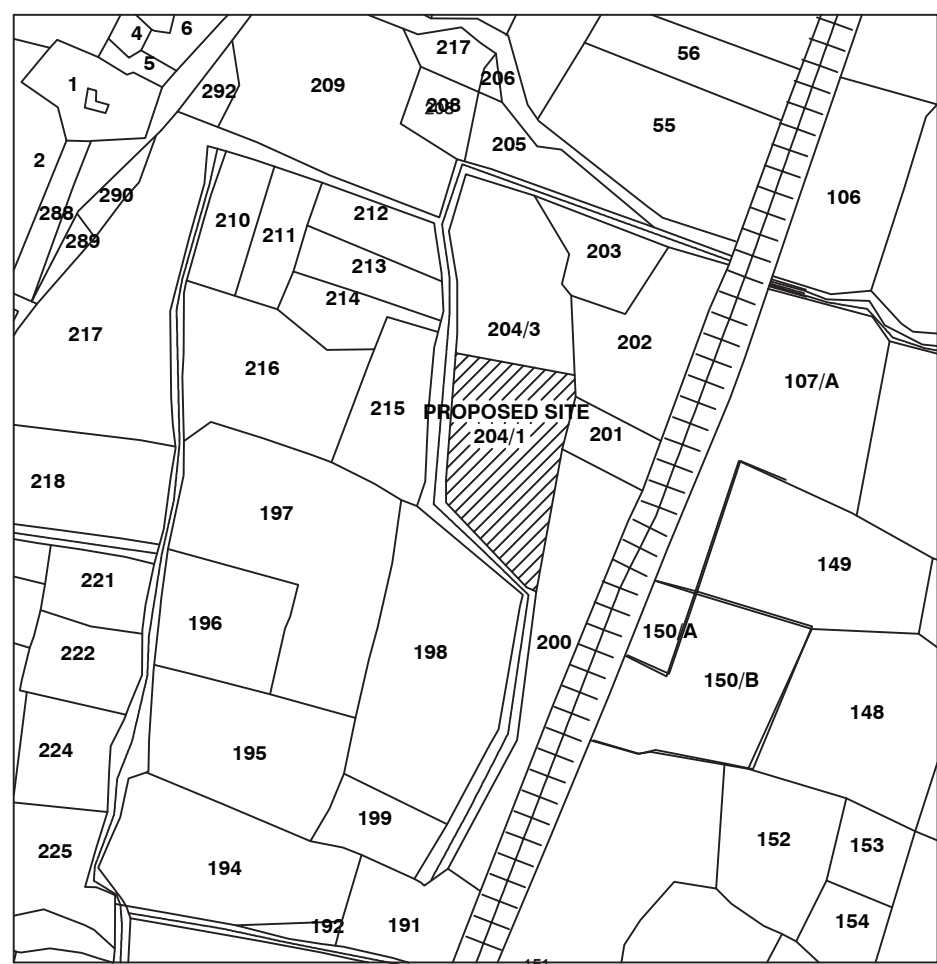


SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA INSQM.	NO	TOTAL AREA	USER
01	OPEN SPACE 01	1/2(16.70+26.40)X53.95 1/2(4.80+8.00)X35.35	1162.62 227.12		1389.74 -80.00			
	OPEN SPACE 02	1/2(62.80 X 49.40) 1/2(49.40+42.10)X2.20 1/2(42.10 X 13.40)	1651.16 100.65 282.07	24.51	1339.74 + 1909.37 3249.11	01	3249.11	
02	AMENITY SPACE	1/2(2.15+6.00)X45.90 1/2(25.85+26.45)X55.20	187.04 1443.48	7.72	1622.80	01	1622.80	
03	W.T.P. E.S.S.	5.00 X 5.00 5.00 X 5.00	25.00 25.00		50.00	01	50.00	

SITE PLAN



MOUZA- JAMTHA.
P.H. NO.- 42
TAH.- NAGPUR (GRAMIN)
DIST- NAGPUR
SCALE 1:5000

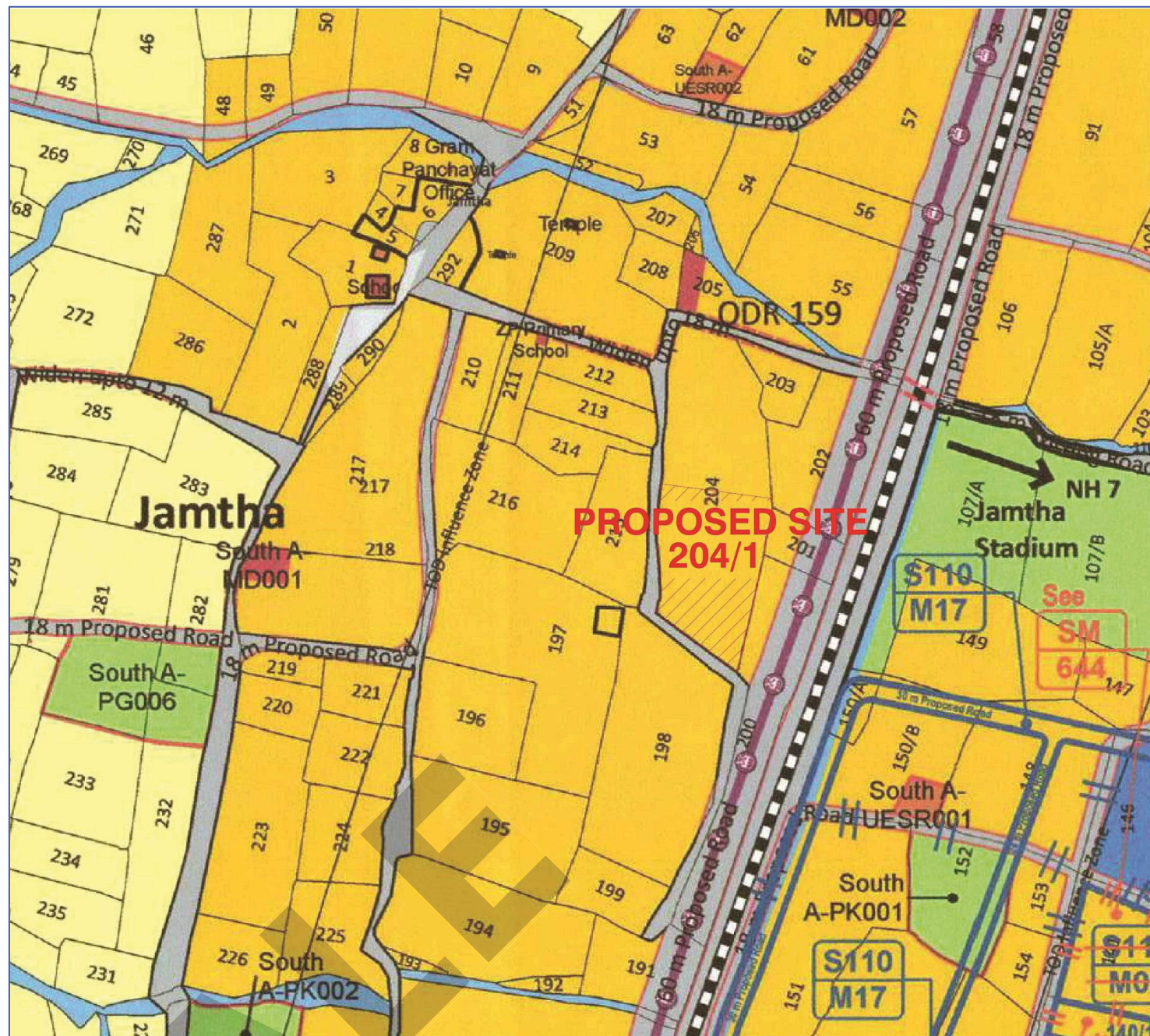
LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BAWN
EXSTING SHOWN BLUE HATCHED

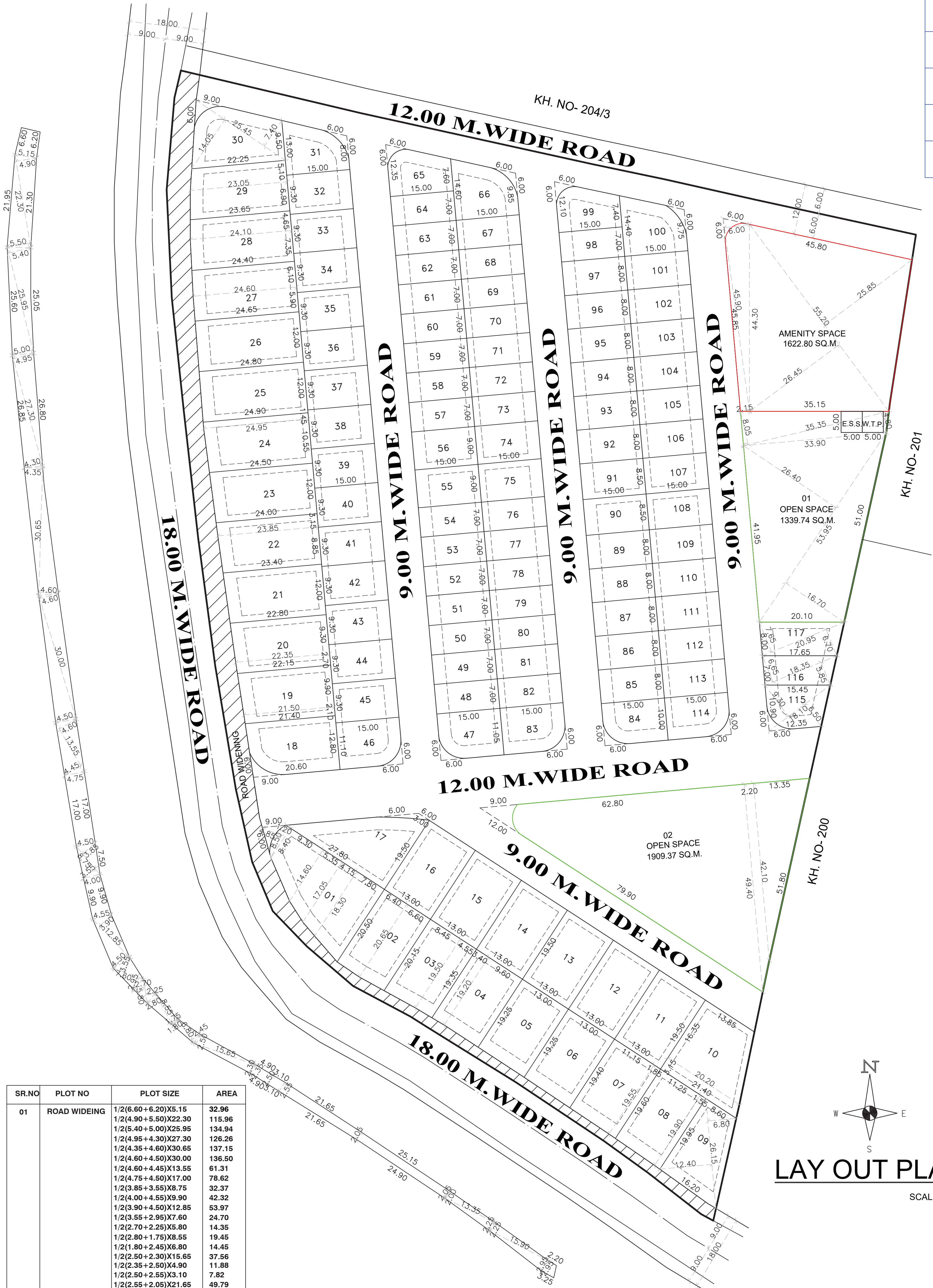
Project Details

Proposal code -NMRDA-24-19407
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Tentative
Cts No./Survey No. - 204/1
Tahsil : Nagpur gramin
Mouza : JAMTHA(PART)
Prorata Value : 0.00
Separation/CRZ Zone Area :

D.P. SHEET NO. 110



GOOGLE IMAGE



LAY OUT PLAN

SCALE 1:500

KEY - PLAN

SCALE 1:1000

SR.NO	PLOT NO	PLOT SIZE	AREA
01	ROAD WIDENING	1/2(6.60+6.20)X5.15 1/2(4.80+5.50)X22.30 1/2(6.40+5.00)X25.95 1/2(4.95+4.30)X27.30 1/2(4.35+4.00)X30.65 1/2(4.60+4.50)X30.00 1/2(4.60+4.45)X13.55 1/2(4.75+4.50)X17.00 1/2(3.85+3.50)X8.75 1/2(4.00+4.55)X9.90 1/2(3.90+4.50)X12.85 1/2(3.55+2.90)X7.60 1/2(2.70+2.25)X5.80 1/2(2.80+1.75)X8.55 1/2(1.80+2.45)X8.90 1/2(2.50+2.30)X15.65 1/2(2.35+2.50)X4.90 1/2(2.50+2.55)X3.10 1/2(2.55+2.00)X21.65 1/2(25.15+24.90)X2.05 1/2(2.00+2.25)X13.35 1/2(2.25+2.90)X15.90 1/2(2.20+3.25)X2.95	32.96 115.96 134.94 126.26 137.15 136.50 61.31 78.62 32.97 42.32 53.97 24.70 14.35 19.45 14.45 37.66 11.88 7.82 48.79 51.30 28.36 41.34 8.03
	TOTAL		1261.39

SR.NO	'K' PRAT	SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1. 1/2(92.00+81.50)X184.20 2. 1/2(127.50+127.35)X7.35 3. 1/2(27.05+28.65)X57.70 4. 1/2(42.80+44.50)X21.75 5. 1/2(44.50+45.60)X17.60 6. 1/2(45.60+49.70)X56.00 7. 1/2(2.70+6.55)X44.25 8. 1/2(44.15+42.85)X22.15 9. 1/2(42.85+38.00)X24.85 10. 1/2(44.45+37.85)X26.00 11. 1/2(37.85+30.10)X29.45 12. 1/2(46.40+52.90)X11.20 13. 1/2(23.55+12.80)X34.65 14. 1/2(12.80+6.50)X16.50 15. 1/2(6.50 X 10.85) 16. 1/2(8.80 X 7.50) 17. 1/2(7.50+15.75)X11.80 18. 1/2(15.75+21.60)X14.25 19. 1/2(21.60+23.75)X4.25 20. 1/2(23.75+34.70)X22.25 21. 1/2(34.70+46.40)X21.95 22. 1/2(46.40+52.90)X11.20 23. 1/2(23.55+12.80)X34.65 24. 1/2(17.15+9.25)X32.393	15979.35 936.57 1607.94 949.38 792.88 2668.40 204.65 963.62 1004.56 1069.90 1000.56 758.47 490.29 159.22 35.26 33.00 137.17 266.11 96.36 650.25 890.07 556.08 751.90 427.58
	TOTAL		32429.47

PROJECT

PROPOSED RESIDENTIAL LAY OUT PLAN ON
KH NO- 204/1, P.H. NO.-42, MOUZA- JAMTHA,
TAH.- NAGPUR (GRAMIN), DIST.-NAGPUR
OWNER :- SHRI.- ARUN NAMDEORAO HARODE.
SHRI.- KUNDAN SHRICHAND THUTHEJA.
SHRI.- PRASHANT NARAYANRAO SHIVANKAR.
SHRI.- VISHAL ANILRAO WADIBHASME.
SHRI.- HEMANT PANJABRAO GAWANDE.

AREA STATEMENT

1. GROSS AREA OF LAND/ PLOT (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	=3.45 H.R. (34500.00 SQ.M.)
B) AS PER MEASUREMENT SHEET	=3.24 H.R. (32429.47 SQ.M.)
C) AS PER SITE	=3.24 H.R. (32429.47 SQ.M.)
2. DEDUCTION FOR	
A) PROPOSED D.P./ D.P. ROAD WINDING AREA/ SERVICE ROAD / HIGHWAY WIDENING	NIL
B) ANY D.P. RESERVATION AREA	NIL
TOTAL (A+B)	NIL
3. BALANCE AREA OF PLOT (1-2)	=32429.47 SQ.M.
4. AMENITY SPACE (IF APPLICABLE)	
A) REQUIRED	=1621.47 SQ.M.(5.00%)
B) ADJUSTMENT OF 2(B), IF ANY	=1622.80 SQ.M.(5.00%)
C) BALANCE PROPOSED	=1622.80 SQ.M.(5.00%)
5. NET PLOT AREA (3-4(C))	=30806.67 SQ.M.(100.00%)
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
A) REQUIRED	=3242.947 SQ.M.(10%)
B) PROPOSED	=3249.11 SQ.M.(10.54%)
7. SERVICE ROAD AND HIGHWAY WIDENING	=1261.39 SQ.M.(4.09%)
8. INTERNAL ROAD AREA	=7240.76 SQ.M.(23.50%)
9. AREA UNDER LAYOUT PLOTS	=19005.41 SQ.M.(61.69%)
E.S.S. & W.T.P.	=60.00 SQ.M.(0.16%)
10. PRO- RATA FACTOR FOR F.S.I CALCULATION ON LAYOUT PLOTS=5/9)-30806.67/19005.41 = 1.62	

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

NOS	PLOT NO.	PLOT SIZE (M)	PLOT AREA (SQ.M.)	TANGENT ROUNDING AREA OF ROAD (IF ANY SQ.M.)	REMAINING PLOT AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	BUILT UP AREA ON PRO-RATA BASIC (DYPRO - RATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (E'G) SQ.M.
	A		B	C	D=(B-C)		E	F	G	H	
1	1	1/2(1.20+4.85)X8.50+ 1/2(1.40+14.60)X9.30+ 1/2(14.60+17.05)X5.35+ 1/2(17.05+18.30)X4.15+ 1/2(18.30+20.50)X7.80	442.00	11.77	430.23	1	430.23	696.97	18.00	1.10	766.67
2	2	1/2(20.50+20.65)X6.40+ 1/2(20.65+20.15)X6.60	266.32		266.32	1	266.32	431.44	18.00	1.10	474.58
3	3	1/2(19.50+19.50)X4.55 1/2(19.50+19.35)X4.55	255.91		255.91	1	255.91	414.57	18.00	1.10	456.02
4	4	1/2(19.35+19.20)X3.40+ 1/2(19.20+19.25)X9.60	250.10		250.10	1	250.10	405.15	18.00	1.10	445.67
5	5	13.00X19.25	250.25		250.25	1	250.25	405.41	18.00	1.10	445.95
6	6	1/2(19.40+19.40)X13.00	251.23		251.23	1	251.23	406.98	18.00	1.10	447.68
7	7	1/2(19.40+19.55)X11.15+ 1/2(19.55+19.60)X1.85	253.36		253.36	1	253.36	410.44	18.00	1.10	451.49
8	8	1/2(19.60+19.90)X11.25+ 1/2(19.90+19.95)X1.55	253.07		253.07	1	253.07	409.98	18.00	1.10	450.97
9	9	1/2(16.80+12.40)X26.15	251.04		251.04	1	251.04	406.68	18.00	1.10	447.35
10	10	1/2(20.20+13.85)X16.35	343.88		343.88	1	343.88	378.27	9.00	1.10	416.09
11	11	13.00X19.50	253.50		253.50	6	1521.00	278.85	9.00	1.10	306.74
12	12	1/2(3.00+27.80)X19.50	300.30	7.72	292.58	1	292.58	438.87	12.00	1.10	482.76
13	13	1/2(20.60+21.40)X12.80	268.80	11.77	257.03	1	257.03	416.39	18.00	1.10	458.03
14	14	1/2(21.15+22.15)X9.90	261.11		261.11	1	261.11	423.00	18.00	1.10	465.30
15	15	1/2(21.15+22.15)X9.30	270.02		270.02	1	270.02	437.44	18.00	1.10	481.18
16	16	1/2(22.80+23.40)X12.00	277.20		277.20	1	277.20	449.06	18.00	1.10	493.97
17	17	1/2(23.40+23.85)X8.85+ 1/2(23.85+24.00)X3.15	284.45		284.45	1	284.45	460.80	18.00	1.10	506.88
18	18	1/2(24.00+24.50)X12.00	291.00		291.00	1	291.00	471.42	18.00	1.10	518.56
19	19	1/2(24.50+24.95)X10.55+ 1/2(24.95+24.90)X1.45	296.99		296.99	1	296.99	481.12	18.00	1.10	529.24
20	20	1/2(24.90+24.80)X12.00	298.20		298.20	1	298.20	483.08	18.00	1.10	531.39
21	21	1/2(24.80+24.65)X12.00	296.70		296.70	1	296.70	480.65	18.00	1.10	528.72
22	22	1/2(24.65+24.60)X5.90+ 1/2(24.60+24.40)X6.10	294.74		294.74	1	294.74	477.47	18.00	1.10	525.22
23	23	1/2(24.40+24.10)X7.35+ 1/2(24.10+23.65)X4.65	289.26		289.26	1	289.26	466.60	18.00	1.10	515.45
24	24	1/2(23.65+23.05)X6.90+ 1/2(23.05+22.25)X5.10	276.63		276.63	1	276.63	448.14	18.00	1.10	492.95
25	25	30.00X15.00	450.00	11.77	438.23	1	438.23	423.11	18.00	1.10	465.42
26	26	1/2(18.00+13.00)X15.00	157.50	7.72	149.78	1	149.78	224.67	12.00	1.10	247.14
27	27	32.00 X 45	1440.00		1440.00	14	1953.00	153.45	9.00	1.10	168.80
28	28	11.10X15.00	166.50	7.72	158.78	1	158.78	238.17	12.00	1.10	261.99
29	29	11.05X15.00	165.75	7.72	158.03	1	158.03	237.05	12.00	1.10	260.75
30	30	48.00 X 54	2592.00		2592.00	7	18144.00	115.50	9.00	1.10	127.05
31	31	55 X 56	3080.00		3080.00	2	6160.00	148.50	9.00	1.10	163.35
32	32	57 X 64	3648.00		3648.00	8	29184.00	115.50	9.00	1.10	127.05
33	33	65	4225.00	7.72	4217.28	1	4217.28	212.86	12.00	1.10	234.14
34	34	66	4356.00	7.72	4348.28	1	4348.28	263.48	12.00	1.10	289.83
35	35	67 X 73	4891.00		4891.00	7	34237.00	115.50	9.00	1.10	127.05
36	36	74 X 75	5550.00		5550.00	2	11100.00	148.50	9.00	1.10	163.35
37	37	76 X 82	6232.00		6232.00	7	43624.00	115.50	9.00	1.10	127.05
38	38	83	6889.00	7.72	6881.28	1	6881.28	237.05	12.00	1.10	260.75
39	39	84	7056.00	7.72	7048.28	1	7048.28	213.42	12.00	1.10	234.76
40	40	85 X 89	7565.00		7565.00	5	37825.00	132.00	9.00	1.10	145.20
41	41	90 X 91	8181.00		8181.00	2	16362.00	140.25	9.00	1.10	154.28
42	42	92 X 97	8914.00		8914.00	6	53484.00	132.00	9.00	1.10	145.20
43	43	98	9604.00		9604.00	1	9604.00	115.50	9.00	1.10	127.05
44	44	99	9801.00	7.72	9793.28	1	9793.28	207.80	12.00	1.10	228.57
45	45	100	10000.00	7.72	9992.28	1	9992.28	260.11	12.00	1.10	286.12
46	46	101 X 106	10706.00		10706.00	6	64236.00	132.00	9.00	1.10	145.20
47	47	107 X 108	11641.00		11641.00	2	23282.00	140.25	9.00	1.10	154.28
48	48	109 X 113	12363.00		12363.00	5	61815.00	132.00	9.00	1.10	145.20
49	49	114	12960.00	7.72	12952.28	1	12952.28	213.42	12.00	1.10	234.76
50	50	115	13225.00	7.72	13217.28	1	13217.28	202.91	12.00	1.10	223.20
51	51	116	13584.00		13584.00	1	13584.00	126.16	9.00	1.10	138.77
52	52	117	13929.00		13929.00	1	13929.00	165.35	9.00	1.10	148.77
		TOTAL AREA OF 117 NOs OF PLOTS						19005.41			30806.67

Signature valid

Digitally signed by SHRI. ARUN NAMDEORAO HARODE
Date: 2024.02.27 10:00:00
Reason: Approved for Layout Approval
Project Code: NMRDA-24-19407
Location: Nagpur Maharastra
Project Name: Residential Layout Approval
Project Number: 19005.41
Certificate Number: NMRDA-24-19407-APL000009

THUTHEJA, PRASHANT NARAYANRAO SHIVANKAR Plot N. 32, Bhandara Road, Nagpur, Maharashtra-440035	
DESCRIPTION OF PROJECT : Type of Proposal - Residential Layout Tentative	
SITE ADDRESS: KH NO. 204 / 1 PH NO. 42 MOUZA, JAMTHA, TAH NAGPUR, GRAMIN DIST NAGPUR	
Name Of Engineer - RASINDRADEEP NAGDEVE	ADDRESS OF OFFICE
PLOT NO. 19 KASHI NAGAR NEAR GURUNANK DIPWADI COLLAGE NAR NAGPUR NAGPUR-440005	
OWNERS SIGN	SIGNATURE VALID
SCALE - 1:100	97/03/24
JOB NO - NMRDA-24-19407	CHECK BY -
SUBMISSION DRAWING	