NA PURPOSE ONLY

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.Gunthewari)	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
DONGARGAON	86-2 AND 86-3	Raw/Adjoining Land	16200.00	16088.15	0.00	16088.15	16088.15	16088.15
Total Amalgamated Plot			16200.00	16088.15	0.00	16088.15	16088.15	16088.15

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NOs.- 86/2 & 86/3, P. H. NO.- 73, MOUZA - DONGARGAON, TAL.- NAGPUR (GRAMIN), DIST.- NAGPUR

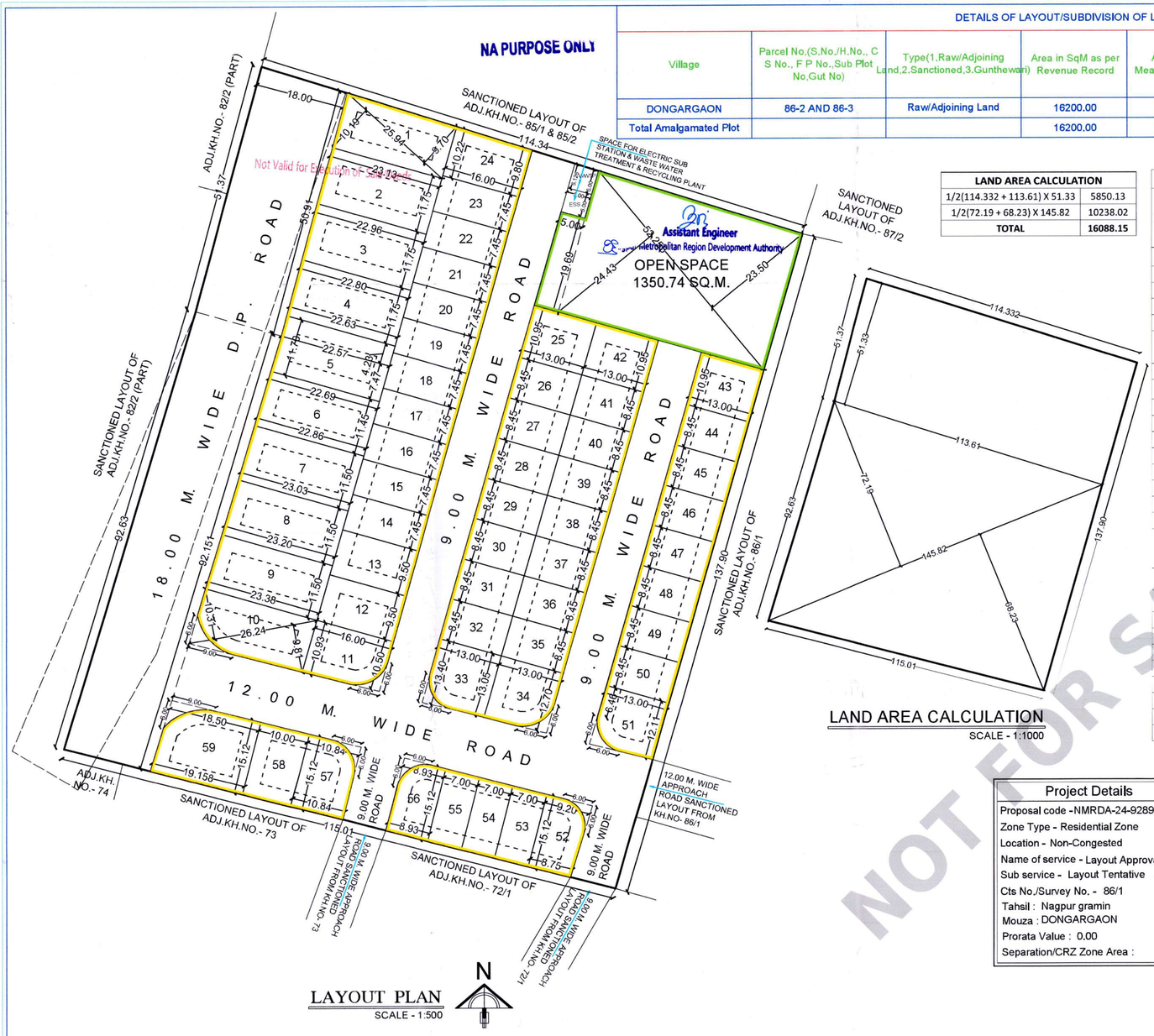
BELONGING TO : M/s. TIRUPATI DEVELOPERS
THROUGH PARTNERS
1) SHRI. PRASHANT MANOHARRAO BONGIRWAR
2) SHRI. RAHUL ARUNRAO UPGANLAWAR

Signature valid
Digitally signed by LALIT VASANTRAO KHAPRE
Date: 2024.10.31 11:49:31 IST
Reason: Approved by Competent Authority
Designation: Executive Engineer
Location: Nagpur Metropolitan Region Development Authority
Contact Code Number : NMRDA/EE/2400453
Proposal Number : SW/NMRDA/24/92891
Certificate Number : NMRDA/LT/2024/APL/00415

LAND AREA CALCULATION	
1/2(114.332 + 113.61) X 51.33	5850.13
1/2(72.19 + 68.23) X 145.82	10238.02
TOTAL	16088.15

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(10.19 + 9.71) X 25.94	258.10		258.10	1.532	395.414	1	258.10	18.00	1.10	434.955	395.414
2	2	1/2(23.13 + 22.96) X 11.75	270.78		270.78	1.532	414.833	1	270.78	18.00	1.10	456.316	414.833
3	3	1/2(22.96 + 22.80) X 11.75	268.84		268.84	1.532	411.863	1	268.84	18.00	1.10	453.049	411.863
4	4	1/2(22.80 + 22.63) X 11.75	266.90		266.90	1.532	408.893	1	266.90	18.00	1.10	449.782	408.893
5	5	1/2(22.63 + 22.57) X 4.23 + 1/2(22.57 + 22.69) X 7.47	264.64		264.64	1.532	405.435	1	264.64	18.00	1.10	445.978	405.435
6	6	1/2(22.69 + 22.86) X 11.45	260.77		260.77	1.532	399.505	1	260.77	18.00	1.10	439.456	399.505
7	7	1/2(22.86 + 23.03) X 11.50	263.87		263.87	1.532	404.245	1	263.87	18.00	1.10	444.670	404.245
8	8	1/2(23.03 +23.20) X 11.50	265.82		265.82	1.532	407.240	1	265.82	18.00	1.10	447.964	407.240
9	9	1/2(23.20 + 23.38) X 11.50	267.84		267.84	1.532	410.323	1	267.84	18.00	1.10	451.356	410.323
10	10	1/2(10.31 + 9.81) X 26.24	263.97	16.33	247.64	1.532	379.391	1	247.64	18.00/12.00	1.10	417.330	379.391
11	11	1/2(10.93 + 10.50) X 16.00	171.44	8.58	162.86	1.532	249.502	1	162.86	12.00/9.00	1.10	274.452	249.502
12	12 & 13	9.50 X 16.00	152.00		152.00	1.532	232.864	2	304.00	9.00	1.10	256.150	465.728
13	14 TO 23	7.45 X 16.00	119.20		119.20	1.532	182.614	10	1192.00	9.00	1.10	200.876	1826.144
14	24	1/2(10.22 + 9.80) X 16.00	160.16		160.16	1.532	245.365	1	160.16	9.00	1.10	269.902	245.365
15	25 , 42 , 43	10.95 X 13.00	142.35		142.35	1.532	218.080	3	427.05	9.00	1.10	239.888	654.241
16	26 TO 32 35 TO 41 44 TO 50	8.45 X 13.00	109.85		109.85	1.532	168.290	21	2306.85	9.00	1.10	185.119	3534.094
17	33	1/2(13.40 + 13.05) X 13.00	171.93	8.41	163.52	1.532	250.505	1	163.52	12.00/9.00	1.10	275.555	250.505
18	34	1/2(13.05 + 12.70) X 13.00	167.38	8.88	158.50	1.532	242.814	1	158.50	12.00/9.00	1.10	267.096	242.814
19	51	1/2(12.46 + 12.11) X 13.00	159.71	8.60	151.11	1.532	231.493	1	151.11	9.00	1.10	254.642	231.493
20	52	1/2(8.75 + 9.50) X 15.12	137.97	7.95	130.02	1.532	199.191	1	130.02	12.00/9.00	1.10	219.110	199.191
21	53 TO 55	7.00 X 15.12	105.84		105.84	1.532	162.147	3	317.52	12.00	1.10	178.362	486.441
22	56	1/2(8.93 + 8.93) X 15.12	135.02	7.72	127.30	1.532	195.026	1	127.30	12.00/9.00	1.10	214.529	195.026
23	57	1/2(10.84 + 10.84) X 15.12	163.90	7.82	156.08	1.532	239.116	1	156.08	12.00/9.00	1.10	263.027	239.116
24	58	10.00 X 15.12	151.20		151.20	1.532	231.638	1	151.20	12.00	1.10	254.802	231.638
25	59	1/2(18.50 + 19.158) X 15.12	284.69	15.35	269.34	1.532	412.636	1	269.34	18.00/12.00	1.10	453.899	412.636
		TOTAL						59	8812.71				13501.075



LAYOUT PLAN
SCALE - 1:500

LAND AREA CALCULATION
SCALE - 1:1000

Project Details
Proposal code -NMRDA-24-92891
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Tentative
Cts No./Survey No. - 86/1
Tahsil : Nagpur gramin
Mouza : DONGARGAON
Prorata Value : 0.00
Separation/CRZ Zone Area :

PRO-RATA FACTOR ALLOWED AS PER TABLE NO. - 6 G

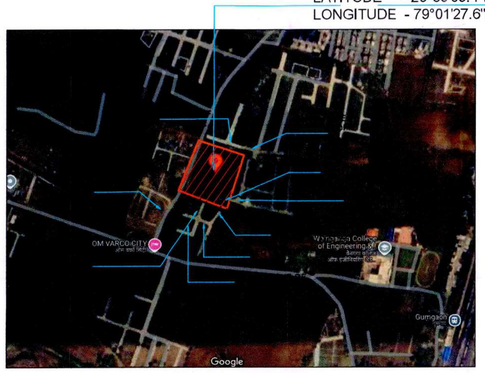
SR NO.	ROAD WIDTH IN METERS	BASIC FSI	MAXIMUM PRO-RATA ALLOWED	MAXIMUM BUIDING POTENSIAL ON PLOT INCLUDING IN-SITU FSI
1	Below 9.0 m.	1.10	....	1.10
2	9.00 m. and above but below 12.00 m.	1.10	1.545	1.70
3	12.00 m. and above but below 15.00 m.	1.10	1.818	2.00
4	15.00 m. and above but below 24.00 m.	1.10	1.909	2.10
5	24.00 m. and above but below 30.00 m.	1.10	2.090	2.30
6	30.00 m. and above	1.10	2.272	2.50

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

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	16088.15	SQ.M.	
	a) As per ownership document (7/12, CTS extract)	16200.00	SQ.M.	
	b) as per measurement sheet	16088.15	SQ.M.	
	(c) as per site	16088.15	SQ.M.	
2.	Deductions for			
	(a) Proposed 18.00 M. d.p. Road Area	2583.55	SQ.M.	
	(b) Any D.P. Reservation area	0.000	SQ.M.	
	(c) External structure in plot	0.000	SQ.M.	
	(d) Not in possession	0.000	SQ.M.	
	(Total a+b+c+d)	2583.55	SQ.M.	
3.	Balance area of plot (1-2)	13504.60	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))	13504.60	SQ.M.	
6.	Recreational Open space/Play Ground (if applicable)			
	(a) Required - (10.00% of 13504.60 Sq.M.)	1350.46	SQ.M.	10.00%
	(b) Proposed -	1350.74	SQ.M.	10.00%
7.	Space for Electric sub -station & waste water treatment & Recycling plant(25.00+25.32)	50.32	SQ.M.	0.37%
8.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	3290.84	SQ.M.	24.37%
9.	Plotable area	8812.71	SQ.M.	65.26%
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.532		

GPS COORDINATES
LATITUDE - 20°59'50.4"N
LONGITUDE - 79°01'27.6"E



GOOGLE IMAGE SHOWING PROPOSED SITE
SCALE - NTS

PROPOSED SITE OF KH.NOs. 86/2 & 86/3



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO.- 110
SCALE - NTS

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

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	5.00 X 19.69 + 1/2(24.43 + 23.50) X 52.255	1350.74		1350.74	1350.74
SPACE FOR ELECTRIC SUB-STATION	5.00 x 5.00	25.00		25.00	50.32
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(5.00 + 5.126) X 5.00	25.32		25.32	
PROPOSED 18.00 M. WIDE D.P. ROAD AREA	1/2(51.37 + 50.91) X 18.00 + 1/2(92.63 + 92.151) X 18.00	2583.55		2583.55	2583.55

11- A Khare Town ,Nagpur,Nagpur,Maharashtra-440010

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH NOs.- 86/2 AND 86/3 P H NO.- 73 M MOUZA - DONGARGAON T DIST.- NAGPUR

Name of Architect : HARSHIT NANDESHWAR LAMDE

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

OWNERS SIGN - Written applicant
TECHNICAL PERSON SIGN
Signature valid

SCALE - 1 : 100 | 18/09/24
JOB NO.- NMRDA-24/92891 | CHECK BY -

SUBMISSION DRAWING

NOT FOR SALE