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	6.805	+	7.665	7.235	X	18.691	=	135.227	0.000	135.227	X	1.423	192.427	9.000	1.100	211.670	1	135.227	192.427
2	1/2	X	16.378	+	16.248	16.313	X	8.200	=	133.766	0.000	133.766	X	1.423	190.349	9.000	1.100	209.384	1	133.766	190.349
3	1/2	X	16.248	+	16.117	16.182	X	8.200	=	132.696	0.000	132.696	X	1.423	188.826	9.000	1.100	207.709	1	132.696	188.826
4	1/2	X	16.117	+	15.998	16.058	X	7.500	=	120.431	0.000	120.431	X	1.423	171.374	9.000	1.100	188.511	1	120.431	171.374
5	1/2	X	15.998	+	15.878	15.938	X	7.500	=	119.536	0.000	119.536	X	1.423	170.100	9.000	1.100	187.110	1	119.536	170.100
6	1/2	X	15.878	+	15.759	15.819	X	7.500	=	118.641	0.000	118.641	X	1.423	168.826	9.000	1.100	185.708	1	118.641	168.826
7	1/2	X	15.759	+	15.640	15.699	X	7.500	=	117.745	0.000	117.745	X	1.423	167.551	9.000	1.100	184.306	1	117.745	167.551
8	1/2	X	15.640	+	15.520	15.580	X	7.500	=	116.850	0.000	116.850	X	1.423	166.278	9.000	1.100	182.905	1	116.850	166.278
9	1/2	X	15.520	+	15.401	15.461	X	7.500	=	115.955	0.000	115.955	X	1.423	165.004	9.000	1.100	181.505	1	115.955	165.004
10	1/2	X	15.401	+	15.282	15.341	X	7.500	=	115.060	0.000	115.060	X	1.423	163.730	9.000	1.100	180.103	1	115.060	163.730
11	1/2	X	15.282	+	15.162	15.222	X	7.500	=	114.165	0.000	114.165	X	1.423	162.457	9.000	1.100	178.702	1	114.165	162.457
12	1/2	X	15.162	+	15.000	15.081	X	10.180	=	153.524	7.722	145.802	X	1.818	265.067	12.00/9.00	1.100	291.574	1	145.802	265.067
13		X		+		9.181	X	16.000	=	146.904	7.733	139.171	X	1.818	253.013	12.00/9.00	1.100	278.315	1	139.171	253.013
14 TO 23		X		+		7.500	X	16.000	=	120.000	0.000	120.000	X	1.423	170.760	9.000	1.100	187.836	10	1200.000	1707.600
24	1/2	X	8.514	+	9.528	9.021	X	16.000	=	144.338	0.000	144.338	X	1.423	205.392	9.000	1.100	225.932	1	144.338	205.392
25	1/2	X	7.500	+	8.514	8.007	X	16.000	=	128.113	0.000	128.113	X	1.818	232.909	12.000	1.100	256.200	1	128.113	232.909
26 TO 35		X		+		7.500	X	16.000	=	120.000	0.000	120.000	X	1.818	218.160	12.000	1.100	239.976	10	1200.000	2181.600
36		X		+		9.181	X	16.000	=	146.904	7.723	139.181	X	1.818	253.031	12.00/12.00	1.100	278.335	1	139.181	253.031
37		X		+		9.248	X	16.000	=	147.976	7.724	140.252	X	1.818	254.971	12.00/12.00	1.100	280.468	1	140.252	254.971
38		X		+		8.900	X	16.000	=	142.400	0.000	142.400	X	1.818	254.971	12.000	1.100	280.468	1	142.400	254.971
39		X		+		8.500	X	16.000	=	136.000	0.000	136.000	X	1.818	254.971	12.000	1.100	280.468	1	136.000	254.971
40 TO 46		X		+		7.800	X	16.000	=	124.800	0.000	124.800	X	1.818	226.886	12.000	1.100	249.575	7	873.600	1588.205
47	1/2	X	8.658	+	9.672	9.165	X	16.000	=	146.646	0.000	146.646	X	1.818	266.592	12.000	1.100	293.251	1	146.646	266.592
48	1/2	X	7.644	+	8.658	8.151	X	16.000	=	130.420	0.000	130.420	X	1.423	185.587	9.000	1.100	204.146	1	130.420	185.587
49 TO 55		X		+		7.800	X	16.000	=	124.800	0.000	124.800	X	1.423	177.590	9.000	1.100	195.349	7	873.600	1243.133
56		X		+		8.500	X	16.000	=	136.000	0.000	136.000	X	1.423	193.528	9.000	1.100	212.881	1	136.000	193.528
57		X		+		8.900	X	16.000	=	142.400	0.000	142.400	X	1.423	202.635	9.000	1.100	222.899	1	142.400	202.635
58		X		+		9.248	X	16.000	=	147.976	7.726	140.250	X	1.818	254.975	12.00/9.00	1.100	280.472	1	140.250	254.975
59		X		+		9.500	X	15.000	=	142.500	7.726	134.774	X	1.818	245.030	12.00/9.00	1.100	269.533	1	134.774	245.030
60 TO 64		X		+		7.200	X	15.000	=	108.000	0.000	108.000	X	1.423	153.684	9.000	1.100	169.052	5	540.000	768.420
65		X		+		8.424	X	15.000	=	126.365	0.000	126.365	X	1.423	196.408	9.000	1.100	216.049	1	126.365	196.408
66		X		+		8.424	X	15.000	=	126.365	0.000	126.365	X	1.423	196.408	9.000	1.100	216.049	1	126.365	196.408
67 TO 71		X		+		7.200	X	15.000	=	108.000	0.000	108.000	X	1.423	153.684	9.000	1.100	169.052	5	540.000	768.420
72		X		+		9.500	X	15.000	=	142.500	7.729	134.771	X	1.818	245.014	12.00/9.00	1.100	269.515	1	134.771	245.014
73	1/2	X	16.881	+	18.035	17.458	X	9.000	=	157.124	7.731	149.393	X	1.818	271.596	12.00/9.00	1.100	298.756	1	149.393	271.596
74	1/2	X	16.009	+	16.881	16.445	X	6.800	=	111.826	0.000	111.826	X	1.423	159.128	9.000	1.100	175.041	1	111.826	159.128
75	1/2	X	15.137	+	16.009	15.573	X	6.800	=	105.896	0.000	105.896	X	1.423	150.691	9.000	1.100	165.760	1	105.896	150.691
76	1/2	X	14.265	+	15.137	14.701	X	6.800	=	99.965	0.000	99.965	X	1.423	142.251	9.000	1.100	156.476	1	99.965	142.251
77	1/2	X	13.393	+	14.265	13.829	X	6.800	=	94.035	0.000	94.035	X	1.423	133.812	9.000	1.100	147.193	1	94.035	133.812
78	1/2	X	12.520	+	13.393	12.957	X	6.800	=	88.105	0.000	88.105	X	1.423	125.373	9.000	1.100	137.910	1	88.105	125.373
79	1/2	X	12.520	+	11.119	11.820	X	10.924	=	129.125	0.000	129.125	X	1.423	183.745	9.000	1.100	202.120	1	129.125	183.745
																		TOTAL	79	9678.865	15291.398

DETAILS OF LAYOUT/SUBDIVISION OF LAND

Village	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)	Area in SqM as per Revenue Record	Area as per Measurement Plan	Area as per POA	Area as per Demarcated	Area in possession	Stringent Area in SqM
BOTHALI	KH NO 31	Raw/Adjoining Land	16200.000	15294.919	0.000	15294.919	15294.919	15294.919
Total Amalgamated Plot			16200.000	15294.919	0.000	15294.919	15294.919	15294.919

			AREA UNDER KHASRA NO.31							
A	1/2	X	84.245	+	88.530	86.388	X	177.050	=	15294.919 SQ.M
								TOTAL		15294.919 SQ.M

			AREA UNDER OPEN SPACE							
	1/2	X	28.361	+	23.668	26.015	X	60.788	=	1581.378 SQ.M
								TOTAL		1581.378 SQ.M
			LESS AREA FOR WTP & ESS					5X5X2		50.000 SQ.M
						TOTAL			=	1531.378 SQ.M

Project Details

Proposal code - NMRDA-24-127333
Zone Type - Agricultural Zone
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Tentative
Cts No./Survey No. - 31 जरायत शेत जमीन विभाग 7 (1.26 - 2.50)
Tahsil : Nagpur gramin
Mouza : BOTHLI
Prorata Value : 0.000
Separation/CRZ Zone Area :

Signature valid

Digitally signed by LALIT YASHWANT RAUT
Date: 2025.02.12 15:25:02 IST
Reason: Approved Drawing Plan
Designation : Executive Engineer
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-127333
Application Number : NMRDA202500027
Proposal Number : 3659115
Certificate Number : NMRDA/LT/2025/APL/00494

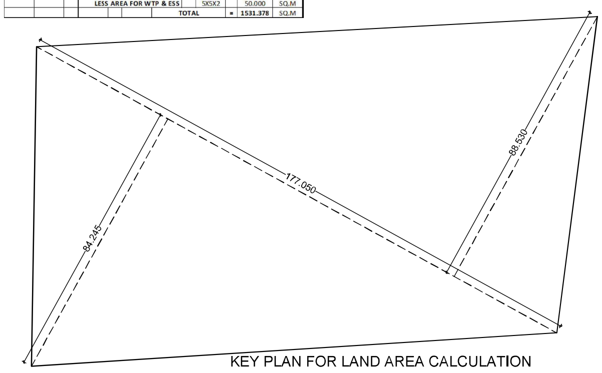
Additional Metropolitan Commissioner/Town Planner
Date: 29/01/2025
Date: 28/01/2025

Sectional Engineer
Date: 21/01/2025

Assistant Engineer
Date: 23/01/2025

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.31, P.H.NO.74/A MOUZA- BOTHALI, TAH.- NAGPUR (R) DISTT. NAGPUR.

BELONGING TO,
KIRTISAGAR REALTY PRIVATE LIMITED"
THROUGH ITS AUTHORISED DIRECTOR,
MR. PRAVIN NATTHUJI RAHATE,



KEY PLAN FOR LAND AREA CALCULATION
SCALE - 1:1000

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	15294.919
	a) As per ownership document (7/12, CTS extract)	16200.000
	b) as per measurement sheet	15294.919
	(c) as per site	15294.919
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.000
	(b) Any D.P. Reservation area	0.00
	(c) External structure in plot	0.00
	(d) Not in possession	0.00
	(Total a+b+c+d)	0.000
3.	Balance area of plot (1-2)	15294.919
4.	Amenity Space (if applicable)	
	(a) Required -	0.000
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	0.000
5.	Net Plot Area (3-4 (c))	15294.919
6.	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	1529.492
	(b) Proposed -	1531.378
7.	Area under ESS & STP	50.000
8.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	4034.676
9.	Service road and Highway widening	---
10.	Plotable area	9678.865
11.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.580

LEGEND :-
AREA UNDER KHASRA BOUNDRY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & WTP SHOWN IN

FLAT NO D -202 LAXMIVIHAR COMPLEX,WARDHA ROAD,Khamla,Nagpur,Maharashtra-440025

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
MOUZA- BOTHALI KH NO 31 TAH-NAGPUR (R) DISTT-NAGPUR

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 valid

A2	SCALE - 1:100	11/01/25
	JOB NO - NMRDA-24-127333	CHECK BY -

SUBMISSION DRAWING

LAYOUT PLAN
SCALE-1:500

Owner details		
Owner Name	Postal Address	Contact Number
KIRTISAGAR REALTY PRIVATE LIMITED THROUGH AUTHORISED DIRECTOR	FLAT NO D -202 LAXMIVIHAR COMPLEX,WARDHA ROAD,Khamla,Nagpur,Maharashtra-440025	9960682260
Shri Pravin Natthuji Rahate	FLAT NO D -202 LAXMIVIHAR COMPLEX,WARDHA ROAD,Khamla,Nagpur,Maharashtra-440025	9960682260

PROPOSED SITE
KH.NO. 31

Amenity CALCULATION	
Name	Area
TOTAL	0.000

RECREATIONAL CALCULATION	
Name	Area
open space	1531.378
TOTAL	1531.378