DETAILS OF LAYOUT/SUBDIVISION OF LAND

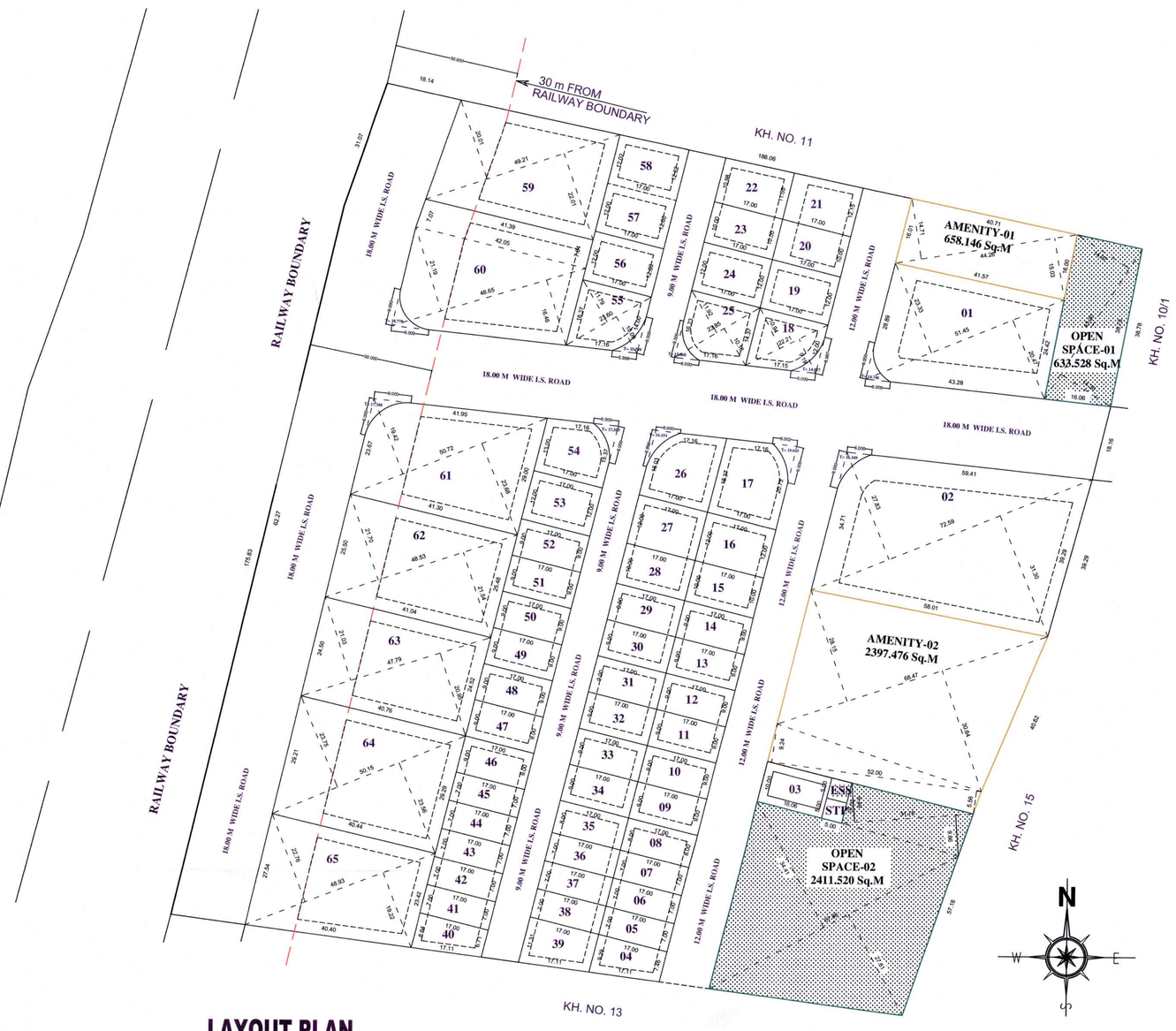
Village	Parcel No.(S.No./H.No., C S No., F P No.,Sub Plot No,Gut No)	Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gunt hewari)	Area in SqM as per Revenue Record	Area as per Measurement Plan	Area as per POA	Area as per Demarcated	Area in possession	Stringent Area in SqM
PARSODI GR	12/1 12/2	Sanctioned	37400.00	37400.00	0.00	37266.57	37266.57	37266.57
Total Amalgamated Plot			37400.00	37400.00	0.00	37266.57	37266.57	37266.57

Project Details	
Proposal code -NMRDA-24-118205	
Zone Type - Residential Zone	
Location - Non-Congested	
Name of service - Layout Approval	
Sub service - Layout Demarcated/Final	
Cts No./Survey No. -	(0 : 0.00)
Tahsil : Nagpur gramin	
Mouza : PARSODI(PART)	
Prorata Value : 0.00	
Separation/CRZ Zone Area :	

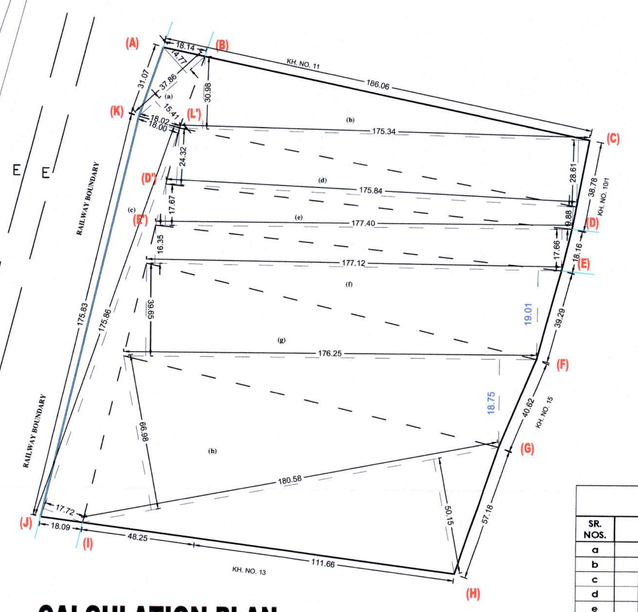
Signature valid
Digitally signed by LALIT YASHWANT DIXIT
Date: 2025.01.31 15:37:31 IST
Reason: Approved Layout Plan
Designation : Executive Engineer
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-118205
Proposal Number : 3005422024000595
Proposal Number : NMRDALF/2025/APL/00278

Additional Municipal Commissioner/Additional Commissioner
Date: 07/02/2025

Joint Director town planner
Date: 07/02/2025

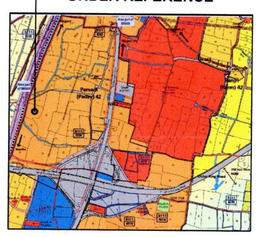


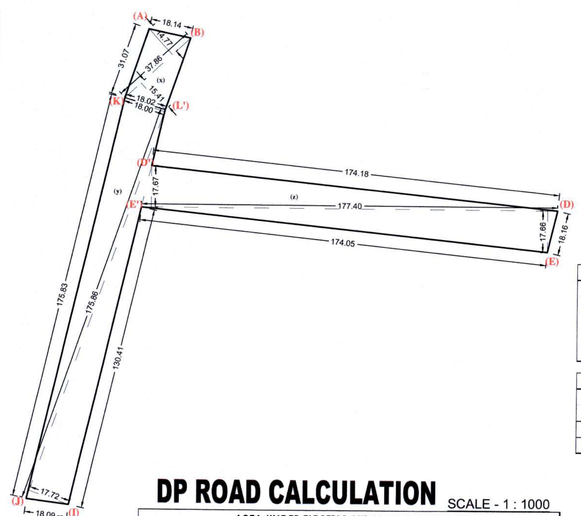
LAYOUT PLAN
SCALE - 1 : 500



CALCULATION PLAN
SCALE - 1 : 1000

SITE (KH. NO- 12/1 & 12/2)
UNDER REFERENCE





DP ROAD CALCULATION
SCALE - 1 : 1000

AREA UNDER ELECTRIC SUB STATION OF WWTP										
					5.00	X	5.00	=	25.000	25.000

AREA UNDER SEWAGE TREATMENT PLANT (STP)										
					5.00	X	5.00	=	25.000	25.000

STATEMENT OF PLOTS AND DISTRIBUTION OF F.S.I. ON EACH PLOT under OF KHASRA NOs- 12/1 & 12/2, MOUZA- PARSODI

PLOT Nos.	DIMENSIONS OF PLOT (in Metres)			PLOT AREA	Rounding area of Road / Less Tangent	Remaining Plot Area	LOADED PRO-RATA On Remaining Each Plot area	NO OF PLOTS	TOTAL PLOT AREA	Built up area on pro-rata basis (2) x Pro-rata F.S.I. Factor)	Front Road width (in Mtrs)	BASIC F.S.I. PERMISSIBLE ON EACH PLOT	Permissible Built-up area on Basic F.S.I. (I x G)
A	B			C	D	E = [C - D]	F = [E*1.3594782]	G	H = [E * G]	I = [E*2]	J	K	L = [I * K]
1	0.5 X 20.55	+	20.47 X 51.62	1126.755	1126.755	14.741	1112.009	1.0000000	1	1112.009	1112.009	18.00 & 12.00	1.10	1223.210
2	0.5 X 27.83	+	51.30 X 72.27	2746.125	2746.125	16.349	2129.774	1.0000000	1	2129.774	2129.774	18.00 & 12.00	1.10	2342.752
3			10.00 X 16.06	160.600	160.600	0.000	160.600	1.0000000	1	160.600	160.600	12.00	1.10	176.660
4	0.5 X 9.39	+	7.46 X 17.00	143.225	143.225	0.000	143.225	1.0000000	1	143.225	143.225	12.00	1.10	157.548
5			7.00 X 17.00	119.000	119.000	0.000	119.000	1.0000000	1	119.000	119.000	12.00	1.10	130.900
6			7.00 X 17.00	119.000	119.000	0.000	119.000	1.0000000	1	119.000	119.000	12.00	1.10	130.900
7			7.00 X 17.00	119.000	119.000	0.000	119.000	1.0000000	1	119.000	119.000	12.00	1.10	130.900
8			8.00 X 17.00	136.000	136.000	0.000	136.000	1.0000000	1	136.000	136.000	12.00	1.10	149.600
9			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	12.00	1.10	168.300
10			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	12.00	1.10	168.300
11			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	12.00	1.10	168.300
12			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	12.00	1.10	168.300
13			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	12.00	1.10	168.300
14			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	12.00	1.10	168.300
15			10.00 X 17.00	170.000	170.000	0.000	170.000	1.0000000	1	170.000	170.000	12.00	1.10	187.000
16			12.00 X 17.00	204.000	204.000	0.000	204.000	1.0000000	1	204.000	204.000	12.00	1.10	224.400
17	0.5 X 18.57	+	20.73 X 17.00	352.365	352.365	19.045	313.305	1.0000000	1	313.305	313.305	18.00 & 12.00	1.10	344.636
18	0.5 X 10.94	+	9.19 X 22.21	223.544	223.544	14.927	208.617	1.0000000	1	208.617	208.617	18.00 & 12.00	1.10	229.478
19			12.00 X 17.00	204.000	204.000	0.000	204.000	1.0000000	1	204.000	204.000	12.00	1.10	224.400
20			10.00 X 17.00	170.000	170.000	0.000	170.000	1.0000000	1	170.000	170.000	12.00	1.10	187.000
21	0.5 X 11.65	+	12.16 X 17.00	201.450	201.450	0.000	201.450	1.0000000	1	201.450	201.450	12.00	1.10	221.595
22	0.5 X 10.98	+	11.86 X 17.00	191.505	191.505	0.000	191.505	1.0000000	1	191.505	191.505	9.00	1.10	210.656
23			10.00 X 17.00	170.000	170.000	0.000	170.000	1.0000000	1	170.000	170.000	9.00	1.10	187.000
24			12.00 X 17.00	204.000	204.000	0.000	204.000	1.0000000	1	204.000	204.000	9.00	1.10	224.400
25	0.5 X 11.92	+	10.18 X 23.85	263.543	15.060	248.483	1.0000000	1	248.483	248.483	18.00 & 9.00	1.10	273.331
26	0.5 X 16.03	+	18.87 X 17.00	292.400	16.184	276.216	1.0000000	1	276.216	276.396	18.00 & 9.00	1.10	303.871
27			12.00 X 17.00	204.000	204.000	0.000	204.000	1.0000000	1	204.000	204.000	9.00	1.10	224.400
28			10.00 X 17.00	170.000	170.000	0.000	170.000	1.0000000	1	170.000	170.000	9.00	1.10	187.000
29			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	9.00	1.10	168.300
30			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	9.00	1.10	168.300
31			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	9.00	1.10	168.300
32			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	9.00	1.10	168.300
33			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	9.00	1.10	168.300
34			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	9.00	1.10	168.300
35			8.00 X 17.00	136.000	136.000	0.000	136.000	1.0000000	1	136.000	136.000	9.00	1.10	149.600
36			7.00 X 17.00	119.000	119.000	0.000	119.000	1.0000000	1	119.000	119.000	9.00	1.10	130.900
37			7.00 X 17.00	119.000	119.000	0.000	119.000	1.0000000	1	119.000	119.000	9.00	1.10	130.900
38			7.00 X 17.00	119.000	119.000	0.000	119.000	1.0000000	1	119.000	119.000	9.00	1.10	130.900
39	0.5 X 11.31	+	9.89 X 17.00	178.930	175.950	0.000	175.950	1.0000000	1	175.950	175.950	9.00	1.10	193.545
40	0.5 X 8.64	+	6.71 X 17.00	130.475	130.475	0.000	130.475	1.0000000	1	130.475	130.475	9.00	1.10	143.523
41			7.00 X 17.00	119.000	119.000	0.000	119.000	1.0000000	1	119.000	119.000	9.00	1.10	130.900
42			7.00 X 17.00	119.000	119.000	0.000	119.000	1.0000000	1	119.000	119.000	9.00	1.10	130.900
43			7.00 X 17.00	119.000	119.000	0.000	119.000	1.0000000	1	119.000	119.000	9.00	1.10	130.900
44			7.00 X 17.00	119.000	119.000	0.000	119.000	1.0000000	1	119.000	119.000	9.00	1.10	130.900
45			7.00 X 17.00	119.000	119.000	0.000	119.000	1.0000000	1	119.000	119.000	9.00	1.10	130.900
46			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	9.00	1.10	168.300
47			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	9.00	1.10	168.300
48			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	9.00	1.10	168.300
49			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	9.00	1.10	168.300
50			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	9.00	1.10	168.300
51			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	9.00	1.10	168.300
52			9.00 X 17.00	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	9.00	1.10	168.300
53			12.00 X 17.00	204.000	204.000	0.000	204.000	1.0000000	1	204.000	204.000	9.00	1.10	224.400
54	0.5 X 13.00	+	15.37 X 17.00	261.145	241.145	17.365	223.780	1.0000000	1	223.780	223.780	15.00 & 9.00	1.10	245.958
55	0.5 X 11.79	+	10.09 X 23.60	258.184	15.799	242.385	1.0000000	1	242.385	242.385	15.00 & 9.00	1.10	266.624
56			12.00 X 17.00	204.000	204.000	0.000	204.000	1.0000000	1	204.000	204.000	9.00	1.10	224.400
57			12.00 X 17.00	204.000	204.000	0.000	204.000	1.0000000	1	204.000	204.000	9.00	1.10	224.400
58	0.5 X 12.02	+	12.42 X 17.00	209.440	209.440	0.000	209.440	1.0000000	1	209.440	209.440	9.00	1.10	230.384
59	0.5 X 20.01	+	22.01 X 49.21	1033.902	1033.902	0.000	1033.902	2.0000000	1	1033.902	2067.804	18.00	1.10	2274.585
60	0.5 X 41.29	+	42.05 X 7.04	293.709	1209.545	18.778	1190.767	2.0000000	1	1190.767	2381.534	18.00 & 18.00	1.10	2619.688
	0.5 X 21.19	+	14.86 X 48.65	913.836										
61	0.5 X 19.42	+	28.68 X 80.72	1093.016	1093.016	17.340	1075.676	2.0000000	1	1075.676	2151.352	18.00 & 18.00	1.10	2366.487
62	0.5 X 21.70	+	21.84 X 48.53	1049.219	1049.219	0.000	1049.219	2.0000000	1	1049.219	2098.437	18.00	1.10	2308.281
63	0.5 X 21.03	+	30.93 X 47.79	1003.112	1003.112	0.000	1003.112	3.0000000	1	1003.112	3006.224	18.00	1.10	2206.847
64	0.5 X 33.72	+	33.56 X 50.15	1186.298	1186.298	0.000	1186.298	2.0000000	1	1186.298	2372.597	18.00	1.10	2609.856
65	0.5 X 22.76	+	19.22 X 48.93	1027.041	1027.041	0.000	1027.041	1.6788339	1	1027.041	1724.024	18.00	1.10	1896.427
					202794.821	165.743	30139.058	71.479	65	30139.058	27366.01.6			30301.818
					(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)		(Sq.M)	(Sq.M)			(Sq.M)

LAND/KH.12/2 :(A-B-C-D-E-F-L-M-N-H-I-J-K-A) : AREA CALCULATION

SR. NOS.	DIMENSION (In Metres)								AREA	TOTAL AREA IN SQ. M.
a	0.5	X	14.77	+	15.41	X	37.86	=	571.307	37266.576
b	0.5	X	30.98	+	28.61	X	175.34	=	5224.255	
c	0.5	X	18.00	+	17.72	X	175.86	=	3140.860	
d	0.5	X	24.32	+	9.88	X	175.84	=	3006.864	
e	0.5	X	17.67	+	17.46	X	177.40	=	3133.771	
f	0.5	X	16.35	+	38.02	X	177.12	=	4815.007	
g	0.5	X	39.65	+	37.50	X	176.25	=	6798.844	
h	0.5	X	66.98	+	50.15	X	180.58	=	10575.668	

AREA UNDER OPEN SPACE- 01 & 02

2	1	0.5	X	14.97	+	14.36	X	43.20	=	633.528
	2	0.5	X	9.49	+	9.86	X	31.75	=	307.181
		0.5	X	34.41	+	27.61	X	67.86	=	2104.339
		Rounding area of Road / Less Tangent (-)							=	0.000
									=	3045.048

3045.048

AREA UNDER AMENITY SPACE- 01 & 02

2	1	0.5	X	14.71	+	15.03	X	44.26	=	658.146
	2	0.5	X	28.15	+	30.64	X	68.47	=	2012.676
		0.5	X	9.24	+	5.56	X	52.00	=	384.800
									=	3055.622

3055.622

PROFORMA - I

PROPOSED LAYOUT PLAN ON LAND OF KHASRA NOs- 12/1 & 12/2, MOUZA- PARSODI(GR.),TAH.- NAGPUR (GRAMIN), DIST.- NAGPUR.

BELONGING TO :
1) MR. MINAL NARHARI KAWALE
2) RISHANK REALTORS 1 LLP
THROUGH PARTNER
MR. RAVI RAMKARANDAS MITTAL
3) SMT. SUNITA VIJAY MANKAR

(1)	AREA OF LAND OF KH. NO- 12 (Minimum Area to be Considered)	37266.576	Sq.M	
(a)	AREA AS PER 7/12 (ownership documents)	37400.000	Sq.M	(3.740 Hec.)
(b)	AREA AS PER MEASUREMENT SHEET ('C' COPY)	37400.000	Sq.M	
(c)	AREA AS PER MEASUREMENT ON SITE	37266.576	Sq.M	
(2)	DEDUCTION FOR :			
(a)	60.0 Mtr. WIDE WARDHA ROAD WIDENING AREA	0.000	Sq.M	
(b)	15.0 Mtr. WIDE SIDE PANDHAN ROAD WIDENING AREA	0.000	Sq.M	
(c)	ANY D.P. RESERVATION AREA	6845.938	Sq.M	
(d)	NATURAL WATER COURSE AREA	0.000	Sq.M	
	TOTAL OF (a)+(b)+(c)+(d) =	6845.938	Sq.M	
(3)	BALANCE AREA OF LAND (KH. NO- 12/2) : (1-2)	30420.638	Sq.M	
(4)	AMENITY SPACE :			
(i)	REQUIRED :			
(a)	LESS THEN 20000.000 Sq.M : (NIL) 0.000 0.000			
(b)	MORE THEN 20000 Sq.M : 5% of Total Area. 0 0.000			
	TOTAL REQUIRED : 0.000	0.000	Sq.M	
(ii)	PROPOSED :	3055.622	Sq.M	10.045%
(5)	NET BALANCE AREA OF LAND (KH. NO- 108) : (3 - 4(ii))	27365.016	Sq.M	100.000%
(6)	RECREATIONAL OPEN SPACE :			
(a)	REQUIRED @ 10% OF NET BALANCE AREA OF LAND (3)	3042.064	Sq.M	10%
(b)	PROPOSED	3045.048	Sq.M	10.010%
(7)	SPACE FOR ELECTRIC SUB-STATION / TRANSFORMER & WASTE WATER TREATEMENT & RECYCLING PLANT	50.000	Sq.M	
(8)	INTERNAL ROAD AREA + TANGENT AREA	4140.910	Sq.M	
(9)	TOTAL : NET PLOTTABLE AREA	20129.058	Sq.M	
(10)	PRO-RATA FACTOR FOR F.S.I. CALCULATION ON LAYOUT PLOTS [(5) / (9)]	1.3594782		

AREA STATEMENT :

Certificate Of Areas :

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 document of Ownership/ T.P. Scheme Records/ La

Signature
(AR. SATYENDRA GUPTA)

Owner (s) Name and Signature :

1) MR. MINAL NARHARI KAWALE
2) RISHANK REALTORS 1 LLP
THROUGH PARTNER
MR. RAVI RAMKARANDAS MITTAL
3) SMT. SUNITA VIJAY MANKAR

Signature

Architect Name and Signature :

AR. SATYENDRA GUPTA

Signature

Amenity CALCULATION		RECREATIONAL CALCULATION	
Name	Area	Name	Area
AMENITY-01	658.14	OPEN SPACE	633.52
AMENITY-02	2397.47	OPEN SPACE-02	2411.52
TOTAL	3055.62	TOTAL	3045.04



AREA STATEMENT

1.	Area of Plot (Minimum area of 4, 5, 6 to be considered)	37266.57
	a) As per measurement sheet / 7/12, CTS extract)	37400.00
	b) As per ownership document	37400.00
	c) as per site	37266.57
2.	Deductions for	
	(a) Reserved R.P. / D.P. Road widening Area/ Amenity Space / Parking	0.00
	(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)	0.00
3.	Balance area of plot (1-2)	37266.57
4.	Area under Road (if applicable)	
	(a) Existing	1854.00
	(b) Adjustment of 30m. R.wise	
	(c) Proposed	2286.91
5.	Net Plot Area (3-4 (a))	31565.67
6.	Recreational Open space(Play Ground if applicable)	
	(a) Required	3042.06
	(b) Proposed	3045.04
7.	Internal Road area (net plot =Plottable area + open space + PSSS + external structure))	19258.23
8.	Margins kept and Highway widening	
9.	Amenity space if applicable	253.35
10.	Pro-rata factor for FSI calculation on layout plots = (1)/(2)	1.41
11.	Area for inclusive housing	
	(a) Required :	6808.37
	(b) Proposed :	

Name Of Owner : Minal Narhari Kawale Rishank Realtors One LLP Through Partner Mr.Ravi Ramkarandas Mittal Smt Sunita Vijay Mankar

Postal Address : plot number 51,bhamti road,Ranapratap Nagar,Nagpur,Maharashtra-440022

Phone No.:9823781202

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KHASRA NOs- 12/1 & 12/2, MOUZA- PARSODI(GR.),TAH.- NAGPUR (GRAMIN) DIST.- NAGPUR.

Name Of Architect : SATYENDRA GUPTA

ADDRESS OF OFFICE :
OFFICE :
Plot No - 130-B, Ground Floor, Renuka Apptts., Pande Layout, Khamla, Nagpur- 25

OWNERS SIGN :
Verified by applicant

GOVERNMENT SIGN
Signature valid
Digitally signed by LALIT YASHWANT DIXIT
Date: 2025.01.31 15:37:31 IST
Reason: Approved Layout Plan
Designation : Executive Engineer
Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100	04/12/24
JOB NO - NMRDA-24-118205	CHECK BY -

SUBMISSION DRAWING