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	13.587	+	13.586	13.587	X	33.249	=	451.739	0.000	451.739	X	1.443	651.860	45.000	1.100	717.046	1	451.739	651.860
2	1/2	X	10.471	+	15.320	12.896	X	35.778	=	461.376	7.720	453.656	X	1.443	654.625	45.00/9.00	1.100	720.087	1	453.656	654.625
3	1/2	X	28.131	+	34.144	31.138	X	15.000	=	467.063	7.723	459.340	X	1.443	662.827	45.00/9.00	1.100	729.110	1	459.340	662.827
4		X		+		9.000	X	15.000	=	135.000	0.000	135.000	X	1.443	194.805	9.000	1.100	214.286	1	135.000	194.805
5 &6		X		+		7.500	X	15.000	=	112.500	0.000	112.500	X	1.443	162.338	9.000	1.100	178.571	2	225.000	324.675
7 & 8		X		+		9.000	X	15.000	=	135.000	0.000	135.000	X	1.443	194.805	9.000	1.100	214.286	2	270.000	389.610
9 TO 12		X		+		7.500	X	15.000	=	112.500	0.000	112.500	X	1.443	162.338	9.000	1.100	178.571	4	450.000	649.350
13	1/2	X	33.740	+	8.869	21.304	X	15.000	=	319.565	0.000	319.565	X	1.443	461.132	9.000	1.100	507.245	1	319.565	461.132
14	1/2	X	28.776	+	4.383	16.579	X	15.000	=	248.689	0.000	248.689	X	1.443	358.858	9.000	1.100	394.744	1	248.689	358.858
15 TO 19		X		+		7.500	X	15.000	=	112.500	0.000	112.500	X	1.443	162.338	9.000	1.100	178.571	5	562.500	811.688
20	1/2	X	10.249	+	16.356	13.303	X	15.000	=	199.541	0.000	199.541	X	1.443	287.937	9.000	1.100	316.731	1	199.541	287.937
21	1/2	X	1.307	+	6.710	4.009	X	14.450	=	57.923	0.000	125.794	X	1.443	181.520	9.000	1.100	199.672	1	125.794	181.520
	1/2	X		+		14.496	X	4.682	=	67.871											
22 TO 24		X		+		7.500	X	14.496	=	108.721	0.000	108.721	X	1.443	156.884	9.000	1.100	172.572	3	326.162	470.652
25	1/2	X	29.583	+	6.009	17.796	X	14.496	=	257.973	0.000	257.973	X	1.443	372.255	9.000	1.100	409.481	1	257.973	372.255
26	1/2	X	4.858	+	5.262	5.060	X	16.018	=	81.053	0.000	362.010	X	1.443	522.380	9.000	1.100	574.619	1	362.010	522.380
	1/2	X		+		22.452	X	15.006	=	168.457											
	1/2	X				7.500	X	15.000	=	112.500											
27 TO 29		X		+		7.500	X	15.000	=	112.500	0.000	112.500	X	1.443	162.338	9.000	1.100	178.571	3	337.500	487.013
30 & 31		X		+		9.000	X	15.000	=	135.000	0.000	135.000	X	1.443	194.805	9.000	1.100	214.286	2	270.000	389.610
32 TO 37		X		+		7.500	X	15.000	=	112.500	0.000	112.500	X	1.443	162.338	9.000	1.100	178.571	6	675.000	974.025
38		X		+		9.000	X	15.000	=	135.000	0.000	135.000	X	1.443	194.805	9.000	1.100	214.286	1	135.000	194.805
39	1/2	X	8.375	+	8.296	8.336	X	18.080	=	150.706	16.128	287.037	X	1.443	414.195	9.000	1.100	455.615	1	287.037	414.195
	1/2	X	2.370	+	14.138	8.254	X	18.471	=	152.460											
40	1/2	X	20.641	+	50.476	35.559	X	115.255	=	4098.293	0.000	4098.293	X	1.443	5913.837	60.000	1.100	6505.220	1	4098.293	5913.837
																			40	**10649.788**	**15367.658**

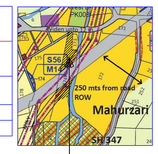
AREA UNDER OPEN SPACE											
OP-1	1/2	X	13.407	+	13.112	13.25975	X	94.272	=	1250.023	32.403	1217.620
OP-2	1/2	X	13.882	+	8.459	11.171	X	27.304	=	304.999	0	304.999
	1/2	X	16.658	+	4.986	10.822	X	46.742	=	505.842	0	505.842
	1/2	X	5.020	+	6.157	5.589	X	27.816	=	155.450	0	155.450
												2183.911
LESS AREA UNDER ESS & STP											0	50.000
									TOTAL			**2133.911**

AREA UNDER KHASARA CALCULATION												
A	1/2	X	21.021	+	44.387	32.704	X	70.605	=	2309.066	0	2309.066
B		X		+		47.370	X	62.370	=	2954.467	0	2954.467
C	1/2	X	47.370	+	38.694	43.032	X	18.071	=	777.631	0	777.631
D	1/2	X	38.694	+	39.298	38.996	X	6.682	=	260.571	0	260.571
E	1/2	X	8.492	+	12.282	10.387	X	43.182	=	448.531	0	448.531
F	1/2	X		+		60.114	X	101.096	=	3038.642	0	3038.642
G	1/2	X	117.798	+	101.096	109.447	X	26.344	=	2883.272	0	2883.272
H	1/2	X	74.684	+	51.173	62.9285	X	14.440	=	908.688	0	908.688
I	1/2	X	20.641	+	50.476	35.55848	X	115.255	=	4098.293	0	4098.293
										TOTAL		**17679.161**
AREA UNDER ROAD WIDENING												
	1/2	X	14.195	+	15.307	14.75135	X	62.734	=	925.411	0	925.411
										BALANCE LAND		**16753.750**

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
MAHURZARI	KH NO 174/1	Raw/Adjoining Land	17700.000	17679.160	0.000	13580.868	13580.868	13580.868
Total Amalgamated Plot			17700.000	17679.160	0.000	13580.868	13580.868	13580.868

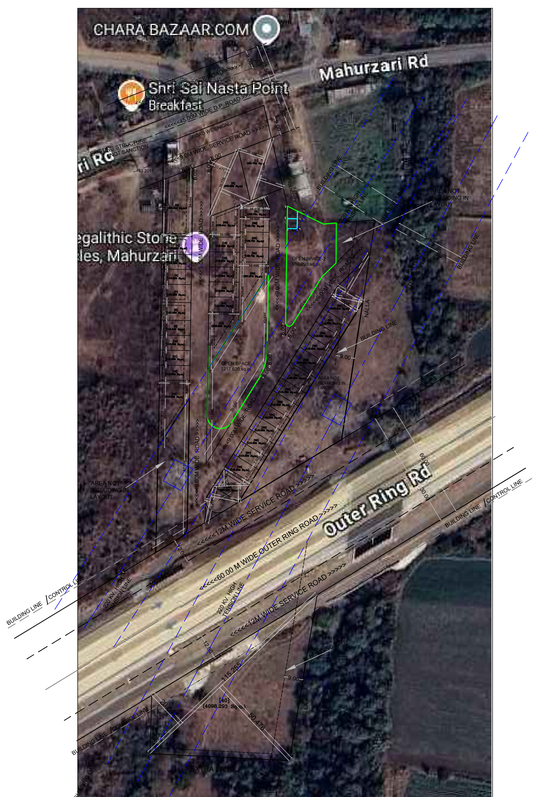
Owner details		
Owner Name	Postal Address	Contact Number
Vishal Premlal Bawistale	192,Kanji Houses Dr Ambedkar Marg,Nagpur,Maharashtra ,440017	9326660053
VISHAL PREMLAL BAWISTALE	192, KANGHOUSE, NAGPUR 17	9326660053
ASHISH WASUDEORAO DHOK	192, KANGHOUSE, NAGPUR 17	9326660005

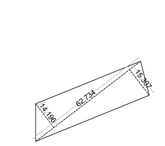


PROPOSED SITE

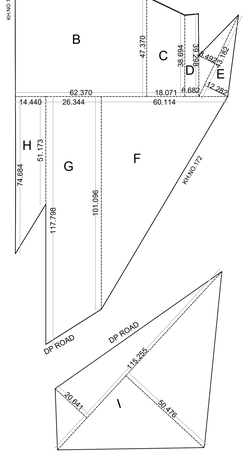


PROPOSED SITE

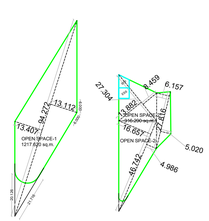




KEY PLAN FOR ROAD WIDENING CALCULATION
SCALE:1:500



KEY PLAN FOR KHASRA AREA CALCULATION
SCALE:1:1000



KEY PLAN FOR OPEN SPACE AREA CALCULATION
SCALE:1:500

LAYOUT PLAN .
SCALE:1:500

RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE 2	916.290
OPEN SPACE 1	1217.620
TOTAL	2133.910

Project Details
Proposal code -NMRDA-25-34216
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Tentative
Cls No./Survey No. - अभिन्यास क्षेत्र अन्तीम वर्गीकरण 3 (5.01 - 7.50)
Tahsil : Nagpur gramin
Mouza : MAHURZARI
Prorata Value : 0.000
Separation/CRZ Zone Area :

PROPOSED PLAN FOR RESIDENTIAL LAYOUT ON KH.NO.174/1.
MOUZA. MAHURZARI.
TA. NAGPUR(R). DIST. NAGPUR.
BELONG TO
SHRI. VISHAL PREMLAL BAWISTALE
SHRI ASHISH WASUDEORAO DHOK

A	AREA STATEMENTS		UNIT
	1. Area of land (Deduct portion of 'a, b, c' to be considered)		
	a) As Per Ownership Document (7/12, CTS Extract)	17700.000	SQ.M.
	b) As Per Measurement Sheet	17679.16	SQ.M.
	c) As Per Site	17679.16	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening	925.41	SQ.M.
	(b) Any P.U. Reservation Area	0.000	SQ.M.
	(Total a+b)	925.41	SQ.M.
	3. Balance Area Of Plot (1-2)	16753.75	SQ.M.
	4. Amenity Space (if applicable)		
	(a) Required -	NA	SQ.M.
	(b) Adjustment of 2 (b) if any	000.00	SQ.M.
	(c) Balance Proposed -	0.00	SQ.M.
	5. Net Plot Area (3-4(c))	16753.75	
	6. Recreational Open Space (if applicable)		
	(a) Required -	1675.375	SQ.M.
	(b) Proposed -	2133.911	SQ.M.
	(C) Area for ESS & STP-	50.00	SQ.M.
	7. Internal Road Area	3920.050	SQ.M.
	8. Service Road And Highway Widening	0.00	SQ.M.
	9. Plotable Area	10648.788	SQ.M.
	10.Pro-rata factor For FSI Calculations On Layout Plots (3/9)	1.57	SQ.M.

LEGENDS
OPEN SPACE
LAYOUT BOUNDARY

DESCRIPTION OF PROJECT :

SITE ADDRESS :

ADDRESS OF OFFICE
OFFICE -

OWNERS SIGN -

SCALE - 1:100
JOB NO -
CHECK BY -

SUBMISSION DRAWING