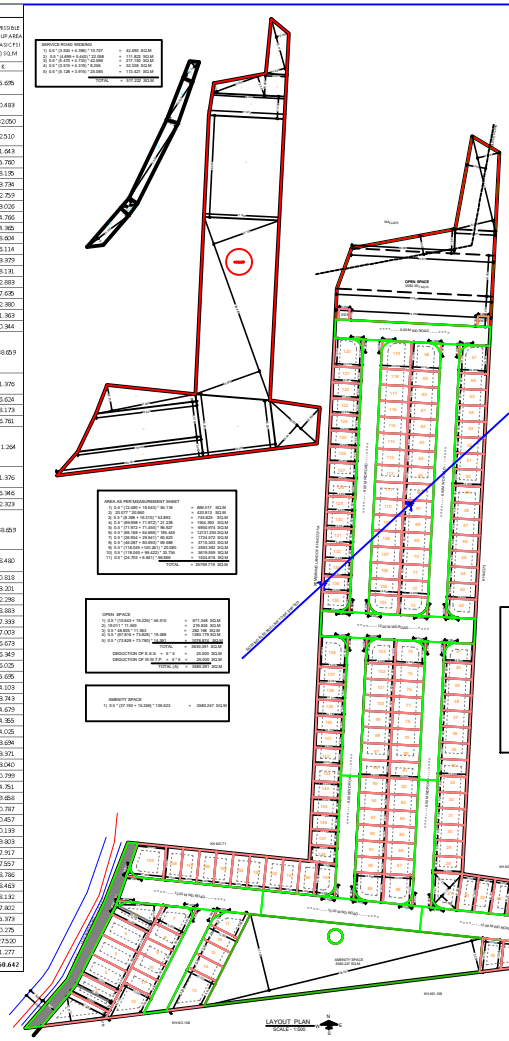
STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	FACTOR FOR PRORATA FSI	BUILT UP AREA ON PRO-RATA BASIS (F*PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (6*I) SQ.M
A		B	C	D	E	F	G	H	I	J	K
1	0.5*(30.707 + 21.093) * 2.379 =0.5*(12.211 + 0.763) * 31.400	253.413	0.000	253.413	1	253.413	1.850	468.814	15.000	1.100	515.695
2	0.5*(30.707 + 20.000) * 4.355 + (20.000* 6.145)	211.539	0.000	211.539	1	211.539	1.850	391.348	15.000	1.100	430.483
3 TO 5	20.000 * 10.500	210.000	0.000	210.000	3	630.000	1.850	1165.500	15.000	1.100	1282.050
6	0.5*(1.863+ 8.759)* 22.243 + (20.000* 5.204)	222.146	9.610	212.536	1	212.536	1.850	393.191	15.000	1.100	432.510
7	0.5*(9.151 + 14.916) * 15.000	180.518	7.720	172.798	1	172.798	1.850	319.675	15.000	1.100	351.643
8 TO 11	15.000 * 8.000	120.000	0.000	120.000	4	480.000	1.545	741.600	9.000	1.100	815.760
12	0.5*(19.102 + 9.000) * 15.000	210.765	0.000	210.765	1	210.765	1.545	325.632	9.000	1.100	358.195
13	0.5*(23.242 + 13.140)*15.000	272.865	0.000	272.865	1	272.865	1.545	421.576	9.000	1.100	463.734
14 TO 16	15.000 * 7.620	114.300	0.000	114.300	3	342.900	1.545	529.781	9.000	1.100	582.759
17	0.5*(7.225+12.969) * 15.000	151.435	7.720	143.715	1	143.715	1.600	230.024	12.000	1.100	253.026
18	0.5*(16.191 + 13.896) * 10.000	150.435	0.000	150.435	1	150.435	1.600	240.696	12.000	1.100	264.766
19	0.5*(11.600 + 13.896) * 10.000	127.480	0.000	127.480	1	127.480	1.600	203.968	12.000	1.100	224.365
20	0.5*(9.566 + 6.425) * 20.509	163.980	0.000	163.980	1	163.980	1.600	262.368	12.000	1.100	288.604
21	0.5*(7.705 + 8.746) * 18.862	151.201	0.000	151.201	1	151.201	1.600	241.922	12.000	1.100	266.114
22	0.5*(15.696+ 16.036) * 8.000	126.920	0.000	126.920	1	126.920	1.600	203.072	12.000	1.100	223.379
23	0.5*(16.371 + 16.036) * 8.000	129.620	0.000	129.620	1	129.620	1.600	207.392	12.000	1.100	228.131
24	0.5*(16.371 + 16.709) * 8.000	132.320	0.000	132.320	1	132.320	1.600	211.712	12.000	1.100	232.883
25	0.5*(17.046 + 16.709) * 8.000	135.020	0.000	135.020	1	135.020	1.600	216.032	12.000	1.100	237.635
26	0.5*(17.046 + 17.383) * 8.000	137.716	0.000	137.716	1	137.716	1.600	220.346	12.000	1.100	242.380
27	0.5*(10.729 + 9.850) * 21.773	224.409	7.720	216.689	1	216.689	1.600	346.659	12.000	1.100	381.363
28	14.000 * 8.000	112.000	0.000	112.000	1	112.000	1.545	173.040	9.000	1.100	190.344
29 TO 33, 36 TO 40, 43 TO 48 & 51 TO 56	14.000 * 7.620	106.680	0.000	106.680	22	2346.960	1.545	3626.053	9.000	1.100	3988.659
34 & 35, 41& 50	14.000 * 8.000	112.000	0.000	112.000	4	448.000	1.545	692.160	9.000	1.100	761.376
41	0.5*(3.342 + 9.344) * 14.000	130.802	7.720	123.082	1	123.082	1.600	196.931	12.000	1.100	216.624
42	14.000 * 9.000	126.000	7.720	118.280	1	118.280	1.600	189.248	12.000	1.100	208.173
57,58 & 119	14.000 * 13.385	187.590	7.720	179.870	3	539.610	1.545	833.419	9.000	1.100	916.761
59 TO 64, 67 TO 72, 105 TO 110& 113 TO 118	14.000 * 7.620	106.680	0.000	106.680	24	2560.320	1.545	3955.694	9.000	1.100	4351.264
65 & 66, 111&112	14.000 * 8.000	112.000	0.000	112.000	4	448.000	1.545	692.160	9.000	1.100	761.376
73 & 104	14.000 * 9.000	126.000	7.720	118.280	2	236.560	1.600	378.496	12.000	1.100	416.346
74	0.5*(11.604 + 11.603) * 14.000	162.449	7.720	154.729	1	154.729	1.600	247.566	12.000	1.100	272.323
75 TO 79, 82 TO 87, 90 TO 95 & 98 TO 102	14.000 * 7.620	106.680	0.000	106.680	22	2346.960	1.545	3626.053	9.000	1.100	3988.659
80 & 81, 96 & 97	14.000 * 8.000	112.000	0.000	112.000	4	448.000	1.600	716.800	12.000	1.100	788.480
88	0.5*(14.335 + 13.620) * 14.000	195.685	7.720	187.965	1	187.965	1.600	300.744	12.000	1.100	330.818
89	0.5*(12.905 + 13.620) * 14.000	185.675	7.720	177.955	1	177.955	1.600	284.728	12.000	1.100	313.201
103	0.5*(11.602 + 11.603) * 14.000	162.435	7.720	154.715	1	154.715	1.600	247.544	12.000	1.100	272.298
120	0.5*(13.385 + 13.394) * 13.356	178.585	7.720	170.865	1	170.865	1.545	271.711	9.000	1.100	298.883
121	0.5*(13.706+ 13.681) * 7.620	104.344	0.000	104.344	1	104.344	1.545	161.212	9.000	1.100	177.333
122	0.5*(13.655 + 13.681) * 7.620	104.150	0.000	104.150	1	104.150	1.545	160.912	9.000	1.100	177.003
123	0.5*(13.655 + 13.630) * 7.620	103.956	0.000	103.956	1	103.956	1.545	160.612	9.000	1.100	176.673
124	0.5*(13.605 + 13.630) * 7.620	103.765	0.000	103.765	1	103.765	1.545	160.317	9.000	1.100	176.349
125	0.5*(13.605 + 13.580) * 7.620	103.575	0.000	103.575	1	103.575	1.545	160.023	9.000	1.100	176.025
126	0.5*(13.554 + 13.580) * 7.620	103.381	0.000	103.381	1	103.381	1.545	159.723	9.000	1.100	175.695
127	0.5*(13.554 + 13.528) * 8.000	108.328	0.000	108.328	1	108.328	1.545	167.367	9.000	1.100	184.103
128	0.5*(13.501 + 13.528) * 8.000	108.116	0.000	108.116	1	108.116	1.545	167.039	9.000	1.100	183.743
129	0.5*(13.501 + 13.474) * 7.620	102.782	0.000	102.782	1	102.782	1.545	158.799	9.000	1.100	174.679
130	0.5*(13.451 + 13.474) * 7.620	102.592	0.000	102.592	1	102.592	1.545	158.504	9.000	1.100	174.355
131	0.5*(13.451 + 13.425) * 7.620	102.398	0.000	102.398	1	102.398	1.545	158.204	9.000	1.100	174.025
132	0.5*(13.400 + 13.425) * 7.620	102.209	0.000	102.209	1	102.209	1.545	157.904	9.000	1.100	173.694
133	0.5*(13.400 + 13.375) * 7.620	102.019	0.000	102.019	1	102.019	1.545	157.610	9.000	1.100	173.371
134	0.5*(13.349 + 13.375) * 7.620	101.818	0.000	101.818	1	101.818	1.545	157.309	9.000	1.100	173.040
135	0.5*(13.349 + 13.315) * 9.000	119.988	7.720	112.268	1	112.268	1.545	173.454	9.000	1.100	190.799
136	0.5*(14.607 + 14.564) * 13.227	192.922	7.720	185.202	1	185.202	1.545	286.138	9.000	1.100	314.751
137	0.5*(13.227 + 13.201) * 8.000	105.712	0.000	105.712	1	105.712	1.545	163.325	9.000	1.100	179.658
138	0.5*(13.175 + 13.201) * 7.620	100.439	0.000	100.439	1	100.439	1.545	155.261	9.000	1.100	170.787
139	0.5*(13.175 + 13.150) * 7.620	100.236	0.000	100.236	1	100.236	1.545	154.961	9.000	1.100	170.457
140	0.5*(13.125 + 13.150) * 7.620	100.108	0.000	100.108	1	100.108	1.545	154.666	9.000	1.100	170.133
141	0.5*(13.125 + 13.099) * 7.620	99.913	0.000	99.913	1	99.913	1.545	154.366	9.000	1.100	169.803
142	0.5*(13.073+ 13.099) * 8.000	104.688	0.000	104.688	1	104.688	1.545	161.743	9.000	1.100	177.917
143	0.5*(13.073 + 13.046) * 8.000	104.476	0.000	104.476	1	104.476	1.545	161.415	9.000	1.100	177.557
144	0.5*(13.021 + 13.046) * 7.620	99.315	0.000	99.315	1	99.315	1.545	153.442	9.000	1.100	168.786
145	0.5*(13.021 + 12.996) * 7.620	99.125	0.000	99.125	1	99.125	1.545	153.148	9.000	1.100	168.463
146	0.5*(12.970 + 12.996) * 7.620	98.930	0.000	98.930	1	98.930	1.545	152.848	9.000	1.100	168.132
147	0.5*(12.970 + 12.945) * 7.620	98.736	0.000	98.736	1	98.736	1.545	152.547	9.000	1.100	167.802
148	0.5*(7.620 + 8.370) * 12.945	103.175	0.000	103.175	1	103.175	1.545	159.430	9.000	1.100	175.373
149	0.5*(9.278 + 10.075) * 16.000	154.884	7.720	147.164	1	147.164	1.545	227.529	9.000	1.100	250.275
150 TO 158	16.000 * 8.000	128.000	0.000	128.000	9	1152.000	1.600	1843.200	12.000	1.100	2027.520
159	0.5*(13.813 + 17.545) * 16.000	251.024	9.610	241.414	1	241.414	1.850	446.616	15.000	1.100	491.277
			TOTAL		159	19487.333	0.000	30873.311			33960.642



PROPOSED RESIDENTIAL LAYOUT PLAN ON
KH. NO. - 72/2 ,72/1/B,109, P.H. NO. - 36 , MOUZA -KALMANA
TAH. - NAGPUR (G), DIST. - NAGPUR.

BELONGING TO :- SHRI.ASHUTOSH SHIVNARAYAN BHUTADA
MRS.RADHIKA ASHISH CHIKHLE THROUGH POWER OF ATTORNEY
HOLDER SAIDHAM BUILDERS INFRATECH THROUGH PARTNERS
1) SHRI. AMOL VISHWANATHRAO WAIRALE
2) SHRI. SUDHAKAR VITTHALRAO KOHALE
3) SHRI. ASHOK RAMRICHPAL AGRAWAL
4) SHRI. NILESH DEVIDAS THAKARE

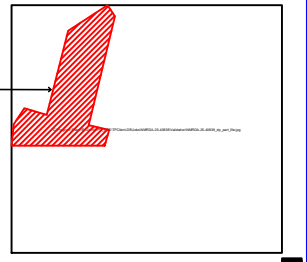
AREA STATEMENTS :

1	AREA OF LAND (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	 = 35800.000 SQ.M = 35799.719 SQ.M = 35799.719 SQ.M	
2	DEDUCTIONS FOR : A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING B) ANY D.P. RESERVATION AREA C) AREA NOT UNDER LAYOUT TOTAL A+B+C	 = 0.000 SQ.M = 0.000 SQ.M = 0.000 SQ.M = 0.000 SQ.M	
3	BALANCE AREA OF PLOT (1- 2)	= 35799.719 SQ.M (100 %)	
4	AMENITY SPACE : A) REQUIRED B) ADJUSTMENT OF 2(A), if any C) BALANCE PROPOSED	 = 3579.971 SQ.M = 0.00 SQ.M = 3480.247 SQ.M	
5	NET PLOT AREA (3- 4C)	= 32319.472 SQ.M	
6	RECREATIONAL OPEN SPACE : A) REQUIRED B) PROPOSED	 = 3579.971 SQ.M = 3580.391 SQ.M	
7	INTERNAL ROAD AREA	= 8684.526 SQ.M	
8	SERVICE ROAD / HIGHWAY WIDENING	= 517.222 SQ.M	
9	PLOTABLE AREA	= 19487.333 SQ.M	
10	SPACE FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M.	
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = (5/9) = 1.658		

Project Details

Proposal code -NMRDA-25-40838
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Tentative
Cts No./Survey No. - 72/2,72/1/B,109
Tahsil : Nagpur gramin
Mouza : KALMANA
Prorata Value : 0.000
Separation/CRZ Zone Area :

GOOGLE PLAN



LOCATION PLAN
SCALE - NTS

PROJECTS
MB. No. - 9158855005

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 BRAWN
EXSTING SHOWN BLUE HATCHED

Name Of Owner : BELONGING TO SHRI.ASHUTOSH SHIVNARAYAN BHUTADA
MRS.RADHIKA ASHISH CHIKHLE THROUGH POWER OF ATTORNEY HOLDER
SAIDHAM BUILDERS INFRATECH THROUGH PARTNERS SHRI. AMOL VISHWANATHRAO WAIRALE SHRI. SUDHAKAR VITTHALRAO KOHALE SHRI. ASHOK RAMRICHPAL AGRAWAL SHRI. NILE
Postal Address : 45/41 Rachna Pedi Nagar,Chinchbhawan,Near
Hanuman Mandir,Khapri,Khapari,Nagpur-441108,Maharashtra

Phone No. 8007005057

DESCRIPTION OF PROJECT :

Type of Proposal - Residential
Layout Tentative

SITE ADDRESS :
KH. NO. - 72/2 ,72/1/B,109, P.H. NO. - 36 , MOUZA -KALMANA TAH. -
NAGPUR (G), DIST. - NAGPUR.

Name of Architect : RUTAL ARCHITECTS PVT. LTD.

	ARCHITECT OF RECORD
	OFFICE : 65 saimnag nagar hudkeshwar road near ambajogi nagar bastiraj nagpur

OWNERS SIGN : TECHNICAL PERSON SIGN

SCALE - 1:100	03/05/25
JOB NO - NMRDA-25-40838	CHECK BY -

SUBMISSION DRAWING