Nagpur Metropolitan Region Development Authority

Station Road, Kings Way, Sadar, Nagpur - 01
Metro Section

(Appointed by Government Maharashtra Gazette Notification dated 4th March 2017)

Sub-Division Letter

Letter No. : R.b. 546./821-A Dated : 7 / 3 / 2022

Tracking #. : 2021091631 Layout ID : 201502261

Name of Plot Holder	SHRI SANJEEV ASHOK JAISWAL
Address	PLOT NO 1 RTPS ROAD LAXMI NAGAR NAGPUR 440022
Application No. & Date	Application SUB-P-006, Dated - 16/09/2021
Mouza & Khasra No.	Gotadpanjri-17
Tehsil	Nagpur (Rural)
Plot Number	2-A
Plot User	Residential
Area as per Release Letter	3565.1011
Area Under Road	
Net Area Sub-Divided	3565.1011(SQM)

Applicable Charges

Payment Date : 02/12/2021

1.	Infrastructure Cost (Sub-Division)	385,798.00
2.	Plot Sub Division Charges	488,415.00
Total Paid Amount Rs.		874,213.00

Amount Received for 4 Plots

Schematic Plan

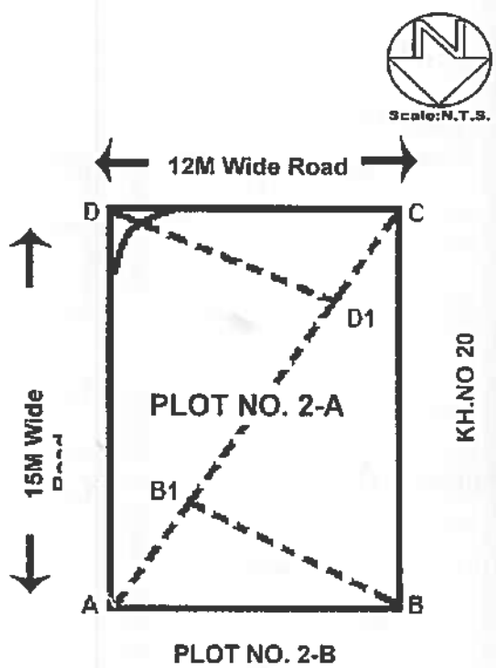
Reference :-

1) Plot Boundary Shown Thus

DIMENSIONS OF PLOT IN METERS :-

AC	90.956	Mt.
BB1	39.075	Mt.
DD1	39.578	Mt.

PLOT AREA	3576.9810	Sq. M.
AREA UNDER ROAD WIDENING		Sq. M.
DEDUCT AREA FOR M. TANGENT	11.880	Sq. M.
NET AREA RELEASED	3565.101	Sq. M.



The Sub-Division of the plots is approved on following conditions

1. The sub-divided Plot-No 2-A shall be treated as distinct plot.
2. Admissible FSI of the sub-divided plot will remain same as admissible prior sub-division
3. No further Sub-Division of plot will be permitted hereafter
4. Owner of the plot will have to get proposed Building plan sanctioned from Planning Authority as per DCR, prior to construction
5. Zone of sub-divided plot shall remains same as original zone.

Encl. Sub-Division Plan

202201182

Assistant Engineer-I
Nagpur Metropolitan Development Authority

Copy To:

1. The Assistant Engineer-I (N/S/E/W), Nagpur Metropolitan Development Authority

Nagpur Metropolitan Region Development Authority

NMRDA

Station Road, Kings Way, Sadar, Nagpur - 01

Metro Section

(Appointed by Government Maharashtra Gazette Notification dated 4th March 2017)

Sub-Division Letter

Letter No. : RL/Sub/821-B

Dated : 7/3/2022

Tracking #. : 2021091631

Layout ID : 201502261

Name of Plot Holder	SHRI SANJEEV ASHOK JAISWAL
Address	PLOT NO 1 RPTS ROAD LAXMI NAGAR NAGPUR
Application No. & Date	Application SUB-P-006, Dated - 16/09/2021
Mouza & Khasra No.	Gotadpanjri-17
Tehsil	Nagpur (Rural)
Plot Number	2-B
Plot User	Residential
Area as per Release Letter	2810.5569
Area Under Road	
Net Area Sub-Divided	2810.5569(SQM)

Applicable Charges

Payment Date : 02/12/2021

1.	Infrastructure Cost (Sub-Division)	385,798.00
2.	Plot Sub Division Charges	488,415.00
	Total Paid Amount Rs.	874,213.00

Amount Received for 4 Plots

Schematic Plan

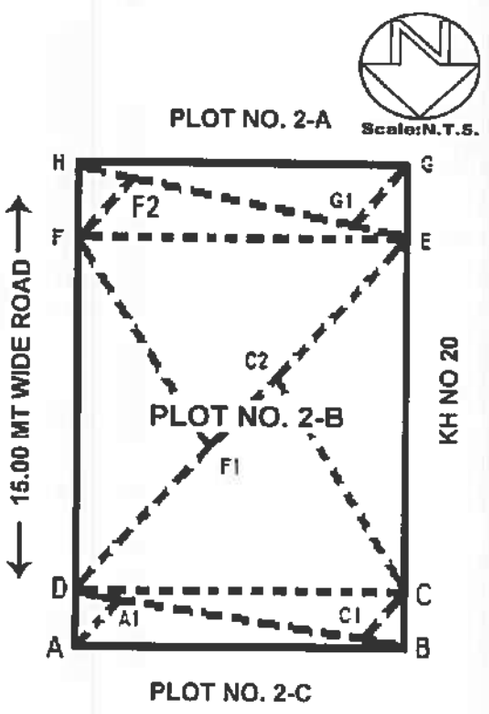
Reference :-

1) Plot Boundary Shown Thus

DIMENSIONS OF PLOT IN METERS :-

AA1	9.275	Mt.
CC1	9.253	Mt.
BD	48.595	Mt.
CC2	30.359	Mt.
FF1	28.853	Mt.
DE	58.712	Mt.
FF2	13.160	Mt.
GG1	13.182	Mt.
HE	47.236	Mt.

PLOT AREA	2810.5560	Sq. M.
AREA UNDER ROAD WIDENING		Sq. M.
DEDUCT AREA FOR M. TANGENT		Sq. M.
NET AREA RELEASED	2810.556908	Sq. M.



The Sub-Division of the plots is approved on following conditions

1. The sub-divided Plot-No 2-B shall be treated as distinct plot.
2. Admissible FSI of the sub-divided plot will remain same as admissible prior sub-division
3. No further Sub-Division of plot will be permitted hereafter
4. Owner of the plot will have to get proposed Building plan sanctioned from Planning Authority as per DCR, prior to construction
5. Zone of sub-divided plot shall remains same as original zone.

Encl. Sub-Division Plan

202201183

Assistant Engineer-I
Nagpur Metropolitan Development Authority

Copy To:

1. **The Assistant Engineer-I (N/S/E/W), Nagpur Metropolitan Development Authority**

Nagpur Metropolitan Region Development Authority

NMRDA

Station Road, Kings Way, Sadar, Nagpur - 01

Metro Section

(Appointed by Government Maharashtra Gazette Notification dated 4th March 2017)

Sub-Division Letter

Letter No. : RL/Sub/821-C

Dated : 7/3/2022

Tracking #. : 2021091631

Layout ID : 201502261

Name of Plot Holder	SHRI SANJEEV ASHOK JAISWAL
Address	PLOT NO 1 RPTS ROAD LAXMI NAGAR NAGPUR
Application No. & Date	Application SUB-P-006, Dated - 16/09/2021
Mouza & Khasra No.	Gotadpanjri-17
Tehsil	Nagpur (Rural)
Plot Number	2-C
Plot User	Residential
Area as per Release Letter	2874.115
Area Under Road	
Net Area Sub-Divided	2874.0999(SQM)

Applicable Charges

Payment Date : 02/12/2021

1.	Infrastructure Cost (Sub-Division)	385,798.00
2.	Plot Sub Division Charges	488,415.00
	Total Paid Amount Rs.	874,213.00

Amount Received for 4 Plots

Schematic Plan

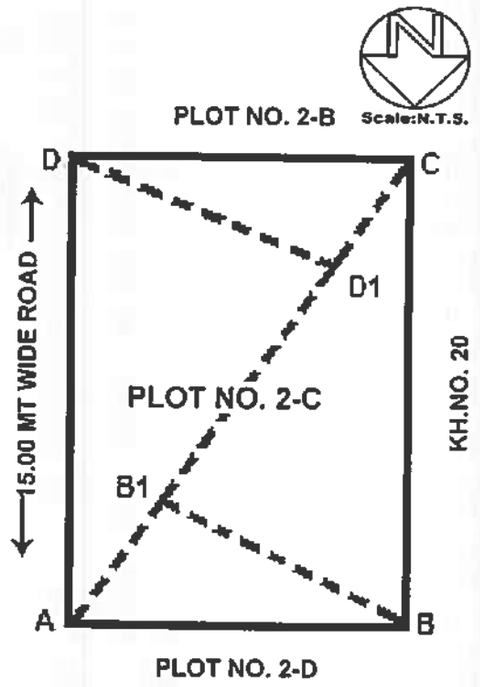
Reference :-

1) Plot Boundary Shown Thus

DIMENSIONS OF PLOT IN METERS :-

AC	76.561	Mt.
BB1	37.815	Mt.
DD1	37.265	Mt.

PLOT AREA	2874.1150	Sq. M.
AREA UNDER ROAD WIDENING		Sq. M.
DEDUCT AREA FOR M. TANGENT		Sq. M.
NET AREA RELEASED	2874.09994	Sq. M.



The Sub-Division of the plots is approved on following conditions

1. The sub-divided Plot-No 2-C shall be treated as distinct plot.
2. Admissible FSI of the sub-divided plot will remain same as admissible prior sub-division
3. No further Sub-Division of plot will be permitted hereafter
4. Owner of the plot will have to get proposed Building plan sanctioned from Planning Authority as per DCR, prior to construction
5. Zone of sub-divided plot shall remains same as original zone.

Encl. Sub-Division Plan

202201184

Assistant Engineer-I
Nagpur Metropolitan Development Authority

Copy To:

1. **The Assistant Engineer-I (N/S/E/W), Nagpur Metropolitan Development Authority**

Nagpur Metropolitan Region Development Authority

NMRDA

Station Road, Kings Way, Sadar, Nagpur - 01

Metro Section

(Appointed by Government Maharashtra Gazette Notification dated 4th March 2017)

Sub-Division Letter

Letter No. : RL/Sub/821-D. Dated : 7/3/2022

Tracking #. : 2021091631 Layout ID : 201502261

Name of Plot Holder	SHRI SANJEEV ASHOK JAISWAL
Address	PLOT NO. 1 RPTS ROAD LAXMI NAGAR NAGPUR
Application No. & Date	Application SUB-P-006, Dated - 16/09/2021
Mouza & Khasra No.	Gotadpanjri-17
Tehsil	Nagpur (Rural)
Plot Number	2-D
Plot User	Residential
Area as per Release Letter	2699.21
Area Under Road	
Net Area Sub-Divided	2699.2099(SQM)

Applicable Charges

Payment Date : 02/12/2021

1.	Infrastructure Cost (Sub-Division)	385,798.00
2.	Plot Sub Division Charges	488,415.00
	Total Paid Amount Rs.	874,213.00

Amount Received for 4 Plots

Schematic Plan

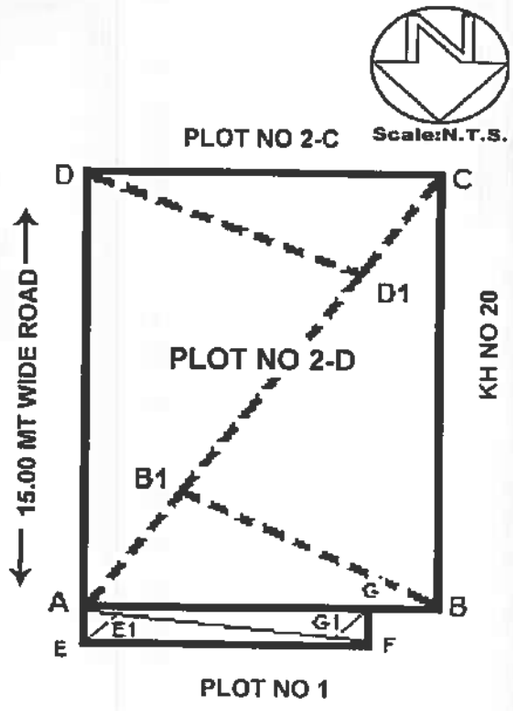
Reference :-

1) Plot Boundary Shown Thus

DIMENSIONS OF PLOT IN METERS :-

AC	71.230	Mt.
DD1	35.506	Mt.
BB1	35.707	Mt.
AF	38.470	Mt.
EE1	4.250	Mt.
GG1	4.222	Mt.

PLOT AREA	2699.2100	Sq. M.
AREA UNDER ROAD WIDENING		Sq. M.
DEDUCT AREA FOR M. TANGENT		Sq. M.
NET AREA RELEASED	2699.209915	Sq. M.



The Sub-Division of the plots is approved on following conditions

1. The sub-divided Plot-No 2-D shall be treated as distinct plot.
2. Admissible FSI of the sub-divided plot will remain same as admissible prior sub-division
3. No further Sub-Division of plot will be permitted hereafter
4. Owner of the plot will have to get proposed Building plan sanctioned from Planning Authority as per DCR, prior to construction
5. Zone of sub-divided plot shall remains same as original zone.

Encl. Sub-Division Plan

202201185

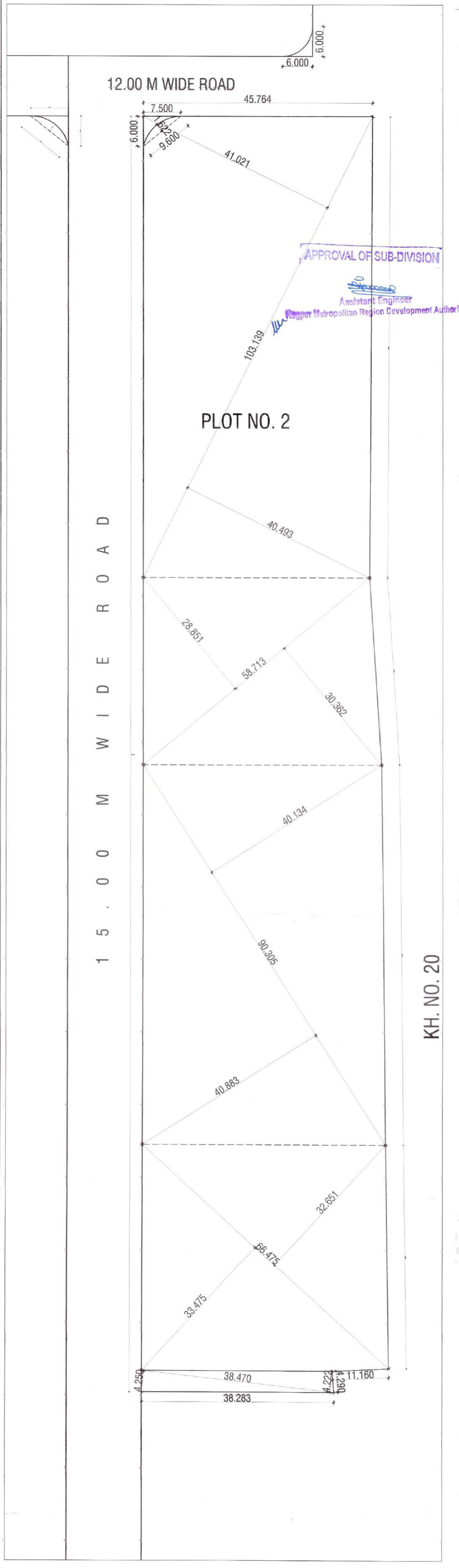
Development Permission Cell
N.M.R.D.A.
Outward No. RL/Sub/821
Date 07/03/2022

Assistant Engineer-I
Nagpur Metropolitan Development Authority

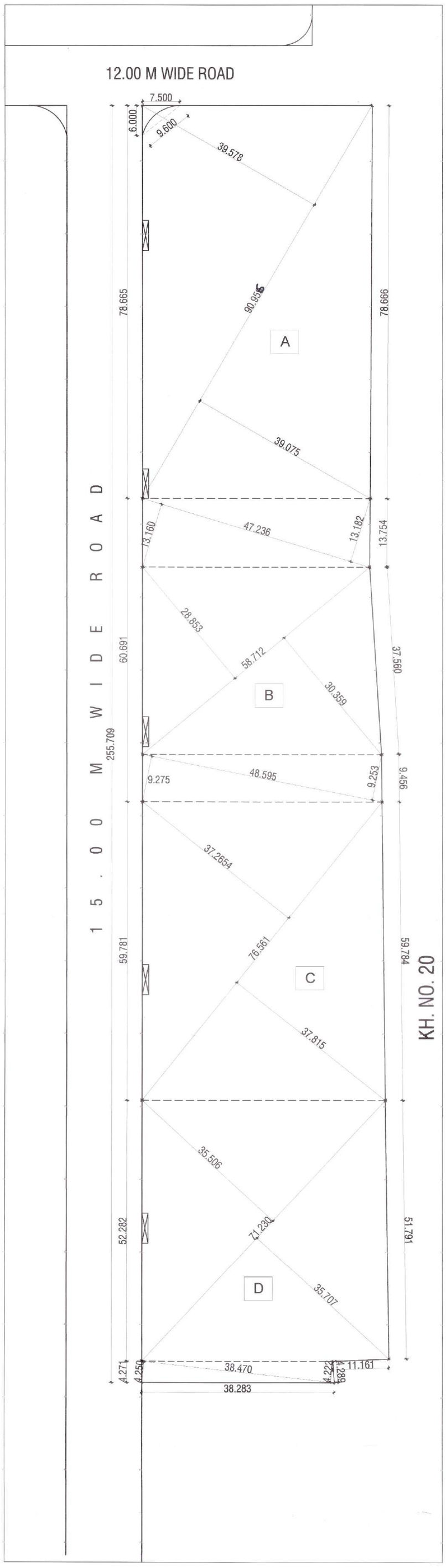
Copy To:

1. The Assistant Engineer-I (N/S/E/W), Nagpur Metropolitan Development Authority

C F C NO.	2021091631



BEFORE SUB DIVISION



AFTER SUB DIVISION

PROPOSED SUB DIVISION PLAN SHOWING ON PLOT NO. 02,
ON LAYOUT PLAN ON LAND BEARING KH.NO.- 17
MAUZA - GHOTAL PANJRI
TH. AND DIST. NAGPUR.

BELONGING TO
MR. SANJEEV ASHOK JAISWAL

SHEET TITLE - PLOT NO. - 02

AREA STATEMENT

BEFORE SUB DIVISION

[(4.250+4.222)/2 X 38.470] +
[(33.475+32.651)/2 X 66.475]+
[(40.883+40.134)/2 X90.305]+
[(28.851+30.362)/2 X 58.713]+
[(40.493+41.021)/2 X 103.139]=11960.862 SQ.M.
[(TANGENT DEDUCTION)] =11.880 SQ.M.
FINAL PLOT AREA =11948.982 SQ.M.

AFTER SUB DIVISION

(A) [(39.578+39.075)/2 X 90.956] =3576.981 SQ.M.
[(TANGENT DEDUCTION)] =11.880 SQ.M.
FINAL (A) AREA = 3565.101 SQ.M.

(B) [(13.160+13.182)/2 X 47.236]+
[(28.853+30.359)/2 X 58.712]+
[(9.275+9.253)/2 X 48.595]= 2810.556 SQ.M.

(C) [(37.2654+37.815)/2 X76.561] = 2874.115 SQ.M.

(D) [(35.506+35.707)/2 X 71.230] +
[[(4.250+4.222)/2 X 38.470] = 2699.210 SQ.M

TOTAL = 11948.982 SQ.M.

INDEX :-
* PLOT BOUNDARY IS SHOWN IN :-
* PROPOSED CONSTRUCTION IS SHOWN IN :-
* EXISTING CONSTRUCTION TO BE DEMOLISHED :-

SCALE	1:500
DATE	04/01/2021
DEALT BY	RADHIKA
CHECKED BY	ATUL

Architect Signature

SKA CONSORTIUM
CA/78/4376
CA/78/4306
CA/99/23483

Owner Signature

ARCHITECTS :

(S)(K)(A) CONSORTIUM
01, R.P.T.S.- ROAD, LAXMI NAGAR,
NAGPUR - 440 014, M.S.
Telefax: +91-712-224-5333, 222-1082.

1A

SHEET NO.