

Signature valid

Digitally signed by LALIT YASHWANT PATIL
Date: 2025.03.25 13:34:15 IST
Reason: Approved Drawing
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-115847
Application Number : NMRDA-24-115847
Proposal Number : 3654793
Certificate Number : NMRDA/2025/APL/00287

DETAILS OF LAYOUT/SUBDIVISION OF LAND

Village	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)	Area in SqM as per Revenue Record	Area as per Measurement Plan	Area as per POA	Area as per Demarcated	Area in possession	Stringent Area in SqM
WARANGA	122	Raw/Adjoining Land	2400.00	2400.00	0.00	2400.00	2400.00	2400.00
Total Amalgamated Plot			2400.00	2400.00	0.00	2400.00	2400.00	2400.00

Amenity CALCULATION

Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION

Name	Area
TOTAL	0.00

LEGENDS:

Plot boundary shown white
Proposed road shown red
Channel line shown yellow
Water line shown blue dotted
Railroad line shown black
Trench shown green yellow
Other shown green
Existing shown blue hatched

AREA STATEMENT

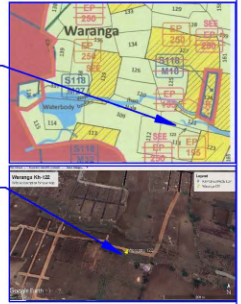
1. Area of Plot (Minimum area of a, b, c to be considered)	2400.00
a) As per ownership document (7/12, CTS extract)	2400.00
b) As per measurement sheet	2400.00
c) As per site	2400.00
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(c) Any D.P. Reservation area	0.00
(d) External structure in plot	0.00
(e) Not in possession	0.00
(Total a+b+c+d)	0.00
3. Balance area of plot (1-2)	2400.00
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))	2400.00
6. Recreational Open space (if applicable)	
(a) Required -	0.00
(b) Proposed -	---
7. Internal Road area (net plot - (Plotable area + open space + MSB + external structure))	0.00
8. Service road and highway widening	2400.00
9. Plotable area	1.00
10. Pro-rata factor for FSI calculation on layout plots = (3/4)	---
11. Area for inclusive housing	---
(a) Required -	---
(b) Proposed -	---

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. 122, P.H. NO.-74,MOUZA -WARANGA, TAH- NAGPUR(GRAMIN), DIST-NAGPUR.

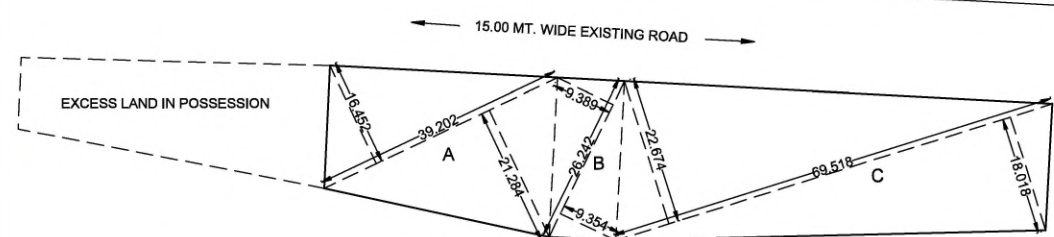
BELONGING TO:-
VED ASSOCIATES THROUGH PARTNERS
1) SHRI. DHIRAJ MOHANLAL JAISWAL
2) SHRI. SANJAY PUNAJ FARIADE
3) SHRI. PRASHANT VINAYAK BHARTI

Project Details

Proposal code -NMRDA-24-115847
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Ch No./Survey No. - -
Tahsil - Nagpur gramin
Mouza - WARANGA
Pro-rata Value - 0.00
Separation/CRZ Zone Area :-



LAND AREA KEY PLAN (1:1000)



LAND AREA CALCULATIONS

NO.	SIZE	AREA	TANG	NO. OF PARTS	NET LAND AREA (SQ.M)
A	0.5 X 16.452 + 21.284 37.736 X 39.202	= 739.66	0	1	739.66
C	0.5 X 9.389 + 9.354 18.743 X 26.242	= 245.93	0	1	245.93
D	0.5 X 22.674 + 18.018 40.692 X 69.518	= 1414.41	0	1	1414.41
TOTAL					2400.00

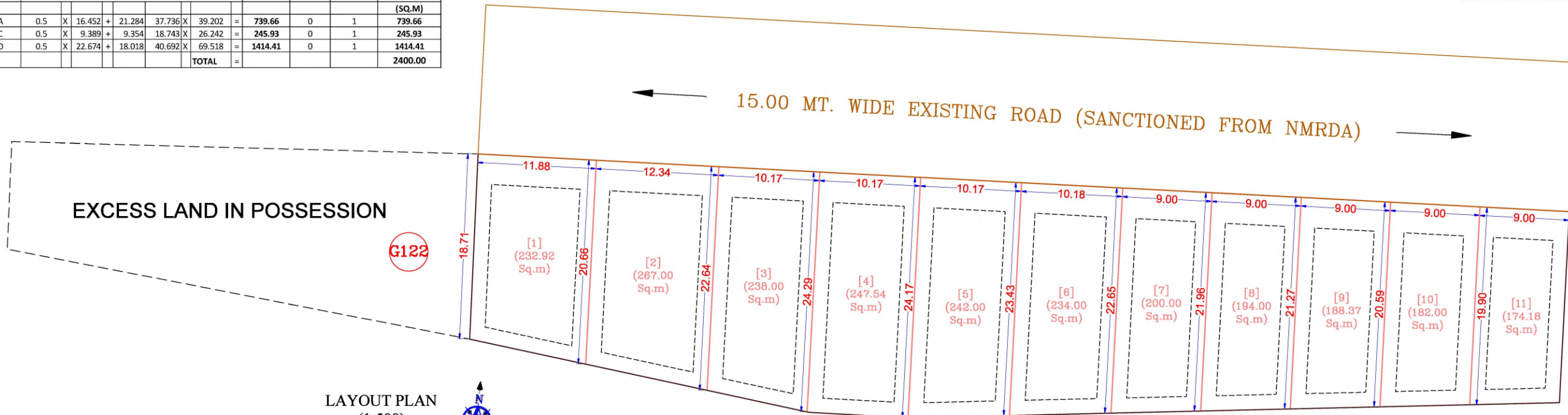
DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR apportionment on plot
1	232.92	0.000	232.92	1.000	0.0	1.100	256.21	Detached	0.00
2	287.00	0.000	287.00	1.000	0.0	1.100	293.70	Detached	0.00
3	238.00	0.000	238.00	1.000	0.0	1.100	261.80	Detached	0.00
4	247.54	0.000	247.54	1.000	0.0	1.100	272.29	Detached	0.00
5	242.00	0.000	242.00	1.000	0.0	1.100	266.20	Detached	0.00
6	234.00	0.000	234.00	1.000	0.0	1.100	257.40	Detached	0.00
7	200.00	0.000	200.00	1.000	0.0	1.100	220.00	Detached	0.00
8	194.00	0.000	194.00	1.000	0.0	1.100	213.40	Detached	0.00
9	188.37	0.000	188.37	1.000	0.0	1.100	207.20	Detached	0.00
10	182.00	0.000	182.00	1.000	0.0	1.100	200.20	Detached	0.00
11	174.18	0.000	174.18	1.000	0.0	1.100	191.80	Detached	0.00
Total:	2400.01		2400.01				2640.000		

15.00 MT. WIDE EXISTING ROAD (SANCTIONED FROM NMRDA)

EXCESS LAND IN POSSESSION

LAYOUT PLAN (1:500)



KH NO 111

KH NO 123

Plot no.141-C,Khamla road,sonapur
lake,Khamla,Khamla,Nagpur-440025,Maharashtra

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

SITE ADDRESS :-
□ □ □ KH.NO. 122, P.H.NO.-74, MOUZA - WARANGA, TAH- NAGPUR(GRA
DIST-NAGPUR.

Name Of Engineer - Chaitan Mohan Jaiswal

ADDRESS OF OFFICE :-
OFFICE :-
Plot no 10, Manshar Apartment,
Chhatrapati Nager, 440015

OWNERS SIGN - TECHNICAL PERSON SIGN

SCALE - 1:100 30/11/24

JOB NO - NMRDA-24-115847 CHECK BY -

SUBMISSION DRAWING

Verified by applicant

Signature valid

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