

DEMARCATED RESIDENTIAL LAYOUT PLAN FOR KHASRA NO. 46, P.H. NO. 42, MOUZA - SHANKARPUR, TAH. NAGPUR (RURAL), DIST. NAGPUR. BELONGING TO - SHRI. PANKAJ CHANDRAKANT WAGHMARE

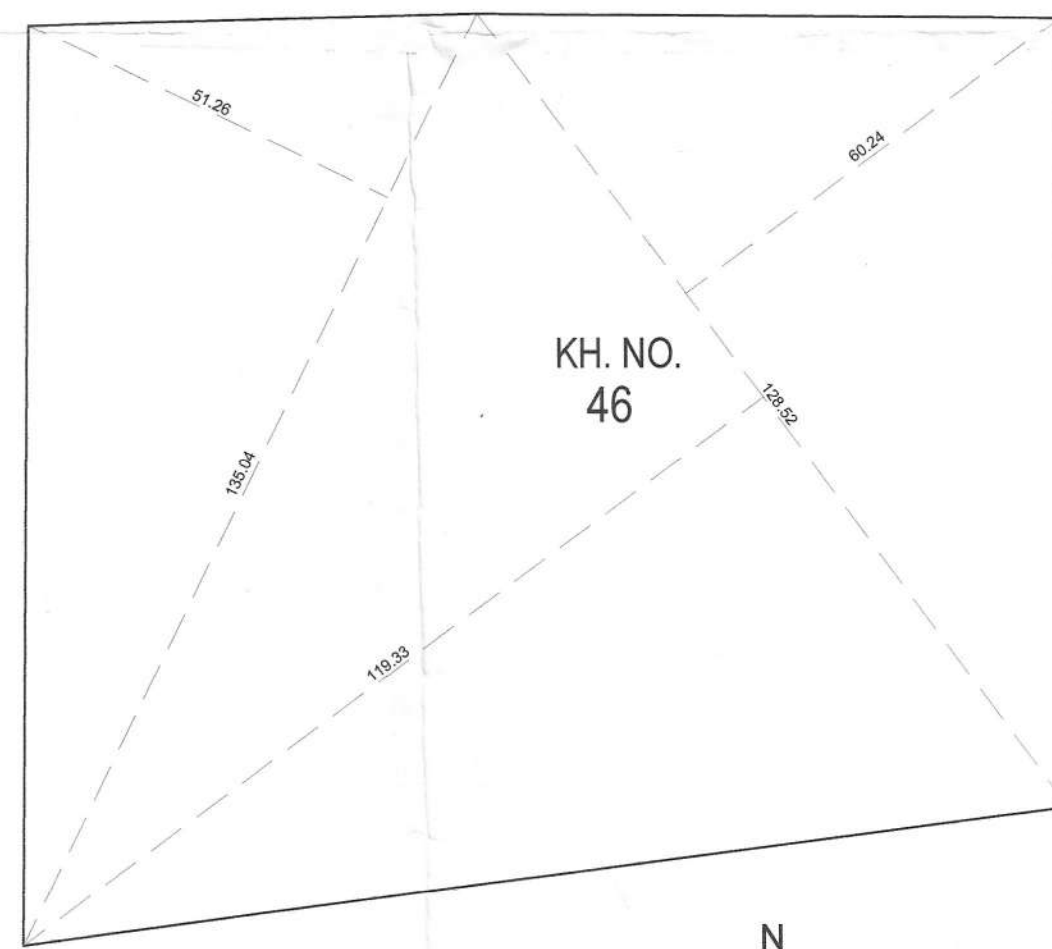
PROFORMA-i		
Stamps of Approval of Plans:		Drawing Sheet No. X/Y
A	AREA STATEMENTS	Percentage
1. Area of land		
(Minimum area of a,b,c to be considered)		
a) As per ownership document (7/12, CTS extract)		15200.00
b) as per measurement sheet		15000.00
c) as per site		15000.00
2. Deduction for		
(a) Proposed D.P./D.P. Road widening Area		
(b) Any D.P. Reservation area		
(c) Natural water course area		
(Total a+b)		15000.00 100.00%
3. Gross Area of Plot (1-2)		
4. Recreational Open space		
a) Required-		1500.00
b) Proposed-		1500.88 10.00%
5. Amenity Space		
a) Required-		-
b) Proposed-		-
6. Service road and Highway widening		-
7. Internal Road area		3980.33 26.54%
8. Area under layout plots		9468.79 63.13%
9. Net area of plot for FSI Calculations =(3-5b)		15000.00
10. Permissible FSI factor for layout plots = (9/8)		1.58415172
11. Area for inclusive housing		
(a) required-		-
(b) Proposed		-
12. Area Under ESS + WWTP		
(a) required-		50.00
(b) Proposed		50.00 0.33%



NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 01/08/2023
FOR THE LAYOUT/ SITE OF KH. NO. 46
MOUZA SHANKARPUR, TAH. NAGPUR (R)

This sanction is subject to conditions of
N.A. order Dt. 13/07/2023
N.A.T.P. order Dt. 13/07/2023

This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated 27/09/2023



PLOT NO	SIZE	AREA SQMT.	ROUNDING AREA OF ROAD (IF ANY SQMT)	REMAINING PLOT AREA SQMT. (c-d)	NO.	TOTAL PLOT AREA (c-d X f)	Built up area on pro-rata basic i.e. (g x pro-rata FSI factor)	Front Road Width mt.	Basos FSI	Permissible Built up area on Basis FSI (h x j) Sqmt.
A	B	C	D	E	F	G	H	I	J	K
1	1/2X(9.16+9.00)X13.19	119.77		119.77	1	119.77	189.73	9.00	1.1	208.70
2 TO 11	7.50X13.19	98.93		98.93	10	989.25	1567.12	9.00	1.1	1723.83
12	1/2X(12.70+10.55)X13.19	153.33	7.72	145.61	1	145.61	230.67	9.00	1.1	253.74
13	1/2X(16.00+13.60)X14.75	218.30	7.72	210.58	1	210.58	333.59	9.00	1.1	366.95
14 TO 21	8.45X14.75	124.64		124.64	8	997.10	1579.56	9.00	1.1	1737.51
22	1/2X(9.38+9.21)X14.75	137.10		137.10	1	137.10	217.19	9.00	1.1	238.91
23	1/2X(9.21+9.00)X14.75	134.30		134.30	1	134.30	212.75	9.00	1.1	234.02
24 TO 31	8.45X14.75	124.64		124.64	8	997.10	1579.56	9.00	1.1	1737.51
32	1/2X(13.60+11.20)X14.75	182.90	7.72	175.18	1	175.18	277.51	9.00	1.1	305.26
33	1/2X(14.85+12.45)X14.75	201.34	7.72	193.62	1	193.62	306.72	9.00	1.1	337.39
34 TO 41	7.75X14.75	114.31		114.31	8	914.50	1448.71	9.00	1.1	1593.58
42	1/2X(9.37+9.19)X14.75	136.88		136.88	1	136.88	216.84	9.00	1.1	238.52
43	1/2X(9.19+9.00)X15.17	137.97		137.97	1	137.97	218.57	12.00	1.1	240.42
44 TO 51	7.75X15.17	117.57		117.57	8	940.54	1489.96	12.00	1.1	1638.95
52	1/2X(12.45+10.00)X15.17	170.28	7.72	162.56	1	162.56	257.52	12.00	1.1	283.28
53	1/2X(12.42+9.96)X15.17	169.75	7.72	162.03	1	162.03	256.68	12.00	1.1	282.35
54 TO 60	8.20X15.17	124.39		124.39	7	870.76	1379.41	12.00	1.1	1517.35
61	1/2X(9.06+8.88)X15.17	136.07		136.07	1	136.07	215.56	12.00	1.1	237.12
62	1/2X(9.14+6.70)X15.00	118.80		118.80	1	118.80	188.20	9.00	1.1	207.02
63 TO 65	7.50X15.00	112.50		112.50	3	337.50	534.65	9.00	1.1	588.12
66	1/2X(7.00+12.92)X15.00	149.40	7.72	141.68	1	141.68	224.44	12.00	1.1	246.89
67	1/2X(16.59+10.65)X15.00	204.30	7.72	196.58	1	196.58	311.42	12.00	1.1	342.56
68 TO 75	8.00X15.00	120.00		120.00	8	960.00	1520.79	9.00	1.1	1672.86
76	1/2X(9.00+11.44)X15.00	153.30		153.30	1	153.30	242.85	9.00	1.1	267.14
					76	9468.79	15000.00			

AREA UNDER TOTAL LAND	
1/2X(60.24+119.33)X128.52+	11539.00
(1/2X135.04X51.26)	3461.00
	15000.00

AREA UNDER OPEN SPACE	
1/2X(10.03+8.05)X20.46	184.96
1/2X(19.75+19.91)X66.36	1315.92
	1500.88

AREA UNDER WWTP	
5.00X5.00	25.00
	25.00

AREA UNDER ESS	
1/2X(5.40+4.60)X5.00	25.00
	25.00

Certificate of Area:
Certified that the plot under reference was surveyed by me on 14th February 2016 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.

M/S Ekveera Architects
Authorized Signatory
Arc. Parag S. Kotwal
Lic. No. NMRDA/2001/29815/329
(Name of Architect/ Licensed Engineer/ Supervisor)

Architect/ Licensed Engineer/ Supervisor name and signature

Job no.	Drawing No.	Scale	Drawn by	Checked By	Registration/ Licence no. Of Arch/ Lic
PR03	1.1	1:500	KALYANI	PARAG	NIT L.S.2748

PLOT BOUNDARY SHOWN IN: []

OPEN SPACE SHOWN IN: []

NORTH: N

DRAWING TITLE: LAYOUT PLAN

SCALE: 1:500

DATE: 09.06.2022

REV. NO.: []

OWNER: SHRI. PANKAJ CHANDRAKANT WAGHMARE

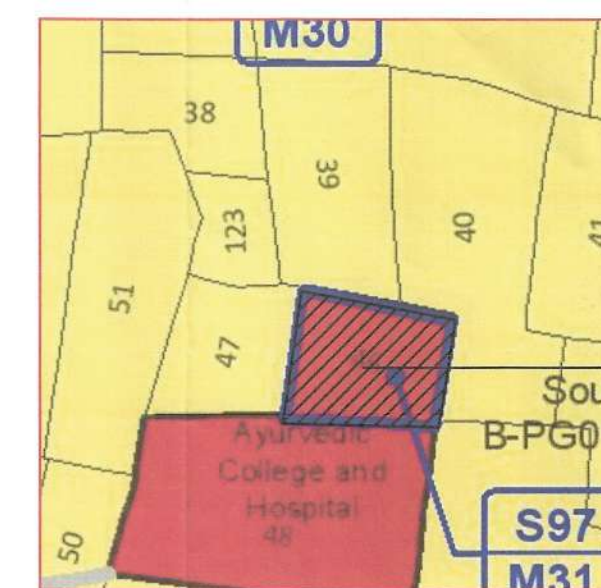
SIGNATURE: []

SHRI. PANKAJ CHANDRAKANT WAGHMARE
PLOT NO. 07, PARLIAT HEIGHTS, FLAT NO. 201, GANDHI NAGAR, HILL ROAD, NAGPUR-10

ARCHITECT: M/S Ekveera Architects

EKVEERA ARCHITECTS
215, Opp. Sangh Ground, Abhyankar Nagar, Nagpur - 10
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(O): 0712 2240867, 0712 2240862

Authorized Signatory
Arc. Parag S. Kotwal
Lic. No. NMRDA/CA/2001/29815/329



PROPOSED LAND 46