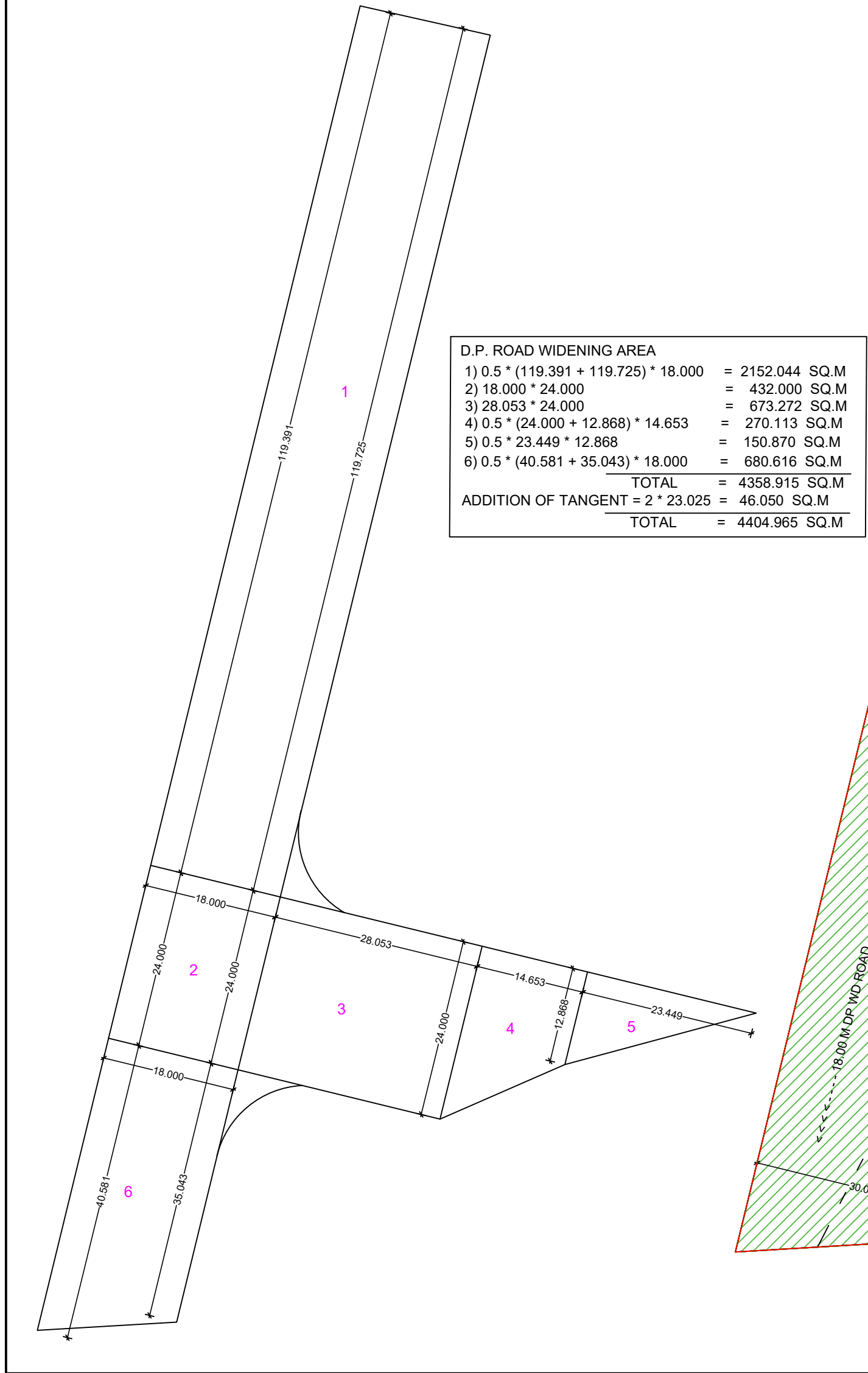


STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT											
PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	FACTOR FOR PRORATA FSI	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G**) SQ.M
A		B	C	D	E	F	G	H	I	J	K
1	0.5*(11.530 + 12.035) * 25.000	294.563	0.000	294.563	1	294.563	1.425	419.752	18.000	1.100	461.727
2 TO 5	25.000 *11.500	287.500	0.000	287.500	4	1150.000	1.425	1638.750	18.000	1.100	1802.625
6	25.000 *11.524	288.100	11.770	276.330	1	276.330	1.425	393.770	18.000	1.100	433.147
7	20.000 *11.524	230.480	7.720	222.760	1	222.760	1.425	317.433	18.000	1.100	349.176
8 to 13	8.250 * 20.000	165.000	0.000	165.000	6	990.000	1.425	1410.750	9.000	1.100	1551.825
14	0.5*(8.535 + 8.940) * 20.000	174.750	0.000	174.750	1	174.750	1.425	249.019	9.000	1.100	273.921
15	0.5*(7.870 + 7.991)*16.000	126.888	0.000	126.888	1	126.888	1.425	180.815	9.000	1.100	198.897
16 To 22	7.620 * 16.000	121.920	0.000	121.920	7	853.440	1.425	1216.152	9.000	1.100	1337.767
23	8.935 * 16.000	142.960	7.720	135.240	1	135.240	1.425	192.717	9.000	1.100	211.989
24	17.000 * 8.935	151.895	7.720	144.175	1	144.175	1.425	205.449	9.000	1.100	225.994
25 To 31	7.620*17.000	129.540	0.000	129.540	7	906.780	1.425	1292.162	9.000	1.100	1421.378
32	0.5*(7.991 + 8.1191) * 17.000	136.936	0.000	136.936	1	136.936	1.425	195.134	9.000	1.100	214.647
33	0.5*(25.572 +24.361) * 9.983	249.241	0.000	249.241	1	249.241	1.425	355.168	9.000	1.100	390.685
34	0.5*(22.760 +24.361) * 10.000	235.605	0.000	235.605	1	235.605	1.425	335.737	9.000	1.100	369.311
35	0.5*(22.760 + 20.990) * 11.055	241.828	7.720	234.108	1	234.108	1.425	333.604	9.000	1.100	366.964
36	0.5*(16.888 +14.326) * 16.000	249.712	0.000	249.712	1	249.712	1.425	355.840	9.000	1.100	391.424
37 To 44	9.000*16.000	144.000	0.000	144.000	8	1152.000	1.425	1641.600	9.000	1.100	1805.760
45	26.661 * 16.000	426.576	11.770	414.806	1	414.806	1.425	591.099	18.000	1.100	650.208
46	34.887 * 13.200	460.508	0.000	460.508	1	460.508	1.425	656.224	18.000	1.100	721.847
47	34.887 * 12.500	436.088	23.202	412.886	1	412.886	1.425	588.362	24.000	1.100	647.198
		TOTAL			47	8820.727	0.000	12569.536			13826.489



PROPOSED RESIDENTIAL LAYOUT PLAN ON
KH. NO. - 75/1/A , P.H. NO. - 42 , MOUZA - PARSODI
TAH. - NAGPUR (G), DIST. - NAGPUR.

BELONGING TO :- M/S HIMALAYA INFRA PROJECT THROUGH ITS
PARTNER
SHRI .SUNIL RAMKRISHNA DUDDALWAR THROUGH POA
M/S SAIDHAM BUILDERS & ASA DEVELOPERS THROUGH ITS
PARTNER
1) SHRI. AMOL VISHWANATHRAO WAIRALE
2) SHRI. SUDHAKAR VITTHALRAO KOHALE

AREA STATEMENTS :

1 AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT) = 18900.000 SQ.M
B) AS PER MEASUREMENT SHEET = 18453.644 SQ.M
C) AS PER SITE = 18453.644 SQ.M

2 DEDUCTIONS FOR :
A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING = 4404.965 SQ.M
B) ANY D.P. RESERVATION AREA = 0.000 SQ.M
C) AREA NOT UNDER LAYOUT = 0.000 SQ.M
TOTAL A+B+C = 4404.965 SQ.M

3 BALANCE AREA OF PLOT (1- 2) = 14048.679 SQ.M (100 %)

AMENITY SPACE :
A) REQUIRED = 1404.734 SQ.M
B) ADJUSTMENT OF 2(A), if any = 0.00 SQ.M
C) BALANCE PROPOSED = 1405.378 SQ.M

5 NET PLOT AREA (3- 4C) = 12643.301 SQ.M

RECREATIONAL OPEN SPACE :
A) REQUIRED = 1404.734 SQ.M
B) PROPOSED = 1405.531 SQ.M

7 INTERNAL ROAD AREA = 2367.043 SQ.M
8 SERVICE ROAD / HIGHWAY WIDENING = 000.000 SQ.M
9 PLOTABLE AREA = 8820.727 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) = 1.433

AREA AS PER MEASUREMENT SHEET
1) 0.5 * (47.368 + 45.913) * 72.000 = 3358.116 SQ.M
2) 0.5 * (36.893 + 39.446) * 86.538 = 3303.112 SQ.M
3) 0.5 * (138.637+130.987) * 47.778 = 6441.047 SQ.M
4) 0.5 * (55.285 + 55.285) * 38.701 = 2139.584 SQ.M
5) 0.5 * (55.285 + 38.569) * 22.004 = 1032.581 SQ.M
6) 0.5 * 38.569 * 70.282 = 1355.353 SQ.M
7) 0.5 * (38.701+ 24.576) * 12.264 = 308.014 SQ.M
8) 0.5 * (16.688 + 9.350) * 33.477 = 435.837 SQ.M
TOTAL = 18453.644 SQ.M

REGISTRATION NO -

FILE NO. 453
DRAWN BY RB
CHECKED BY DH

DRAWING NO. LAY-02
NOTE
DATE 22-09-2025

SCALE 1:500

9158855005, 9158855115
www.divinenagpur.com
Divine PROJECTS
Architects, Engineers, Contractors.
Plot No 09, Flat No 401, Vinayak Apartment, Central Excise Colony, Opp. Savarkar Garden, Near Chhatrapati Square, Nagpur 440015.
divine.projects24@gmail.com

Reserved for Stamp of Approval plan

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered) 18453.59 9

a) As per ownership document (7/12, CTS extract) 18900.00 0

b) as per measurement sheet 18453.64 4

(c) as per site 18453.59 9

2. Deductions for

(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening 4405.169

(b) Any D.P. Reservation area 0.000

(c) External structure in plot 0.000

(d) Not in possession 0.000

(Total a+b+c+d) 4405.169

3. Balance area of plot (1-2) 14048.43 0

4. Amenity Space (if applicable)

(a) Required - 0.000

(b) Adjustment of 2(b), if any - ---

(c) Proposed - 1405.405

5. Net Plot Area (3-4 (c)) 12643.02 5

6. Recreational Open space/Play Ground (if applicable)

(a) Required - 1404.843

(b) Proposed - 2556.056

7. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure)) 1240.916

8. Service road and Highway widening ---

9. Plotable area 8821.053

10. Pro-rata factor for FSI calculation on layout plots = (5/9) 1.433

11. Area for inclusive housing

(a) Required - 0.000

(b) Proposed - --

Certificate of Area:
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
Signature _____
(Name of Architect/ Licensed Engineer/ Supervisor.)

Name Of Owner : BELONGING TO MS HIMALAYA INFRA PROJECT THROUGH ITS
PARTNER SHRI .SUNIL RAMKRISHNA DUDDALWAR THROUGH POA MS SAIDHAM
BUILDERS & ASA DEVELOPERS THROUGH ITS PARTNER SHRI. AMOL VISHWANATHRAO WAIRALE SHRI. SUDHAKAR VITTHAL
Postal Address : 40141 Kachore Pali Nagar,Chinchshawan,Near
Hanuman Mandir,Khapri,Khapari,Nagpur-441108,Maharashtra

Phone No. 8007850557

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH NO 75/1/A, PH NO 42, MOUZA - PARSODI, THA- NAGPUR (G), DIST- NAGPUR

Name Of Engineer : Dhawal Subhashrao Harshpe

ADDRESS OF OFFICE
Office -
85 sanmarg nagar hudekeshwar road near
mhatgi nagar bustop nagpur

OWNERS SIGN - TECHNICAL PERSON SIGN

SCALE : 1:100 04/10/25
JOB NO - NMRDA-25-107310 CHECK BY -

SUBMISSION DRAWING

Verified by applicant

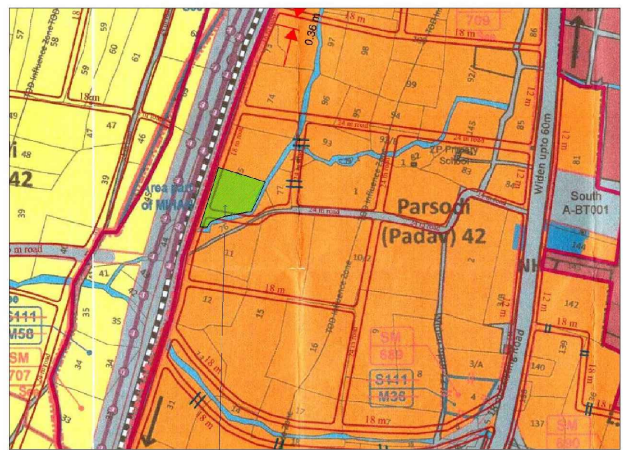
DETAILS OF LAYOUT/SUBDIVISION OF LAND								
Village	Parcel No.(S.No./H.No., C S No., F.P.No., Sub Plot No./Gut No)	Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gunt hewari)	Area in SqM as per Revenue Record	Area as per Measurement Plan	Area as per POA	Area as per Demarcated	Area in possession	Stringent Area in SqM
PARSODI	75/1/A	Raw/Adjoining Land	18900.000	18453.644	18900.000	18453.599	18453.599	18453.599
Total Amalgamated Plot			18900.000	18453.644	18900.000	18453.599	18453.599	18453.599

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT									
Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR apportionment on plot
1	294.570	0.000	294.570	1.433	18.000	1.100	464.331	Detached	0.000
2	287.500	0.000	287.500	1.433	18.000	1.100	453.186	Detached	0.000
3	287.500	0.000	287.500	1.433	18.000	1.100	453.186	Detached	0.000
4	287.500	0.000	287.500	1.433	18.000	1.100	453.186	Detached	0.000
5	287.500	0.000	287.500	1.433	18.000	1.100	453.186	Detached	0.000
6	288.109	11.770	276.339	1.433	18.000	1.100	435.593	Detached	0.000
7	230.487	7.726	222.761	1.433	9.000	1.100	351.138	Semi-detached	0.000
8	165.000	0.000	165.000	1.433	9.000	1.100	260.090	Semi-detached	0.000
9	165.000	0.000	165.000	1.433	9.000	1.100	260.090	Semi-detached	0.000
10	165.000	0.000	165.000	1.433	9.000	1.100	260.090	Semi-detached	0.000
11	165.000	0.000	165.000	1.433	9.000	1.100	260.090	Semi-detached	0.000
12	165.000	0.000	165.000	1.433	9.000	1.100	260.090	Semi-detached	0.000
13	165.000	0.000	165.000	1.433	9.000	1.100	260.090	Semi-detached	0.000
14	174.751	0.000	174.751	1.433	9.000	1.100	275.460	Semi-detached	0.000
15	126.893	0.000	126.893	1.433	9.000	1.100	200.021	Semi-detached	0.000
16	121.920	0.000	121.920	1.433	9.000	1.100	192.182	Row-House	0.000
17	121.920	0.000	121.920	1.433	9.000	1.100	192.182	Row-House	0.000
18	121.920	0.000	121.920	1.433	9.000	1.100	192.182	Row-House	0.000
19	121.920	0.000	121.920	1.433	9.000	1.100	192.182	Row-House	0.000
20	121.920	0.000	121.920	1.433	9.000	1.100	192.182	Row-House	0.000
21	121.920	0.000	121.920	1.433	9.000	1.100	192.182	Row-House	0.000
22	121.920	0.000	121.920	1.433	9.000	1.100	192.182	Row-House	0.000
23	142.966	7.726	135.240	1.433	9.000	1.100	213.179	Semi-detached	0.000
24	151.902	7.726	144.176	1.433	9.000	1.100	227.265	Semi-detached	0.000
25	129.540	0.000	129.540	1.433	9.000	1.100	204.194	Row-House	0.000
26	129.540	0.000	129.540	1.433	9.000	1.100	204.194	Row-House	0.000
27	129.540	0.000	129.540	1.433	9.000	1.100	204.194	Row-House	0.000
28	129.540	0.000	129.540	1.433	9.000	1.100	204.194	Row-House	0.000
29	129.540	0.000	129.540	1.433	9.000	1.100	204.194	Row-House	0.000
30	129.540	0.000	129.540	1.433	9.000	1.100	204.194	Row-House	0.000
31	129.540	0.000	129.540	1.433	9.000	1.100	204.194	Row-House	0.000
32	136.938	0.000	136.938	1.433	9.000	1.100	215.855	Semi-detached	0.000
33	249.567	0.000	249.567	1.433	9.000	1.100	393.392	Detached	0.000
34	235.604	0.000	235.604	1.433	9.000	1.100	371.383	Detached	0.000
35	241.830	7.726	234.104	1.433	9.000	1.100	369.018	Detached	0.000
36	249.713	0.000	249.713	1.433	9.000	1.100	393.623	Detached	0.000
37	144.000	0.000	144.000	1.433	9.000	1.100	226.987	Semi-detached	0.000
38	144.000	0.000	144.000	1.433	9.000	1.100	226.987	Semi-detached	0.000
39	144.000	0.000	144.000	1.433	9.000	1.100	226.987	Semi-detached	0.000
40	144.000	0.000	144.000	1.433	9.000	1.100	226.987	Semi-detached	0.000
41	144.000	0.000	144.000	1.433	9.000	1.100	226.987	Semi-detached	0.000
42	144.000	0.000	144.000	1.433	9.000	1.100	226.987	Semi-detached	0.000
43	144.000	0.000	144.000	1.433	9.000	1.100	226.987	Semi-detached	0.000
44	144.000	0.000	144.000	1.433	9.000	1.100	226.987	Semi-detached	0.000
45	426.578	11.794	414.784	1.433	18.000	1.100	653.824	Detached	0.000
46	460.512	0.000	460.512	1.433	18.000	1.100	725.905	Detached	0.000
47	436.083	23.202	412.881	1.433	18.000	1.100	650.824	Detached	0.000
Total:	8898.723		8821.053				13904.626		

Amenity CALCULATION	
Name	Area
amenity space	1405.405
TOTAL	1405.405

RECREATIONAL CALCULATION	
Name	Area
OPEN ASPAVCE	1099.629
open space	1099.629
open space	356.798
TOTAL	2556.056

Project Details
Proposal code :NMRDA-25-107310
Zone Type : Residential Zone - R-2, R-3
Location : New Compound
Name of service : Layout Approval
Sub service : Layout Transfer
City No./Survey No. : 75/1/A
Tahsil : Nagpur district
Muzap : PARSODI(PART)
Private Value : 1500
ReservationCRZ Zone Area :



Reserved for Stamp of Approval plan

AREA STATEMENT	
1. Area of Plot (Minimum area of a, b, c to be considered)	18453.599
a) As per ownership document (7/12, CTS extract)	18900.000
b) as per measurement sheet	18453.644
(c) as per site	18453.599
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	4405.169
(b) Any D.P. Reservation area	0.000
(c) External structure in plot	0.000
(d) Not in possession	0.000
(Total a+b+c+d)	4405.169
3. Balance area of plot (1-2)	14048.430
4. Amenity Space (if applicable)	
(a) Required -	0.000
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	1405.405
5. Net Plot Area (3-4 (c))	12643.025
6. Recreational Open space/Play Ground (if applicable)	
(a) Required -	1404.843
(b) Proposed -	2556.056
7. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	1240.916
8. Service road and Highway widening	---
9. Plotable area	8821.053
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.433
11. Area for inclusive housing	
(a) Required -	0.000
(b) Proposed -	--

Certificate of Area:
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Name Of Owner : BELONGING TO MS HIMALAYA INFRA PROJECT THROUGH ITS PARTNER SHRI. SUNIL RAMKRISHNA DUDDALWAR THROUGH PDA BUILDERS ASA DEVELOPERS THROUGH ITS PARTNER MS SAIDHAM BUILDERS ASA DEVELOPERS THROUGH ITS PARTNER SHRI. ANOL VISHWANATHRAO WAIRALE SHRI. SUDHAKAR VITTHAL

Postal Address : 40/41 Kachore Pali Nagar,Chinchbawan,Near Hanuman Mandir,Khapri,Khapari,Nagpur-441108,Maharashtra

Phone No. :8007850557

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH NO 75/1/A, PH NO 42, MOUZA - PERSODI, THA- NAGPUR (G), DIST -NAGPUR

Name Of Engineer : Dhawal Subhashrao Harshe

ADDRESS OF OFFICE
OFFICE :
85 sanmarg nagar hudkeshawar road near mhatgi nagar bustop nagpur

OWNERS SIGN -

TECHNICAL PERSON SIGN

SCALE : 1:100

04/10/25

JOB NO -NMRDA-25-107310

CHECK BY -

SUBMISSION DRAWING

Verified by applicant