

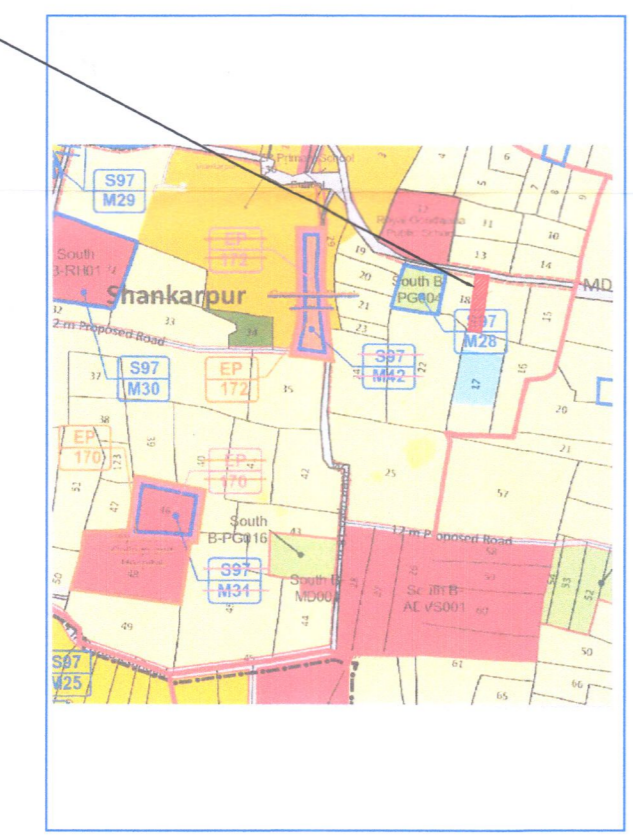
DETAILS OF LAYOUT/SUBDIVISION OF LAND								
1) Village	2) Parcel No (S No. in C/S No. F.P. No. Sub Plot No. Out No.)	Type of Raw/Adjoining Land (2 Sanctioned, 3 Gutt (new))	1) Area in SqM as per previous record	2) Area as per Measurement Plan	3) Area as per PCA	4) Area as per Demarcated	5) Area in possession	6) Stringent Area in SqM
SHANKARPUR	18/1KH (PART-1)	Raw/Adjoining Land	4802.00	4813.42	0.00	4813.49	4813.49	4813.42
Total Amalgamated Plot			4802.00	4813.42	0.00	4813.49	4813.49	4813.42

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 allotment on plot
1	572.900	28.300	546.600	1.440	12.00	1.100	595.967	Detached	892.26
2	285.600	0.000	285.600	1.440	12.00	1.100	422.533	Detached	0.00
3	292.620	0.000	292.620	1.440	12.00	1.100	483.510	Detached	0.00
4	357.280	0.000	357.280	1.440	12.00	1.100	505.932	Detached	0.00
5	384.180	0.000	384.180	1.440	12.00	1.100	528.629	Detached	0.00
6	369.190	0.000	369.190	1.440	12.00	1.100	524.767	Detached	0.00
7	374.220	0.000	374.220	1.440	12.00	1.100	527.784	Detached	0.00
8	434.830	0.000	434.830	1.440	12.00	1.100	621.711	Detached	0.00
Total	3024.980		3024.98				4291.09		

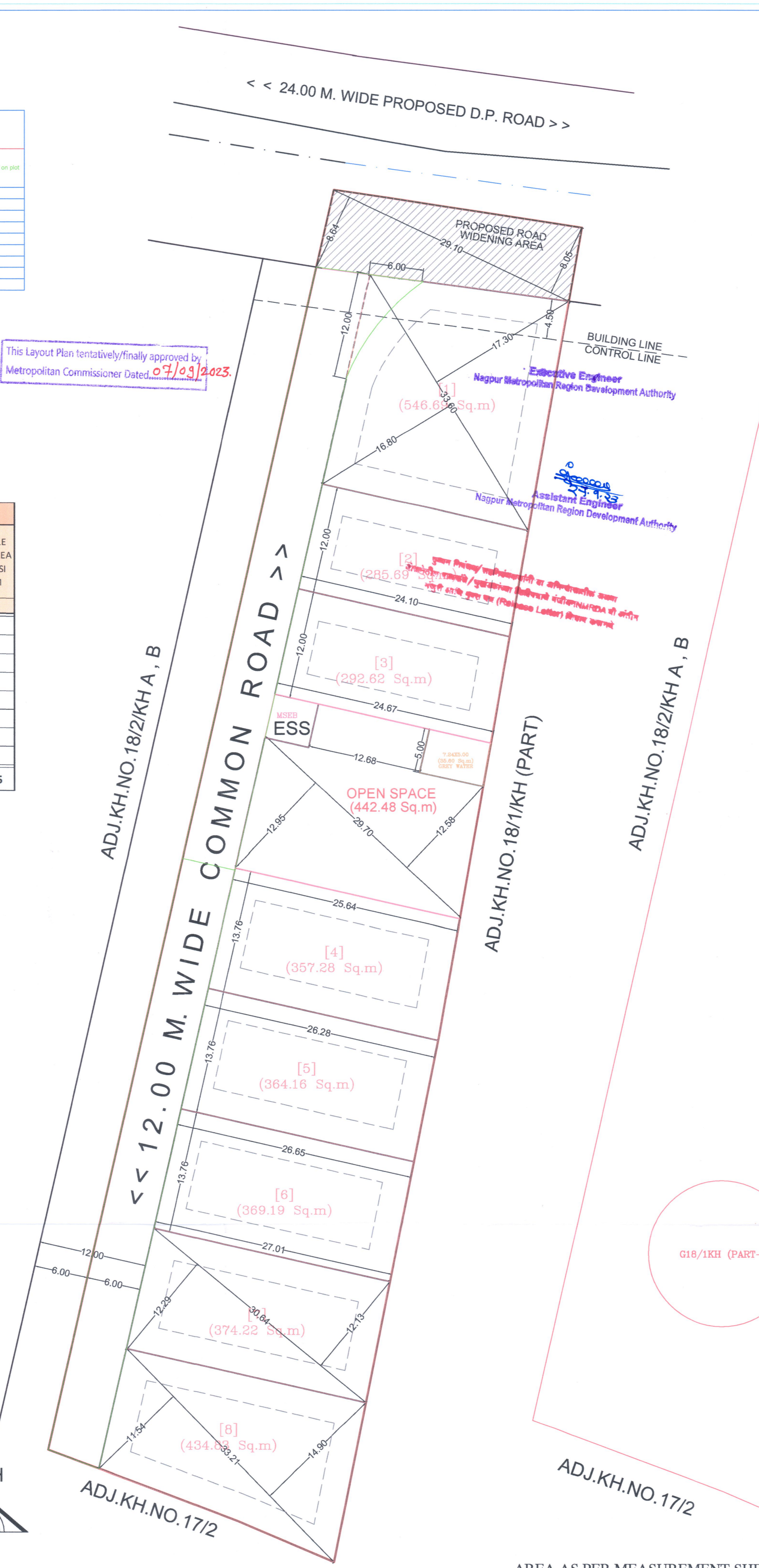
STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT											
PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	FACTOR FOR PRORATA FSI	BUILT UP AREA ON PRO-RATA BASIS (F * PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*I) SQ.M
A	B	C	D	E	F	G	H	I	J	K	L
1	0.5*(16.80+17.30)*33.60	572.880	26.300	546.580	1	546.580	1.440	781.063	9.000	1.100	859.169
2	0.5*(23.52+24.10)*12.00	285.720	0.000	285.720	1	285.720	1.440	408.294	9.000	1.100	449.123
3	0.5*(24.67+24.10)*12.00	292.620	0.000	292.620	1	292.620	1.440	418.154	9.000	1.100	459.969
4	0.5*(25.64+26.28)*13.76	357.210	0.000	357.210	1	357.210	1.440	510.453	9.000	1.100	561.498
5	0.5*(26.28+26.65)*13.76	364.158	0.000	364.158	1	364.158	1.440	520.382	9.000	1.100	572.421
6	0.5*(26.65+27.01)*13.76	369.181	0.000	369.181	1	369.181	1.440	527.559	9.000	1.100	580.315
7	0.5*(12.29+12.13)*30.64	374.114	0.000	374.114	1	374.114	1.440	534.609	9.000	1.100	588.070
8	0.5*(11.54+14.90)*33.21	434.830	0.000	434.830	1	434.830	1.440	621.372	9.000	1.100	683.509
TOTAL					8	3024.413		4321.886			4754.075

PLOT NO.	SIZE(M)	AREA (SQ.M)	NET AREA	TOTAL NET AREA(SQ.M)
OPEN SPACE	12.67*5.00	63.350	442.471	442.471
	0.5*(12.95+12.58)*29.70	379.121		
SPACE FOR ESS	5.00*5.00	25.000	25.000	60.600
SPACE FOR WWTP	0.5*(7.00+7.24)*5.00	35.600	35.600	
ROAD WIDENING	0.5*(8.64+8.05)*29.10	242.840	242.840	242.840

FINAL DEMARCATED LAYOUT OF KH.NO.- 18/1KH(PART)

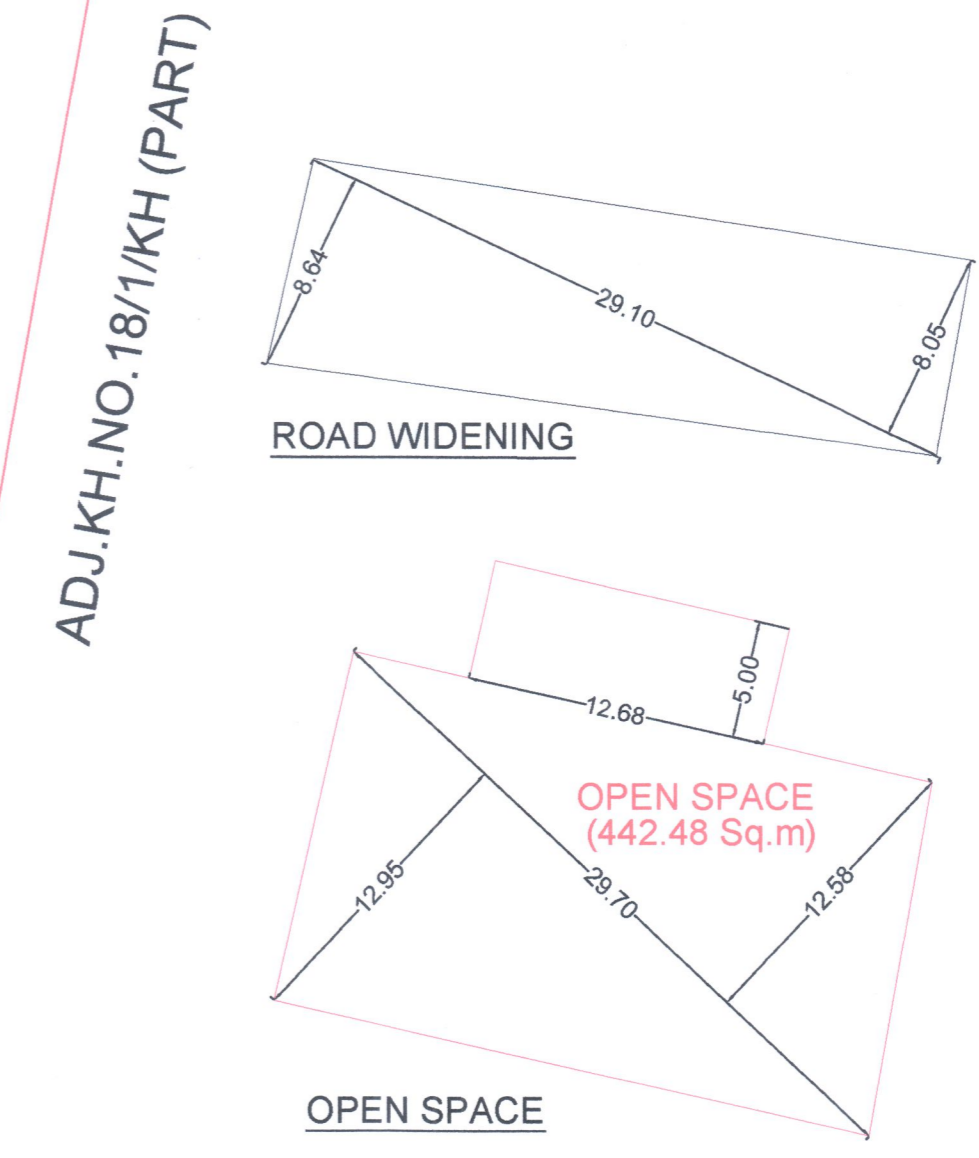


LAYOUT PLAN SCALE - 1:500



FINAL DEMARCATED LAYOUT PLAN ON KH. NO. -18/1KH (PART-1), P.H. NO. -12A, MOUZA -SHANKARPUR TAH. - NAGPUR(GRAMIN), DIST. - NAGPUR BELONGING TO :- MAULI INFRA THROUGH ITS PARTNER 1) SHRI. PRAVIN NATTHUJI RAHATE 2) SHRI. ASHWIN SIDHARTH VAIRAGADE 3) SHRI. PRAVIN RATANLAL JAIN

Signature valid
Digitally signed by MAULI INFRA THROUGH ITS PARTNER 1) SHRI. PRAVIN NATTHUJI RAHATE 2) SHRI. ASHWIN SIDHARTH VAIRAGADE 3) SHRI. PRAVIN RATANLAL JAIN
Date: 2023.09.21 15:29:27 IST
Reason: Approved Drawing
Location: Nagpur
Project Name: MAULI INFRA THROUGH ITS PARTNER 1) SHRI. PRAVIN NATTHUJI RAHATE 2) SHRI. ASHWIN SIDHARTH VAIRAGADE 3) SHRI. PRAVIN RATANLAL JAIN
Application Number: NMRDA/2023/030310
Project Number: 18/1
Certificate Number: NMRDA/2023/APL/00094



AREA STATEMENT	
1. Area of Plot (Minimum area of a, b, c to be considered)	4613.42
a) As per ownership document (7/12, CTS extract)	4800.00
b) as per measurement sheet	4613.42
c) as per site	4613.42
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	242.05
(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)	242.05
3. Balance area of plot (1-2)	4371.37
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	---
5. Net Plot Area (3-4 (c))	4371.37
6. Recreational Open space (if applicable)	
(a) Required -	437.14
(b) Proposed -	442.48
7. Internal Road area (net plot - (Plotable area + open space + SEES + external structure))	843.61
8. Service Road and Highway widening	---
9. Plotable area	3024.68
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.44
11. Area for inclusive housing	
(a) Required -	874.27
(b) Proposed -	---
12. Area for ESS	25.00
13. Area for WWTP	35.60

WAVE DESIGNERS & PLANNERS
Plot No. G-45, Chennai Apt Chinnambhatni Road, Near Ajay Sq Nagpur-440013

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: MAULI INFRA THROUGH ITS PARTNER 1) SHRI. PRAVIN NATTHUJI RAHATE 2) SHRI. ASHWIN SIDHARTH VAIRAGADE 3) SHRI. PRAVIN RATANLAL JAIN
Postal Address: H No. 125, Meel Loyal, Near Dho Temple, Jyotiba, Jyotiba Nagpur-440014, Maharashtra
Phone No: 9822488587
DESCRIPTION OF PROJECT: Residential
Type of Project: Residential
Layout Demarcated/Partial
SITE ADDRESS: PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO.-18/1KH (PART-1), P.H. NO.-12A, MOUZA-SHANKARPUR TAH. -NAGPUR(GRAMIN), DIST.-NAGPUR
Scale of Facility: P.H. Service Branch
ADDRESS OF OFFICE: OFFICE Plot 1, Lane 1, Ayodhya Nagar, Nagpur-440024
OWNERS SIGN: Digitally signed by MAULI INFRA THROUGH ITS PARTNER 1) SHRI. PRAVIN NATTHUJI RAHATE 2) SHRI. ASHWIN SIDHARTH VAIRAGADE 3) SHRI. PRAVIN RATANLAL JAIN
SCALE: 1:100 10/07/23
JOB NO.-NMRDA-23-0729 CHECKER -
SUBMISSION DRAWING