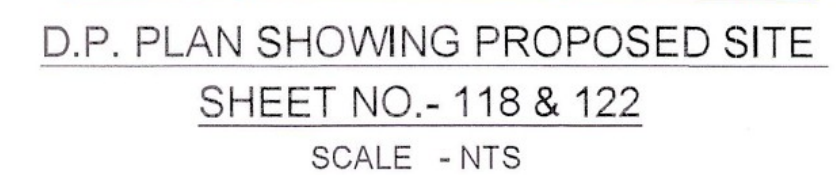
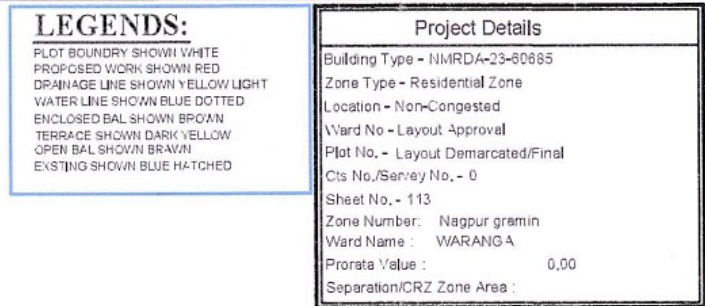
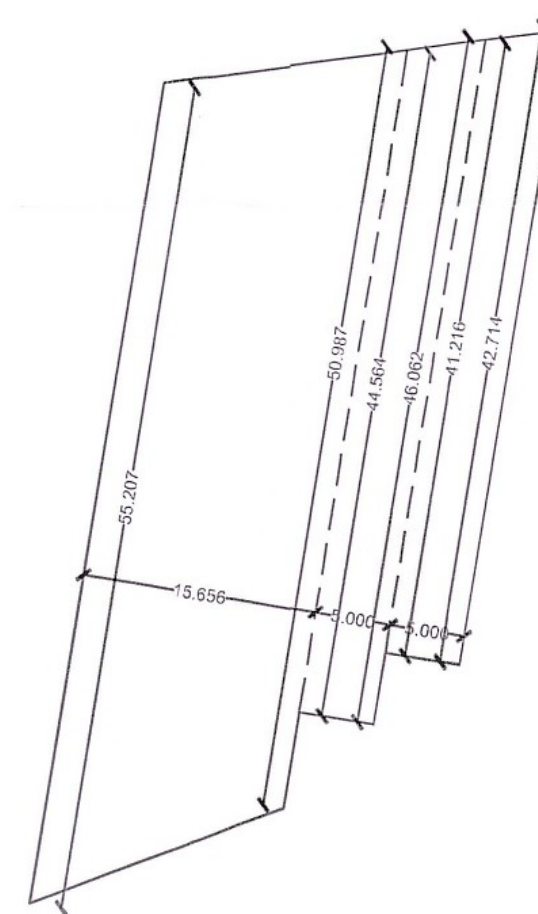


Signature valid

Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2023.10.05 18:36:00 IST
Reason: Approved by NITM
Location: Nagpur Micro, Small & Medium Development
Authority
Project Code : NMRDA/2023/5
Application Number : NMR/2023/200326
Proposal Number : 38116
Certificate Number : NMRDAPL/2023/APL/50561



LAND AREA CALCULATION		
1/2(18.995 + 23.477) X 60.515	1285.097	
1/2(47.049 + 48.376) X 33.217	1584.866	
1/2(63.264 + 65.044) X 6.748	432.911	
1/2(56.785 + 63.264) X 25.380	1523.422	
1/2(56.785 + 85.123) X 105.128	7459.252	
1/2(48.376 + 48.435) X 6.277	303.841	
TOTAL	12589.389	



AREA STATEMENT			
1.	Area of Plot (Minimum area of a, b, c to be considered)	12589.41	SQ. M.
	a) As per ownership document (7/12, CTS extract)	12589.41	SQ. M.
	b) As per measurement sheet	12589.41	SQ. M.
	c) As per site	12589.41	SQ. M.
2.	Deductions for		
(a)	Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.00	SQ. M.
(b)	Any D.P. Reservation area	0.00	SQ. M.
(c)	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)	0.00	SQ. M.
3.	Balance area of Plot (1-2)	12589.41	SQ. M.
4.	Amenity Space (if applicable)		
(a)	Required - (10.00% Of 12589.41 SQ.M.)	1258.94	SQ. M.
(b)	Adjustment of 2(b), if any	---	
(c)	Proposed -	1267.57	SQ. M.
5.	Net Plot Area (3-4 (c))	1123.64	SQ. M.
6.	Recreational Open space (if applicable)		
(a)	Required - (10.00% Of 12589.41 SQ.M.)	1258.94	SQ. M.
(b)	Proposed -	1267.55	SQ. M.
7.	Space for Electric Sub-Station (ESS = 25.00 SQ.M., 60.00 SQ.M. for Water Treatment Plant (WWT = 35.00 SQ.M., open space + MSEB + external structure))	60.00	SQ. M.
8.	Internal Road space (net plot - (Pleable area + open space + MSEB + external structure))	3521.26	SQ. M.
9.	Service road and Highway widening	---	
10.	Pleable area	6007.74	SQ. M.
11.	Pro-rata factor for FSI calculation on layout plots = (5/10)	1.74	
12.	Area for inclusive housing		
(a)	Required -	--	
(b)	Proposed -	--	

DETAILS OF SURVEYED 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	DFI apportionment on plot	
1	134,830	0.000	134,830	1.740	12.00	1.100	258,095	Semi-detached	0.00	
2	112,500	0.000	112,500	1.740	12.00	1.100	215,325	Row-Houses	0.00	
3	112,500	0.000	112,500	1.740	12.00	1.100	215,325	Row-Houses	0.00	
4	112,500	0.000	112,500	1.740	12.00	1.100	215,325	Row-Houses	0.00	
5	112,500	0.000	112,500	1.740	12.00	1.100	215,325	Row-Houses	0.00	
6	118,880	0.000	118,880	1.740	12.00	1.100	237,536	Row-Houses	0.00	
7	105,690	0.000	105,690	1.740	12.00	1.100	202,291	Row-Houses	0.00	
8	105,690	0.000	105,690	1.740	12.00	1.100	202,291	Row-Houses	0.00	
9	105,690	0.000	105,690	1.740	12.00	1.100	202,291	Row-Houses	0.00	
10	105,690	0.000	105,690	1.740	12.00	1.100	202,291	Row-Houses	0.00	
11	138,830	0.000	138,830	1.740	12.00	1.100	265,721	Semi-detached	0.00	
12	105,000	0.000	105,000	1.740	12.00	1.100	200,870	Row-Houses	0.00	
13	105,000	0.000	105,000	1.740	12.00	1.100	200,870	Row-Houses	0.00	
14	105,000	0.000	105,000	1.740	12.00	1.100	200,870	Row-Houses	0.00	
15	105,000	0.000	105,000	1.740	12.00	1.100	200,870	Row-Houses	0.00	
16	105,000	0.000	105,000	1.740	12.00	1.100	200,870	Row-Houses	0.00	
17	133,540	0.000	133,540	1.740	12.00	1.100	255,596	Semi-detached	0.00	
18	133,540	0.000	133,540	1.740	12.00	1.100	255,596	Semi-detached	0.00	
19	105,000	0.000	105,000	1.740	12.00	1.100	200,870	Row-Houses	0.00	
20	105,000	0.000	105,000	1.740	12.00	1.100	200,870	Row-Houses	0.00	
21	105,000	0.000	105,000	1.740	12.00	1.100	200,870	Row-Houses	0.00	
22	105,000	0.000	105,000	1.740	12.00	1.100	200,870	Row-Houses	0.00	
23	105,000	0.000	105,000	1.740	12.00	1.100	200,870	Row-Houses	0.00	
24	181,770	0.000	181,770	1.740	12.00	1.100	347,608	Semi-detached	0.00	
25	187,980	0.000	187,980	1.740	12.00	1.100	356,794	Semi-detached	0.00	
26	184,020	5.686	156,130	1.740	12.00	1.100	302,861	Semi-detached	305.55	
27	184,900	0.000	184,900	1.740	9.00	1.100	355,599	Detached	0.00	
28	184,900	0.000	184,900	1.740	9.00	1.100	355,599	Semi-detached	0.00	
29	254,140	0.000	254,140	1.740	9.00	1.100	468,424	Semi-detached	0.00	
30	130,270	0.000	130,270	1.740	9.00	1.100	253,165	Semi-detached	0.00	
31	107,420	0.000	107,420	1.740	9.00	1.100	205,802	Row-Houses	0.00	
32	107,420	0.000	107,420	1.740	9.00	1.100	205,802	Row-Houses	0.00	
33	154,940	8.189	146,750	1.740	12.00	1.100	265,090	Semi-detached	265.00	
34	136,270	7.599	128,770	1.740	12.00	1.100	245,352	Semi-detached	253.85	
35	85,150	0.000	85,150	1.740	9.00	1.100	162,977	Row-Houses	0.00	
36	85,150	0.000	85,150	1.740	9.00	1.100	162,977	Row-Houses	0.00	
37	130,510	0.000	130,510	1.740	9.00	1.100	249,796	Semi-detached	0.00	
38	145,950	0.000	145,950	1.740	9.00	1.100	276,348	Semi-detached	0.00	
39	85,160	0.000	85,160	1.740	9.00	1.100	170,852	Row-Houses	0.00	
40	85,160	0.000	85,160	1.740	9.00	1.100	170,852	Row-Houses	0.00	
41	85,160	0.000	85,160	1.740	9.00	1.100	170,852	Row-Houses	0.00	
42	130,990	8.810	124,180	1.740	12.00	1.100	237,891	Semi-detached	245.49	
43	133,590	7.440	126,150	1.740	12.00	1.100	241,451	Semi-detached	248.89	
44	96,990	0.000	96,990	1.740	9.00	1.100	187,744	Row-Houses	0.00	
45	96,990	0.000	96,990	1.740	9.00	1.100	187,744	Row-Houses	0.00	
46	96,990	0.000	96,990	1.740	9.00	1.100	187,744	Row-Houses	0.00	
47	144,040	0.000	144,040	1.740	9.00	1.100	275,693	Semi-detached	0.00	
48	160,150	0.000	160,150	1.740	9.00	1.100	308,527	Semi-detached	0.00	
49	117,840	0.000	117,840	1.740	9.00	1.100	225,546	Row-Houses	0.00	
50	118,060	0.000	118,060	1.740	9.00	1.100	225,967	Row-Houses	0.00	
51	118,760	0.000	118,760	1.740	9.00	1.100	227,397	Row-Houses	0.00	
52	133,540	9.120	145,420	1.740	12.00	1.100	278,354	Semi-detached	286.43	
Totl	6520.740		6475.740				12902.05			

Amenity CALCULATION		RECREATIONAL CALCULATION	
Name	Area	Name	Area
AMENITY SPACE	1295.77	OPEN SPACE	1297.65
TOTAL	1295.77	TOTAL	1297.65

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
AMENITY SPACE	1/2(36.538 + 28.867) X 28.459 + 1/2(28.867 + 31.692) X 11.067	1265.784		1265.784	1265.784

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(55.207 + 50.987) X 15.656 + 1/2(44.564 + 46.062) X 5.000 + 1/2(41.216 + 42.714) X 5.000	1267.677		1267.677	1267.677

AREA STATEMENT			
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	a) As per ownership document (7/12, CTS extract)	12589.41	SQ. M.
	b) As per measurement sheet	12589.41	SQ. M.
	c) As per site	12589.41	SQ. M.
2.	Deductions for		
(a)	Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.00	SQ. M.
(b)	Any D.P. Reservation area	0.00	SQ. M.
(c)	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)	0.00	SQ. M.
3.	Balance area of Plot (1-2)	12589.41	SQ. M.
4.	Amenity Space (if applicable)		
(a)	Required - (10.00% Of 12589.41 SQ.M.)	1258.94	SQ. M.
(b)	Adjustment of 2(b), if any	---	
(c)	Proposed -	1267.57	SQ. M.
5.	Net Plot Area (3-4 (c))	1123.64	SQ. M.
6.	Recreational Open space (if applicable)		
(a)	Required - (10.00% Of 12589.41 SQ.M.)	1258.94	SQ. M.
(b)	Proposed -	1267.55	SQ. M.
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8.	Internal Road space (net plot - (Pleable area + open space + MSEB + external structure))	3521.26	SQ. M.
9.	Service road and Highway widening	---	
10.	Pleable area	6007.74	SQ. M.
11.	Pro-rata factor for FSI calculation on layout plots = (5/10)	1.74	
12.	Area for inclusive housing		
(a)	Required -	--	
(b)	Proposed -	--	

[illegible]