DETAILS OF LAYOUT/SUBDIVISION OF LAND								
1.a) Village	1.b)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)	1.f)Area in SqM as per prevenue record	1.g)Area as per pMeasurement Plan	1.h)Area as per POA	1.i)Area as per pDemarcated	1.j)Area in possession	1.k)Stringent Area in SqM
WELA HARI	8/2 ,	Raw/Adjoining Land	28400.00	28141.09	0.00	28141.09	28141.09	28141.09
Total Amalgamated Plot			28400.00	28141.90	0.00	28141.09	28141.09	28141.09

Amenity CALCULATION	
Name	Area
amenity space	1366.85
TOTAL	1366.85

RECREATIONAL CALCULATION	
Name	Area
open space 1	1714.26
open space 2	1018.48
TOTAL	2732.74

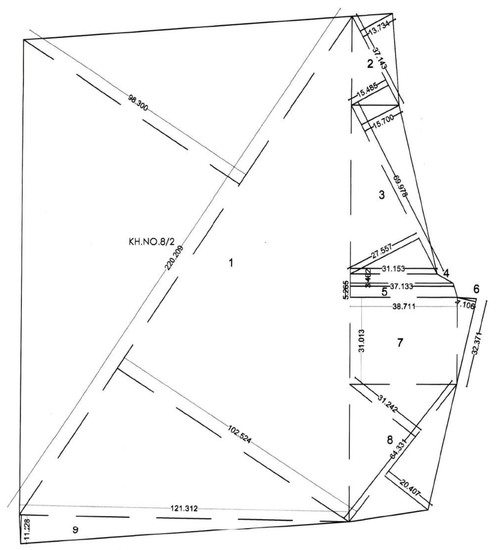
Project Details

Proposal code -NMRDA-23-106782
Zone Type - Residential Zone - R-4 with payment of premium
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Cts No./Survey No. - 8
Tahsil : Nagpur gramin
Mouza : wela(Hari)
Prorata Value : 0.00
Separation/CRZ Zone Area :

Signature valid
Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2024.01.30 18:32:02 IST
Reason: Approved
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-106782
Application Number : NMRDA/00300572
Proposal Number : 484
Certificate Number : NMRDA/LR/2024/APL/00111

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

SR. NO.	PLOT NO.	PLOT SIZE											PLOT AREA (SQ.M.)	ROUNDING AREA OF ROAD (IF ANY SQ.M.)	REMAINING PLOT AREA(F-G)	PRO-RATA F.S.I. FACTOR	BUILT UP AREA ON PRO-RATA BASIS i.e. (HXI)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (J X L)	NO. OF PLOTS	TYPE OF PLOT	NET AREA IN SQ.M. (H X N)	NET PLOT AREA FOR FSI SQ.M. (J XN
	A	B		C		D				E			F	G	H	I	J	K	L	M	N		O	P
1	1	1/2	X	30.527	+	24.857	=	27.692	X	77.454	=	2144.86	0	2144.86	1.340	2874.107	9.000	1.100	3161.518	1	DETACHED	2144.86	2874.107
2	2	1/2	X	69.683	+	69.730	=	69.707	X	28.000	=	1951.78	0	1951.78	1.340	2615.385	9.000	1.100	2876.924	1	DETACHED	1951.78	2615.385
3	3	1/2	X	69.730	+	69.778	=	69.754	X	28.000	=	1953.10	0	1953.10	1.340	2617.154	9.000	1.100	2878.869	1	DETACHED	1953.10	2617.154
4	4	1/2	X	69.778	+	69.825	=	69.802	X	28.000	=	1954.45	14.92	1939.53	1.340	2598.973	9.000	1.100	2858.870	1	DETACHED	1939.53	2598.973
5	5	1/2	X	69.846	+	69.893	=	69.870	X	28.000	=	1956.34	14.92	1941.42	1.340	2601.503	9.000	1.100	2861.654	1	DETACHED	1941.42	2601.503
6	6	1/2	X	25.520	+	31.132	=	28.326	X	78.064	=	2211.24	0	2211.24	1.340	2963.063	9.000	1.100	3259.369	1	DETACHED	2211.24	2963.063
7	7	1/2	X	7.218	+	8.838	=	8.028	X	18.000	=	144.50	0	144.50	1.340	193.631	9.000	1.100	212.994	1	SEMI-DETACHED	144.50	193.631
8	8							9.000	X	18.000	=	162.00	0	162.00	1.340	217.080	9.000	1.100	238.788	1	SEMI-DETACHED	162.00	217.080
9	9							9.000	X	18.000	=	162.00	0	162.00	1.340	217.080	9.000	1.100	238.788	1	SEMI-DETACHED	162.00	217.080
10	10							9.000	X	18.000	=	162.00	0	162.00	1.340	217.080	9.000	1.100	238.788	1	SEMI-DETACHED	162.00	217.080
11	11							9.000	X	18.000	=	162.00	0	162.00	1.340	217.080	9.000	1.100	238.788	1	SEMI-DETACHED	162.00	217.080
12	12							9.000	X	18.000	=	162.00	0	162.00	1.340	217.080	9.000	1.100	238.788	1	SEMI-DETACHED	162.00	217.080
9	13							10.553	X	18.000	=	189.95	7.72	182.23	1.340	244.189	12.00/9.00	1.100	268.608	1	DETACHED	182.23	244.189
10	14							11.000	X	18.000	=	198.00	7.72	190.28	1.340	254.975	12.00/9.00	1.100	280.473	1	SEMI-DETACHED	190.28	254.975
11	15							9.000	X	18.000	=	162.00	0	162.00	1.340	217.080	9.000	1.100	238.788	1	SEMI-DETACHED	162.00	217.080
12	16							9.000	X	18.000	=	162.00	0	162.00	1.340	217.080	9.000	1.100	238.788	1	SEMI-DETACHED	162.00	217.080
13	17							9.000	X	18.000	=	162.00	0	162.00	1.340	217.080	9.000	1.100	238.788	1	SEMI-DETACHED	162.00	217.080
14	18							9.000	X	18.000	=	162.00	0	162.00	1.340	217.080	9.000	1.100	238.788	1	SEMI-DETACHED	162.00	217.080
15	19							9.000	X	18.000	=	162.00	0	162.00	1.340	217.080	9.000	1.100	238.788	1	SEMI-DETACHED	162.00	217.080
16	20							9.000	X	18.000	=	162.00	0	162.00	1.340	217.080	9.000	1.100	238.788	1	SEMI-DETACHED	162.00	217.080
17	21							9.000	X	18.000	=	162.00	0	162.00	1.340	217.080	9.000	1.100	238.788	1	SEMI-DETACHED	162.00	217.080
18	22							9.000	X	18.000	=	162.00	0	162.00	1.340	217.080	9.000	1.100	238.788	1	SEMI-DETACHED	162.00	217.080
19	23							9.000	X	18.000	=	162.00	0	162.00	1.340	217.080	9.000	1.100	238.788	1	SEMI-DETACHED	162.00	217.080
20-	24							9.000	X	18.000	=	162.00	0	162.00	1.340	217.080	9.000	1.100	238.788	1	SEMI-DETACHED	162.00	217.080
12	25	1/2	X	10.652	+	9.029	=	9.840	X	18.000	=	177.12	0	177.12	1.340	237.341	9.000	1.100	261.075	1	SEMI-DETACHED	177.12	237.341
15	26	1/2	X	9.314	+	7.510	=	8.412	X	20.000	=	168.24	0	168.24	1.340	225.442	9.000	1.100	247.986	1	SEMI-DETACHED	168.24	225.442
16	27							9.000	X	20.000	=	180.00	0	180.00	1.340	241.200	9.000	1.100	265.320	1	SEMI-DETACHED	180.00	241.200
16	28							9.000	X	20.000	=	180.00	0	180.00	1.340	241.200	9.000	1.100	265.320	1	SEMI-DETACHED	180.00	241.200
17	29							9.000	X	20.000	=	180.00	7.72	172.28	1.340	230.855	9.000	1.100	253.941	1	SEMI-DETACHED	172.28	230.855
18	30	1/2	X	6.507	+	10.447	=	8.477	X	19.000	=	161.06	0	161.06	1.340	215.824	9.000	1.100	237.407	1	SEMI-DETACHED	161.06	215.824
19	31							8.000	X	19.000	=	152.00	0	152.00	1.340	203.680	9.000	1.100	224.048	1	ROW HOUSE	152.00	203.680
20	32							8.000	X	19.000	=	152.00	0	152.00	1.340	203.680	9.000	1.100	224.048	1	ROW HOUSE	152.00	203.680
21	33							8.000	X	19.000	=	152.00	0	152.00	1.340	203.680	9.000	1.100	224.048	1	ROW HOUSE	152.00	203.680
23	34							8.000	X	19.000	=	152.00	0	152.00	1.340	203.680	9.000	1.100	224.048	1	SEMI-DETACHED	152.00	203.680
24	35							13.951	X	20.000	=	279.02	7.72	271.30	1.340	363.542	9.000	1.100	399.896	1	SEMI-DETACHED	271.30	363.542
25	36							9.000	X	20.000	=	180.00	0	180.00	1.340	241.200	9.000	1.100	265.320	1	SEMI-DETACHED	180.00	241.200
26	37							9.000	X	20.000	=	180.00	0	180.00	1.340	241.200	9.000	1.100	265.320	1	SEMI-DETACHED	180.00	241.200
27	38							9.000	X	20.000	=	180.00	0	180.00	1.340	241.200	9.000	1.100	265.320	1	SEMI-DETACHED	180.00	241.200
28	39							9.000	X	20.000	=	180.00	0	180.00	1.340	241.200	9.000	1.100	265.320	1	SEMI-DETACHED	180.00	241.200
25	40							13.951	X	20.000	=	279.02	7.72	271.30	1.340	363.542	9.000	1.100	399.896	1	SEMI-DETACHED	271.30	363.542
25	41	1/2	X	17.501	+	17.499	=	17.500	X	10.553	=	184.68	7.72	176.96	1.340	237.123	9.000	1.100	260.835	1	DETACHED	176.96	237.123
26	42	1/2	X	17.499	+	17.497	=	17.498	X	9.000	=	157.48	0	157.48	1.340	211.026	12.00/9.00	1.100	232.128	1	SEMI-DETACHED	157.48	211.026
27	43	1/2	X	17.497	+	17.496	=	17.497	X	9.000	=	157.47	0	157.47	1.340	211.008	12.00/9.00	1.100	232.109	1	SEMI-DETACHED	157.47	211.008
28	44	1/2	X	17.496	+	17.495	=	17.496	X	9.000	=	157.45	0	157.45	1.340	210.988	9.000	1.100	232.086	1	SEMI-DETACHED	157.45	210.988
29	45	1/2	X	17.495	+	17.494	=	17.495	X	9.000	=	157.444	0	157.44	1.340	210.975	9.000	1.100	232.073	1	SEMI-DETACHED	157.44	210.975
30	46	1/2	X	17.494	+	17.492	=	17.493	X	9.000	=	157.430	0	157.43	1.340	210.956	9.000	1.100	232.051	1	SEMI-DETACHED	157.43	210.956
31	47	1/2	X	9.647	+	11.221	=	10.434	X	17.492	=	182.504	0	182.50	1.340	244.555	9.000	1.100	269.010	1	SEMI-DETACHED	182.50	244.555
																				47		19147.940	25654.276

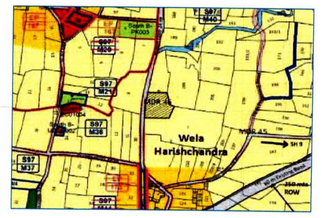


KEY PLAN FOR LAND AREA CALCULATION
SCALE - 1:1000 (AS PER "K" PRAT)

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 07/02/2024 FOR THE LAYOUT SITE OF KH. NO. 8/2 MOUZA-Wela/Harishchandra TAHSIL Nagpur(Gramin)

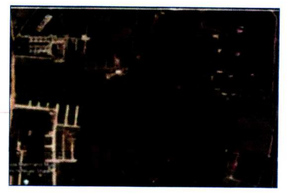
PROPOSED SITE

AREA UNDER KHASRA									
1	1/2	X	98.300	+	102.524	100.412	X	220.209	=	22111.626	SQ.M
2	1/2	X	13.734	+	15.485	14.600	X	37.143	=	542.288	SQ.M
3	1/2	X	15.700	+	27.557	21.628	X	69.978	=	1513.484	SQ.M
4	1/2	X	31.153	+	37.133	34.143	X	3.402	=	116.154	SQ.M
5	1/2	X	37.133	+	38.71	37.921	X	5.265	=	199.654	SQ.M
6	1/2	X				32.371	X	7.106	=	115.014	SQ.M
7						38.711	X	31.013	=	1200.544	SQ.M
8	1/2	X	31.242	+	20.407	25.824	X	64.331	=	1661.284	SQ.M
9	1/2	X				121.312	X	11.228	=	681.046	SQ.M
								TOTAL	=	28141.094	SQ.M



DP SHEET

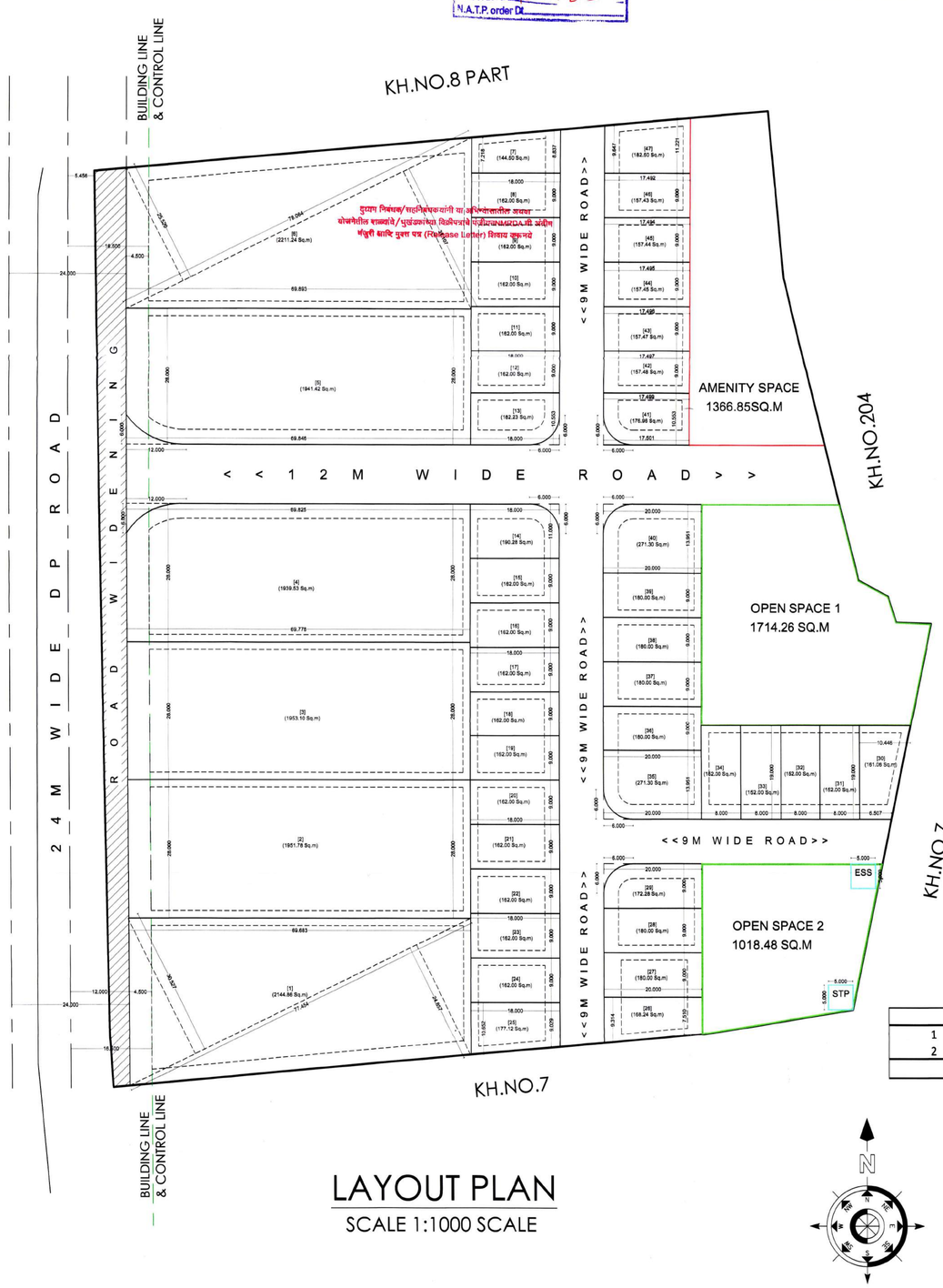
PROPOSED SITE



GOOGLE /SATELLITE MAP

This sanction is subject to conditions of
N.A. order DL 2-CR-2025
N.A.T.P. order DL

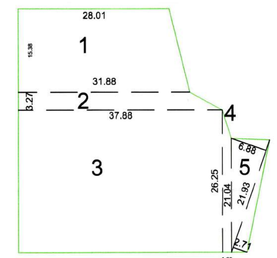
This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 23/1/2024



LAYOUT PLAN
SCALE 1:1000 SCALE

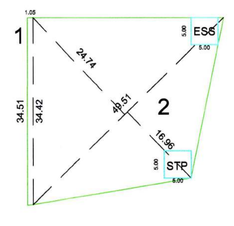
KEY PLAN FOR ROAD WIDENING
SCALE 1:1000

AREA UNDER ROAD WIDENING									
1	1/2	X	6.550	+	3.997	5.274	X	174.840	=	922.019	SQ.M
2	1/2	X	3.733	+	3.114	3.424	X	11.714	=	40.103	SQ.M
								TOTAL	=	962.12	SQ.M



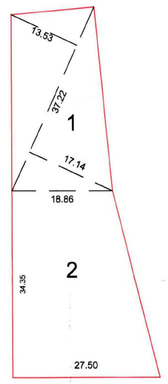
AREA CALCULATION (BY TRIANGULATION METHOD) OF OPEN SPACE 1
SCALE 1:1000

OPEN SPACE 1 AREA CALCULATIONS				
SR.NO.	DIMENSIONS		AREA	UNIT
1	28.01 + 31.88 /2 X 15.38	=	460.710	SQ.M
2	31.88 + 37.88 /2 X 3.27	=	114.050	SQ.M
3	37.88 X 26.25	=	994.350	SQ.M
4	26.25 + 21.04 /2 X 1.69	=	39.960	SQ.M
5	6.88 + 2.71 /2 X 21.93	=	105.190	SQ.M
TOTAL =			1714.260	SQ.M



AREA CALCULATION (BY TRIANGULATION METHOD) OF OPEN SPACE 2
SCALE 1:1000

OPEN SPACE 2 AREA CALCULATIONS				
SR.NO.	DIMENSIONS		AREA	UNIT
1	34.51 + 34.42 /2 X1.05	=	36.140	SQ.M
2	24.74 + 18.86 /2 X 49.51	=	1032.340	SQ.M
TOTAL =			1068.480	SQ.M
DEDUCTION FOR ESS AND STP				
ESS	5 X 5 = 25	=	25.000	
STP	5 X 5 = 25	=	25.000	
TOTAL OPEN SPACE		=	1018.480	



AREA CALCULATION (BY TRIANGULATION METHOD) OF AMENITY SPACE
SCALE 1:1000

AMENITY SPACE AREA CALCULATIONS				
SR.NO.	DIMENSIONS		AREA	UNIT
1	13.53 + 17.14 /2 X 37.22	=	570.780	SQ.M
2	18.86 + 27.50 /2 X 34.35	=	796.070	SQ.M
TOTAL =			1366.850	SQ.M

DEMARCATED RESIDENTIAL LAYOUT ON KH.NO.8/2, MOUZA, P.H.NO. 38.WELA-HARISCHANDRA, TA. NAGPUR(R) DIST. NAGPUR. BELONG TO. SHRI.VISHNUGOPAL GANESHLAL SHAHU

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	28141.09
	a) As per ownership document (7/12, CTS extract)	28400.00
	b) as per measurement sheet	28142.09
	c) as per site	28141.09
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	962.12
	(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)	962.12
3.	Balance area of plot (1-2)	27178.97
4.	Amenity Space (if applicable)	
	(a) Required -	1358.94
	(b) Adjustment of 25%), if any -	---
	(c) Proposed -	1366.85
5.	Net Plot Area (3+4 (c))	2982.12
6.	Recreational Open space (if applicable)	
	(a) Required -	2717.89
	(b) Proposed -	2732.74
7.	Internal Road area (net plot -(Plotable area + open space + RGES + external structure))	3881.44
8.	Service road and Highway widening	---
9.	Plotable area	1.34
10.	Area for Tenement/Housing	
	(a) Required -	3162.42
	(b) Proposed -	---
12.	Area for ESS and STP	50.00

LEGENDS:

PLOT BOUNDRY SHOWN ----
OPEN SPACE SHOWN ----
AMENITY SPACE SHOWN ----
ESS AND STP SHOWN ----

Assistant Director Town Planning / Additional Director of Town Planning
Date: 19/01/2024

Executive Engineer
Date: 17/01/2024

Technical Engineer
Date: 16/01/2024

Name Of Owner : Vishnugopal Ganeshlal Shahu

Pusad Address : ,,,,Katolirod S.O,Nagpur-440013,Maharashtra

Phone No.:9890269544

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
ON KH. NO.8/2, P.H.NO. 38 A., MOUZA-WELA HARISHCHNADRA , TAH.- NAGPUR (GRAMIN) , DIST NAGPUR

Name Of Architect : Sachin Deepak Waghmare

ADDRESS OF OFFICE
OFFICE -
At Ganesh Nagar Kanhan

OWNERS SIGN :- Signature valid
TECHNICAL PERSON SIGN Signature valid

SCALE - 1:100 | 12/01/24
JOB NO :- NMRDA-23-106782 | CHECK BY :-

SUBMISSION DRAWING