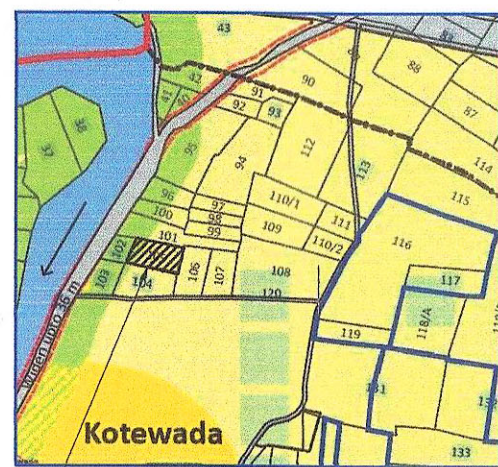


PLOT.	PLOT SIZE				PLOT AREA		CORNER	REMAINING PLOT	PRO-RATA	B/UP AREA ON	FRONT ROAD	BASIC	PERMISSIBLE	NO.OF	NET	NET PLOT AREA
NO	A	B	C	D	SQ.M.	B	ROUNDING AREA	AREA IN SQ.M.	F.S.I.	PRO-RATA BASIS	WIDTH (M.)	F.S.I.	B/UP AREA ON BASIC FSI (F X H)	PLOTS	AREA IN SQ.M.	FOR FSI (SQ.M)
1	1/2 X	7.429	+	10.713	9.071 X 14.687 =	133.210	0.000	133.210	X 1.650	219.80	9.000	1.000	219.80	1	133.2	219.797
2 to 4					7.000 X 14.687 =	102.800	0.000	102.800	X 1.650	169.62	9.000	1.000	169.62	3	308.4	508.860
5					10.000 X 14.687 =	146.870	7.720	139.150	X 1.650	229.60	9.000	1.000	229.60	1	139.2	229.598
6					9.000 X 15.591 =	140.320	7.720	132.600	X 1.650	218.79	9.000	1.000	218.79	1	132.6	218.790
7 to 8					7.500 X 15.591 =	116.930	0.000	116.930	X 1.650	192.93	9.000	1.000	192.93	2	233.9	385.869
9	1/2 X	8.487	+	8.317	8.402 X 15.591 =	131.000	0.000	131.000	X 1.650	216.15	9.000	1.000	216.15	1	131.0	216.150
10	1/2 X	8.317	+	8.297	8.307 X 1.891 =	15.702	0.000	130.570	X 1.650	215.440	9.000	1.000	215.44	1	130.570	215.440
11 to 12					8.385 X 13.700 =	114.868										
13					7.500 X 15.591 =	116.930	0.000	116.930	X 1.650	192.93	9.000	1.000	192.93	2	233.9	385.869
14					9.000 X 15.591 =	140.320	7.720	132.600	X 1.650	218.79	9.000	1.000	218.79	1	132.6	218.790
15	1/2 X	7.439	+	7.540	7.490 X 19.383 =	145.160	0.000	145.160	X 1.650	239.51	9.000	1.000	239.51	1	145.2	239.514
16	1/2 X	17.194	+	16.969	17.082 X 8.500 =	145.190	0.000	145.190	X 1.650	239.56	9.000	2.000	479.13	1	145.2	239.564
17	1/2 X	16.969	+	16.744	16.857 X 8.500 =	143.280	0.000	143.280	X 1.650	236.41	9.000	3.000	709.24	1	143.3	236.412
18	1/2 X	16.744	+	16.545	16.645 X 7.500 =	124.830	0.000	124.830	X 1.650	205.97	9.000	4.000	823.88	1	124.8	205.970
19	1/2 X	16.545	+	16.347	16.446 X 7.500 =	123.340	0.000	123.340	X 1.650	203.51	9.000	5.000	1017.56	1	123.3	203.511
20	1/2 X	16.347	+	16.148	16.248 X 7.500 =	121.850	0.000	121.850	X 1.650	201.05	9.000	6.000	1206.32	1	121.9	201.053
21	1/2 X	4.789	+	4.406	4.598 X 10.128 =	46.563										
22	1/2 X	8.243	+	8.886	8.565 X 7.598 =	65.073	0.000	135.650	X 1.650	223.823	9.000	1.000	223.82	1	135.650	223.823
23	1/2 X	9.131	+	8.886	9.009 X 2.623 =	23.621										
24	1/2 X	9.131	+	9.134	9.133 X 0.043 =	0.393										
25	1/2 X	16.015	+	16.062	16.039 X 0.632 =	10.130										
26	1/2 X	16.062	+	15.934	15.998 X 4.756 =	76.086	7.720	126.370	X 1.650	208.511	9.000	1.000	208.51	1	126.370	208.511
27	1/2 X	15.934	+	15.844	15.889 X 3.013 =	47.874										
28	1/2 X	15.844	+	15.784	15.814 X 1.987 =	31.422	0.000	110.030	X 1.650	181.550	9.000	1.000	181.55	1	110.030	181.550
29	1/2 X	15.784	+	15.579	15.682 X 5.013 =	78.608										
30	1/2 X	15.579	+	15.562	15.571 X 0.417 =	6.489										
31	1/2 X	15.562	+	15.327	15.445 X 6.583 =	101.671	0.000	108.160	X 1.650	178.464	9.000	1.000	178.46	1	108.160	178.464
32	1/2 X	15.327	+	15.235	15.281 X 2.567 =	39.224	7.720	125.860	X 1.650	207.670	9.000	1.000	207.67	1	125.860	207.670
33	1/2 X	15.235	+	15.134	15.185 X 6.214 =	94.356										
34	1/2 X	14.955	+	14.952	14.954 X 9.000 =	134.580	7.720	126.860	X 1.650	209.319	9.000	1.000	209.32	1	126.860	209.319
35	1/2 X	14.952	+	15.017	14.985 X 0.291 =	4.351	0.000	101.130	X 1.650	166.865	9.000	1.000	166.86	1	101.130	166.865
36	1/2 X	15.017	+	15.051	15.034 X 3.414 =	51.326										
37	1/2 X	15.051	+	15.062	15.057 X 3.336 =	50.224	0.000	101.550	X 1.650	167.558	9.000	1.000	167.56	1	101.550	167.558
38	1/2 X	15.062	+	15.075	15.069 X 3.934 =	59.279										
39	1/2 X	15.075	+	15.113	15.094 X 2.816 =	42.501	0.000	101.780	X 1.650	167.938	9.000	1.000	167.94	1	101.780	167.938
40	1/2 X	15.113	+	15.172	15.143 X 4.371 =	66.188										
41	1/2 X	15.172	+	15.186	15.179 X 2.379 =	36.112	0.000	102.300	X 1.650	168.795	9.000	1.000	168.79	1	102.300	168.795
42	1/2 X	3.113	+	4.051	3.582 X 4.194 =	15.023										
43	1/2 X	4.051	+	5.227	4.639 X 7.720 =	35.813	0.000	129.070	X 1.650	212.966	9.000	1.000	212.97	1	129.070	212.966
44	1/2 X	15.011	+	15.201	15.106 X 2.050 =	30.967										
45	1/2 X	15.201	+	15.186	15.194 X 2.562 =	39.173										
TOTAL														30	3647.66	6018.642



Project Details	
Proposal code - NMRDA-24-03883	
Zone Type - Residential Zone	
Location - Non-Congested	
Name of service - Layout Approval	
Sub service - Layout Demarcated/Final	
Cite No./Survey No. - 105	
Tahsil - HINGNA	
Mouza - KOTEWADA	
Prorate Value - 0.00	
Separation/CRZ Zone Area :	

Signature valid

Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2024.02.29 19:02:20 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-03883
Application Number : NMRDA202400023
Proposal Number : 51135
Certificate Number : NMRDALF/2024/APL00117

Assistant Director Town Planning / Additional Director of Town Planning
Date: 02/02/2024



Sectional Engineer
Date: 24/01/2024



Assistant Engineer
Date: 30/01/2024

Executive Engineer
Date: 30/01/2024

PROPOSED SITE ON KH NO 105

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 04/03/2024
FOR THE LAYOUT/ SITE OF KH. NO. 105
MOUZA KOTEWADA, TAHsil Hingna

This sanction is subject to conditions of
N.A. order Dt. 24.11.2023
N.A.T.P. order Dt.

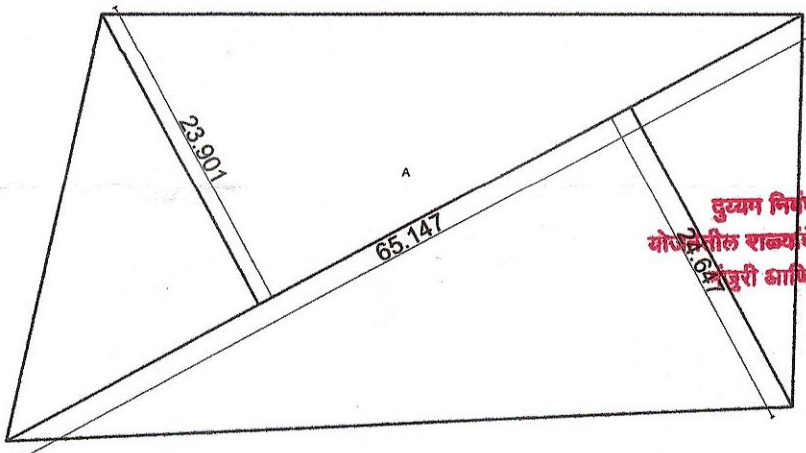
This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated 08/02/2024

KEY PLAN FOR AREA NOT IN POSSESSION
SCALE 1:1000

AREA NOT IN POSSESSION

1.a) Village	1.b) 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)	1.f)Area in SqM as per revenue record	1.g)Area as per pMeasurement Plan	1.h)Area as per POA	1.i)Area as per pDemarcated	1.j)Area in possession	1.k)Stringent Area in SqM
KOTEWADA	105,	Raw/Adjoining Land	6400.00	6325.59	0.00	6040.68	6040.68	6040.68
Total Amalgamated Plot			6400.00	6325.59	0.00	6040.68	6040.68	6040.68

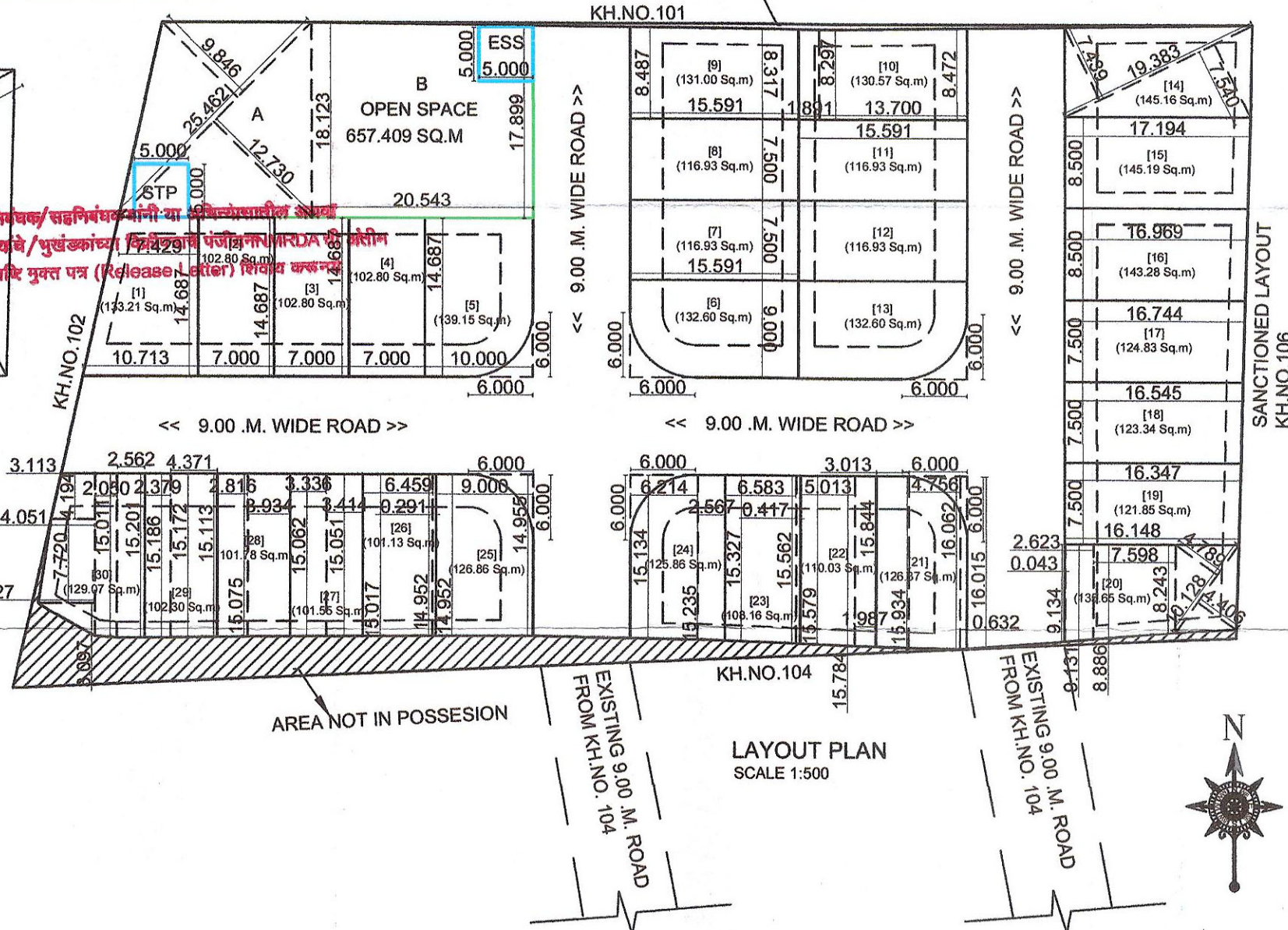
AREA UNDER OPEN SPACE									
A	1/2 X	9.846	+	12.730	11.288 X	25.462	=	287.400	SQ.M
B	1/2 X	18.123	+	17.899	18.011 X	20.543	=	370.000	SQ.M
TOTAL								657.40	
AREA UNDER ESS AND STP									
	ESS			5	X	5	=	25.000	SQ.M
	STP			5	X	5	=	25.000	SQ.M
TOTAL							=	50.000	SQ.M
TOTAL OPEN SPACE							=	607.40	SQ.M
AREA UNDER KHASRA NO 40/B/1									
A	1/2 X	47.802	+	49.294	48.548 X	130.295	=	6325.590	SQ.M
TOTAL								6325.590	SQ.M
AREA OT IN POSSESSION									
	A						=	22.326	SQ.M
	B						=	262.577	SQ.M
TOTAL							=	284.90	SQ.M
TOTAL LAND AREA							=	6040.69	SQ.M



KEY PLAN FOR KHSRA AREA CALCULATION
SCALE 1:1000

Owner details		
Owner Name	Postal Address	Contact Number
MS MAHALAXMI INFRACON THROUGH PARTNERS	Plot No 17,Khamla Road,Near Sonegaon Lake,nagpur,Nagpur-440025,Maharashtra	9850540601
ANISH BHAWARILALJI CHHAJED	N-103-104, LAXMIVIHAR APARTMENTS, BESIDE HOTEL AIRPORT CENTRE POINT, WARDHA ROAD, SOMALWADA, NAGPUR-440025	9850540601
RAHUL JAGDISH BONDRE	N-103-104, LAXMIVIHAR APARTMENTS, BESIDE HOTEL AIRPORT CENTRE POINT, WARDHA ROAD, SOMALWADA, NAGPUR-440025	9850540601

Amenity CALCULATION	
Name	Area
TOTAL	0.00
RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	607.40
TOTAL	607.40



FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON
KH. NO.105 MOUZA- KOTHEWADA TAH.- HINGNA -
DISTT. NAGPUR.
BELONGING TO,
MS MAHALAXMI INFRACON THROUGH PARTNERS
1) SHRI ANISH BHAWARILALJI CHHAJED
2) SHRI RAHUL JAGDISH BONDRE

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)	6040.68
a) As per ownership document (7/12, CTS extract)	6400.00
b) as per measurement sheet	6325.59
(c) as per site	6040.68
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(b) Any D.P. Reservation area	0.00
(c) External structure in plot	0.00
(d) Not in possession	284.90
(Total a+b+c+d)	284.90
3. Balance area of plot (1-2)	6040.68
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	---
5. Net Plot Area (3-4 (c))	6040.68
6. Recreational Open space (if applicable)	
(a) Required -	604.07
(b) Proposed -	607.40
7. area under E.S.S. & S.T.P.	50.000
8. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	1735.62
9. Service road and Highway widening	---
10. Plotable area	3647.66
LEGEND Data factor for FSI calculation on layout plots = (5/9)	1.65

AREA UNDER KASARA BOUNDARY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & WTP SHOWN IN

Plot No 17,Khamla Road,Near Sonegaon Lake,nagpur,Nagpur-440025,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
MOUZA KOTEWADA KH NO 105

Name Of Engineer : pawan ravirasad 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

A2 SCALE - 1:100 12/01/24
JOB NO - NMRDA-24-03883 CHECK BY -
SUBMISSION DRAWING