

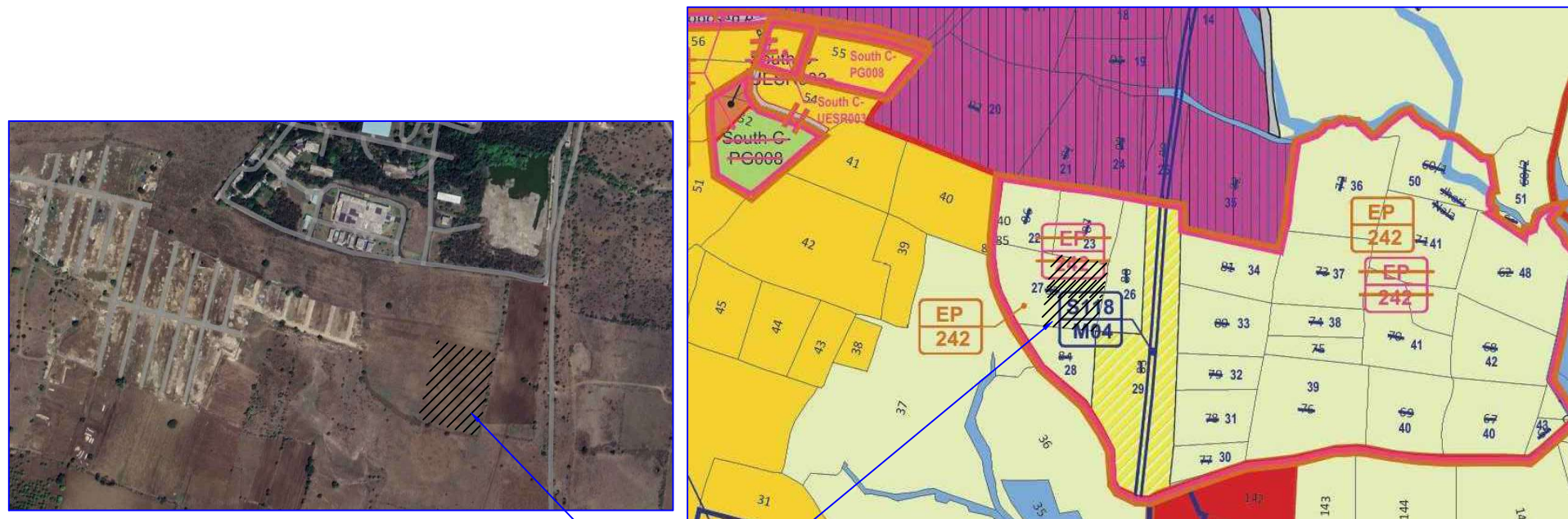
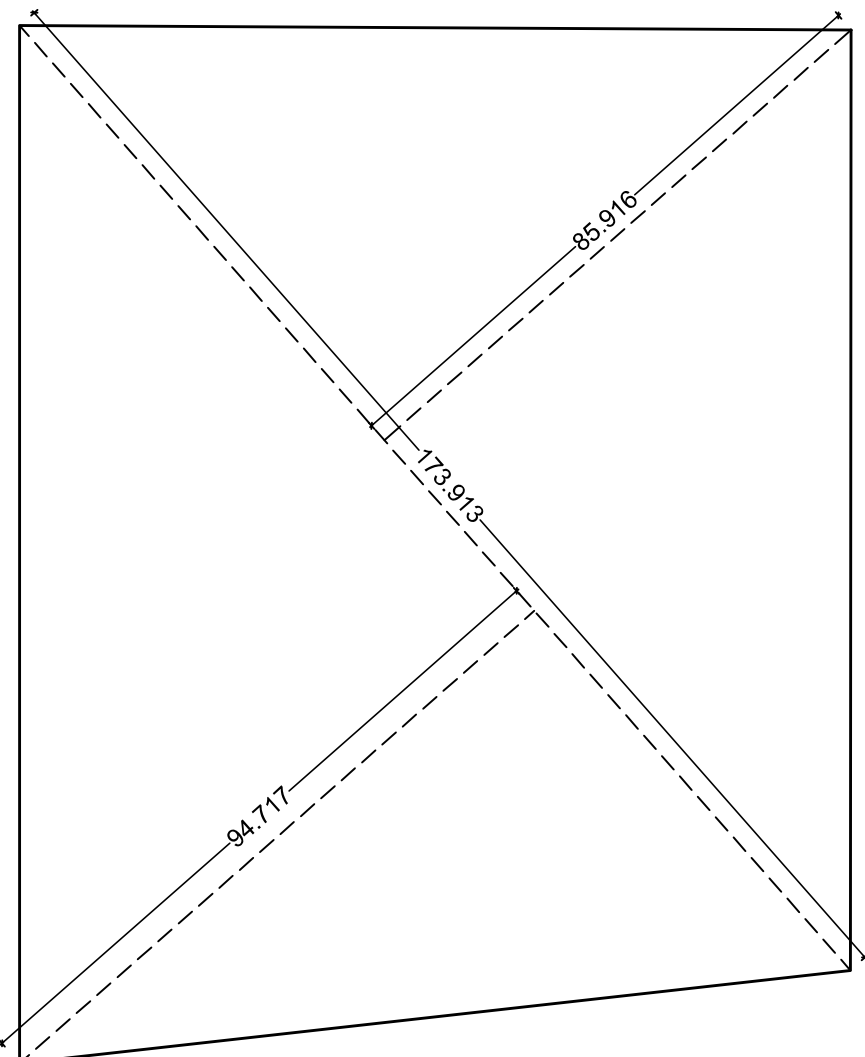
DETAILS OF LAYOUT/SUBDIVISION OF LAND								
Village	Parcel No./S.No./H.No., C S No., F P No., Sub Plot No. Gut No)	Type(1.Raw/Adjoining Land 2.Sanctioned 3.Gunt hewari)	Area in SqM as per Revenue Record	Area as per Measurement Plan	Area as per POA	Area as per Demarcated	Area in possession	Stringent Area in SqM
BOTHALI	KH NO 27/2	Raw/Adjoining Land	16200.000	15707.191	0.000	15707.191	15707.191	15707.191
Total Amalgamated Plot			16200.000	15707.191	0.000	15707.191	15707.191	15707.191

PLOT.		PLOT SIZE				PLOT AREA		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)			
NO A						B	C	D	E	F	G	H	I	J	K	L				
1						9.000	X 15.000	= 135.000	7.726		127.274	X 1.818	231.38		12.000/9.000	1.100	254.52	1	127.274	231.38
2 TO 6						7.500	X 15.000	= 112.500	0.000		112.500	X 1.545	173.81		9.000	1.100	191.19	5	562.500	869.06
7						7.000	X 15.000	= 105.000	0.000		105.000	X 1.545	162.23		9.000	1.100	178.45	1	105.000	162.23
8	1/2	X	7.427	+	7.358	7.392	X 17.265	= 127.628	0.000		127.628	X 1.545	197.19		9.000	1.100	216.90	1	127.628	197.19
9	1/2	X	8.922	+	8.843	8.883	X 15.000	= 133.236	0.000		133.236	X 1.545	205.85		9.000	1.100	226.43	1	133.236	205.85
10 & 11						7.000	X 15.000	= 105.000	0.000		105.000	X 1.545	162.23		9.000	1.100	178.45	2	210.000	324.45
12 TO 15						7.500	X 15.000	= 112.500	0.000		112.500	X 1.545	173.81		9.000	1.100	191.19	4	450.000	695.25
16 & 17						9.000	X 15.000	= 135.000	7.726		127.274	X 1.818	231.38		12.000/9.000	1.100	254.52	2	254.548	462.77
18 TO 21						7.500	X 15.000	= 112.500	0.000		112.500	X 1.545	173.81		9.000	1.100	191.19	4	450.000	695.25
22 & 23						7.000	X 15.000	= 105.000	0.000		105.000	X 1.545	162.23		9.000	1.100	178.45	2	210.000	324.45
24	1/2	X	8.843	+	8.764	8.804	X 15.000	= 132.053	0.000		132.053	X 1.545	204.02		9.000	1.100	224.42	1	132.053	204.02
25						9.042	X 14.000	= 126.586	0.000		126.586	X 1.545	195.58		9.000	1.100	215.13	1	126.586	195.58
26 & 27						5.900	X 14.000	= 82.600	0.000		82.600	X 1.545	127.62		9.000	1.100	140.38	2	165.200	255.23
28 & 29						9.500	X 14.000	= 133.000	7.726		125.274	X 1.818	227.75		12.000/9.000	1.100	250.52	2	250.548	455.50
30 & 31						5.900	X 14.000	= 82.600	0.000		82.600	X 1.545	127.62		9.000	1.100	140.38	2	165.200	255.23
32						9.042	X 14.000	= 126.586	0.000		126.586	X 1.545	195.58		9.000	1.100	215.13	1	126.586	195.58
33	1/2	X	14.902	+	14.896	14.899	X 8.405	= 125.228	0.000		125.228	X 1.545	193.48		9.000	1.100	212.82	1	125.228	193.48
34	1/2	X	14.896	+	14.891	14.894	X 6.500	= 96.808	0.000		96.808	X 1.545	149.57		9.000	1.100	164.52	1	96.808	149.57
35	1/2	X	14.891	+	14.886	14.889	X 6.500	= 96.775	0.000		96.775	X 1.545	149.52		9.000	1.100	164.47	1	96.775	149.52
36	1/2	X	7.661	+	7.665	7.663	X 17.367	= 133.083	7.721		125.362	X 1.818	227.91		12.000/9.000	1.100	250.70	1	125.362	227.91
37						9.500	X 15.000	= 142.500	7.726		134.774	X 1.818	245.02		12.000/9.000	1.100	269.52	1	134.774	245.02
38 TO 40						7.500	X 15.000	= 112.500	0.000		112.500	X 1.545	173.81		9.000	1.100	191.19	3	337.500	521.44
41 TO 44						7.000	X 15.000	= 105.000	0.000		105.000	X 1.545	162.23		9.000	1.100	178.45	4	420.000	648.90
45	1/2	X	9.408	+	7.730	8.569	X 15.000	= 128.535	0.000		128.535	X 1.545	198.59		9.000	1.100	218.45	1	128.535	198.59
46	1/2	X	10.724	+	9.047	9.886	X 15.000	= 148.281	0.000		148.281	X 1.545	229.09		9.000	1.100	252.00	1	148.281	229.09
47 TO 52						7.750	X 15.000	= 116.250	0.000		116.250	X 1.545	179.61		9.000	1.100	197.57	6	697.500	1077.64
53 & 54						9.500	X 15.000	= 142.500	7.726		134.774	X 1.818	245.02		12.000/9.000	1.100	269.52	2	269.548	490.04
55 TO 60						7.500	X 15.000	= 112.500	0.000		112.500	X 1.545	173.81		9.000	1.100	191.19	6	675.000	1042.88
61	1/2	X	10.546	+	8.870	9.708	X 15.000	= 145.623	0.000		145.623	X 1.545	224.99		9.000	1.100	247.49	1	145.623	224.99
62	1/2	X	10.863	+	9.298	10.081	X 14.000	= 141.127	0.000		141.127	X 1.545	218.04		9.000	1.100	239.85	1	141.127	218.04
63 TO 68						7.000	X 14.000	= 98.000	0.000		98.000	X 1.545	151.41		9.000	1.100	166.55	6	588.000	908.46
69 & 70						9.500	X 14.000	= 133.000	7.726		125.274	X 1.818	227.75		12.000/9.000	1.100	250.52	2	250.548	455.50
71 TO 74		X		+		7.000	X 14.000	= 98.000	0.000		98.000	X 1.545	151.41		9.000	1.100	166.55	4	392.000	605.64
75 & 76						6.500	X 14.000	= 91.000	0.000		91.000	X 1.545	140.60		9.000	1.100	154.65	2	182.000	281.19
77	1/2	X	10.298	+	8.732	9.515	X 14.000	= 133.211	0.000		133.211	X 1.545	205.81		9.000	1.100	226.39	1	133.211	205.81
78	1/2	X	7.995	+	6.581	7.288	X 17.595	= 128.230	0.000		128.230	X 1.545	198.11		9.000	1.100	217.93	1	128.230	198.11
79	1/2	X	14.832	+	14.838	14.835	X 7.250	= 107.556	0.000		107.556	X 1.545	166.17		9.000	1.100	182.79	1	107.556	166.17
80	1/2	X	14.838	+	14.844	14.841	X 7.250	= 107.596	0.000		107.596	X 1.545	166.24		9.000	1.100	182.86	1	107.596	166.24
81	1/2	X	14.844	+	14.849	14.847	X 7.250	= 107.636	0.000		107.636	X 1.545	166.30		9.000	1.100	182.93	1	107.636	166.30
82	1/2	X	14.849	+	14.856	14.853	X 9.000	= 133.674	0.000		133.674	X 1.545	206.53		9.000	1.100	227.18	1	133.674	206.53
83	1/2	X	14.856	+	14.863	14.860	X 9.000	= 133.736	0.000		133.736	X 1.545	206.62		9.000	1.100	227.28	1	133.736	206.62
84	1/2	X	14.863	+	14.870	14.867	X 9.000	= 133.799	7.727		126.072	X 1.818	229.20		12.000/9.000	1.100	252.12	1	126.072	229.20
TOTAL														84	9528.679	15141.86				

LAND AREA CALCULATION									
A	1/2	X	85.916	+	94.717	90.316	X	173.913	= 15707.191
TOTAL									= 15707.191
AREA UNDER OPEN SPACE									
A	1/2	X	26.850	+	26.624	26.737	X	60.649	= 1621.594
ESS & STP AREA					2.000	5.000	X	5.000	= 50.000
TOTAL OPEN SPACE AREA									= 1571.594

Owner details		
Owner Name	Postal Address	Contact Number
PPJ PROPERTIES PRIVATE LIMITED	ANANDAM WORLD CITY GANESH PETH ROAD, Mahatma Fule Bazar, Nagpur, Maharashtra-440018	9890990003
PRATIK RAJESH SARAOGI	ANANDAM WORLD CITY GANESH PETH ROAD, Mahatma Fule Bazar, Nagpur, Maharashtra-440018	9890990003

Amenity CALCULATION	
Name	Area
TOTAL	0.000
RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	1571.594
TOTAL	1571.594



PROPOSED SITE KH NO 27/2

AREA STATEMENT	
1. Area of Plot (Minimum area of a, b, c to be considered)	15707.191
a) As per ownership document (7/12, CTS extract)	16200.000
b) as per measurement sheet	15707.191
c) as per site	15707.191
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.000
(b) Any D.P. Reservation area	0.000
(c) External structure in plot	0.000
(d) Not in possession	0.000
(Total a+b+c+d)	0.000
3. Balance area of plot (1-2)	15707.191
4. Amenity Space (if applicable)	
(a) Required -	0.000
(b) Adjustment of 2(b), if any -	0.000
(c) Proposed -	0.000
5. Net Plot Area (3-4 (c))	15707.191
6. Recreational Open space/Play Ground (if applicable)	
(a) Required -	1570.719
(b) Proposed -	1571.594
7. Area as per ESS & WTP	50.000
8. Internal Road area (net plot - (Plotable area + open space + WSEB + external structure))	4556.918
9. Service road and Highway widening	0.000
10. Plotable area	9528.679
11. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.648
(a) Required -	0.000
(b) Proposed -	0.000



Signature valid

Joint director town planner

Date: 01/08/2025

Assistant Commissioner / Deputy Commissioner

Date: 06/08/2025

Reserved for Stamps of Approval plan

FINAL DEMARCATED LAYOUT PLAN ON KH. NO.27/2 MOUZA- BOTHALI P.H.NO. 74 TAH.- NAGPUR (R) DISTT. NAGPUR. BELONGING TO. PPJ PROPERTIES PRIVATE LIMITED THROUGH AUTHORISED DIRECTOR SHRI. PRATIK RAJESH SARAOGI

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)

a) As per ownership document (7/12, CTS extract)

b) as per measurement sheet

c) as per site

2. Deductions for

(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening

(b) Any D.P. Reservation area

(c) External structure in plot

(d) Not in possession

(Total a+b+c+d)

3. Balance area of plot (1-2)

4. Amenity Space (if applicable)

(a) Required -

(b) Adjustment of 2(b), if any -

(c) Proposed -

5. Net Plot Area (3-4 (c))

6. Recreational Open space/Play Ground (if applicable)

(a) Required -

(b) Proposed -

7. Area as per ESS & WTP

8. Internal Road area (net plot - (Plotable area + open space + WSEB + external structure))

9. Service road and Highway widening

10. Plotable area

11. Pro-rata factor for FSI calculation on layout plots = (5/9)

LEGEND :-

AREA UNDER KASABA BOUNDARY SHOWN IN

AREA UNDER OPEN SPACE SHOWN IN

AREA UNDER ESS & WTP SHOWN IN

PAWAN RAVIPRASAD GUPTA

PLANNING, DESIGN AND DEVELOPMENT

OFFICE NO. 115, SECOND FLOOR, SHRI RAM SHYAM TOWER STATION ROAD SADAR NAGPUR.440001

ANANDAM WORLD CITY, GANESH PETH ROAD, Mahatma Fule Bazar, Nagpur, Maharashtra-440018

DESCRIPTION OF PROJECT :-

Type of Proposal - Residential

Layout Demarcated/Final

SITE ADDRESS :-

MOUZA- BOTHALI KH NO 27/2 TAH- NAGPUR (RURAL) DIST-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

SCALE - 1:100

21/07/25

JOB NO - NMRDA-25-82987

CHECK BY -

SUBMISSION DRAWING