

**PROPOSED RESIDENTIAL LAYOUT PLAN ON
KH. NO.- 30 (PART), P.H. NO. - 45,
MOUZA - SUKLI (GUPCHUP), TAH. - HINGNA,
DIST. - NAGPUR.
BELONGING TO :-**

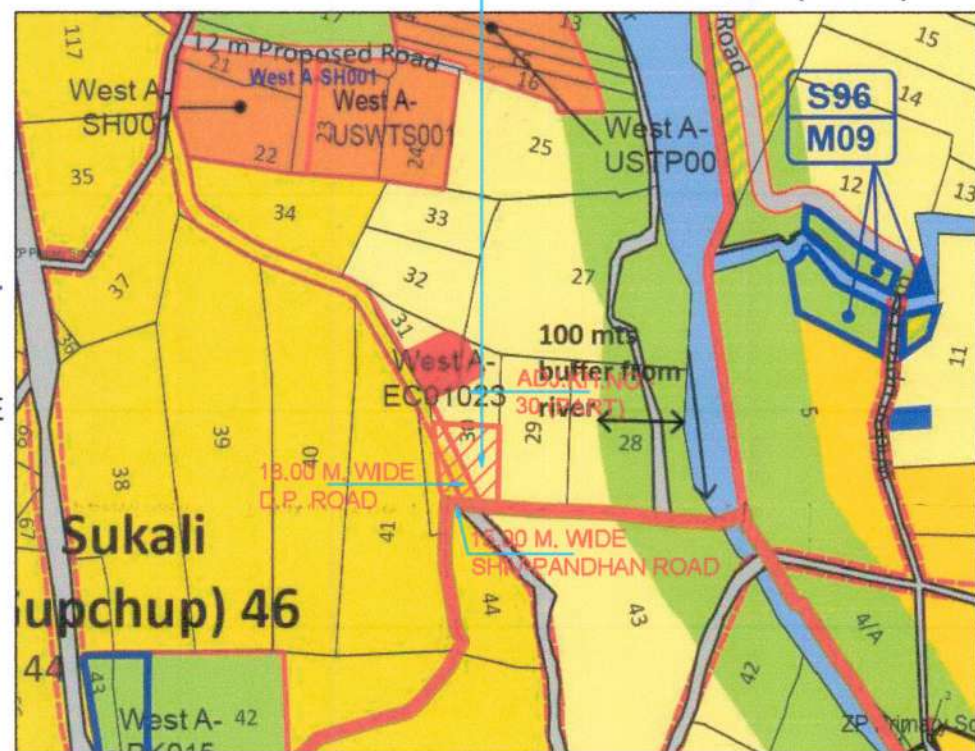
M/s. TIRUPATI DEVELOPER'S
THROUGH PARTNER'S
1) SHRI. PRASHANT M. BONGIRWAR
2) RAHUL A. UPGANALAWAR

Digitally signed by LALIT YASHWANT LADT
Date: 2024.12.04 11:43:00 IST
Reason: Approved Drawing Plan
Designation : Executive Engineer
Location: Nagpur Metropolitan Region Development
Project Code : NMRDA/ET/2024/00417
Application Number : NMRDA/ET/2024/00417
Proposal Number : 19077
Certificate Number : NMRDA/ET/2024/APL/00417



PROPOSED SITE
OF KH. NO. 30 (PART)

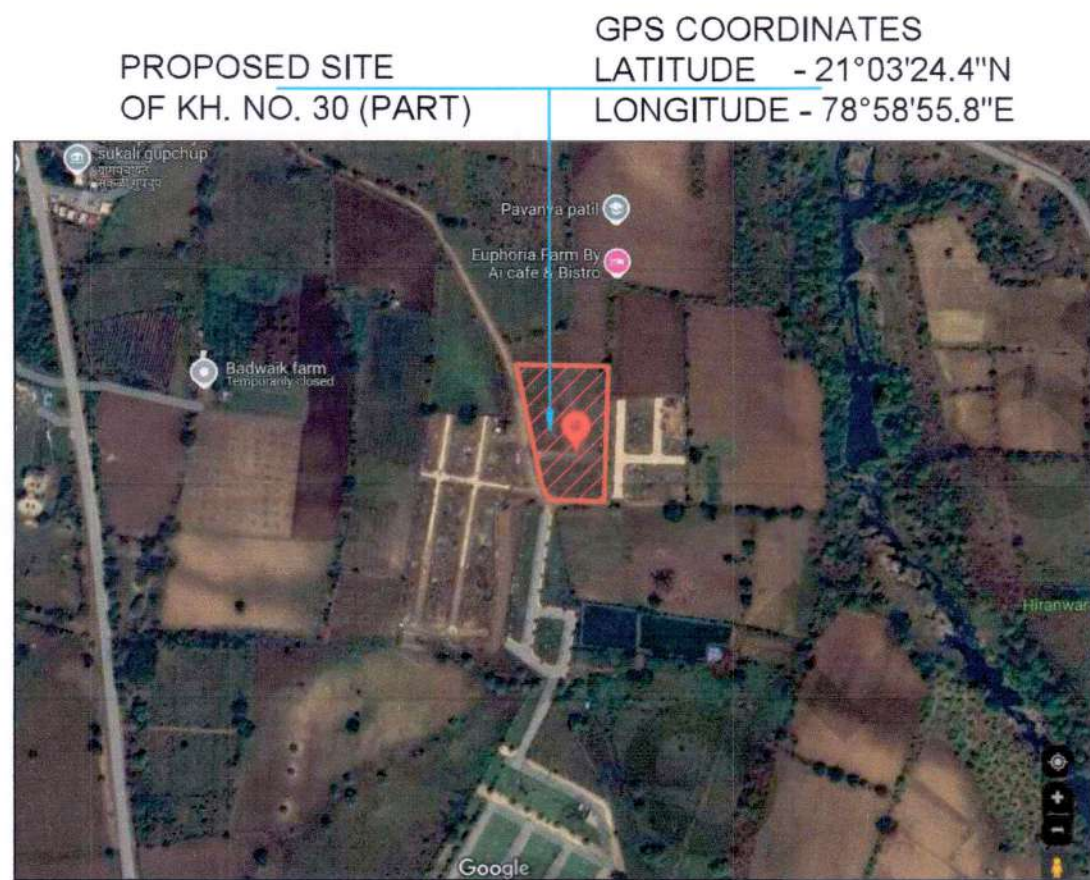
Project Details
Proposal code -NMRDA-22-57563
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Tentative
Cts No./Survey No. - 30
Tahsil : HINGNA
Mouza : SUKALI(G)
Prorata Value : 0.00
Separation/CRZ Zone Area :



D.P. PLAN SHOWING PROPOSED SITE

SHEET NO.- 97

SCALE - NTS



GOOGLE IMAGE SHOWING

PROPOSED S
SCALE - NTS

Owner details		
Owner Name	Postal Address	Contact Number
Ms. TIRUPATI DEVELOPERS THROUGH PARTNERS SHRI. PRASHANT M BONGIRWAR	11- A Khare Town, Near dhanwantari Hospital, Nagpur-440010, Maharashtra	9822577701
Rahul Arunrao Uppanlawar	flat no. 304, Akshay heights plot no. 202 cement road ,shivaji nagar, shankar nagar, Nagpur	9822943401

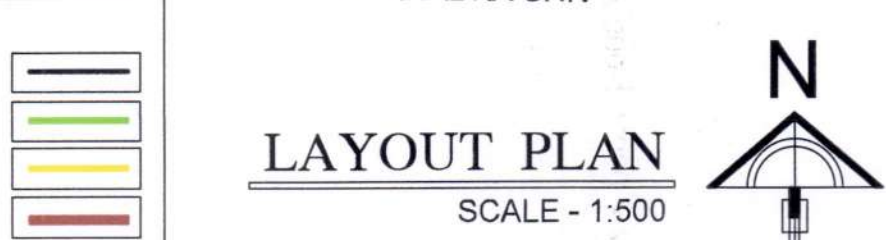
SR NO.	ROAD WIDTH IN METERS	BASIC FSI	MAXIMUM PRO-RATA ALLOWED	MAXIMUM BUILDING POTENTIAL ON PLOT INCLUDING IN-SITU FSI
1	Below 9.00 m.	1.10		1.10
2	9.00 m. and above but below 12.00 m.	1.10	1.545	1.70
3	12.00 m. and above but below 15.00 m.	1.10	1.818	2.00
4	15.00 m. and above but below 24.00 m.	1.10	1.909	2.10
5	24.00 m. and above but below 30.00 m.	1.10	2.090	2.30
6	30.0 m. and above	1.10	2.272	2.50

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	9300.000	SQ.M.	
	a) As per ownership document (7/12, CTS extract)	9300.000	SQ.M.	
	b) as per measurement sheet	9300.000	SQ.M.	
	(c) as per site	9300.000	SQ.M.	
2.	Deductions for			
	(a) Proposed 18.00 M. Wide D.p. Road Area	1901,191	SQ.M.	
	(b) Any D.P. Reservation area	0,00	SQ.M.	
	(c) External structure in plot	0,00	SQ.M.	
	(d) Not in possession	0,00	SQ.M.	
	(Total a+b+c+d)	1901.191	SQ.M.	
3.	Balance area of plot (1-2)	7398.809	SQ.M.	100.00%
4.	Amenity Space (if applicable)			
	(a) Required -	---	SQ.M.	
	(b) Adjustment of 2(b), if any -	---		
	(c) Proposed -	---	SQ.M.	
5.	Net Plot Area (3-4 (c))	7398.809	SQ.M.	
6.	Recreational Open space/Play Ground (if applicable)			
	(a) Required - (10.00% of 7398,809 Sq.M.)	739.881	SQ.M.	10.00%
	(b) Proposed -	746.906	SQ.M.	10.09%
7.	Space for Electric sub -station & waste water treatment & Recycling plant(25.00 + 25.75)	50.750	SQ.M.	0.69%
8.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	1207.783	SQ.M.	16.33%
9.	15.00 M. wide Road Widening Area	90.271	SQ.M.	1.22%
10.	Area Under Adjustment	182.982	SQ.M.	2.47%
11.	Proposed 15.00 M. wide Shiv-Pandhan Road Widening Area	382.886	SQ.M.	5.17%
12.	Plotable area	4737.231	SQ.M.	64.03%
13.	Pro-rata factor for FSI calculation on layout plots = (5/12)	1.561		

NOTE: -

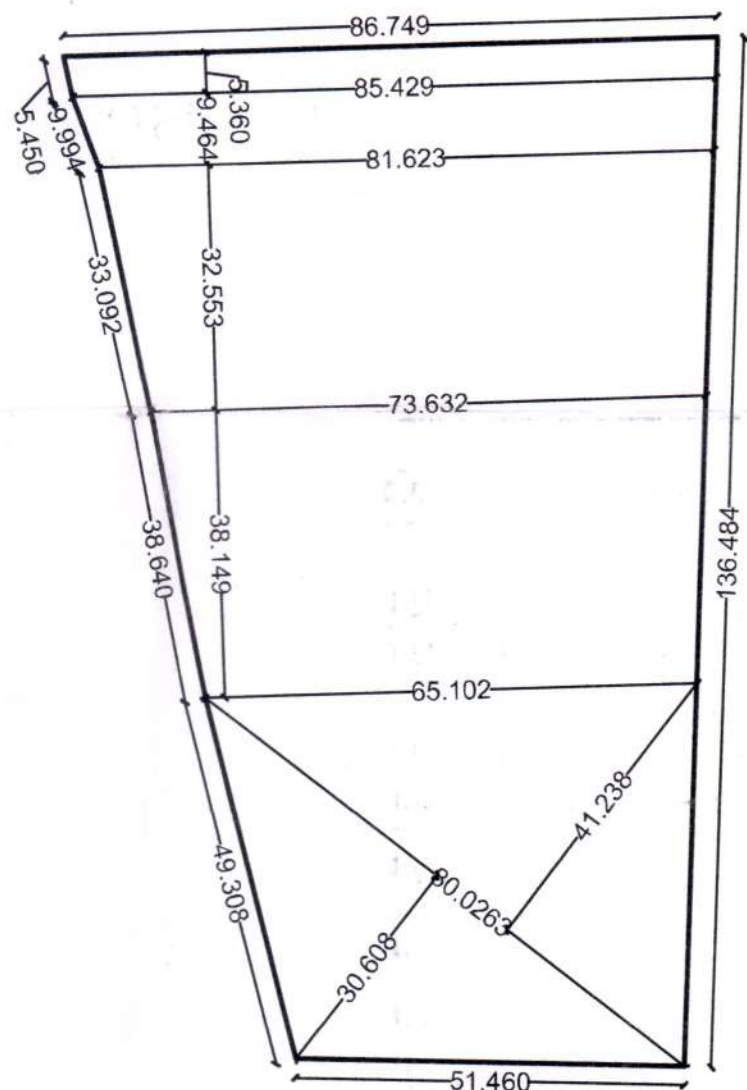
- x AREA UNDER LAYOUT SHOWN THUS
x AREA UNDER OPEN SPACE SHOWN THUS
x RESIDENTIAL PLOTS SHOWN THUS
x APPROACH ROAD SHOWN THUS



LAYOUT PLAN

SCALE - 1:500

LAND AREA CALCULATION	
$1/2(86.749 + 85.429) \times 5.360$	461.437
$1/2(85.429 + 81.623) \times 9.464$	790.490
$1/2(81.623 + 73.632) \times 32.553$	2527.008
$1/2(73.632 + 65.102) \times 38.149$	2646.281
$1/2(41.238 + 30.608) \times 80.0263$	2874.784
TOTAL	9300.000



LAND AREA CALCULATION

SCALE - 1:1000

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.)	Prorata F.S.I Factor	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	G=(E*F)	H	I=(E*H)	J	K	L=(G*K)	M=(G*H)
1	1	1/2(11.814 + 11.500) X 23.000	268.111		268.111	1.561	418.521	1	268.111	15.00	1.10	460.373	418.521
2	2	1/2(22.301 + 11.971) X 23.000	394.128	15.08	379.045	1.561	591.689	1	379.045	15.00/18.00	1.10	650.858	591.689
3	3	1/2(21.852 + 15.115) X 15.000	277.253	16.05	261.201	1.561	407.734	1	261.201	18.00/9.00	1.10	448.507	407.734
4	4	9.000 X 15.000	135.000		135.000	1.545	208.575	1	135.000	9.00	1.10	229.433	208.575
5	5	1/2(10.205 + 10.000) X 15.000	151.538		151.538	1.545	234.125	1	151.538	9.00	1.10	257.538	234.125
6	6	1/2(9.246 + 9.000) X 18.000	164.214	7.76	156.454	1.545	241.721	1	156.454	9.00/9.00	1.10	265.894	241.721
7	7 TO 14	7.800 X 18.000	140.400		140.400	1.545	216.918	8	1123.200	9.00	1.10	238.610	1735.344
8	15	1/2(9.451 + 10.580) X 18.000	180.279		180.279	1.545	278.531	1	180.279	9.00	1.10	306.384	278.531
9	16	1/2(20.669 + 10.646) X 25.600	400.832		400.832	1.561	625.699	1	400.832	18.00	1.10	688.269	625.699
10	17 TO 21	10.600 X 25.600	271.360		271.360	1.561	423.593	5	1356.800	18.00	1.10	465.952	2117.965
11	22	1/2(10.732 + 13.728) X 28.199	344.874	7.787-12.315	324.772	1.561	506.969	1	324.772	9.00/18.00	1.10	557.666	506.969
			TOTAL					22	4737.231				7366.874

11- A Khare Town Near dhanwantari
Hospital Nagpur-440010, Maharashtra

Type of Proposal : Residential
 Layout Tentative

SITE ADDRESS

KH NO-30 PART PH NO-45 D

Name Of Architect: UMESH MOHES

	ADDRESS OF
	OFFICE -
	402 daya ch

NAGPUR,

CONTENTS SIGN *

SCALE - 1:100

JOB NO - NMRDA-22-5

SUBMISS