PLOT. NO	OT SIZE								PLOT AREA SQ.M.	ROUNDING AREA	REMAINING PLOT AREA IN SQ.M.		PRO-RATA	B/UP AREA ON	FRONT ROAD	BASIC	PERMISSIBLE	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	11.198	+	10.478	10.838	X	20.572	= 222.950	12.530	210.420	X	1.820	382.964	15.00/9.00	1.100	421.261	1	210.420	382.964
2	1/2	X	13.763	+	14.019	13.891	X	10.000	= 138.900	0.000	138.900	X	1.820	252.798	9.000	1.100	278.078	1	138.900	252.798
3	1/2	X	14.019	+	14.284	14.141	X	9.500	= 134.330	0.000	134.330	X	1.820	244.481	9.000	1.100	268.929	1	134.330	244.481
4	1/2	X	14.262	+	14.382	14.322	X	4.706	= 67.399	0.000	130.560	X	1.820	248.340	9.000	1.100	273.394	1	130.560	248.340
	1/2	X	14.382	+	14.473	14.428	X	4.794	= 69.161											
5	1/2	X	14.473	+	14.642	14.558	X	9.000	= 131.010	0.000	131.010	X	1.820	238.438	9.000	1.100	262.282	1	131.010	238.438
6	1/2	X	14.642	+	14.717	14.680	X	3.989	= 58.557	0.000	132.760	X	1.820	241.622	9.000	1.100	265.785	1	132.760	241.622
	1/2	X	14.717	+	14.901	14.809	X	5.011	= 74.203											
7	1/2	X	14.901	+	15.232	15.067	X	9.000	= 135.590	0.000	135.590	X	1.820	246.774	9.000	1.100	271.451	1	135.590	246.774
8	1/2	X	15.232	+	15.383	15.308	X	4.149	= 63.511	0.000	138.500	X	1.820	252.070	9.000	1.100	277.277	1	138.500	252.070
	1/2	X	15.383	-	15.535	15.459	X	4.851	= 74.989											
9	1/2	X	15.535	+	15.816	15.676	X	9.000	= 141.080	0.000	141.080	X	1.820	256.765	9.000	1.100	282.441	1	141.080	256.765
10	1/2	X	15.816	+	16.097	15.957	X	9.000	= 143.600	0.000	143.600	X	1.820	261.352	9.000	1.100	287.487	1	143.600	261.352
11	1/2	X	16.097	+	16.378	16.238	X	9.000	= 146.130	0.000	146.130	X	1.820	265.957	9.000	1.100	292.552	1	146.130	265.957
12	1/2	X	8.718	+	8.242	8.480	X	19.752	= 167.500	9.100	158.400	X	1.820	288.288	9.000	1.100	317.117	1	158.400	288.288
13	1/2	X	8.672	+	8.175	8.424	X	19.282	= 162.410	7.410	155.000	X	1.820	282.100	12.00/9.00	1.100	310.310	1	155.000	282.100
14	1/2	X	16.320	+	16.067	16.194	X	8.500	= 137.650	0.000	137.650	X	1.820	250.523	12.000	1.100	275.575	1	137.650	250.523
15	1/2	X	16.067	+	15.799	15.933	X	9.000	= 143.390	0.000	143.390	X	1.820	260.970	12.000	1.100	287.067	1	143.390	260.970
16	1/2	X	15.799	+	15.533	15.666	X	9.000	= 140.980	0.000	140.980	X	1.820	256.584	12.000	1.100	282.242	1	140.980	256.584
17	1/2	X	15.533	+	15.264	15.399	X	9.000	= 138.570	0.000	138.570	X	1.820	252.197	12.000	1.100	277.417	1	138.570	252.197
18	1/2	X	15.264	+	14.996	15.130	X	9.000	= 136.160	0.000	136.160	X	1.820	247.811	12.000	1.100	272.592	1	136.160	247.811
19	1/2	X	14.996	+	14.727	14.862	X	9.000	= 133.750	0.000	133.750	X	1.820	243.425	12.000	1.100	267.768	1	133.750	243.425
20	1/2	X	14.727	+	14.460	14.594	X	9.000	= 131.340	0.000	131.340	X	1.820	239.039	12.000	1.100	262.943	1	131.340	239.039
21	1/2	X	14.460	+	14.177	14.319	X	9.500	= 136.020	0.000	136.020	X	1.820	247.556	12.000	1.100	272.312	1	136.020	247.556
22	1/2	X	14.177	+	13.895	14.036	X	9.500	= 133.340	0.000	133.340	X	1.820	242.679	12.000	1.100	266.947	1	133.340	242.679
23	1/2	X	13.895	+	13.597	13.746	X	10.000	= 137.450	0.000	137.450	X	1.820	250.159	12.000	1.100	275.175	1	137.450	250.159
24	1/2	X	9.825	+	11.162	10.494	X	22.879	= 240.080	12.500	227.580	X	1.820	414.196	12.000	1.100	455.615	1	227.580	414.196
25	1/2	X	8.500	+	9.776	9.138	X	18.000	= 164.480	0.000	164.480	X	1.820	299.354	9.000	1.100	329.289	1	164.480	299.354
26 & 27						8.500	X	18.000	= 153.000	0.000	153.000	X	1.820	278.460	9.000	1.100	306.306	2	306.000	556.920
28	1/2	X	9.473	+	9.644	9.559	X	18.000	= 172.050	8.180	163.870	X	1.820	298.243	9.00/12.00	1.100	328.068	1	163.870	298.243
29	1/2	X	9.644	+	9.852	9.748	X	18.000	= 175.300	7.820	167.480	X	1.820	304.814	9.00/12.00	1.100	335.295	1	167.480	304.814
30 &31						8.500	X	18.000	= 153.000	0.000	153.000	X	1.820	278.460	9.000	1.100	306.306	2	306.000	556.920
32	1/2	X	9.776	+	11.052	10.414	X	18.000	= 187.450	0.000	187.450	X	1.820	341.159	9.000	1.100	375.275	1	187.450	341.159
33	1/2	X	9.929	+	10.899	10.414	X	13.688	= 142.547	0.000	189.710	X	1.820	345.272	9.000	1.100	379.799	1	189.710	345.272
34 & 35	1/2	X	10.899	+	10.976	10.938	X	4.312	= 47.163											
	X			+		9.000	X	18.000	= 162.000	0.000	162.000	X	1.820	294.840	9.000	1.100	324.324	2	324.000	589.680
36					AREA AS PER P-LINE	10.737	X	17.683	= 189.862 = 47.049	9.050	234.480	X	1.820	426.754	9.000	1.100	469.430	1	234.480	426.754
	1/2	X	20.921	+	20.933	20.927	X	0.317	= 6.619											
37	1/2	X	11.940	+	12.674	12.307	X	18.000	= 221.350	9.240	212.110	X	1.820	386.040	9.00/12.00	1.100	424.644	1	212.110	386.040
38 to 40		X		+		9.000	X	18.000	= 162.000	0.000	162.000	X	1.820	294.840	9.000	1.100	324.324	3	486.000	884.520
41	1/2	X	10.976	+	11.160	11.068	X	10.376	= 114.842	0.000	199.975	X	1.820	363.954	9.000	1.100	400.350	1	199.975	363.954
	1/2	X	11.160	+	11.173	11.167	X	7.624	= 85.133											
	1/2	X	9.913	+	9.916	9.914	X	3.327	= 32.978											
42	1/2	X	9.916	+	9.765	9.841	X	4.714	= 46.388	0.000	207.230	X	1.820	377.159	9.000	1.100	414.875	1	207.230	377.159
	1/2	X	9.765	+	9.778	9.772	X	4.098	= 40.044											
	1/2	X	9.778	+	9.791	9.785	X	10.089	= 98.720											
43 to 45						9.500	X	21.128	= 200.710	0.000	200.710	X	1.820	365.292	9.000	1.100	401.821	3	602.130	1095.877
46	1/2	X	13.238	+	15.066	14.152	X	10.927	= 155.200	9.230	145.970	X	1.820	265.665	9.00/12.00	1.100	292.232	1	145.970	265.665
47	1/2	X	15.066	+	16.656	15.861	X	10.201	= 161.790	0.000	161.790	X	1.820	294.458	12.000	1.100	323.904	1	161.790	294.458
																	TOTAL	47	7557.170	13754.076

(Difference of area considering original plot area)

Land Village	Land Survey No./ Final Plot No. (TP Scheme No./ Revised Survey No.)	Land Zone/ Revenue Classification (NA/ Agri)	Area as per approved layout	Area as per development Plan	Area as per PDP	Area as per Government	Area as per possession	Contingent Area in Sqm
MOWA	41/1A/2, 42/1	Agri/Approved Land	14000.00	13900.00	0.00	0.00	0.00	13900.00
Total Area Approved Plot			14000.00	13900.00	0.00	0.00	0.00	13900.00

Owner Name	Postal Address	Contact Number
SHAYONA VALLEY ASP	Plot No. 4 Mahavastu Chandrapur Road Near School Dhantoli Nagpur Maharashtra 440012 Nagpur 440012	8422804902
SHRI. ADHISH KUMAR PODHARBHAI PATEL	PLOT NO.A, VARTHODA CHANDMARI ROAD NEAR JAGAT PUBLIC SCHOOL GARUDI TOWN, VATHODA, NAGPUR	8422804902
MANISH PATEL	NEAR BUS STOP, 33 FEET ROAD, NEAR JAGAT PUBLIC SCHOOL, GARUDI, NAGPUR	8975432101
TAUSEEF AHMAD NOOR MOHAMMAD	1021, RATHOD LAYOUT, NOORI MASJID, KATOL ROAD, NAGPUR	7057047108

Amenity Space Details	
Name	Area
TOTAL	0.00

RESERVATION CALCULATION	
Name	Area
OPEN SPACE	13969.9
TOTAL	13969.9

AREA UNDER KHASRA

A	1/2	X	27.101	+	30.670	28.886	X	63.100	=	1822.675 SQ.M
B	1/2	X	19.685	+	20.862	20.274	X	17.747	=	359.794 SQ.M
C	1/2	X	21.004	+	20.171	20.588	X	46.569	=	958.739 SQ.M
D	1/2	X	20.862	+	22.389	21.626	X	18.108	=	391.595 SQ.M
E	1/2	X	23.389	+	25.720	24.055	X	40.009	=	962.396 SQ.M
F	1/2	X	20.171	+	20.801	20.486	X	64.010	=	1311.309 SQ.M
G	1/2	X	25.720	+	26.427	26.074	X	8.979	=	234.114 SQ.M
H	1/2	X	26.427	+	30.101	28.264	X	57.101	=	1613.903 SQ.M
I	1/2	X	20.801	+	21.071	20.936	X	19.591	=	410.157 SQ.M
J	1/2	X	21.071	+	24.895	22.983	X	5.509	=	126.613 SQ.M
K	1/2	X	24.895	+	27.259	26.077	X	0.920	=	23.991 SQ.M
L	1/2	X	27.259	+	31.000	29.170	X	5.369	=	156.611 SQ.M
M	1/2	X	30.589	+	30.850	30.720	X	14.668	=	450.594 SQ.M
N	1/2	X	31.080	+	31.341	31.211	X	7.039	=	219.691 SQ.M
O	1/2	X	31.341	+	31.008	31.175	X	16.973	=	529.125 SQ.M
P	1/2	X	30.850	+	30.883	30.867	X	18.871	=	582.482 SQ.M
Q	1/2	X	30.883	+	30.732	30.808	X	4.714	=	145.227 SQ.M
R	1/2	X	32.052	+	32.546	32.199	X	3.020	=	97.241 SQ.M
S	1/2	X	32.346	+	33.013	32.680	X	3.057	=	99.901 SQ.M
T	1/2	X	30.732	+	30.745	30.739	X	4.098	=	125.966 SQ.M
U	1/2	X	30.745	+	30.764	30.755	X	15.136	=	465.500 SQ.M
V	1/2	X		+		30.764	X	17.702	=	544.584 SQ.M
W	1/2	X	44.068	+	44.282	44.175	X	0.892	=	39.404 SQ.M
X	1/2	X	44.200	+	62.500	53.350	X	17.102	=	912.392 SQ.M
Y	1/2	X	62.500	+	68.220	65.360	X	10.302	=	673.339 SQ.M
Z	1/2	X	4.467	+	12.343	8.415	X	64.865	=	545.839 SQ.M
Z1	1/2	X	3.859	+	11.583	7.721	X	13.348	=	103.060 SQ.M
Z2	1/2	X	11.133	+	12.295	11.714	X	1.232	=	14.432 SQ.M
Z3	1/2	X	4.691	+	4.033	4.362	X	17.402	=	75.908 SQ.M
								TOTAL	=	13996.580 SQ.M
								TOTAL LAND	=	13798.360 SQ.M

AREA UNDER ROAD WIDINING

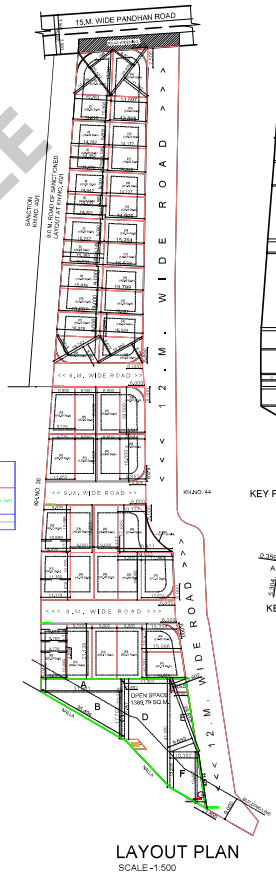
A	1/2	X	0.359	+	0.735	0.547	X	5.304	=	2.901 SQ.M
B	1/2	X	5.116	+	4.984	5.05	X	38.677	=	195.319 SQ.M
								TOTAL	=	198.220 SQ.M
								TOTAL LAND AREA	=	13798.360 SQ.M

AREA UNDER OPEN SPACE

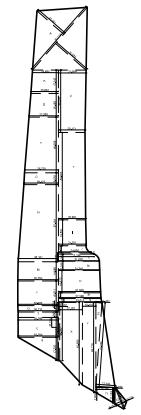
A						5.047	X	31.991	=	161.459 SQ.M
B	1/2	X		+		30.764	X	17.702	=	272.292 SQ.M
C	1/2	X	22.749	+	22.957	22.853	X	0.892	=	20.385 SQ.M
D	1/2	X	22.957	+	41.32	32.139	X	17.321	=	556.671 SQ.M
E	1/2	X	5.607	+	9.659	7.633	X	29.613	=	226.036 SQ.M
F	1/2	X	13.525	+	19.487	16.506	X	10.302	=	170.045 SQ.M
G	1/2	X		+		21.676	X	3.036	=	32.904 SQ.M
								TOTAL	=	1439.79 SQ.M

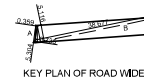
AREA UNDER EEE AND ETP

ESS	5	X	5	=	25.000	SQ.M
WTP	5	X	5	=	25.000	SQ.M
			TOTAL	=	50.000	SQ.M
			TOTAL OPEN SPACE	=	1389.79	SQ.M



LAYOUT PLAN
SCALE -1:500





PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO.-41/1,41/2,42/1 MOUZA-GODHNI (R) TAH.- NAGPUR (RURAL) - DIST., NAGPUR.

AREA STATEMENT

A	Total Plot Area (Area as per Layout)	13754.076
A1	Area under reservation	0.000
A2	Area under road widening	198.220
A	Net Plot Area	13555.856
B	Deductions	
B1	Area under Existing Use Road (Widening Area) (Proposed Road as per Layout)	198.22
B2	Area under Reservation (Area under Amenity Space)	0.00
B3	Area under Proposed Road	0.00
B4	Area under Existing Road	0.00
B5	Area of Nallah	0.00
B	Total Deductions	198.220
C	Balance area of Plot (A-B)	13356.56
D	Area under Amenity Space	0.00
D1	Reserved	-
D2	Non Buildable	-
D3	Recreational Ground	-
D4	Adjustment of Amen. Area	-
D	Total Amenity Space	0.00
E	Net Residential Area (C-D)	13356.56
F	Area under Commercial Use	0.00
G	Area under Industrial Use	0.00
H	Area under Public Purpose	0.00
I	Area under Transport Use	0.00
J	Area under Water Body	0.00
K	Area under Agriculture Use	0.00
L	Area under Non Developable Zone (Proposed Road as per DP)	441.64
M	Total Area under Non Developable Zone (Area under Reservation + Area under Proposed Road + Area under Existing Road + Area under Nallah)	441.64
N	Net Developable Area (E+F+G+H+I+J+K+L)	13798.20

LEGEND

UPSC UNDER MUNPAL BOUNDRY BROWN
MSEB UNDER OPEN SPACE GREEN

DESCRIPTION OF PROPERTY

Type of Proposal : Residential
Land Tenure :

SITE ADDRESS
KH. NO. 41/1, 41/2, 42/1 MOUZA- GODHNI (R) TAH.- NAGPUR (RURAL)

Signature valid
Digitally signed by SANJAY NARAYAN KOCHURKAR
Date: 2023.12.17 14:42:12 IST
Reason: Approved
Location: Nagpur Improvement Development Authority
Project Code : NIMRDA_T1002/APL/00217
Application Number : NIMRDA_T1002/APL/00217
Proposal Number : 34171
Certificate Number : NIMRDA_T1002/APL/00231

SUBMISSION DRAWING

NOT FOR SALE