	1.680	9.00	1.100	206.976	Row-House	0.00
9	112.000	0.000	112.000	1.680	9.00	1.100	206.976	Row-House	0.00
10	112.000	0.000	112.000	1.680	9.00	1.100	206.976	Row-House	0.00
11	112.000	0.000	112.000	1.680	9.00	1.100	206.976	Row-House	0.00
12	112.000	0.000	112.000	1.680	9.00	1.100	206.976	Row-House	0.00
13	112.000	0.000	112.000	1.680	9.00	1.100	206.976	Row-House	0.00
14	112.000	0.000	112.000	1.680	9.00	1.100	206.976	Row-House	0.00
15	112.000	0.000	112.000	1.680	9.00	1.100	206.976	Row-House	0.00
16	112.000	0.000	112.000	1.680	9.00	1.100	206.976	Row-House	0.00
17	112.000	0.000	112.000	1.680	9.00	1.100	206.976	Row-House	0.00
18	149.100	0.000	149.100	1.680	9.00	1.100	275.537	Semi-detached	0.00
19	346.830	0.000	346.830	1.680	9.00	1.100	640.942	Detached	0.00
20	302.810	0.000	302.810	1.680	9.00	1.100	559.593	Detached	0.00
21	302.810	0.000	302.810	1.680	9.00	1.100	559.593	Detached	0.00
22	302.810	0.000	302.810	1.680	9.00	1.100	559.593	Detached	0.00
23	302.810	0.000	302.810	1.680	9.00	1.100	559.593	Detached	0.00
24	302.810	0.000	302.810	1.680	9.00	1.100	559.593	Detached	0.00
25	302.700	0.000	302.700	1.680	9.00	1.100	559.390	Detached	0.00
26	587.290	8.960	578.320	1.680	12.00	1.100	1068.735	Detached	1077.70
Total:	8179.210		8063.94				14902.16		

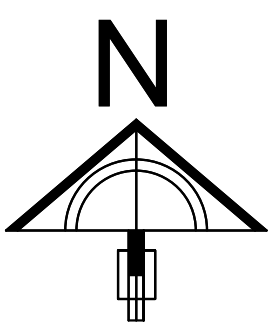
PROPOSED SITE OF
KH.NO.- 167/A



LOCATION PLAN



LAYOUT PLAN
SCALE - 1:500



AREA STATEMENT			
1. Area of Plot (Minimum area of a, b, c to be considered)	15146.56	SQ.M.	
a) As per ownership document (7/12, CTS extract)	16385.00	SQ.M.	
b) as per measurement sheet	15146.56	SQ.M.	
(c) as per site	15146.56	SQ.M.	
2. Deductions for			
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	843.36	SQ.M.	
(b) Any D.P. Reservation area	0.00	SQ.M.	
(c) External structure in plot	0.00	SQ.M.	
(d) Not in possession	0.00	SQ.M.	
(Total a+b+c+d)	843.36	SQ.M.	
3. Balance area of plot (1-2)	14303.20	SQ.M.	100.00%
4. Amenity Space (if applicable)			
(a) Required - (5.00% Of 14303.20 SQ.M.)	715.16	SQ.M.	5.00%
(b) Adjustment of 2(b), if any -	---		
(c) Proposed -	716.90	SQ.M.	5.01%
5. Net Plot Area (3-4 (c))	13586.30	SQ.M.	
6. Recreational Open space (if applicable)			
(a) Required - (10.00% Of 14303.20 SQ.M.)	1430.32	SQ.M.	10.00%
(b) Proposed -	1432.44	SQ.M.	10.01%
7. Space For Electric Sub-Station (ESS = 25.00 SQ.M.) + Space For Waste Water Treatment Plant (WWTP = 35.00 SQ.M.)	60.00	SQ.M.	0.42%
8. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	4029.92	SQ.M.	28.18%
9. Service road and Highway widening	---		
10. Plottable area	8063.94	SQ.M.	56.38%
11. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.68		
12. Area for inclusive housing			
(a) Required -	---		
(b) Proposed -	---		

Executive Engineer
Date: 14/05/2023
Seal
Assistant Engineer
Date: 14/05/2023
Seal
Sanctioned Engineer
Date: 14/05/2023
Seal

Name Of Owner - Orange City Realty Through Proprietor Shri. Vishal
Proprietor Signature
Postal Address - 102 Kargil House Near Siddharth School Dr.
Ambedkar Marg Dr Ambedkar Marg Nagpur-440017 Maharashtra
Phone No. 9850303889
DESCRIPTION OF PROJECT :
Type of Proposal - Residential
Layout Tentative
SITE ADDRESS -
KH. NO.- 167/A, P.H. NO. - 45, MOUZA - SUKLI (GUPCHUP), TAH. -
DIST. - NAGPUR.
Name Of Engineer - PRAYAS NAIKED VADYA
ADDRESS OF OFFICE
OFFICE -
RAM MANDIR ROAD, MOOI NO.1, KAMPTEE,
NAGPUR.
OWNERS SIGN - TECHNICAL PERSON SIGN
SCALE - 1:100 18/05/23
JOB NO - NMRDA-23-38978 CHECK BY -
SUBMISSION DRAWING