Nagpur Metropolitan Region Development Authority

APPENDIX D-3

FINAL APPROVAL

TO THE LAND SUB-DIVISION / LAYOUT

Proposal Number : 3660025 Approval No. : NMRDA/LF/2025/APL/00269

Proposal Code : NMRDA-25-03891 Date : 05/02/2025

To,

i)Wainganga Lifestyle ,shrihari Jiyalal Chaudhari,abdul Shaki Gani,shaherabano Abdul Salim

KH NO 204 1 PH NO 42 MOUZA JAMTHA TAH NAGPUR GRAMIN DIST NAGPUR

ii) RAGINI NAGDEVE (Engineer)

Sir/Madam,

With reference to your application No **NMRDA202500041**, dated **19-01-2025** for the land sub-division approval, under Section 18/44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section **Maharashtra Metropolitan Region Development Authority Act, 2016** ,to carry out development work in respect of land bearing City Survey No./Survey No./Revenue S.No./Khasra No./Gut No**. KH NO 204 1 PH NO 42** , Final Plot No. , Mouje **JAMTHA** situated at Road / Street **-**, Society , the land sub-division layout is **finally approved as demarcated**, under Section 18/45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

1. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Planning Authority /Collector after developing them to the satisfaction of the Authority
2. If you wish that the Planning Authority /Collector should carry out these development works, then you will have to deposit the estimated expenses to the Planning Authority /Collector in advance, as decided by the Authority
3. As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation No.3.4, the said open space admeasuring stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space
4. This permission does not entitle you to develop the land which does not vest in you

Signature valid

Digitally signed by LALIT YASHWANT KAUT
Date: 2025.02.05 17:40:35 IST
Reason: Approved Certificate
Designation : Executive Engineer
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-25-03891
Application Number : NMRDA202500041
Proposal Number : 3660025
Certificate Number : NMRDA/LF/2025/APL/00269

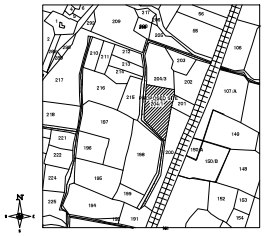
Executive Engineer,

Nagpur Metropolitan Region Development Authority,

Scan QR code for verification of authenticity.

SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA IN SQ.M.	NO	TOTAL AREA	USER
01	OPEN SPACE 01	1/2(16.70+26.40)X53.35 1/2(4.80+8.05)X35.35	1162.62 227.12		1389.74 -50.00	01	3249.11	
			1389.74		1339.74			
	OPEN SPACE 02	1/2(62.80 X 49.40) 1/2(49.40+42.10)X2.20 1/2(42.10 X 13.40)	1551.16 100.65 282.07	24.51	+ 1908.37 3249.11			
			1933.88					
02	AMENITY SPACE	1/2(2.15+5.00)X45.90 1/2(25.85+26.45)X55.20	187.04 1443.48	7.72	1622.80	01	1622.80	
			1630.82					
03	W.T.P. E.S.S.	5.00 X 5.00 5.00 X 5.00	25.00 25.00		50.00	01	50.00	
			50.00					

SITE PLAN



MOUZA- JAMTHA.
P.H. NO.- 42,
TAH.- NAGPUR (GRAMIN)
DIST- NAGPUR
SCALE 1:5000

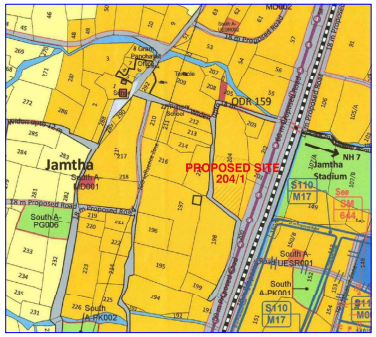
LEGENDS:

PLOT BOUNDRY SHOWN BLACK
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

Project Details
Proposal code -NMRDA-25-03891
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Cts No./Survey No. - 204/1
Tahsil : Nagpur gramin
Mouza : JAMTHA(PART)
Prorata Value : 0.000
Separation/CRZ Zone Area :

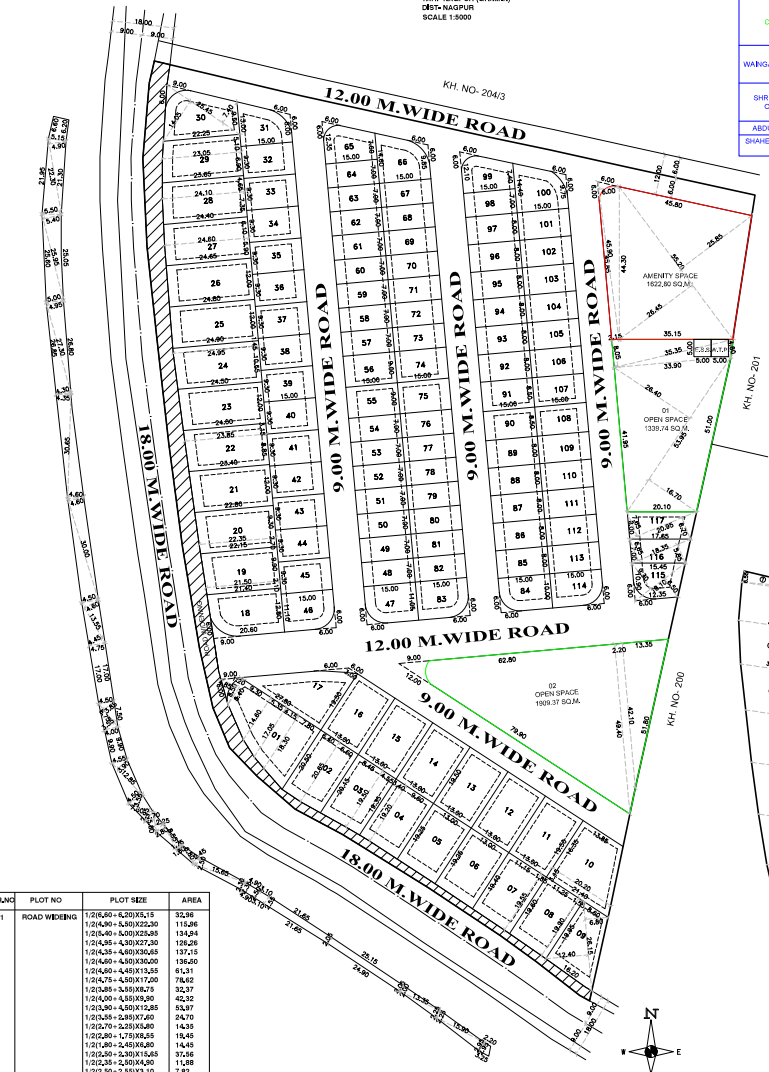
Owner details		
Owner Name	Postal Address	Contact Number
WAINGANGA LIFESTYLE	401, Siddhivinayak apartment,Bellarodi road,Bellarodi,Nagpur,Maharashtra-441108	9325353299
SHRIHARI JIYALAL CHAUDHARI	401, Siddhivinayak apartment,Bellarodi road,Bellarodi,Nagpur,Maharashtra-441106	9325353299
ABDUL SHAKI GANI	NAGPUR	
SHAHERABANO ABDUL SALIM	NAGPUR	

D.P. SHEET NO. 110



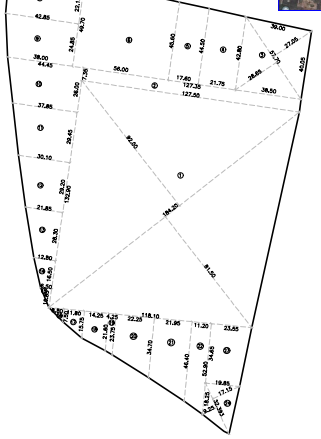
GOOGLE IMAGE





LAY OUT PLAN

SCALE 1:500



KEY - PLAN

SCALE 1:1000

SR.NO	PLOT NO	PLOT SIZE	AREA
01	ROAD WIDENING	1/2(6.60+6.20)X5.15	32.96
		1/2(4.90+5.50)X22.30	115.86
		1/2(5.40+5.00)X25.85	134.84
		1/2(4.95+4.30)X27.30	126.26
		1/2(4.35+4.60)X30.65	137.15
		1/2(4.60+4.50)X30.00	136.50
		1/2(4.00+4.45)X13.55	61.31
		1/2(5.75+4.50)X17.00	78.62
		1/2(3.85+3.55)X8.75	32.37
		1/2(4.00+4.55)X9.90	42.32
		1/2(3.90+4.50)X12.85	53.97
		1/2(3.55+2.95)X7.60	24.70
		1/2(3.70+3.25)X5.80	14.35
		1/2(2.80+1.75)X6.55	19.45
		1/2(1.80+2.45)X6.80	14.45
		1/2(3.50+3.30)X15.65	37.56
		1/2(2.35+2.50)X4.90	11.88
		1/2(3.50+2.55)X3.10	7.82
		1/2(3.55+3.55)X21.65	48.79
		1/2(25.15+24.90)X2.05	51.30
		1/2(2.00+3.25)X13.35	28.36
		1/2(2.25+3.25)X15.90	41.34
		1/2(2.20+3.25)X2.85	8.03
		TOTAL	1261.39

SR.NO	'K' PRAT		SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1.	1/2(92.00+81.50)X184.20	15979.35
		2.	1/2(127.50+127.35)X7.35	936.57
		3.	1/2(27.05+28.65)X57.70	1607.94
		4.	1/2(42.80+44.50)X21.75	949.38
		5.	1/2(44.50+45.60)X17.60	792.88
		6.	1/2(45.60+49.70)X56.00	2668.40
		7.	1/2(2.70+6.55)X44.25	204.65
		8.	1/2(44.15+42.85)X22.15	963.52
		9.	1/2(42.85+38.00)X24.85	1004.56
		10.	1/2(44.45+37.85)X26.00	1069.90
		11.	1/2(37.85+30.10)X29.45	1000.56
		12.	1/2(30.10+21.85)X29.20	758.47
		13.	1/2(21.85+12.80)X28.30	490.29
		14.	1/2(12.80+6.50)X16.50	159.22
		15.	1/2(6.50 X 10.85)	35.26
		16.	1/2(8.80 X 7.50)	33.00
		17.	1/2(7.50+15.75)X11.80	137.17
		18.	1/2(15.75+21.60)X14.25	266.11
		19.	1/2(21.60+23.75)X4.25	96.36
		20.	1/2(23.75+34.70)X22.25	650.25
		21.	1/2(34.70+46.40)X21.95	890.07
		22.	1/2(46.40+52.90)X11.20	556.08
		23.	1/2(23.55+19.85)X34.65	751.90
		24.	1/2(17.15+9.25)X32.393	427.58
			TOTAL	32429.47

PROJECT

DEMARCATED FINAL RESIDENTIAL LAY OUT PLAN ON KH NO- 204/1, P.H. NO.-42, MOUZA- JAMTHA, TAH.- NAGPUR (GRAMIN), DIST.-NAGPUR

OWNER :- ME. WAINGANGA LIFESTYLE THROUGH PARTNER SHRI SHRIHARI JIYALAL CHAUDHARI & OTHER -2.

AREA STATEMENT

1.	GROSS AREA OF LAND/ PLOT (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	=3,24 H.R (32400,00 SQ.M.)
	B) AS PER MEASURMENT SHEET	=3,24 H.R (32400,00 SQ.M.)
	C) AS PER SITE	=3,24 H.R (32400,00 SQ.M.)
2.	DEDUCTION FOR	
	A) PROPOSED D.P/ D.P. ROAD WINDING AREA/ SERVICE ROAD / HIGHWAY WIDENING	NIL
	B) ANY D.P. RESERVATION AREA	NIL
	TOTAL (A+B)	NIL
3.	BALANCE AREA OF PLOT (1-2)	=32400,00 SQ.M.
4.	AMENITY SPACE (IF APPLICABLE)	
	A) REQUIRED	=1621,47 SQ.M.(5,00%)
	B) ADJUSTMENT OF 2(B), IF ANY	=1622,80 SQ.M.(5,00%)
	C) BALANCE PROPOSED	=1622,80 SQ.M.(5,00%)
5.	NET PLOT AREA (3-4+C)	=30777,20 SQ.M.(100,00%)
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	A) REQUIRED	=3242,947 SQ.M.(10%)
	B) PROPOSED	=3249,11 SQ.M.(10,55%)
7.	SERVICE ROAD AND HIGHWAY WIDENING	=1231,92 SQ.M.(4,02%)
8.	INTERNAL ROAD AREA	=7240,76 SQ.M.(23,52%)
9.	AREA UNDER LAYOUT PLOTS	=19005,41 SQ.M.(61,75%)
9.	E,S,S, & W.T.P.	=50,20 SQ.M.(0,16%)
10.	PRO-RATA FACTOR FOR F,S,I CALCULATION ON LAYOUT PLOTS=S(9)-30777,20/19005,41 = 1,61	

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

NOS	PLOT NO.	PLOT SIZE (M)	PLOT AREA (SQ.M.)	TANGENT/ ROUNDING AREA OF ROAD (IF ANY SQ.M.)	REMAINING PLOT AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	FRONT ROAD WIDTH (M)	PRO RATA	BUILT UP AREA ON PRO-RATA BASIC (D*PRO - RATA FSI FACTOR)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (E*G) SQ.M.
		A		B	C	D=(B-C)	E	F	G	H	I	K	L
1	1	1/2(1.20+4.85)X8.50+1/2(8.40+14.60)X9.30+1/2(14.60+17.05)X5.35+1/2(17.20+18.30)X4.15+1/2(18.30+20.50)X7.80	442.00	11.77	430.23	1	430.23	18.00	1.61	692.67	1.10	761.93
2	2	1/2(20.50+20.65)X6.40+1/2(20.65+20.15)X6.60	266.32		266.32	1	266.32	18.00	1.61	428.78	1.10	471.65
3	3	1/2(20.15+19.50)X8.45+1/2(19.50+19.35)X4.55	255.91		255.91	1	255.91	18.00	1.61	412.01	1.10	453.21
4	4	1/2(19.35+19.20)X3.40+1/2(19.20+19.25)X9.60	250.10		250.10	1	250.10	18.00	1.61	402.65	1.10	442.92
5	5	13.00X19.25	250.25		250.25	1	250.25	18.00	1.61	402.90	1.10	443.19
6	6	1/2(19.25+19.40)X13.00	251.23		251.23	1	251.23	18.00	1.61	404.47	1.10	444.92
7	7	1/2(19.40+19.55)X11.15+1/2(19.55+19.60)X1.85	353.36		353.36	1	353.36	18.00	1.61	407.91	1.10	448.70
8	8	1/2(19.60+19.90)X11.25+1/2(19.90+19.35)X1.55	253.07		253.07	1	253.07	18.00	1.61	407.44	1.10	448.19
9	9	1/2(6.80+12.40)X26.15	251.04		251.04	1	251.04	18.00	1.61	404.17	1.10	444.59
10	10	1/2(21.40+20.20)X3.15+1/2(20.20+13.85)X16.35	343.88		343.88	1	343.88	9.00	1.545	531.29	1.10	584.42
11	11 TO 16	13.00X19.50	253.50		253.50	6	1521.00	9.00	1.545	391.66	1.10	430.82
12	17	1/2(3.00+27.80)X19.50	300.30	7.72	292.58	1	292.58	12.00	1.545	452.04	1.10	497.24
13	18	1/2(20.60+21.40)X12.80	268.80	11.77	257.03	1	257.03	18.00	1.61	413.82	1.10	455.20
14	19	1/2(21.40+21.50)X2.10+1/2(21.50+22.15)X9.90	261.11		261.11	1	261.11	18.00	1.61	420.39	1.10	462.43
15	20	1/2(22.15+22.35)X2.70+1/2(22.35+22.80)X9.10	270.02		270.02	1	270.02	18.00	1.61	434.74	1.10	478.21
16	21	1/2(22.80+23.40)X12.00	277.20		277.20	1	277.20	18.00	1.61	446.29	1.10	490.92
17	22	1/2(23.40+23.85)X8.85+1/2(23.85+24.00)X3.15	284.45		284.45	1	284.45	18.00	1.61	457.96	1.10	503.75
18	23	1/2(24.00+24.50)X12.00	291.00		291.00	1	291.00	18.00	1.61	468.51	1.10	515.36
19	24	1/2(24.50+24.95)X10.55+1/2(24.95+24.80)X1.45	296.99		296.99	1	296.99	18.00	1.61	478.15	1.10	525.97
20	25	1/2(24.70+24.80)X12.00	298.20		298.20	1	298.20	18.00	1.61	480.10	1.10	528.11
21	26	1/2(24.80+24.60)X12.00	296.70		296.70	1	296.70	18.00	1.61	477.69	1.10	525.46
22	27	1/2(24.60+24.80)X5.90+1/2(24.10+24.40)X6.10	294.74		294.74	1	294.74	18.00	1.61	474.53	1.10	521.98
23	28	1/2(24.40+24.10)X7.35+1/2(24.10+23.65)X4.65	289.26		289.26	1	289.26	18.00	1.61	465.70	1.10	512.27
24	29	1/2(23.65+23.05)X6.90+1/2(23.05+22.25)X5.10	276.63		276.63	1	276.63	18.00	1.61	445.37	1.10	489.91
25	30	1/2(7.40+14.05)X25.45	272.95	11.77	261.18	1	261.18	18.00	1.61	420.50	1.10	462.55
26	31	1/2(8.00+13.00)X15.00	157.50	7.72	149.78	1	149.78	12.00	1.545	231.41	1.10	254.55
27	32 TO 45	9.30X15.00	139.50		139.50	14	1953.00	9.00	1.545	215.53	1.10	237.08
28	46	11.10X15.00	166.50	7.72	158.78	1	158.78	12.00	1.545	245.32	1.10	269.85
29	47	11.05X15.00	165.75	7.72	158.03	1	158.03	12.00	1.545	244.16	1.10	268.57
30	48 TO 54	7.00X15.00	105.00		105.00	7	735.00	9.00	1.545	162.23	1.10	178.45
31	55 & 56	9.00X15.00	135.00		135.00	2	270.00	9.00	1.545	208.58	1.10	229.43
32	57 TO 64	7.00X15.00	105.00		105.00	8	840.00	9.00	1.545	162.23	1.10	178.45
33	65	1/2(7.60+11.65)X15.00	149.63	7.72	141.91	1	141.91	12.00	1.545	219.24	1.10	241.17
34	66	1/2(3.85+14.60)X15.00	183.38	7.72	175.66	1	175.66	12.00	1.545	271.39	1.10	298.53
35	67 TO 73	7.00X15.00	105.00		105.00	7	735.00	9.00	1.545	162.23	1.10	178.45
36	74 & 75	9.00X15.00	135.00		135.00	2	270.00	9.00	1.545	208.58	1.10	229.43
37	76 TO 82	7.00X15.00	105.00		105.00	7	735.00	9.00	1.545	162.23	1.10	178.45
38	83	11.05X15.00	165.75	7.72	158.03	1	158.03	12.00	1.545	244.16	1.10	268.57
39	84	10.00X15.00	150.00	7.72	142.28	1	142.28	12.00	1.545	219.82	1.10	241.80
40	85 TO 89	8.00X15.00	120.00		120.00	5	600.00	9.00	1.545	185.40	1.10	203.94
41	90 & 91	8.50X15.00	127.50		127.50	2	255.00	9.00	1.545	196.99	1.10	216.68
42	92 TO 97	8.00X15.00	120.00		120.00	6	720.00	9.00	1.545	185.40	1.10	203.94
43	98	7.00X15.00	105.00		105.00	1	105.00	9.00	1.545	162.23	1.10	178.45
44	99	1/2(7.40+12.10)X15.00	146.25	7.72	138.53	1	138.53	12.00	1.545	214.03	1.10	235.43
45	100	1/2(8.75+14.40)X15.00	181.13	7.72	173.41	1	173.41	12.00	1.545	267.91	1.10	294.70
46	101 TO 106	8.00X15.00	120.00		120.00	6	720.00	9.00	1.545	185.40	1.10	203.94
47	107 & 108	8.50X15.00	127.50		127.50	2	255.00	9.00	1.545	196.99	1.10	216.68
48	109 TO 113	8.00X15.00	120.00		120.00	5	600.00	9.00	1.545	185.40	1.10	203.94
49	114	10.00X15.00	150.00	7.72	142.28	1	142.28	12.00	1.545	219.82	1.10	241.80
50	115	1/2(8.50+9.90)X18.10	142.98	7.72	135.27	1	135.27	12.00	1.545	208.99	1.10	229.88
51	116	1/2(5.85+6.65)X18.35	114.69		114.69	1	114.69	9.00	1.545	177.19	1.10	194.91
52	117	1/2(7.65+6.70)X20.95	150.32		150.32	1	150.32	9.00	1.545	232.24	1.10	255.46
							TOTAL AREA OF 117 NOs OF PLOTS = 19005,41 SQ.M.					

Signature valid

401, Siddhivinayak apartment,Bellarodi road,Bellarodi,Nagpur,Maharashtra-441108

DESCRIPTION OF PROJECT :-
Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS
PATRO 204 / 1 PH NO 42 MOUZA JAMTHA TAH NAGPUR GRAMIN DIST NAGPUR

Name of Applicant : M/S. WAINGANGA LIFESTYLE

ARCHITECT :-
ARCHITECTS, VIDYADHAR NAGAR NEAR GURUNANAK DAYMATA COLLEGE WARD ROAD NAGPUR-440026

CONSENT TO :-

SCALE :- 1:00 | 1900.05

JOB NO :- NMRDA-25-03891 | CHECKED BY :-

SUBMISSION DRAWING