

Project Details	
Building Type -	NMRDA-23-83536
Zone Type -	Residential Zone - R-2, R-3
Location -	Non-Congested
Ward No -	Layout Approval
Plot No. -	Layout Demarcated/Final
Cts No./Survey No. -	0
Sheet No -	170/1 171
Zone Number:	UMRED
Ward Name :	PACHGAON
Prorata Value :	0.00
Separation/CRZ Zone Area :	

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	19499.43
	a) As per ownership document (7/12, CTS extract)	19500.00
	b) as per measurement sheet	19500.00
	(c) as per site	19499.43
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	0.00
	(Total a+b+c+d)	0.00
3.	Balance area of plot (1-2)	19499.43
4.	Amenity Space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	1954.53
5.	Net Plot Area (3-4 (c))	17544.90
6.	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	1949.94
	(b) Proposed -	1956.13
7.	Internal Road area (net plot - (Plotable area + open space + MSEB + external structure))	4479.76
8.	Service road and Highway widening	---
9.	Plotable area	11059.01
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.58
11.	Area for inclusive housing	
	(a) Required -	3508.98
	(b) Proposed -	--
12.	Area for E.S.S	25.000
13.	Area for W.W.T.P	25.000

Signature valid

Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.10.26 11:49:05 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA/23/3557
Application Number : NMRDA/23/200457
Proposal Number : 43226
Certificate Number : NMRDA/LF/2023/APL/00084

Assistant Director Town Planning / Additional Director of Town Planning
Date: 19/10/2023

Executive Engineer
Date: 18/10/2023

Sectional Engineer
Date: 16/10/2023

AREA AS PER MEASUREMENT SHEET			
1)	0.5 * (19.73 + 10.81) *	73.83	= 1127.384 SQ.M
2)	0.5 * (73.02 + 75.66) *	56.29	= 4184.598 SQ.M
3)	0.5 * (76.66 + 73.68) *	68.03	= 5079.800 SQ.M
4)	0.5 * (25.05 + 22.05) *	77.22	= 1857.141 SQ.M
5)	0.5 * (12.39 + 20.38) *	73.08	= 1197.415 SQ.M
6)	0.5 * (69.91 + 70.30) *	30.84	= 2162.038 SQ.M
7)	0.5 * (70.30 + 71.97) *	24.02	= 708.662 SQ.M
8)	0.5 * (60.64 + 71.97) *		= 2162.130 SQ.M
TOTAL			= 19496.430 SQ.M

OPEN SPACE		
1) 0.5 * (25,300 + 20,519) * 50.637	=	160,068 SQ.M
2) 0.5 * (14,091 + 15,000) * 26.074	=	408,209 SQ.M
3) 0.5 * (10,842 + 10,642) * 30.338	=	322,856 SQ.M
4) 10,000 * 11,500	=	115,000 SQ.M
<u>TOTAL (A)</u>	=	2008,133 SQ.M
DEDUCTION OF E.S.S. = 5 * 5	=	25,000 SQ.M
DEDUCTION OF W.W.T.P. = 5 * 5	=	25,000 SQ.M
<u>TOTAL (A)</u>	=	1956,133 SQ.M

AMENITY SPACE		
1) 0.5 * (46.80 + 48.51) * 35.42	=	1687.940 SQ.M
2) 0.5 * (48.45 + 48.51) * 5.50	=	266.640 SQ.M
TOTAL (A)	=	1954.580 SQ.M

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*H) SQ.M
A		B	C	D	E	F	G	G	H	I	J
1	0.5*(40.89 + 27.40) * 15.00	512.175	7.710	504.465	1	504.465	1.586	800.081	12.000	1.100	880.090
2 & 3	15.000 * 15.000	225.000	0.000	225.000	2	450.000	1.586	713.700	12.000	1.100	785.070
4 TO 9	15.000 * 10.000	150.000	0.000	150.000	6	900.000	1.586	1427.400	12.000	1.100	1570.140
10	0.5*(15.000+ 15.500) * 9.680	147.620	0.000	147.620	1	147.620	1.586	234.125	12.000	1.100	257.538
11	0.5*(15.000+ 15.500) * 10.856	165.554	0.000	165.554	1	165.554	1.586	262.569	12.000	1.100	288.826
12	15.000 * 10.000	150.000	7.710	142.290	1	142.290	1.586	225.672	12.000	1.100	248.239
13	15.000 * 9.000	135.000	7.710	127.290	1	127.290	1.586	201.882	12.000	1.100	222.070
14 TO 25	15.000 * 9.000	135.000	0.000	135.000	12	1620.000	1.586	2569.320	12.000	1.100	2826.252
26	0.5*(13.010 + 15.030) * 15.000	210.300	0.000	210.300	1	210.300	1.586	333.536	12.000	1.100	366.889
27	0.5*(13.210 + 14.560) * 10.000	138.850	7.710	131.140	1	131.140	1.586	207.988	9.000	1.100	228.787
28	0.5*(15.630 + 14.560) * 8.000	120.760	0.000	120.760	1	120.760	1.586	191.525	9.000	1.100	210.678
29	0.5*(15.630 + 16.700) * 8.000	129.320	0.000	129.320	1	129.320	1.586	205.102	9.000	1.100	225.612
30	0.5*(17.910 + 16.700) * 9.000	155.745	0.000	155.745	1	155.745	1.586	247.012	9.000	1.100	271.713
31	0.5*(9.040 + 7.860) * 20.710	175.000	0.000	175.000	1	175.000	1.586	277.549	9.000	1.100	305.304
32	0.5*(8.000 + 8.860) * 15.000	126.450	0.000	126.450	1	126.450	1.586	200.550	9.000	1.100	220.605
33 TO 36	15.000 * 7.250	108.750	0.000	108.750	4	435.000	1.586	689.910	9.000	1.100	758.901
37	15.000 * 9.000	135.000	7.710	127.290	1	127.290	1.586	201.882	9.000	1.100	222.070
38,49 & 50	15.500 * 9.000	139.500	7.710	131.790	3	395.370	1.586	627.057	9.000	1.100	689.763
39 TO 42 45 TO 48 51 TO 54	15.500 * 7.620	118.110	0.000	118.110	12	1417.320	1.586	2247.870	9.000	1.100	2472.656
58 TO 62	10.000 * 18.500	185.000	0.000	185.000	5	925.000	1.586	1467.050	12.000	1.100	1613.755
43	0.5*(8.790 + 8.970) * 15.500	137.640	0.000	137.640	1	137.640	1.586	218.297	12.000	1.100	240.127
44	0.5*(8.500 + 8.680) * 15.500	133.345	0.000	133.345	1	133.345	1.586	211.168	12.000	1.100	232.285
55	0.5*(8.500 + 8.280) * 15.500	130.045	0.000	130.045	1	130.045	1.586	206.251	12.000	1.100	226.877
56	0.5*(9.230 + 8.080) * 20.220	175.004	7.710	167.294	1	167.294	1.586	265.328	12.000	1.100	291.861
57	0.5*(18.500 + 17.920) * 10.000	182.100	0.000	182.100	1	182.100	1.586	288.811	12.000	1.100	317.692
63	11.000 * 18.500	203.500	0.000	203.500	1	203.500	1.586	322.751	9.000	1.100	355.026
64	15.000 * 15.000	225.000	0.000	225.000	1	225.000	1.586	356.850	9.000	1.100	392.535
65	0.5*(26.350 + 39.840) * 15.000	496.425	7.710	488.715	1	488.715	1.586	775.102	9.000	1.100	852.612
66	0.5*(41.350 + 27.860) * 15.000	519.075	0.000	519.075	1	519.075	1.586	823.253	9.000	1.100	905.578
67	0.5*(37.860 + 24.370) * 15.000	466.725	0.000	466.725	1	466.725	1.586	740.226	9.000	1.100	814.248
TOTAL					67	11059.153		17539.816			19293.798

DIVINE PROJECTS
Architects. Engineers. Contractors
F. No 201, Plot No 39, Gaytri Niwas, Siddharth nagar,
Near Chintamani Bar, Manewada Ring road, Nagpur.

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 BROWN
EXISTING SHOWN BLUE HATCHED

Name Of Owner : Ms SAIDHAM BUILDERS AND DEVELOPERS THROUGH
ITS PARTNERS SHRI AMOL VISHVANATHRAO WAIRALE SHRI SUDH
VITTHALRAO KOHALE SHRI SANDEEP PRABHAKAR HETE
Postal Address : 40/41 Kachore Patil Nagar, Chinchbhawan, Near
Hanuman Mandir, Khapri, Khapri, Nagpur-441108, Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
KH NO.170/1,171 PH NO.10, MOUZA-PACHGAON,TAH-UMRED

Name Of Engineer : Dhawal Subhashrao Harshwade

	ADDRESS OF OFFICE
	OFFICE

85 sanmarg nagar hudko
mhalqi nagar bustop na

OWNERS SIGN _____
Verified by a _____

Signature valid

Digitally signed by Chawal Sukhree, Uthsha
Date: 2023.10.25 16:51:40 JET
Reason: Technical Problem
Location: Nagpur Maharashtra, India, Development Authority

Project Code : 88R04A-2
Application Number : 88R04A-2300457
Proposal Number : 432028

30/09/23

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