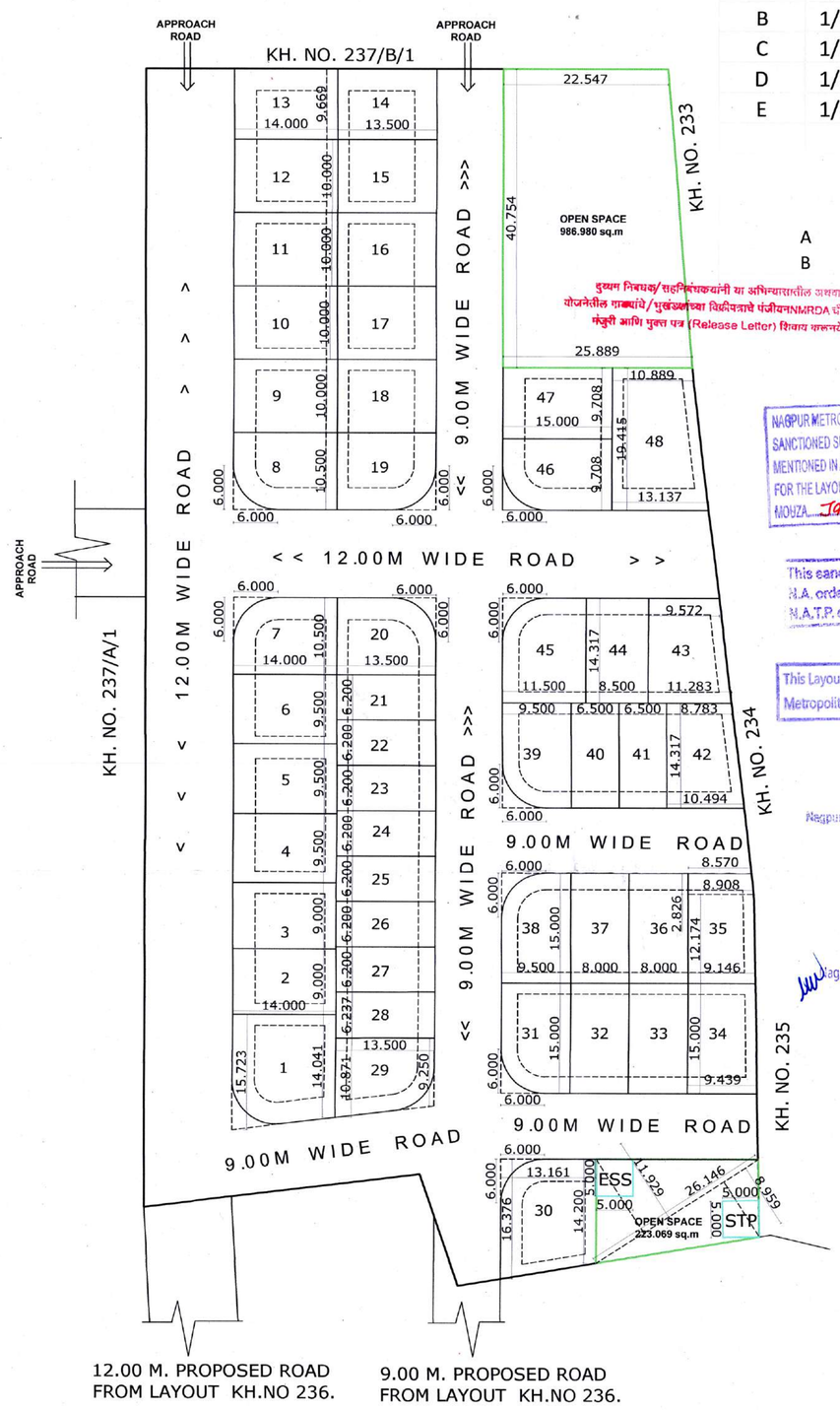
| PLOT. NO A | PLOT SIZE | PLOT AREA SQ.M. B | CORNER ROUNDING AREA OF ROAD ( IF ANY ) C | REMAINING PLOT AREA IN SQ.M. D | | PRO-RATA F.S.I. FACTOR E | B/UP AREA ON PRO-RATA BASIS ie. ( D X E) F | FRONT ROAD WIDTH ( M.) G | BASIC F.S.I. H | PERMISSIBLE B/UP AREA ON BASIC FSI ( F X H ) I | NO.OF PLOTS J | NET AREA IN SQ.M. K | NET PLOT AREA FOR FSI (SQ.M) L |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1/2 X 15.723 + 14.041 | 14.882 X 14.000 = 208.348 | 7.720 | 200.628 | X | 1.959 | 393.065 | 12.000 | 1.100 | 432.372 | 1 | 200.628 | 393.065 |
| 2 & 3 | | 9.000 X 14.000 = 126.000 | 0.000 | 126.000 | X | 1.959 | 246.856 | 12.000 | 1.100 | 271.542 | 2 | 252.000 | 493.712 |
| 4 to 6 | | 9.500 X 14.000 = 133.000 | 0.000 | 133.000 | X | 1.959 | 260.570 | 12.000 | 1.100 | 286.627 | 3 | 399.000 | 781.711 |
| 7 | | 14.000 X 10.500 = 147.000 | 7.720 | 139.280 | X | 1.959 | 272.874 | 12.000 | 1.100 | 300.161 | 1 | 139.280 | 272.874 |
| 8 | | 14.000 X 10.500 = 147.000 | 7.720 | 139.280 | X | 1.959 | 272.874 | 12.000 | 1.100 | 300.161 | 1 | 139.280 | 272.874 |
| 9 TO 12 | | 14.000 X 10.000 = 140.000 | 0.000 | 140.000 | X | 1.959 | 274.284 | 12.000 | 1.100 | 301.713 | 4 | 560.000 | 1097.138 |
| 13 | | 14.000 X 9.669 = 135.366 | 0.000 | 135.366 | X | 1.959 | 265.206 | 12.000 | 1.100 | 291.726 | 1 | 135.366 | 265.206 |
| 14 | | 13.500 X 9.669 = 130.532 | 0.000 | 130.532 | X | 1.959 | 255.734 | 9.000 | 1.100 | 281.307 | 1 | 130.532 | 255.734 |
| 15 TO 18 | | 13.500 X 10.000 = 135.000 | 0.000 | 135.000 | X | 1.959 | 264.489 | 9.000 | 1.100 | 290.937 | 4 | 540.000 | 1057.954 |
| 19 | | 13.500 X 10.500 = 141.750 | 7.720 | 134.030 | X | 1.959 | 262.588 | 12.000/9.00 | 1.100 | 288.847 | 1 | 134.030 | 262.588 |
| 20 | | 13.500 X 10.500 = 141.750 | 7.720 | 134.030 | X | 1.959 | 262.588 | 12.000/9.00 | 1.100 | 288.847 | 1 | 134.030 | 262.588 |
| 21 TO 28 | | 13.500 X 6.200 = 83.700 | 0.000 | 83.700 | X | 1.959 | 163.983 | 9.000 | 1.100 | 180.381 | 8 | 669.600 | 1311.863 |
| 29 | 1/2 X 10.871 + 9.250 | 10.061 X 13.500 = 135.817 | 7.720 | 128.097 | X | 1.959 | 250.964 | 9.000 | 1.100 | 276.060 | 1 | 128.097 | 250.964 |
| 30 | 1/2 X 16.376 + 14.200 | 15.288 X 13.161 = 201.205 | 7.720 | 193.485 | X | 1.959 | 379.072 | 9.000 | 1.100 | 416.979 | 1 | 193.485 | 379.072 |
| 31 | | 9.500 X 15.000 = 142.500 | 7.720 | 134.780 | X | 1.959 | 264.058 | 9.000 | 1.100 | 290.463 | 1 | 134.780 | 264.058 |
| 32 to 33 | | 8.000 X 15.000 = 120.000 | 0.000 | 120.000 | X | 1.959 | 235.101 | 9.000 | 1.100 | 258.611 | 2 | 240.000 | 470.202 |
| 34 | 1/2 X 9.439 + 9.146 | 9.293 X 15.000 = 139.388 | 0.000 | 139.388 | X | 1.959 | 273.084 | 9.000 | 1.100 | 300.393 | 1 | 139.388 | 273.084 |
| 35 | 1/2 X 9.146 + 8.908<br>1/2 X 8.908 + 8.570 | 9.027 X 12.174 = 109.895<br>8.739 X 2.826 = 24.696 | 0.000 | 134.591 | X | 1.959 | 263.688 | 9.000 | 1.100 | 290.056 | 1 | 134.591 | 263.688 |
| 36 & 37 | | 8.000 X 15.000 = 120.000 | 0.000 | 120.000 | X | 1.959 | 235.101 | 9.000 | 1.100 | 258.611 | 2 | 240.000 | 470.202 |
| 38 | | 9.500 X 15.000 = 142.500 | 7.720 | 134.780 | X | 1.959 | 264.058 | 9.000 | 1.100 | 290.463 | 1 | 134.780 | 264.058 |
| 39 | | 9.500 X 14.317 = 136.012 | 7.720 | 128.292 | X | 1.959 | 251.345 | 9.000 | 1.100 | 276.480 | 1 | 128.292 | 251.345 |
| 40 &41 | | 6.500 X 14.317 = 93.061 | 0.000 | 93.061 | X | 1.959 | 182.322 | 9.000 | 1.100 | 200.554 | 2 | 186.121 | 364.644 |
| 42 | 1/2 X 10.494 + 8.783 | 9.639 X 14.317 = 137.994 | 0.000 | 137.994 | X | 1.959 | 270.355 | 9.000 | 1.100 | 297.391 | 1 | 137.994 | 270.355 |
| 43 | 1/2 X 11.283 + 9.572 | 10.428 X 14.317 = 149.291 | 0.000 | 149.291 | X | 1.959 | 292.486 | 12.000 | 1.100 | 321.735 | 1 | 149.291 | 292.486 |
| 44 | | 8.500 X 14.317 = 121.695 | 0.000 | 121.695 | X | 1.959 | 238.421 | 12.000 | 1.100 | 262.263 | 1 | 121.695 | 238.421 |
| 45 | | 11.500 X 14.317 = 164.646 | 7.720 | 156.926 | X | 1.959 | 307.444 | 12.000/9.00 | 1.100 | 338.189 | 1 | 156.926 | 307.444 |
| 46 | | 15.000 X 9.708 = 145.620 | 7.720 | 137.900 | X | 1.959 | 270.170 | 12.000/9.00 | 1.100 | 297.187 | 1 | 137.900 | 270.170 |
| 47 | | 15.000 X 9.708 = 145.620 | 0.000 | 145.620 | X | 1.959 | 285.295 | 9.000 | 1.100 | 313.825 | 1 | 145.620 | 285.295 |
| 48 | 1/2 X 13.137 + 10.889 | 12.013 X 19.415 = 233.232 | 0.000 | 233.232 | X | 1.959 | 456.943 | 12.000 | 1.100 | 502.637 | 1 | 233.232 | 456.943 |
| | | | | | | | | | | TOTAL | 48 | 6175.936 | 12099.738 |

**AREA UNDER KHASARA NO-237/B(PART)**

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| A | 1/2 X 36.133 | + | 38.258 | 37.196 | X | 81.856 | = | 3044.675 | 0 | 3044.675 |
| B | 1/2 X 52.698 | + | 47.888 | 50.293 | X | 107.769 | = | 5420.026 | 0 | 5420.026 |
| C | 1/2 X 27.569 | + | 24.967 | 26.268 | X | 55.698 | = | 1463.075 | 0 | 1463.075 |
| D | 1/2 X 57.755 | + | 0.000 | 28.878 | X | 28.123 | = | 812.122 | 0 | 812.122 |
| E | 1/2 X 13.111 | + | 28.125 | 20.618 | X | 65.954 | = | 1359.840 | 0 | 1359.840 |
| | | | | | | | | TOTAL | | 12099.738 |

**AREA UNDER OPEN SPACE**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| A | 1/2 X 22.547 | + | 25.889 | 24.218 | X | 40.754 | = | 986.980 | 0 | 986.980 |
| B | 1/2 X 11.929 | + | 8.959 | 10.444 | X | 26.146 | = | 273.069 | 0 | 273.069 |
| | LESS AREA UNDER WWTP | | | | | | | | | 50.000 |
| | | | | | | | | TOTAL OPEN SPACE | | 1210.049 |




मुख्य निबंधक/सहनिबंधकयांनी या अभिन्यासातील अथवा योजनेतील गाळ्यांचे/भुखंडांच्या विक्रीपत्राचे पंजीयनMRDA ची अंतीम मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय करूनये

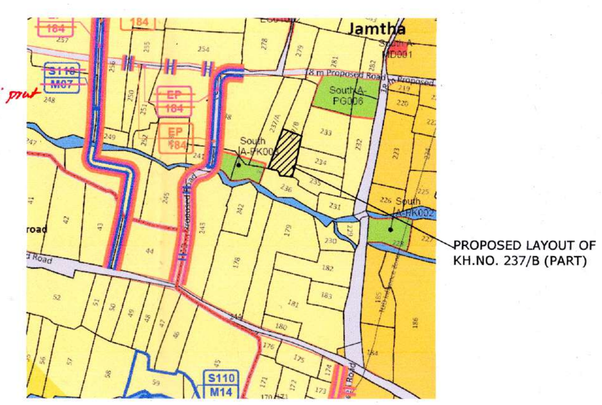
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 12/10/2022
FOR THE LAYOUT/ SITE OF KH. NO. 237/B part 237/B/2 As per K plan
MOUZA Jamtha TAHSIL Nagpur (Gramin)

This sanction is subject to conditions of N.A. order Dt. 19/9/2022
N.A.T.P. order Dt.

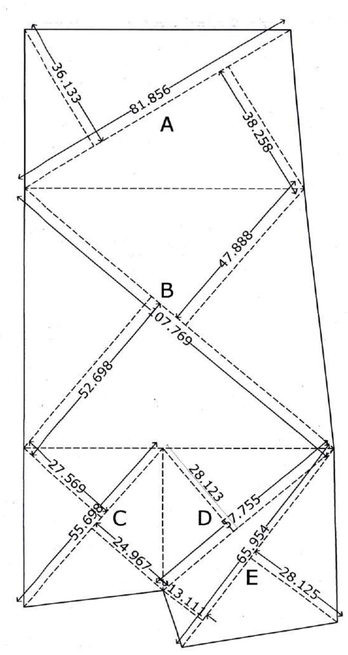
This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 18/7/2022

Executive Engineer
Nagpur Metropolitan Region Development Auth

Assistant Engineer
Nagpur Metropolitan Region Development Authority




D.P. PLAN




KEY PLAN FOR LAND AREA CALCULATION
SCALE - 1:1000

# LAYOUT PLAN
SCALE - 1:500

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 237/B/2 P.H.NO.42 MOUZA-JAMTHA .TAH.- NAGPUR (GRAMIN) - DISTT. NAGPUR.

BELONGING TO,

M/S ARA HABITATS LLP THROUGH
1) SHRI. RAHUL JAGDISH BONDRE
2) SHRI. ATUL PREMCHAND TAJPURIYA

| A | AREA STATEMENTS | | UNIT |
|---|---|---|---|
| | **1. Area of land** *(Minimum area of **a, b, c** to be considered)* | | |
| | a) As Per Ownership Document (7/12, CTS Extract) | 12100.000 | SQ.M. |
| | b) As Per Measurement Sheet (Including govt.share) | 12099.738 | SQ.M. |
| | d) As Per Site | 12099.738 | SQ.M. |
| | **2. Deductions For** | | |
| | (a) Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening | 0.000 | SQ.M. |
| | (b) Any D.P. Reservation Area | 0.000 | SQ.M. |
| | (Total a+b) | 0.000 | SQ.M. |
| | **3. Balance Area Of Plot (1-2)** | 12099.738 | SQ.M. |
| | **4. Amenity Space (if applicable)** | | |
| | (a) Required - | N.A. | SQ.M. |
| | (b) Adjustment of 2 (b),if any | 000.00 | SQ.M. |
| | (c) Balance Proposed - | N.A. | SQ.M. |
| | **5. Net Plot Area (3-4(c))** | 12099.738 | |
| | **6. Recreational Open Space** (if applicable) | | |
| | (a) Required - (10%) | 1209.974 | SQ.M. |
| | (b) Proposed - (10.01%) | 1210.049 | SQ.M. |
| | (C) Area under ESS | 50.000 | SQ.M. |
| | **7. Internal Road Area** | 4663.753 | SQ.M. |
| | **8.** Service Road And Highway Widening | 0.000 | SQ.M. |
| | **9.** Plotable Area | 6175.936 | SQ.M. |
| | **10.Pro-rata factor For FSI Calculations (Net plot area/plotable area)** | 1.959 | SQ.M. |

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & WTP SHOWN IN

OWNER :

M/S ARA HABITATS LLP THROUGH
1) SHRI. RAHUL JAGDISH BONDRE
2) SHRI. ATUL PREMCHAND TAJPURIYA

ARCHITECT/LICENSED ENGINEER :


PAWAN RAVIPRASAD GUPTA
B.E. (CIVIL)
PLANNERS, BUILDERS AND DEVELOPERS
LIC. NO. N.I.T. 1969, N.M.R.D.A. 39, N.M.C. 380
OFF. : - SHOP NO. 115 SECOND FLOOR SHRIRAM SHYAM, TOWER, SADAR NAGPUR.-440001.
EMAIL ID . pawan_r_gupta@yahoo.co.in
Mo.No.- 9923432949


| DRG. NO. | SCALE | DATE | DRAWN BY |
|---|---|---|---|
| SUB-01 | 1 : 500 | 19 / 07 / 2022 | ANKITA |