

PLOT NO	PLOT SIZE	PLOT AREA SQ.M.	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)
1	10.541 X 14.000	147.574	0.000	147.574	1.621	239.217	12.000	1.100	263.139	1	147.574	239.217
2 TO 4	9.000 X 14.000	126.000	0.000	126.000	1.621	204.246	12.000	1.100	224.671	3	378.000	612.738
5	14.000 X 14.797	207.158	7.720	199.438	1.621	323.289	12.00/12.00	1.100	355.618	1	199.438	323.289
6	11.500 X 14.000	161.000	7.720	153.280	1.621	248.467	12.00/12.00	1.100	273.314	1	153.280	248.467
7 TO 12	9.000 X 14.000	126.000	0.000	126.000	1.621	204.246	12.000	1.100	224.671	6	756.000	1225.476
13	9.499 X 14.000	132.986	0.000	132.986	1.621	215.570	12.000	1.100	237.127	1	132.986	215.570
14	13.500 X 10.999	148.487	0.000	148.487	1.621	240.697	9.000	1.100	264.766	1	148.487	240.697
15 TO 21	7.500 X 13.500	101.250	0.000	101.250	1.621	164.126	9.000	1.100	180.539	7	708.750	1148.884
22	11.500 X 13.500	155.250	7.720	147.530	1.621	239.146	12.000/9.00	1.100	263.061	1	147.530	239.146
23	10.500 X 13.500	141.750	7.720	134.030	1.621	217.263	12.00/9.00	1.100	238.989	1	134.030	217.263
24 TO 27	7.800 X 13.500	105.300	0.000	105.300	1.621	170.691	9.000	1.100	187.760	4	421.200	682.765
28	10.638 X 13.500	143.613	0.000	143.613	1.621	232.797	9.000	1.100	256.076	1	143.613	232.797
29	10.638 X 13.743	146.198	0.000	146.198	1.621	236.987	9.000	1.100	260.686	1	146.198	236.987
30 TO 33	7.800 X 13.743	107.195	0.000	107.195	1.621	173.764	9.000	1.100	191.140	4	428.782	695.055
34	10.500 X 13.743	144.302	7.720	136.582	1.621	221.399	12.000/9.00	1.100	243.538	1	136.582	221.399
35	10.000 X 13.743	137.430	7.720	129.710	1.621	210.260	12.000/9.00	1.100	231.286	1	129.710	210.260
36 TO 43	7.000 X 13.743	96.201	0.000	96.201	1.621	155.942	9.000	1.100	171.536	8	769.608	1247.535
44	1/2 X 9.001 + 9.001	13.743	0.000	123.694	1.621	200.508	9.000	1.100	220.559	1	123.694	200.508
45	1/2 X 13.386 + 13.432	13.409	0.000	120.694	1.621	195.646	9.000	1.100	215.210	1	120.694	195.646
46	1/2 X 13.432 + 13.468	13.450	0.000	94.150	1.621	152.617	9.000	1.100	167.879	1	94.150	152.617
47	1/2 X 13.468 + 13.504	13.486	0.000	94.402	1.621	153.026	9.000	1.100	168.328	1	94.402	153.026
48	1/2 X 13.504 + 13.539	13.522	0.000	94.651	1.621	153.428	9.000	1.100	168.771	1	94.651	153.428
49	1/2 X 13.539 + 13.575	13.557	0.000	94.899	1.621	153.831	9.000	1.100	169.214	1	94.899	153.831
50	1/2 X 13.575 + 13.611	13.593	0.000	95.151	1.621	154.240	9.000	1.100	169.664	1	95.151	154.240
51	1/2 X 13.611 + 13.647	13.629	0.000	95.403	1.621	154.648	9.000	1.100	170.113	1	95.403	154.648
52	1/2 X 13.647 + 13.682	13.650	0.000	94.500	1.621	153.185	9.000	1.100	168.503	1	94.500	153.185
53	1/2 X 13.682 + 13.731	13.707	0.000	95.946	1.621	155.528	9.000	1.100	171.080	1	95.946	155.528
54	1/2 X 13.731 + 13.756	13.744	0.000	100.000	1.621	137.435	7.720	1.100	129.715	1	129.715	210.268
55	1/2 X 13.771 + 13.884	13.828	0.000	145.189	1.621	222.837	12.000/9.00	1.100	245.121	1	137.469	222.837
56	1/2 X 13.884 + 13.927	13.906	0.000	118.197	1.621	191.597	9.000	1.100	210.757	1	118.197	191.597
57	1/2 X 13.927 + 13.971	13.949	0.000	118.567	1.621	192.196	9.000	1.100	211.416	1	118.567	192.196
58	1/2 X 13.971 + 14.014	13.993	0.000	118.936	1.621	192.796	9.000	1.100	212.075	1	118.936	192.796
59	1/2 X 14.014 + 14.057	14.036	0.000	119.302	1.621	193.388	9.000	1.100	212.727	1	119.302	193.388
60	1/2 X 14.057 + 14.101	14.079	0.000	119.672	1.621	193.988	9.000	1.100	213.386	1	119.672	193.988
61	1/2 X 14.101 + 14.144	14.123	0.000	120.041	1.621	194.587	9.000	1.100	214.046	1	120.041	194.587
62	1/2 X 9.246 + 8.578	8.912	0.000	167.296	1.621	271.187	9.000	1.100	298.306	1	167.296	271.187
TOTAL										62	7234.450	11727.043

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 237/A1 P.H.NO.42 MOUZA-JAMTHA .TAH.- NAGPUR (GRAMIN) - DISTT. NAGPUR.

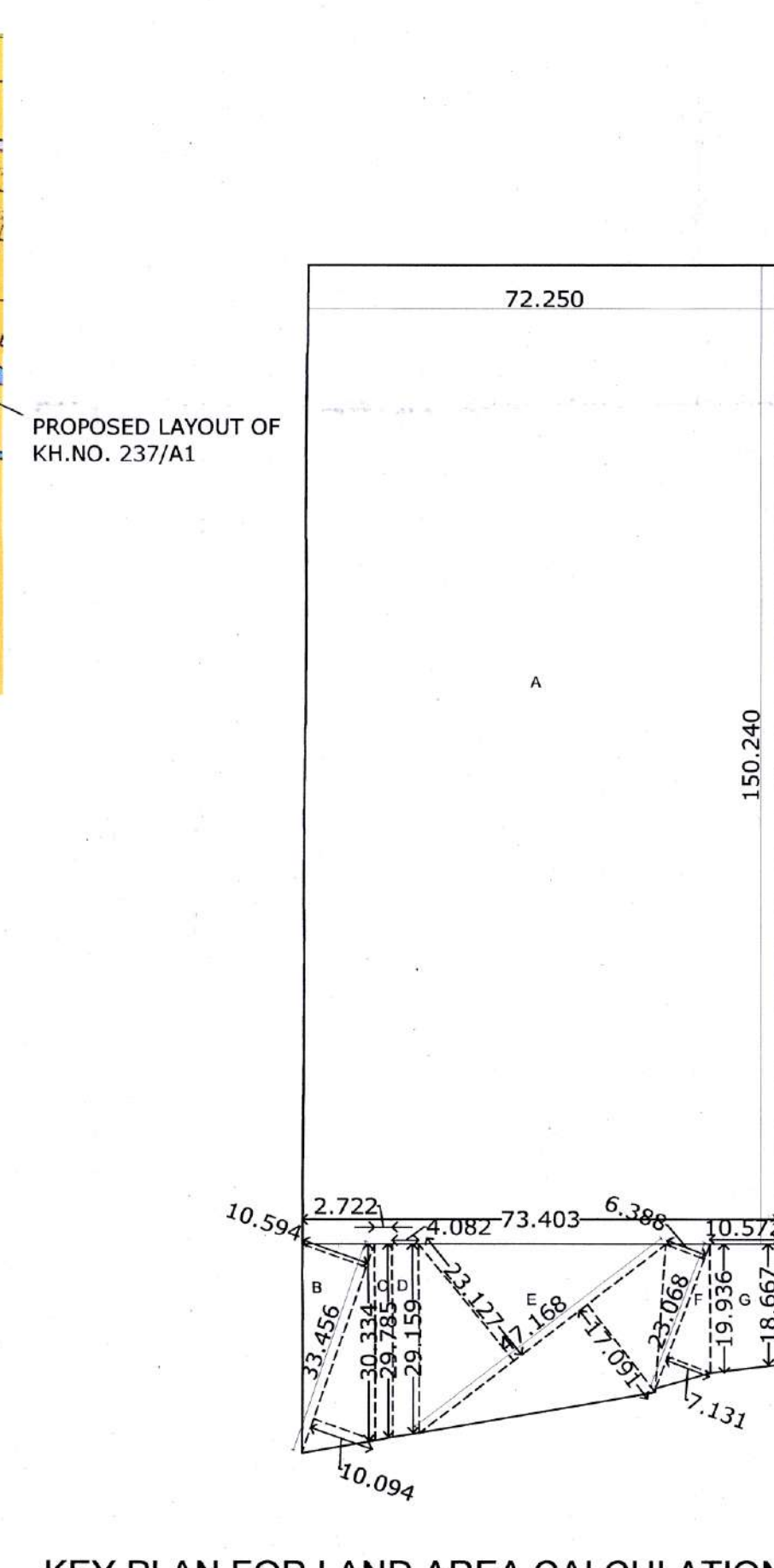
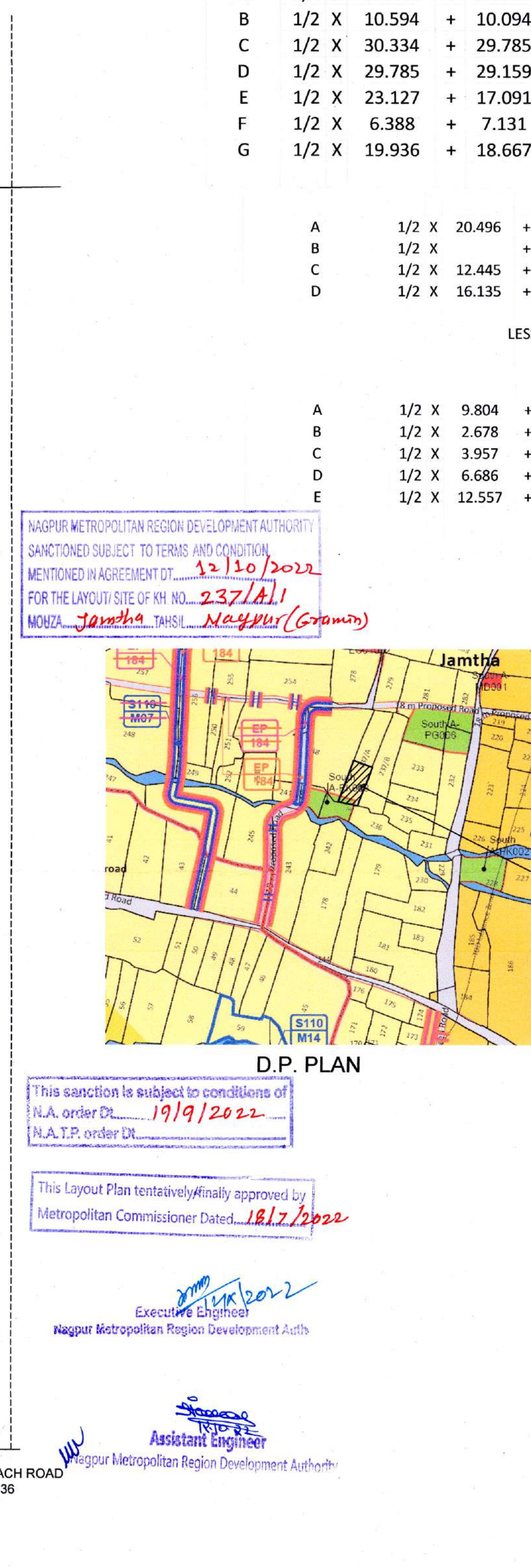
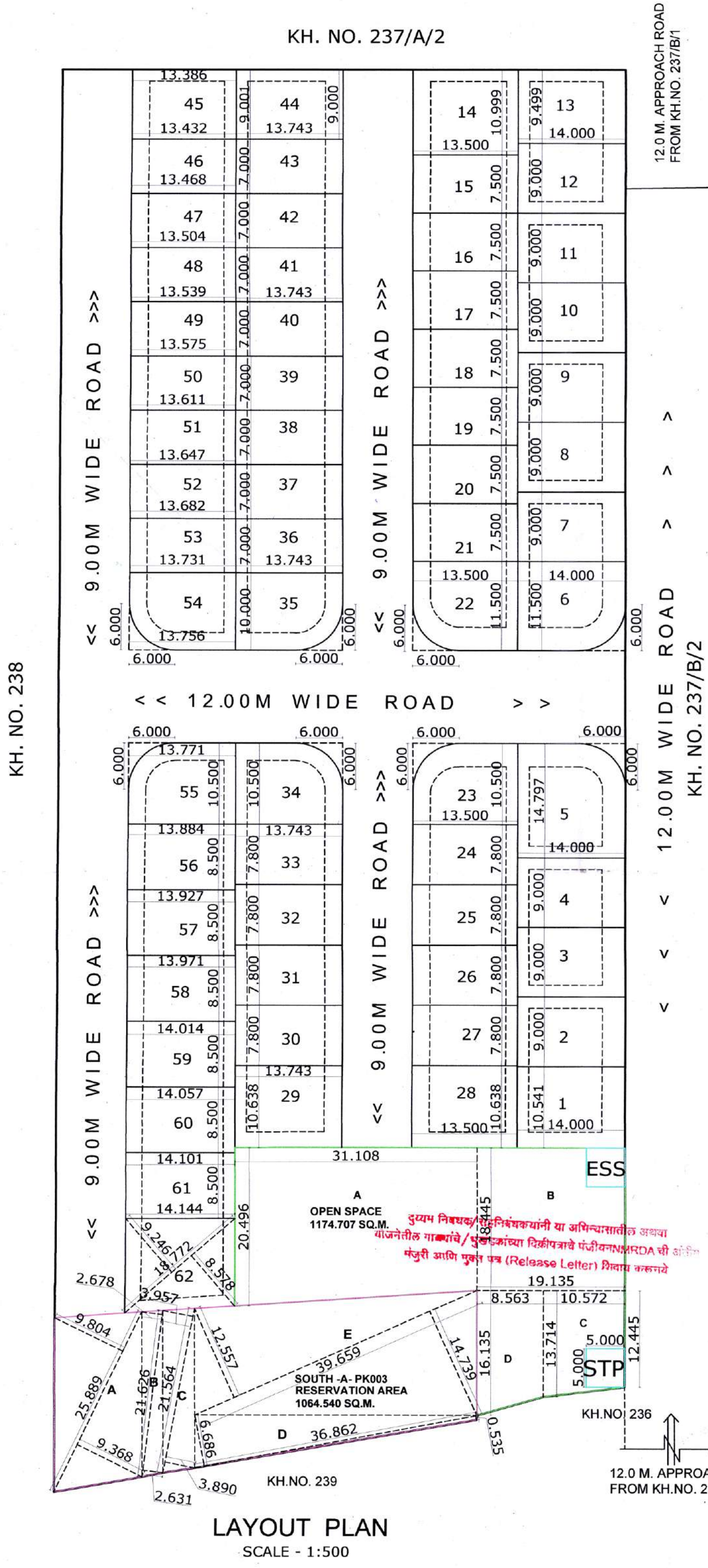
BELONGING TO,		
M/S ARA HABITATS LLP THROUGH		
1) SHRI. RAHUL JAGDISH BONDRE		
2) SHRI. ATUL PREMCHAND TAJPURIYA		
A	AREA STATEMENTS	UNIT
1. Area of land (Minimum area of a, b, c to be considered)		
a)	As Per Ownership Document (7/12, CTS Extract)	12800.000 SQ.M.
b)	As Per Measurement Sheet (Including govt.share)	12798.133 SQ.M.
d)	As Per Site	12798.133 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	1064.540 SQ.M.
(Total a+b)		1064.540 SQ.M.
3. Balance Area Of Plot (1-2)		11733.593 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))		11733.593
6. Recreational Open Space (if applicable)		
(a)	Required - (10%)	1173.359 SQ.M.
(b)	Proposed - (10.01%)	1174.707 SQ.M.
(C)	Area under ESS	50.000 SQ.M.
7. Internal Road Area		3274.436 SQ.M.
8. Service Road And Highway Widening		0.000 SQ.M.
9. Plotable Area		7234.450 SQ.M.
10.Pro-rata factor For FSI Calculations (Net plot area/plotable area)		1.621 SQ.M.

AREA UNDER KHASARA NO-237/A1

A	1/2 X 72.250 + 73.403	72.827	X	150.240	=	10941.453	0	10941.453
B	1/2 X 10.594 + 10.094	10.344	X	33.456	=	346.069	0	346.069
C	1/2 X 30.334 + 29.785	30.060	X	2.722	=	81.822	0	81.822
D	1/2 X 29.785 + 29.159	29.472	X	4.082	=	120.305	0	120.305
E	1/2 X 23.127 + 17.091	20.109	X	47.168	=	948.501	0	948.501
F	1/2 X 6.388 + 7.131	6.760	X	23.068	=	155.928	0	155.928
G	1/2 X 19.936 + 18.667	19.302	X	10.572	=	204.055	0	204.055
TOTAL						12798.133		

AREA UNDER OPEN SPACE								
A	1/2 X 20.496 + 18.445	19.4705	X	31.108	=	605.688	0	605.688
B	1/2 X +	18.445	X	19.135	=	352.945	0	352.945
C	1/2 X 12.445 + 13.714	13.080	X	10.572	=	138.276	0	138.276
D	1/2 X 16.135 + 13.714	14.925	X	8.563	=	127.798	0	127.798
TOTAL						1224.707		50.000
LESS AREA UNDER ESS & WTP								
TOTAL						1174.707		

AREA UNDER RESERVATION								
A	1/2 X 9.804 + 9.368	9.586	X	25.889	=	248.172	0	248.172
B	1/2 X 2.678 + 2.631	2.6545	X	21.626	=	57.406	0	57.406
C	1/2 X 3.957 + 3.890	3.9235	X	21.564	=	84.606	0	84.606
D	1/2 X 6.686 + 0.535	3.6105	X	36.862	=	133.090	0	133.090
E	1/2 X 12.557 + 14.739	13.648	X	39.659	=	541.266	0	541.266
TOTAL						1064.540		



NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 12/30/2022
FOR THE LAYOUT SITE OF KH. NO. 237/A1
MOUZA - Jamtha, TAH. NAGPUR (GRAMIN)

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

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

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 SHIRAM SHYAM,
TOWER, SADAR NAGPUR-400001.
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