

| Plot No. | Size (M) | Plot Area (Sq.m.) | Rounding area of Road (Sq.m.) | Remaining plot Area (Sq.m.) | No of Plots | Total Plot Area (Sq.M.) | Front Road width (M.) | Prorata Factor | Built up area on Prorata basis (Sq. M.) | Basic FSI | Permissible builtup area on Basic FSI (Sq.m.) |
|--------------|--|-------------------|-------------------------------|-----------------------------|-------------|-------------------------|-----------------------|----------------|---|-----------|---|
| A | B | C | D | E=(C-D) | F | G=E*F | H | I | J = G * Prorata Factor | K | L = J * K |
| 1 | 1/2*(14.27 + 14.42)*18.25 | 261.80 | 11.77 | 250.03 | 1 | 250.03 | 9.00/18.00 | 1.25 | 312.53 | 1.10 | 343.79 |
| 2 | 8.50*18.25 | 155.13 | | 155.13 | 1 | 155.13 | 9.00 | 1.25 | 193.91 | 1.10 | 213.30 |
| 3 | 8.50*18.25 | 155.13 | | 155.13 | 1 | 155.13 | 9.00 | 1.25 | 193.91 | 1.10 | 213.30 |
| 4 | 8.50*18.25 | 155.13 | | 155.13 | 1 | 155.13 | 9.00 | 1.25 | 193.91 | 1.10 | 213.30 |
| 5 | 8.50*18.25 | 155.13 | | 155.13 | 1 | 155.13 | 9.00 | 1.25 | 193.91 | 1.10 | 213.30 |
| 6 | 1/2*(9.43 + 9.09)*18.25 | 168.99 | | 168.99 | 1 | 168.99 | 9.00 | 1.25 | 211.24 | 1.10 | 232.36 |
| 7 | 1/2*(1.32 + 8.18)*22.53 + 1/2*21.99*7.30 | 187.28 | | 187.28 | 1 | 187.28 | 9.00 | 1.25 | 234.10 | 1.10 | 257.51 |
| 8 | 1/2*(19.97 + 20.25)*8.50 | 170.94 | | 170.94 | 1 | 170.94 | 9.00 | 1.25 | 213.67 | 1.10 | 235.04 |
| 9 | 1/2*(19.70 + 19.97)*8.50 | 168.60 | | 168.60 | 1 | 168.60 | 9.00 | 1.25 | 210.75 | 1.10 | 231.82 |
| 10 | 1/2*(19.55 + 19.70)*8.50 | 166.81 | | 166.81 | 1 | 166.81 | 9.00 | 1.25 | 208.52 | 1.10 | 229.37 |
| 11 | 1/2*(19.55 + 19.40)*8.50 | 165.54 | | 165.54 | 1 | 165.54 | 9.00 | 1.25 | 206.92 | 1.10 | 227.61 |
| 12 | 1/2*(10.78 + 11.69)*24.31 | 273.12 | 11.77 | 261.35 | 1 | 261.35 | 9.00/18.00 | 1.25 | 326.69 | 1.10 | 359.36 |
| TOTAL | | | | | 12 | 2160.06 | | | 2700.04 | | |

AREA STATEMENT

| | |
|---|----------|
| 1. Area of Plot (Minimum area of a, b, c to be considered) | 13013.38 |
| a) As per ownership document (7/12, CTS extract) | 13300.00 |
| b) as per measurement sheet | 13013.38 |
| c) as per site | 13013.38 |
| 2. Deductions for | |
| (a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening | 1846.76 |
| (b) Any D.P. Reservation area (Play Ground Area) | 0.00 |
| (c) External structure in plot | 0.00 |
| (d) Area Not Under Layout (Balance Agricultural LAND) (AREA UNDER RESERVATION) | 8461.91 |
| (Total a+b+c+d) | 10308.67 |
| 3. Balance area of plot (1-2) | 2704.71 |
| 4. Amenity Space (if applicable) | |
| (a) Required - | 0.00 |
| (b) Adjustment of 2(b), if any - | --- |
| (c) Proposed - | 0.00 |
| 5. Net Plot Area (3-4 (c)) | 2704.71 |
| 6. Recreational Open space/Play Ground (if applicable) | |
| (a) Required - | 0.00 |
| (b) Proposed - | 0.00 |
| 7. Internal Road area (net plot - (Plotable area + open space + MSEB + external structure)) | 544.65 |
| 8. Service road and DP Road Widening | |
| 9. Plotable area | 2160.06 |
| 10. Pro-rata factor for FSI calculation on layout plots = (5/9) | 1.25 |
| 11. Area for inclusive housing | |
| (a) Required - | NA |
| (b) Proposed - | NA |

LAND AREA CALCULATION

| | SIZE | AREA (SQ.M.) |
|--------------|----------------------------|-----------------|
| a | 1/2* 54.08 * 1.44 | 38.94 |
| b | 1/2 * 58.57 * 22.02 | 644.86 |
| c | 1/2* 68.34 * 14.86 | 507.77 |
| d | 1/2*(11.35 + 21.42)*79.69 | 1305.72 |
| e | 1/2*23.82 * 1.35 | 16.08 |
| f | 1/2* 23.41 * 3.72 | 43.54 |
| g | 1/2*72.51 * 23.70 | 859.24 |
| h | 1/2*66.53 * 10.54 | 350.61 |
| i | 1/2*75.74 * 26.46 | 1002.04 |
| j | 1/2*96.77 * 23.09 | 1117.21 |
| k | 1/2*129.18 * 21.07 | 1360.91 |
| l | 1/2*(14.20 + 18.93)*158.30 | 2622.24 |
| m | 1/2* 149.68 * 24.16 | 1808.13 |
| n | 1/2*141.61* 18.87 | 1336.09 |
| TOTAL | | 13013.38 |

| | Size (M) | Area (Sq.m.) | Deduct Tangent Area (sq.m.) | Net Area (Sq.m.) | Total Net Area (Sq.M.) |
|--|----------------------------|----------------|-----------------------------|------------------|------------------------|
| 18.00M. PROPOSED DP ROAD WIDENING AREA | | | | | |
| a | 1/2*(3.65 + 8.47)*24.21 | 146.71 | | | |
| b | 1/2 * 23.34 * 1.41 | 16.45 | | | |
| c | 1/2 * 23.21 * 3.73 | 43.29 | | | |
| d | 1/2*(25.86+25.80)*9.00 | 232.47 | | | |
| e | 1/2*(10.56+10.52)*9.00 | 94.86 | | | |
| f | 1/2*(30.17+30.15)*9.00 | 271.44 | | | |
| g | 1/2*(33.76+33.77)*9.00 | 303.89 | | | |
| h | 1/2*(40.62+40.59)*9.00 | 365.45 | | | |
| i | 1/2*(33.10+32.74)*9.00 | 296.28 | | | |
| TOTAL | | 1770.84 | | | 1846.76 |
| 18.00M. PROPOSED DP ROAD WIDENING AREA | | | | | |
| j | 1/2* 12.33 * 0.97 | 5.98 | | | |
| k | 1/2 * 18.92 * 1.42 | 13.43 | | | |
| l | 1/2*26.20 * 1.36 | 17.82 | | | |
| m | 1/2* 38.85 * 1.13 | 21.95 | | | |
| n | 1/2*19.35 * 1.73 | 16.74 | | | |
| TOTAL | | 75.92 | | | 75.92 |
| AREA NOT UNDER LAYOUT (AREA UNDER RESERVATION) | | | | | |
| o | 1/2*(2.61 + 6.30)*57.61 | 256.65 | | | |
| p | 1/2* 57.76 * 10.39 | 300.06 | | | |
| q | 1/2*67.99 * 25.49 | 866.53 | | | |
| r | 1/2*90.79 * 21.24 | 964.59 | | | |
| s | 1/2*124.71 * 18.84 | 1174.77 | | | |
| t | 1/2*(12.20 + 16.90)*153.46 | 2232.84 | | | |
| u | 1/2* 145.97 * 36.54 | 2666.87 | | | |
| TOTAL | | 8461.91 | | | 8461.91 |

Project Details
 Proposal code - NPHN-24-86108
 Zone Type - Residential Zone - (RA)
 Location - Non-Congested
 Name of service - Layout Approval
 Sub service - Layout Tentative
 Kharsa No. - 365(PART)
 Tahsil : Hingna
 Mouza : Hingna
 Prorata Value : 0.00
 Separation/CRZ Zone Area :

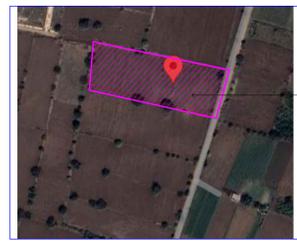
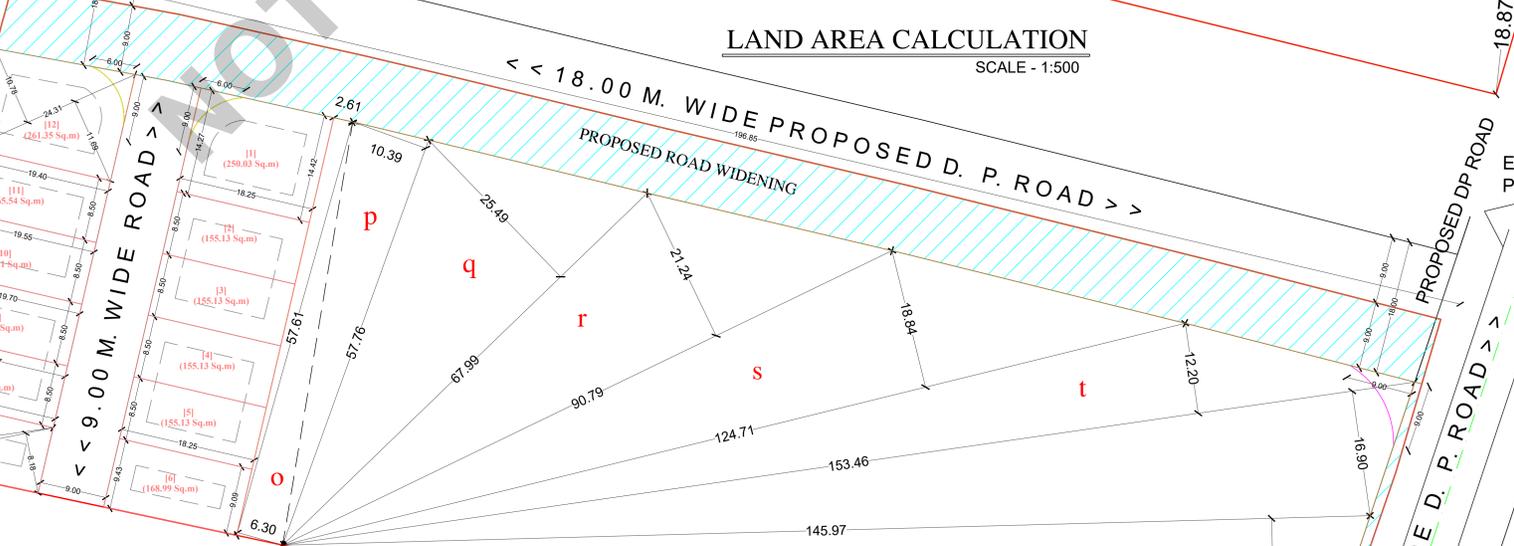
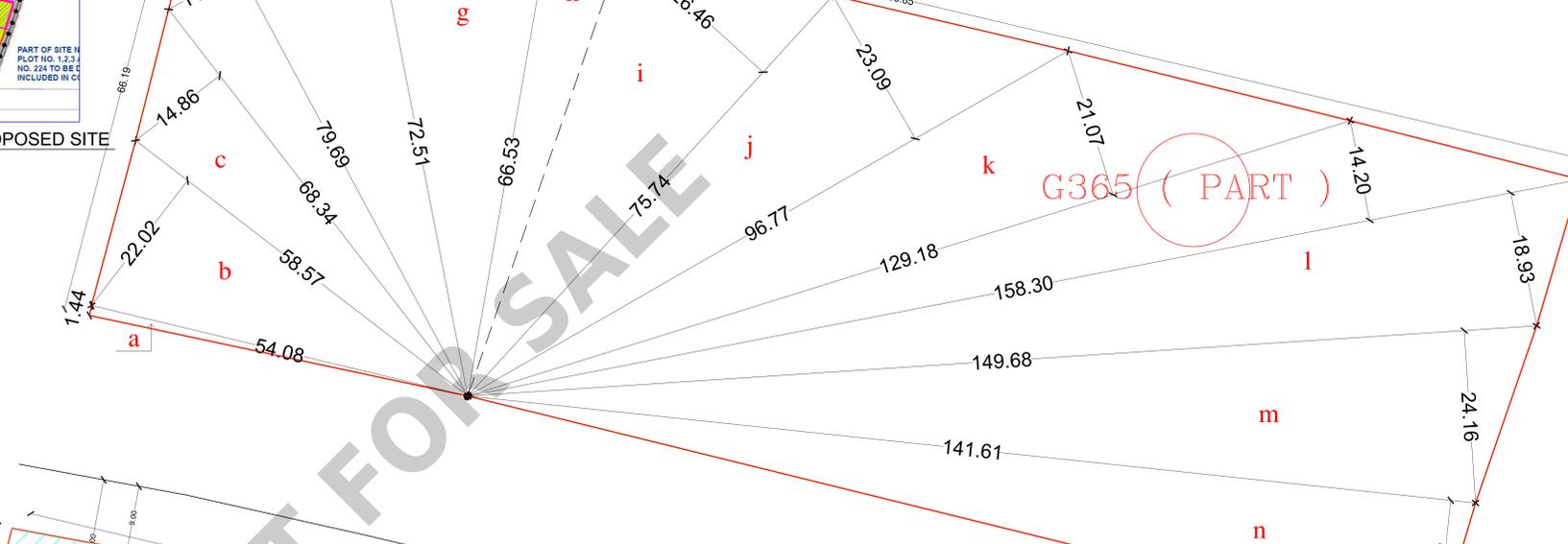
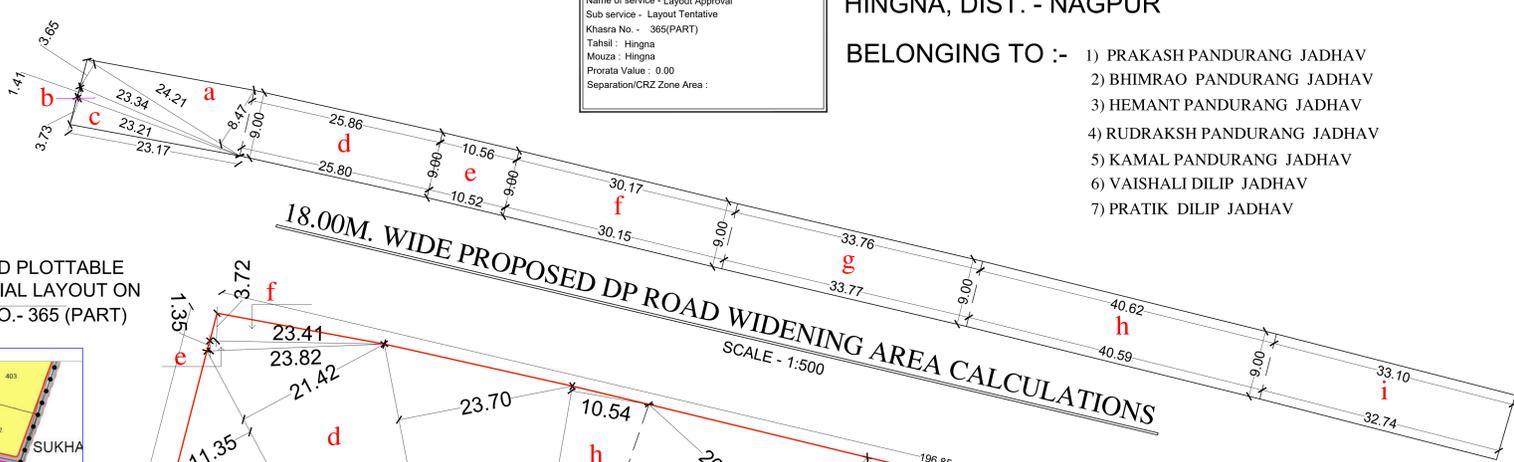
PROPOSED PLOTTABLE RESIDENTIAL LAYOUT PLAN ON KH.NO. -365 (PART), P.H. NO. - 49, MOUZA -HINGNA, TAH. - HINGNA, DIST. - NAGPUR

- BELONGING TO :-**
- 1) PRAKASH PANDURANG JADHAV
 - 2) BHIMRAO PANDURANG JADHAV
 - 3) HEMANT PANDURANG JADHAV
 - 4) RUDRAKSH PANDURANG JADHAV
 - 5) KAMAL PANDURANG JADHAV
 - 6) VAISHALI DILIP JADHAV
 - 7) PRATIK DILIP JADHAV

PROPOSED PLOTTABLE RESIDENTIAL LAYOUT ON KH.NO.- 365 (PART)



D.P. PLAN SHOWING PROPOSED SITE SCALE - NTS



GOOGLE MAP SHOWING PROPOSED SITE CO- ORDINATES: 21°03'50.0"N 78°58'11.6"E

PROPOSED PLOTTABLE RESIDENTIAL LAYOUT ON KH.NO.- 365(PART)

LAYOUT PLAN SCALE - 1:500



WAVE DESIGNER & PLANNERS
 ph.no - 9176256659
 Near Ajni Sq,Nagpur-440015

LEGENDS:
 PLOT BOUNDARY 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 - PRAKASH PANDURANG JADHAV AND BHIMRAO PANDURANG JADHAV
 Name Of Architect - PRAKASH PANDURANG JADHAV AND BHIMRAO PANDURANG JADHAV
 Name Of Designer - PRAKASH PANDURANG JADHAV AND BHIMRAO PANDURANG JADHAV
 Name Of Planner - PRAKASH PANDURANG JADHAV AND BHIMRAO PANDURANG JADHAV
 Name Of Surveyor - PRAKASH PANDURANG JADHAV AND BHIMRAO PANDURANG JADHAV
 Name Of Engineer - PRAKASH PANDURANG JADHAV AND BHIMRAO PANDURANG JADHAV
 Name Of Valuer - PRAKASH PANDURANG JADHAV AND BHIMRAO PANDURANG JADHAV
 Name Of Other - PRAKASH PANDURANG JADHAV AND BHIMRAO PANDURANG JADHAV

Phone No. 9176254410
DESCRIPTION OF PROJECT :
 Type of Proposal - Residential
 Layout Tentative

SITE ADDRESS:
 KH.NO.-365 (PART), P.H. NO. - 49, MOUZA -HINGNA, TAH. - HINGNA, DIST. - NAGPUR

Name Of Architect - PRAKASH PANDURANG JADHAV
 ADDRESS OF OFFICE:
 OFFICE:
 Plot 1, Lane 1, Ayodhya Nagar, Nagpur
 440024

OWNERS SIGN: _____ TECHNICAL PERSON SIGN: _____
 Made by applicant

SCALE - 1:100 10/1004
 JOB NO - NPHN-24-86108 CHECK BY -
SUBMISSION DRAWING