PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 30/2B/1, P.H. NO. - 42, MOUZA - GAWASI (MANAPUR), TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

M/s. METROCITY PROJECTS
THROUGH PARTNER'S
1) SHRI. PRASHANT M. BONGIRWAR
2) MRS. VRUSHALI PRASHANT BONGIRWAR

Signature valid

Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.10.17 19:11:58 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-70458
Application Number : NM[illegible]2023[illegible]383
Proposal Number : 40204
Certificate Number : NMRDA/LT/2023/APL/00193

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.Gunthewari)	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
GAWASI MANAPUR	30-2B-1 ,	Raw/Adjoining Land	8100.00	8007.70	0.00	8007.70	8007.70	8007.70
Total Amalgamated Plot			8100.00	8007.70	0.00	8007.70	8007.70	8007.70

Project Details

Building Type - NMRDA-23-70458
Zone Type - Residential Zone
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Servey No. - 290 □ □
Sheet No. - 30-2B-1
Zone Number: Nagpur gramin
Ward Name : GAWASI(MANAPUR)
Prorata Value : 0.00
Separation/CRZ Zone Area :

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 BRAWN
EXSTING SHOWN BLUE HATCHED

Amenity CALCULATION

Name	Area
TOTAL	0.00

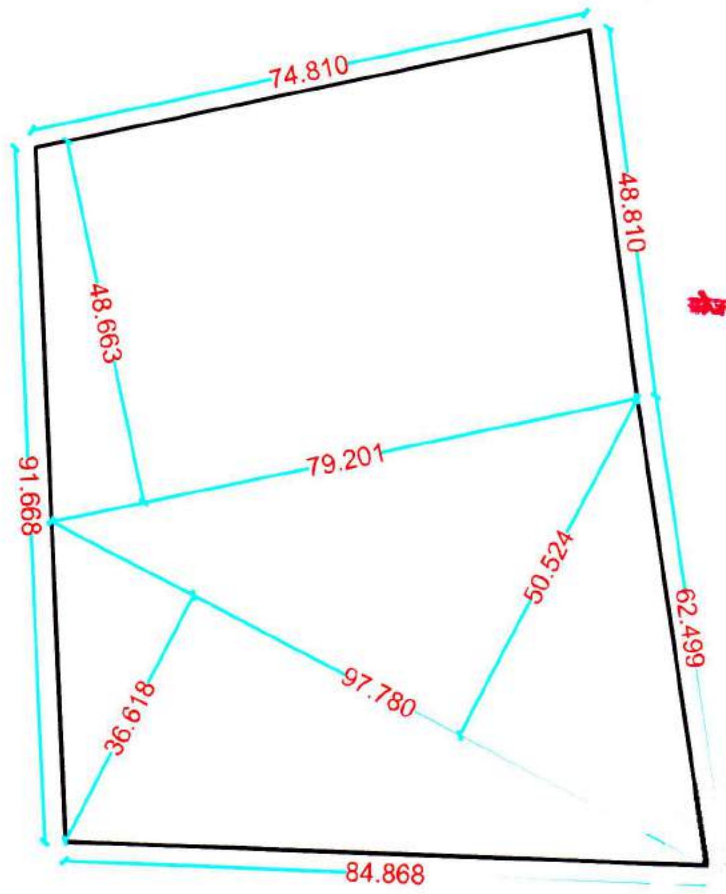
RECREATIONAL CALCULATION

Name	Area
open space	703.96
TOTAL	703.96

PROPOSED SITE OF KH.NO.- 30/2B/1

GOOGLE IMAGE SHOWING PROPOSED SITE
(SCALE - NTS)

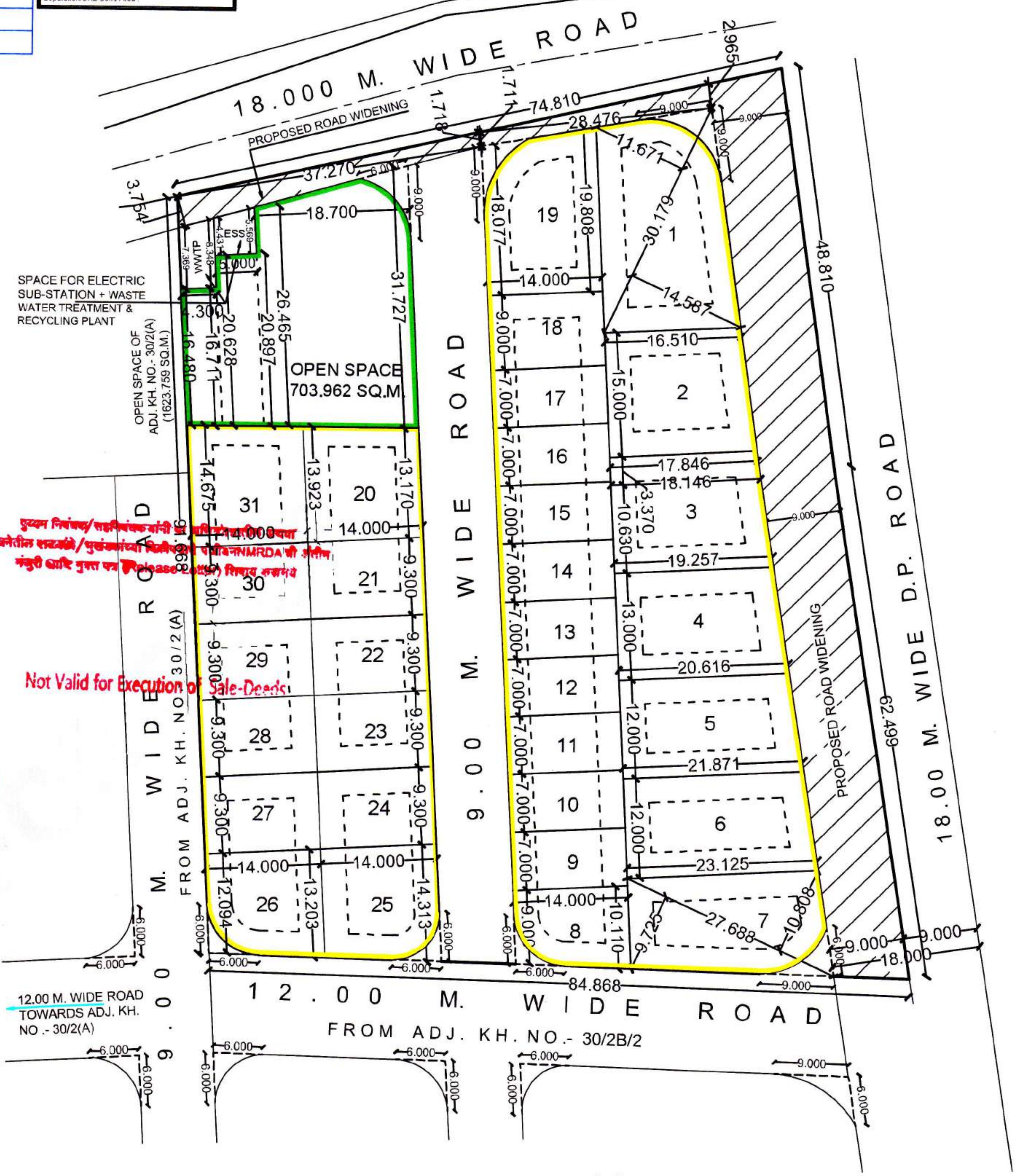
	Plot NO.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.m.)
1	OPEN SPACE	1/2(31.727 + 26.465) X 18.700 + 1/2(20.897 + 20.628) X 5.000 + 1/2(16.711 + 16.480) X 4.300	719.268	15.306	703.962	703.962
2	SPACE FOR ELECTRIC SUB-STATION	1/2(5.569 + 4.431) X 5.000	25.000		25.000	58.792
3	SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(8.348 + 7.369) X 4.300	33.792		33.792	
4	18.00 M. WIDE ROAD WIDENING AREA	1/2(3.754+ 1.718) X 37.270 + 1/2(1.711+2.965) X 28.476	168.548		168.548	168.548
5	18.00 M. WIDE D.P. ROAD WIDENING AREA	1/2(48.810 + 48.109) X 9.000 + 1/2(62.499 + 60.969) X 9.000	991.742		991.742	991.742



LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
1/2(74.810 + 79.201) X 48.663	3747.319
1/2(50.524 + 36.618) X 97.780	4260.372
TOTAL	8007.691

NA PURPOSE ONLY



दुय्यम निबंधक/सहनिबंधक यांनी या [illegible] तथा योजनेतील भूखंडांचे/भुखंडांच्या विक्रीपत्र [illegible] NMRDA ची अंतिम मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय [illegible]

Not Valid for Execution of Sale-Deeds

N

LAYOUT PLAN
SCALE - 1:500

NOTE: -

x AREA UNDER LAYOUT SHOWN THUS	▬
x AREA UNDER OPEN SPACE SHOWN THUS	🟩
x RESIDENTIAL PLOTS SHOWN THUS	🟨

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.3704)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(11.671 + 14.587) X 30.179	396.220	17.570	378.650	518.902	1	378.650	18.000	1.100	570.792	518.902
2	2	1/2(16.510 + 17.846) X 15.000	257.670		257.670	353.111	1	257.670	18.000	1.100	388.422	353.111
3	3	1/2(17.846 + 18.146) X3.370+ 1/2(18.146+19.257) X10.630	259.443		259.443	355.541	1	259.443	18.000	1.100	391.095	355.541
4	4	1/2(19.257 + 20.616) X 13.000	259.175		259.175	355.173	1	259.175	18.000	1.100	390.690	355.173
5	5	1/2(20.616 + 21.871) X 12.000	254.922		254.922	349.345	1	254.922	18.000	1.100	384.280	349.345
6	6	1/2(21.871 + 23.125) X 12.000	269.976		269.976	369.975	1	269.976	18.000	1.100	406.973	369.975
7	7	1/2(10.808 + 9.725) X 27.688	284.259	15.814	268.445	367.877	1	268.445	18.000	1.100	404.665	367.877
8	8	1/2(9.000 + 10.110) X 14.000	133.770	7.660	126.110	172.821	1	126.110	12.000	1.100	190.103	172.821
9	9 TO 17	7.000 X 14.000	98.000		98.000	134.299	9	882.000	9.000	1.100	147.729	1208.693
10	18	9.000 X 14.000	126.000		126.000	172.670	1	126.000	9.000	1.100	189.937	172.670
11	19	1/2(19.808 + 18.077) X 14.000	265.195	13.648	251.547	344.720	1	251.547	18.000	1.100	379.192	344.720
12	20	1/2(13.170 + 13.923) X 14.000	189.651		189.651	259.898	1	189.651	9.000	1.100	285.888	259.898
13	21 TO 24 27 TO 30	9.300 X 14.000	130.200		130.200	178.426	8	1041.600	9.000	1.100	196.269	1427.409
14	25	1/2(14.313 + 13.203) X 14.000	192.612	8.134	184.478	252.809	1	184.478	12.000	1.100	278.090	252.809
15	26	1/2(12.094 + 13.203) X 14.000	177.079	7.508	169.571	232.380	1	169.571	12.000	1.100	255.618	232.380
16	31	1/2(13.9234 + 14.675) X 14.000	200.189		200.189	274.339	1	200.189	9.000	1.100	301.773	274.339
	TOTAL						31	5119.427				7015.662

PROPOSED SITE OF KH.NO.- 30/2B/1

D.P. PLAN SHOWING PROPOSED SITE
SHEET NO.- 111 (SCALE - NTS)

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)	8007.70	SQ.M.	
a) As per ownership document (7/12, CTS extract)	8100.00	SQ.M.	
b) as per measurement sheet	8007.70	SQ.M.	(0.80 H)
(c) as per site	8007.70	SQ.M.	
2. Deductions for			
(a) 18.00 M. D.P. Road widening Area/	991.74	SQ.M.	
(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)	991.74	SQ.M.	
3. Balance area of plot (1-2)	7015.96	SQ.M.	(100%)
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))	7015.96	SQ.M.	
6. Recreational Open space/Play Ground (if applicable)			
(a) Required - (10% OF 7015.96 SQ.M.)	701.60	SQ.M.	10.00%
(b) Proposed -	703.96	SQ.M.	10.03%
7. Space for Electric sub-station + waste water treatment & recycling plant (25.00+34.652)	58.792	SQ.M.	0.84%
8. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	965.32	SQ.M.	13.76%
9. 18.00 m. wide road widening area	168.54	SQ.M.	2.40%
10. Plotable area	5119.35	SQ.M.	72.97%
11. Pro-rata factor for FSI calculation on layout plots =(5/10)	1.37	SQ.M.	
12. Area for inclusive housing			
(a) Required -	--		
(b) Proposed -	--		

Name Of Owner : Ms. METROCITY PROJECTS □ □ THROUGH PARTNERS □ □ SHRI. PRASHANT MANOHARRAO BONGIRWAR AND MRS VRUSHALI PRASHANT BONGIRWAR □ □
Postal Address : 11- A Khare Town, Near dhanwantari Hospital, Nagpur, Nagpur-440010, Maharashtra
Phone No.:9822577701

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH. NO. - 30-2B-1 , P.H. NO. - 42, MOUZA - GAWASI (MANAPUR), TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR □ □

Name Of Architect : UMESH MORESHWAR LANGE

ADDRESS OF OFFICE
OFFICE -
402 days chambers ajni sq., wardha road, NAGPUR.

OWNERS SIGN -

TECHNICAL PERSON SIGN

SCALE - 1:100
08/09/23
JOB NO - NMRDA-23-70458
CHECK BY -

SUBMISSION DRAWING

Signature valid