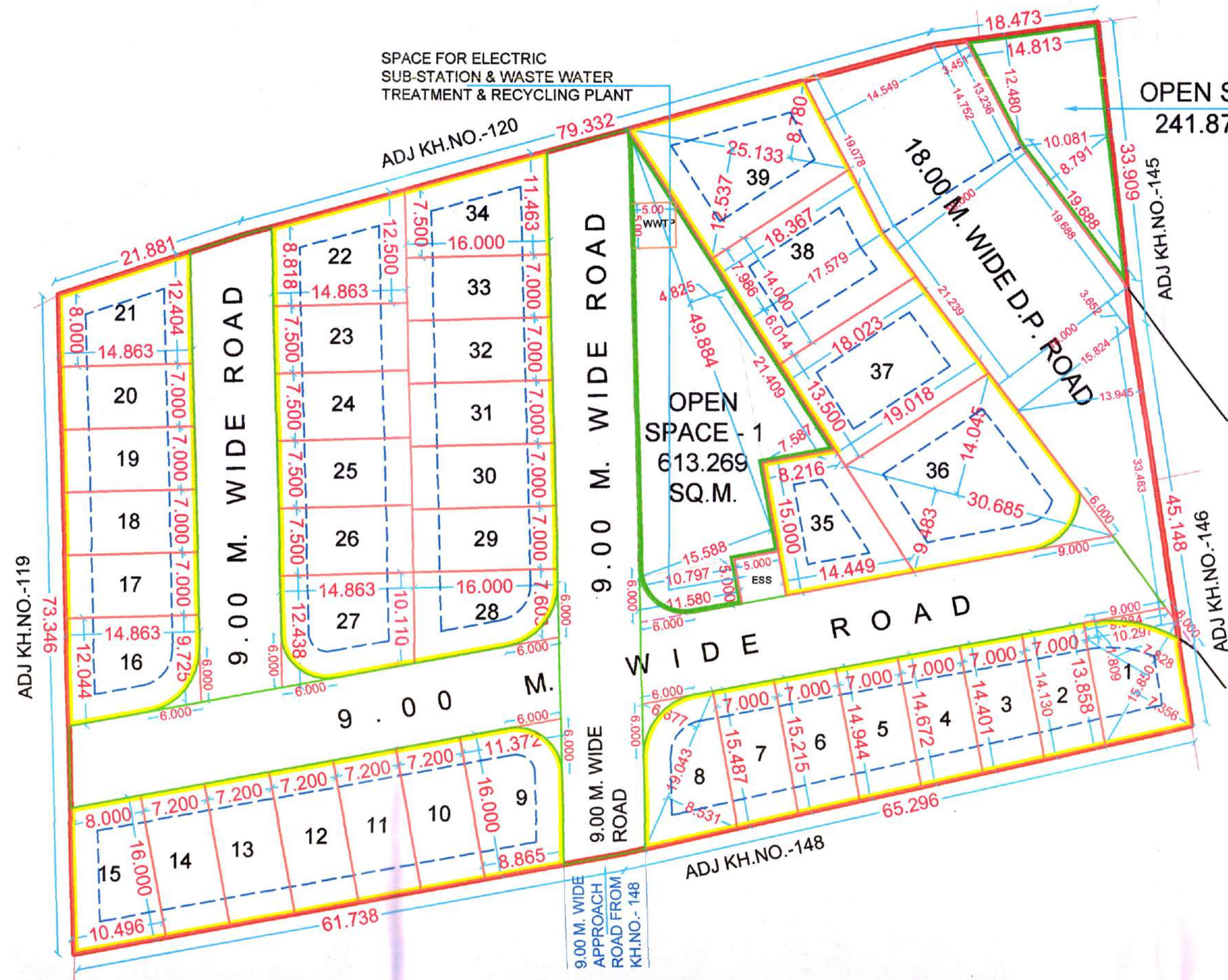
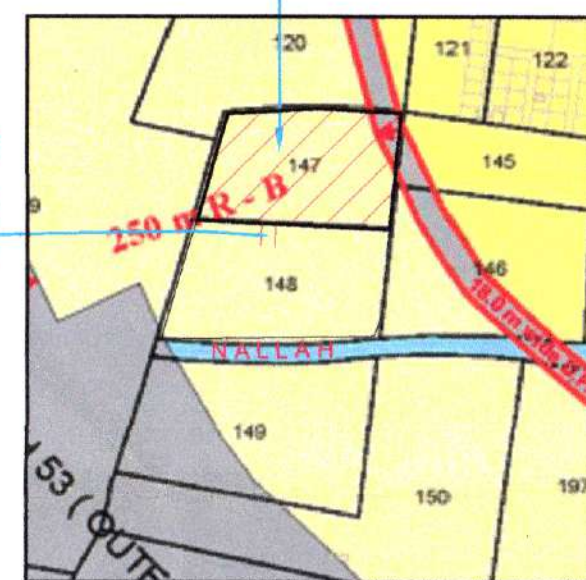


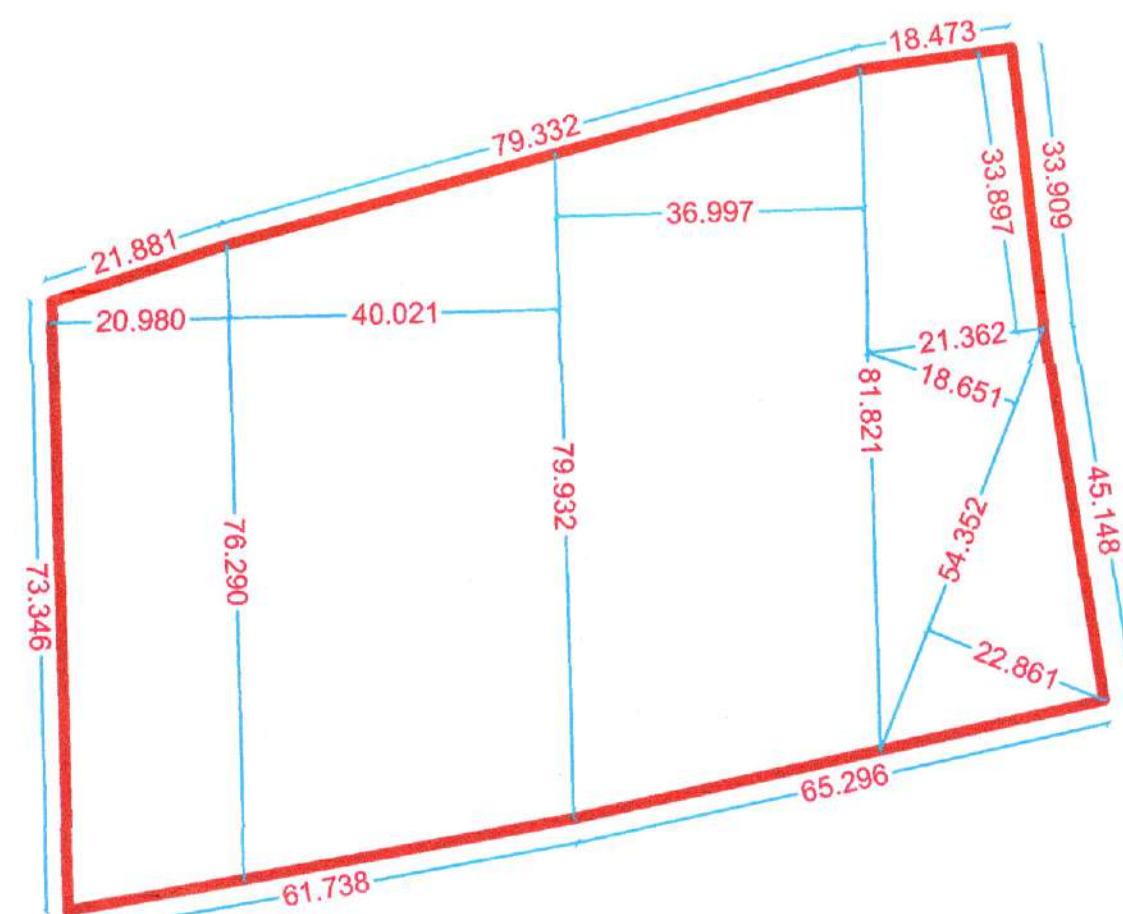


LAYOUT PLAN
SCALE - 1:500

PROPOSED LAYOUT OF KH.NO.- 147



D.P. PLAN SHOWING PROPOSED SITE
SCALE - NTS



LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
1/2(73.346 + 76.290) X 20.980	1569.682
1/2(76.290 + 79.932) X 40.021	3126.080
1/2(79.932 + 81.821) X 36.997	2992.188
1/2(18.473 + 21.362) X 33.897	675.143
1/2(18.651 + 22.861) X 54.352	1128.130
TOTAL	9491.223

NOTE :-
 x AREA UNDER LAYOUT SHOWN THUS
 x AREA UNDER OPEN SPACE SHOWN THUS
 x RESIDENTIAL PLOTS SHOWN THUS
 x APPROACH ROAD SHOWN THUS

Project Details
 Proposal code - NPHIN-25-19414
 Zone Type - Residential Zone
 Location - Non-Congested
 Name of service - Layout Approval
 Sub service - Layout Demarcated/Final
 Cts No./Survey No. - 147
 Tahsil - Kalmeshwar
 Mouza - Kalmeshwar
 Prorata Value - 0.000

DEMARCATED / FINAL RESIDENTIAL LAYOUT PLAN ON KH. NO. - 147, P.H. NO. - 49, MOUZA & TAH - HINGNA, DIST. - NAGPUR. BELONGING TO :-

M/s. ANJANEYA ADISUN ASSOCIATES PARTNERSHIP FIRM THROUGH AUTHORISED PERSON
 1) M/s. SHRI. ANJANEYA DEVELOPERS PVT. LTD. THROUGH AUTHORISED DIRECTOR SHRI. ANIL SHAMRAOJI ASHTANKAR
 2) M/s. ADISUN BUILDCON PVT. LTD. THROUGH AUTHORISED DIRECTOR SHRI. ADITYA VIJAY SALANKAR

Owner details		
Owner Name	Postal Address	Contact Number
MS ANJANEYA ADISUN ASSOCIATES PARTNERSHIP FIRM THROUGH AUTHORISED PERSON MS SHRI ANJANEYA DEVELOPERS PVT LTD THROUGH AUTHORISED DIRECTOR Anil Shyamraoji Ashtankar	Plot No.813/F.,Near RCF Office,Shankar Nagar S.O,Nagpur-440010,Maharashtra	9822200242
MS ADISUN BUILDCON PVT LTD THROUGH AUTHORISED DIRECTOR Aditya Vijay Salankar	Plot No.49,Madhao Nagar,Ranapratap nagar,Nagpur-440022,Maharashtra	9822736731

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE -1	1/2(11.580 + 10.797) X 5.000 + 1/2(7.587 X 21.409)	646.299	TANGENT 8.03 + WWTP 25.00	613.269	855.146
OPEN SPACE -2	1/2(14.813 + 10.081) X 12.480 + 1/2(19.688 X 8.791)	241.877		241.877	
SPACE FOR ELECTRIC SUB-STATION	5.000 X 5.000	25.000		25.000	50.000
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.000 X 5.000	25.000		25.000	
PROPOSED 18.00 M. WIDE D.P. ROAD AREA	1/2(13.236 + 14.752) X 3.451 + 1/2(14.752 + 19.078) X 14.549 + 1/2(19.688 + 21.239) X 18.000 + 1/2(18.000 + 15.824) X 3.652 + 1/2(13.945 X 33.483)	957.955		957.955	957.955

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT												
Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.5888)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(9.384 + 10.297) X 1.809 + 1/2(7.356 + 7.828) X 15.850	138.135	10.827	127.308	202.266	1	127.308	9.000	1.10	222.493	202.266
2	2	1/2(13.858 + 14.130) X 7.000	97.958		97.958	155.636	1	97.958	9.000	1.10	171.199	155.636
3	3	1/2(14.130 + 14.401) X 7.000	99.859		99.859	158.655	1	99.859	9.000	1.10	174.521	158.655
4	4	1/2(14.401 + 14.672) X 7.000	101.756		101.756	161.669	1	101.756	9.000	1.10	177.836	161.669
5	5	1/2(14.672 + 14.944) X 7.000	103.656		103.656	164.689	1	103.656	9.000	1.10	181.158	164.689
6	6	1/2(14.944 + 15.215) X 7.000	105.557		105.557	167.708	1	105.557	9.000	1.10	184.479	167.708
7	7	1/2(15.215 + 15.487) X 7.000	107.457		107.457	170.728	1	107.457	9.000	1.10	187.800	170.728
8	8	1/2(15.487 + 15.759) X 7.000	109.357		109.357	173.748	1	109.357	9.000	1.10	190.711	173.748
9	9	1/2(15.759 + 16.031) X 7.000	111.257		111.257	176.768	1	111.257	9.000	1.10	193.622	176.768
10	10 TO 14	7.200 X 16.000	115.200		115.200	183.030	5	576.000	9.000	1.10	201.333	915.149
11	15	1/2(8.000 + 10.496) X 16.000	147.968		147.968	235.092	1	147.968	9.000	1.10	258.601	235.092
12	16	1/2(9.725 + 12.044) X 14.863	161.776	7.277	154.499	245.469	1	154.499	9.000	1.10	270.015	245.469
13	17 TO 20	7.000 X 14.863	104.041		104.041	165.300	4	416.164	9.000	1.10	181.830	661.201
14	21	1/2(8.000 + 12.404) X 14.863	151.632		151.632	240.913	1	151.632	9.000	1.10	265.005	240.913
15	22	1/2(8.818 + 12.500) X 14.863	158.425		158.425	251.705	1	158.425	9.000	1.10	276.876	251.705
16	23 TO 26	7.500 X 14.863	111.473		111.473	177.108	4	445.890	9.000	1.10	194.818	708.430
17	27	1/2(10.110 + 12.438) X 14.863	167.565	8.049	159.516	253.440	1	159.516	9.000	1.10	278.784	253.440
18	28	1/2(7.603 + 10.110) X 16.000	141.704	7.271	134.433	213.587	1	134.433	9.000	1.10	234.946	213.587
19	29 TO 33	7.000 X 16.000	112.000		112.000	177.946	5	560.000	9.000	1.10	195.740	889.728
20	34	1/2(7.500 + 11.463) X 16.000	151.704		151.704	241.027	1	151.704	9.000	1.10	265.130	241.027
21	35	1/2(8.216 + 14.449) X 15.000	169.988		169.988	270.076	1	169.988	9.000	1.10	297.084	270.076
22	36	1/2(9.483 + 14.045) X 30.685	360.978	15.773	345.205	548.462	1	345.205	18.000	1.10	603.308	548.462
23	37	1/2(19.018 + 18.023) X 13.500	250.027		250.027	397.243	1	250.027	18.000	1.10	436.967	397.243
24	38	1/2(18.023 + 17.579) X 6.014 + 1/2(18.367 + 17.579) X 7.986	250.588		250.588	398.134	1	250.588	18.000	1.10	437.947	398.134
25	39	1/2(8.780 + 12.537) X 25.133	267.880		267.880	425.608	1	267.880	18.000	1.10	468.169	425.608
TOTAL							39	5374.879				8539.608

Signature valid

Digitally signed by DHANANJAY ASHOKRAO SARNAIK
 Date: 2025.03.25 13:19:47 IST
 Reason: Approved Drawing Plan
 Designation: Chief Officer
 Location: Hingna Nagar, Panchayat
 Project Code: NPHIN-25-19414
 Application Number: NPHIN202500005
 Proposal Number: 366334
 Certificate Number: NPHINLF/2025/APL/00019



AREA STATEMENT	
1. Area of Plot (Minimum area of a, b, c to be considered)	9491.22
(a) As per ownership document (1/12, CTS extract)	10586.00
(b) as per measurement sheet	9491.22
(c) as per site	9491.22
2. Deductions for	
(a) Proposed D.P. / D.P. Road widening Area/ Service Road / Highway widening	957.95
(b) Any D.P. Reservation area	0.00
(c) Any D.P. Reservation area	0.00
(d) External structure in plot	0.00
(e) Not in possession	0.00
(Total a+b+c+d)	957.95
3. Balance area of plot (1-2)	8533.27
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Proposed -	0.00
5. Net Plot Area (3-4 (c))	8533.27
6. Recreational Open space/Play Ground (if applicable)	
(a) Required -	853.33
(b) Proposed -	855.15
7. Internal Road area + WTP(25.00 Sq.m.) : (net plot - (Plotable area + open space + MSEB + external structure))	2278.24
8. Service road and Highway widening	---
9. Plotable area	3374.88
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.58
11. Area for inclusive housing	---
(a) Required -	---
(b) Proposed -	---
12. E.S.S. (Electric Sub-Station)	25.00

Plot No.813/F.,Near RCF Office, Shankar Nagar
 S.O,Nagpur-440010,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
 Layout Demarcated/Final

SITE ADDRESS :
 KHASARA NO. 147, P.H. NO. 49, MOUZA-HINGNA, TAH-HINGNA,
 DIST-NAGPUR.

Name Of Engineer : ASHVIN ASHOK DARVHEKAR

ADDRESS OF OFFICE

OFFICE -
 SATKAR APARTMENT NO.5, TRICHARAN
 HOUSING SOCIETY, HINGNA RING ROAD,
 NAGPUR, 440016.

OWNERS SIGN -
 Verified by applicant:
TECHNICAL PERSON SIGN
 Signature valid

SCALE - 1:100
 16/02/25
 JOB NO - NPHIN-25-19414
 CHECK BY -

SUBMISSION DRAWING