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	Raw/Adjoining Land	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

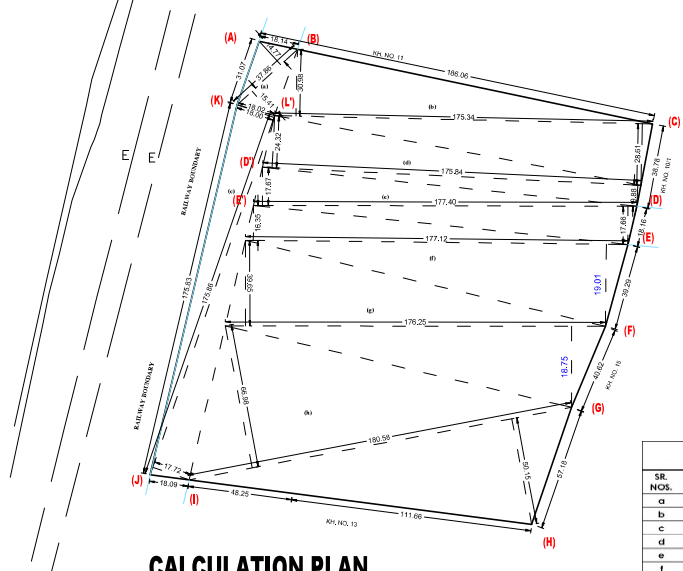
Project Details

Proposal code -NMRDA-24-49077
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Tentative
Cts No./Survey No. - 123/2
Tahsil : Nagpur gramin
Mouza : PARSODI(PART)
Prorata Value : 0.00
Separation/CRZ Zone Area :

Signature valid
Digitally signed by LALIT YASHWANT WAGHMARE
Date: 2024.09.02 17:44:59 IST
Reason: Approved
Designation: Executive Engineer
Location: Nagpur Metropolitan Region Development Authority
Application Number : MAHADA/1/2024/0239
Proposal Number : 62963
Certificate Number : NMRDA/LT/2024/APL/00354

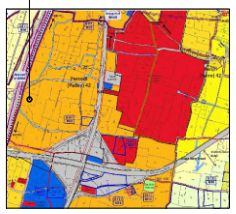


LAYOUT PLAN SCALE - 1 : 500



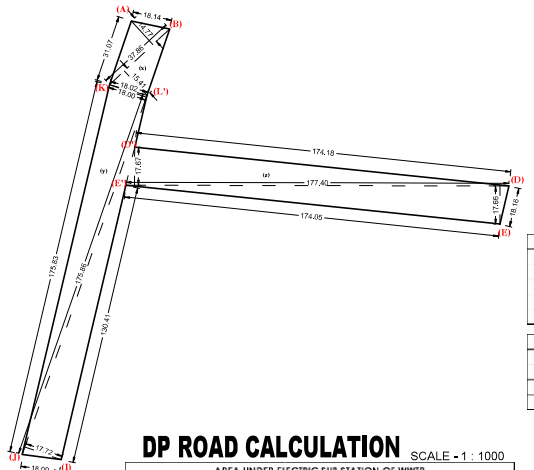
CALCULATION PLAN SCALE - 1 : 1000

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



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	+	28.41	X	175.34	= 5224.255	
c	0.5	X	18.00	+	17.72	X	175.84	= 3140.860	
d	0.5	X	24.32	+	9.88	X	175.84	= 3004.864	
e	0.5	X	17.67	+	17.66	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	174.25	= 6798.844	
h	0.5	X	66.98	+	50.15	X	180.58	= 10575.448	



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 (Sq.M) C	Bounding area of Rect./ Lines Irregular (Sq.M) D	Remaining Plot Area (Sq.M) B+(C - D)=	LOADED PRO-RATA On Remaining Net Plot area (Sq.M) F = (B+1.5094782)	NO. OF PLOTS (Nos) G	TOTAL PLOT AREA (Sq.M) H = (F*G)	Built-up area limit with FSI (Sq.M) I = (For GUP,F.S.I. factor)	Front Road width (in Mts)	Bal.C.F.S.I. REMAINING CHECK EACH PLOT (Sq.M) J = (I*F)	Permissible built-up area on Basic F.S.I. (I + G) (Sq.M) K = (I+ G)
A	B																	
1	0.5	X	35.85	+	20.47	X	81.65	=	3126.735	1126.735	14.784	1112.951	1.0000000	1	3112.059	1:1.5094	16.30 & 12.00	5.10	223.201
2	0.5	X	57.81	+	31.20	X	72.19	=	2146.328	2146.328	14.369	2129.774	1.0000000	1	2129.774	2129.774	16.30 & 12.00	5.10	2342.751
3					14.00	X	14.86	+	63.406	160.650	0.000	160.650	1.0000000	1	160.650	160.650	12.00	5.10	176.640
4	0.5	X	9.39	+	7.65	X	17.00	+	143.251	143.251	0.000	143.251	1.0000000	1	143.251	143.251	12.00	5.10	157.549
5					7.00	X	17.00	+	119.000	119.000	0.000	119.000	1.0000000	1	119.000	119.000	12.00	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	168.300
15					11.00	X	17.00	+	170.000	170.000	0.000	170.000	1.0000000	1	170.000	170.000	12.00	5.10	187.000
16	0.5	X	18.37	+	20.73	X	17.00	+	664.306	232.050	19.961	813.265	1.0000000	1	813.265	361.800	16.30 & 12.00	5.10	944.636
17	0.5	X	10.94	+	9.17	X	22.21	+	133.144	123.648	14.927	208.417	1.0000000	1	208.417	208.417	16.30 & 12.00	5.10	229.478
18					11.00	X	17.00	+	204.000	204.000	0.000	204.000	1.0000000	1	204.000	204.000	12.00	5.10	224.400
19					11.00	X	17.00	+	170.000	170.000	0.000	170.000	1.0000000	1	170.000	170.000	12.00	5.10	187.000
20	0.5	X	13.80	+	12.13	X	17.00	+	291.961	211.450	0.000	201.450	1.0000000	1	201.450	201.450	12.00	5.10	221.595
21	0.5	X	10.95	+	11.55	X	17.00	+	191.807	191.805	0.000	191.805	1.0000000	1	191.805	191.805	9.00	5.10	210.986
22					10.00	X	17.00	+	173.000	170.000	0.000	170.000	1.0000000	1	170.000	170.000	9.00	5.10	187.000
23					12.00	X	17.00	+	204.000	204.000	0.000	204.000	1.0000000	1	204.000	204.000	9.00	5.10	224.400
24	0.5	X	19.92	+	15.19	X	33.84	+	343.843	263.543	15.062	348.683	1.0000000	1	348.683	348.683	18.00 & 9.00	5.10	383.551
25	0.5	X	30.86	+	15.87	X	17.00	+	792.404	297.450	16.184	276.246	1.0000000	1	276.246	276.246	18.00 & 9.00	5.10	303.871
26					11.00	X	17.00	+	204.000	204.000	0.000	204.000	1.0000000	1	204.000	204.000	9.00	5.10	224.400
27					10.00	X	17.00	+	173.000	170.000	0.000	170.000	1.0000000	1	170.000	170.000	9.00	5.10	187.000
28					9.00	X	17.00	+	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	9.00	5.10	168.300
29					9.00	X	17.00	+	153.000	153.000	0.000	153.000	1.0000000	1	153.000	153.000	9.00	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	130.900
39	0.5	X	13.81	+	9.89	X	17.00	+	175.168	175.953	0.000	175.953	1.0000000	1	175.953	175.953	9.00	5.10	193.545
40	0.5	X	8.64	+	4.71	X	17.00	+	83.471	130.473	0.000	130.473	1.0000000	1	130.473	130.473	9.00	5.10	143.520
41					7.00	X	17.00	+	119.000	119.000	0.000	119.000	1.0000000	1	119.000	119.000	9.00	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	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	5.10	168.300
52					11.00	X	17.00	+	204.000	204.000	0.000	204.000	1.0000000	1	204.000	204.000	9.00	5.10	224.400
53	0.5	X	18.00	+	11.57	X	17.00	+	361.42	241.451	17.969	223.580	1.0000000	1	223.580	223.580	18.00 & 9.00	5.10	245.938
54	0.5	X	13.74	+	16.09	X	20.60	+	303.94	258.184	15.799	242.385	1.0000000	1	242.385	242.385	18.00 & 9.00	5.10	266.624
55					11.00	X	17.00	+	204.000	204.000	0.000	204.000	1.0000000	1	204.000	204.000	9.00	5.10	224.400
56					11.00	X	17.00	+	204.000	204.000	0.000	204.000	1.0000000	1	204.000	204.000	9.00	5.10	224.400
57					11.00	X	17.00	+	204.000	204.000	0.000	204.000	1.0000000	1	204.000	204.000	9.00	5.10	224.400
58	0.5	X	12.00	+	11.62	X	17.00	+	209.486	209.440	0.000	209.440	1.0000000	1	209.440	209.440	9.00	5.10	230.384
59	0.5	X	30.01	+	31.01	X	49.21	+	1533.902	1283.962	0.000	1283.962	1.0000000	1	1283.962	1283.962	18.00	5.10	2274.586
60	0.5 0.5	X	41.91 33.11	+	41.00 11.82	X	7.04 40.15	+	293.291 1313.816	1209.545	16.778	1190.767	1.0000000	1	1190.767	1190.767	16.30 & 18.00	5.10	2619.688
61	0.5	X	19.42	+	21.68	X	30.72	+	1019.218	1203.536	17.960	1078.674	1.0000000	1	1078.674	1078.674	16.30 & 18.00	5.10	2356.487
62	0.5	X	33.70	+	21.84	X	48.38	+	1249.219	1249.219	0.000	1249.219	1.0000000	1	1249.219	1249.219	18.00	5.10	2748.281
63	0.5	X	31.60	+	26.55	X	47.79	+	1263.112	1203.112	0.000	1203.112	1.0000000	1	1203.112	1203.112	18.00	5.10	2646.847
64	0.5	X	33.73	+	33.56	X	30.13	+	1184.298	1186.298	0.000	1186.298	1.0000000	1	1186.298	1186.298	18.00	5.10	2609.856
65	0.5	X	32.74	+	11.22	X	48.78	+	1207.041	1207.041	0.000	1207.041	1.4784327	1	1207.041	1784.034	18.00	5.10	876.427
											30214.801 (Sq.M)	36.5.763 (Sq.M)	30131.038 (Sq.M)	71.479 (Sq.M)	60	30131.038 (Sq.M)	2756.841 (Sq.M)		30131.038 (Sq.M)

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 PANDHARI 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 :	3055.422	Sq.M	10.045%
(5)	NET BALANCE AREA OF LAND (KH. NO- 10B) : (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 (6) / (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/ Lo

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 UNDER OPEN SPACE- 01 & 02										
	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	+	27.41	X	67.84	=	2104.339
		Rounding area of Road / Less Tangent (-)							=	0.000
										3045.048

3045.048

AREA UNDER AMENITY SPACE- 01 & 02										
	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



AREA STATEMENT

(1)	AREA OF LAND OF KH. NO- 12 (Minimum Area to be Considered)	37266.57
(a)	AREA AS PER 7/12 (ownership documents)	37400.00
(b)	AREA AS PER MEASUREMENT SHEET ('C' COPY)	37400.00
(c)	AREA AS PER MEASUREMENT ON SITE	37266.57
(2)	DEDUCTION FOR :	NIL
(a)	60.0 Mtr. WIDE WARDHA ROAD WIDENING AREA	NIL
(b)	15.0 Mtr. WIDE SIDE PANDHARI ROAD WIDENING AREA	NIL
(c)	ANY D.P. RESERVATION AREA	6845.94
(d)	NATURAL WATER COURSE AREA	NIL
	TOTAL OF (a)+(b)+(c)+(d) =	6845.94
(3)	BALANCE AREA OF LAND (KH. NO- 12/2) : (1-2)	30420.64
(4)	AMENITY SPACE :	
(i)	REQUIRED :	3055.62
(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	
(ii)	PROPOSED :	3055.42
(5)	NET BALANCE AREA OF LAND (KH. NO- 10B) : (3 - 4(ii))	27365.02
(6)	RECREATIONAL OPEN SPACE :	
(a)	REQUIRED @ 10% OF NET BALANCE AREA OF LAND (3)	3042.06
(b)	PROPOSED	3045.05
(7)	SPACE FOR ELECTRIC SUB-STATION / TRANSFORMER & WASTE WATER TREATEMENT & RECYCLING PLANT	50.00
(8)	INTERNAL ROAD AREA + TANGENT AREA	4140.91
(9)	TOTAL : NET PLOTTABLE AREA	20129.06
(10)	PRO- RATA FACTOR FOR F.S.I. CALCULATION ON LAYOUT PLOTS (6) / (9)	1.3594782

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,bharati road,Ranapratap Nagar,Nagpur,Maharashtra-440022

Phone No. 9823787002

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

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

Name Of Architect : SATYENDRA GUPTA

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

OWNERS SIGN - Verified by applicant

SIGNATURE OF PERSON SIGN Signature valid

SCALE - 1:100	19/09/24
JOB NO - NMRDA-24-49077	CHECK BY -

SUBMISSION DRAWING