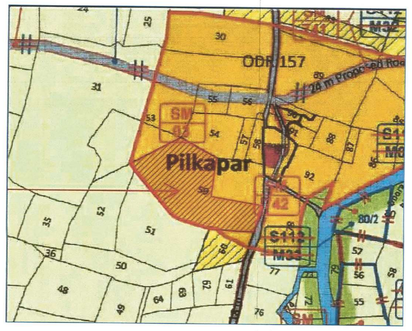
Owner details		
Owner Name	**Postal Address**	**Contact Number**
GANGAMAI INFRASTUCTUR	401, Siddhivinayak apartment,Beltarodi road,Beltarodi,Nagpur,Maharashtra-441108	9325353299
SHRIHARI JIYALAL CHAUDHARI	401, Siddhivinayak apartment,Beltarodi road,Beltarodi,Nagpur,Maharashtra-441108	9325353299
DILIP DEVRAOJI GAT	NAGPUR	
KAILAS VITTHAL SHINDE	NAGPUR	
SUMIT VIJAY KHOBRAGADE	NAGPUR	
MOTILAL JIYALAL CHAUDHARI	NAGPUR	



DP SHEET NO. 112



GOOGLE IMAGE

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 27/08/2025
FOR THE LAYOUT SITE OF KH. NO. 59/3
MAUZA PILKAPAR TAHSIL NAGPUR(R.)

This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 5/9/2025

This sanction is subject to conditions of N.A. order Dt. 31/12/14
N.A.T.P. order Dt.

Project Details

Proposal code -NMRDA-25-03897
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Cts No./Survey No. - 59/3
Tahsil : Nagpur gramin
Mouza : PILKAPAR
Prorata Value : 0.000
Separation/CRZ Zone Area :

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

DEMARCATED FINAL RESIDENTIAL LAYOUT PLAN ON KH. NO. 59/3, P.H. NO.-40,
MOUZA- PILKAPAR, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.
BELONGING TO :- M/S GANGAMAI INFRASTRUCTURE THROUGH PARTNER
SHRI. SHRIHARI JIYALAL CHAUDHARI.
SHRI. MOTILAL JIYALAL CHAUDHARI.
SHRI. DILIP DEVRAOJI GAT.
SHRI.KAILAS VITTHAL SHINDE.
SHRI. SUMIT VIJAY KHOBRAGADE.

	AREA STATEMENTS :		
1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)		
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	=	48000.000 SQ.M
	B) AS PER MEASUREMENT SHEET	=	47188.399 SQ.M
	C) AS PER SITE	=	47188.399 SQ.M
2	DEDUCTIONS FOR :		
	A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	=	328.485 SQ.M
	B) ANY D.P. RESERVATION AREA	=	0.000 SQ.M
	TOTAL A+B	=	328.485 SQ.M
3	BALANCE AREA OF PLOT (1- 2)	=	46859.914 SQ.M (100 %)
4	AMENITY SPACE :		
	A) REQUIRED	=	4685.991 SQ.M
	B) ADJUSTMENT OF 2(A), if any	=	0.00 SQ.M
	C) BALANCE PROPOSED	=	4687.754 SQ.M
	NET PLOT AREA (3- 4C)	=	42172.160 SQ.M (100%)
6	RECREATIONAL OPEN SPACE :		
	A) REQUIRED	=	4685.991 SQ.M
	B) PROPOSED	=	4706.034 SQ.M
7	INTERNAL ROAD AREA	=	12577.105 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	=	000.000 SQ.M
9	PLOTABLE AREA	=	24789.021 SQ.M
10	SPACE FOR E.S.S. & W.T.P.	=	100.000 SQ.M.
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	=	1.70

AMENITY SPACE 1		
1) 0.5 * 39.304 * 43.949	=	863.685 SQ.M
2) 39.304 * 35.9299	=	1412.188 SQ.M
3) 0.5 * (0.624 + 21.914) * 45.338	=	510.913 SQ.M
TOTAL	=	2786.786 SQ.M
AMENITY SPACE 2		
1) 0.5 * (41.180 + 62.069) * 36.823	=	1900.968 SQ.M
TOTAL 1 +2	=	4687.754 SQ.M

D.P. ROAD		
1) 0.5 * (3.824 + 4.230) * 9.883	=	39.798 SQ.M
2) 0.5 * (5.184 + 4.614) * 6.602	=	31.853 SQ.M
3) 0.5 * (4.549 + 3.362) * 64.931	=	256.834 SQ.M
TOTAL	=	328.485 SQ.M

OPEN SPACE		
OPEN SPACE 1		
1) 0.5 * (77.112 + 77.514) * 3.107	=	240.211 SQ.M
2) 0.5 * (10.934 + 28.827) * 77.514	=	1541.017 SQ.M
3) 0.5 * (31.934 + 35.934) * 17.325	=	587.906 SQ.M
4) 35.934 * 20.000	=	718.680 SQ.M
TOTAL	=	3087.814 SQ.M
DEDUCTION OF E.S.S = 5 * 10	=	50.000 SQ.M
TOTAL	=	3037.814 SQ.M
OPEN SPACE 2		
1) 0.5 *(0.587 + 11.283)*22.594	=	134.095 SQ.M
2) 12.323 * 15.500	=	191.006 SQ.M
TOTAL	=	325.101 SQ.M
OPEN SPACE 3		
1) 0.5 * (24.198 + 41.180) * 29.936	=	978.577 SQ.M
OPEN SPACE 4		
1) 0.5 * (27.443 + 23.111) * 16.400	=	414.542 SQ.M
DEDUCTION OF WTP = 5 * 10	=	50.000 SQ.M
TOTAL	=	364.542 SQ.M

OPEN SPACE 1 + OPEN SPACE 2 + OPEN SPACE 3 + OPEN SPACE 3
TOTAL = 3037.814 + 325.101 + 978.577 + 364.542
TOTAL = 4706.034 SQ. M

AREA AS PER MEASUREMENT SHEET		
1) 0.5 * (12.623 + 19.588) * 48.348	=	778.668 SQ.M
2) 0.5 * (20.625 + 21.940) * 138.640	=	2950.605 SQ.M
3) 0.5 * (15.031 + 27.547) * 60.540	=	1288.836 SQ.M
4) 0.5 * (50.912 + 59.498) * 14.983	=	827.136 SQ.M
5) 0.5 * (59.498 + 60.841) * 4.711	=	283.458 SQ.M
6) 0.5 * (60.841 + 66.293) * 7.254	=	461.115 SQ.M
7) 0.5 * (66.293 + 71.688) * 9.510	=	656.099 SQ.M
8) 0.5 * 65.837 * 71.688	=	2359.861 SQ.M
9) 0.5 * (135.051 + 172.674) * 122.883	=	18907.085 SQ.M
10) 0.5 * (15.092 + 58.734) * 132.119	=	4876.908 SQ.M
11) 0.5 * (106.950 + 106.426) * 32.773	=	3496.485 SQ.M
12) 0.5 * (102.759 + 106.426) * 7.725	=	807.977 SQ.M
13) 0.5 * (102.759 + 102.281) * 11.503	=	1179.287 SQ.M
14) 0.5 * (94.891 + 70.473) * 92.374	=	7637.667 SQ.M
15) 0.5 * (92.374 + 90.904) * 7.390	=	677.212 SQ.M
TOTAL	=	47188.399 SQ.M



LOCATION PLAN
SCALE - N.T.S.

LAYOUT PLAN
SCALE - 1:500

N
W E
S

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	FRONT ROAD WIDTH (M)	PRO RATA	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FS (G*I) SQ.M
A		B	C	D	E	F	G	H	I	J	K
1	0.5*(24.885 + 26.295)*7.957 + 0.5*(26.295 + 26.842)*6.481 + 0.5*(26.842 + 26.928)*5.561	525.322	14.440	510.882	1	510.882	18.000	1.700	868.499	1.100	955.348
2 TO 6 & 9 TO 14	10.000 * 20.000	200.000	0.000	200.000	11	2200.000	15.000	1.700	340.000	1.100	374.000
7 & 8	10.500 * 20.000	210.000	0.000	210.000	2	420.000	15.000	1.700	357.000	1.100	392.700
15	14.000 * 15.000	210.000	9.610	200.390	1	200.390	15.000	1.700	340.663	1.100	374.729
16 TO 20 & 23 TO 26	15.000 * 8.000	120.000	0.000	120.000	9	1080.000	9.000	1.545	185.400	1.100	203.940
21 & 22	15.000 *9.000	135.000	0.000	135.000	2	270.000	9.000	1.545	208.575	1.100	229.433
27	0.5*(10.437 + 9.676)*5.893 + 0.5*(9.676 + 10.832)*4.760 + 0.5*(10.832 + 10.813)*4.347	155.117	0.000	155.117	1	155.117	9.000	1.545	239.656	1.100	263.622
28	0.5*(9.761 + 9.752)*2.132 + 0.5*(9.752 + 13.127)*12.118	159.425	7.720	151.705	1	151.705	9.000	1.545	234.384	1.100	257.822
29 TO 32, 35 TO 39	14.250 * 7.000	99.750	0.000	99.750	9	897.750	9.000	1.545	154.114	1.100	169.525
33 & 34	14.250 * 9.000	128.250	0.000	128.250	2	256.500	9.000	1.545	198.146	1.100	217.961
40	14.250 * 15.000	213.750	9.610	204.140	1	204.140	15.000	1.700	347.038	1.100	381.742
41	14.000 *15.000	210.000	9.610	200.390	1	200.390	15.000	1.700	340.663	1.100	374.729
42 TO 47, 50 TO 53	7.000 * 14.000	98.000	0.000	98.000	10	980.000	9.000	1.545	151.410	1.100	166.551
48 & 49	8.000 * 14.000	112.000	0.000	112.000	2	224.000	9.000	1.545	173.040	1.100	190.344
54	0.5 * (8.127 + 10.839) * 9.735 + 0.5 * (10.839 + 11.525)*4.265	140.008	7.720	132.288	1	132.288	9.000	1.545	204.385	1.100	224.824
55	0.5 * (8.090 + 10.303) * 14.000	128.751	0.000	128.751	1	128.751	9.000	1.545	198.920	1.100	218.812
56 TO 61, 64 TO 69	7.000 * 14.000	98.000	0.000	98.000	12	1176.000	9.000	1.545	151.410	1.100	166.551
62 & 63	8.000 * 14.000	112.000	0.000	112.000	2	224.000	9.000	1.545	173.040	1.100	190.344
70	14.000 * 15.000	210.000	9.610	200.390	1	200.390	15.000	1.700	340.663	1.100	374.729
71	15.500 *15.000	232.500	9.610	222.890	1	222.890	15.000	1.700	378.913	1.100	416.804
72 TO 75, 78 TO 80	15.500 *7.620	118.110	0.000	118.110	7	826.770	9.000	1.545	182.480	1.100	200.728
76 & 77	15.500 *9.500	147.250	0.000	147.250	2	294.500	9.000	1.545	227.501	1.100	250.251
81	15.500 *9.010	139.655	0.000	139.655	1	139.655	9.000	1.545	215.767	1.100	237.344
82	0.5 * (2.866 + 21.609) * 16.750	204.978	0.000	204.978	1	204.978	9.000	1.545	316.691	1.100	348.360
83 TO 90	16.750 *8.000	134.000	0.000	134.000	8	1072.000	9.000	1.545	207.030	1.100	227.733
91	16.750 * 13.000	217.750	9.610	208.140	1	208.140	15.000	1.700	353.838	1.100	389.222
92	0.5 * 29.609 *16.815	248.938	0.000	248.938	1	248.938	15.000	1.700	423.194	1.100	465.513
93	0.5 * (16.815 + 24.198) *13.048	267.569	0.000	267.569	1	267.569	15.000	1.700	454.867	1.100	500.354
94	15.000 * 14.000	210.000	9.610	200.390	1	200.390	15.000	1.700	340.663	1.100	374.729
95 TO 99	15.000 * 8.000	120.000	0.000	120.000	5	600.000	9.000	1.545	185.400	1.100	203.940
100	0.5 * (8.009 + 16.578) *15.000	184.853	0.000	184.853	1	184.853	9.000	1.545	285.597	1.100	314.157
101	0.5 * (12.527 + 11.860) *14.900	181.683	0.000	181.683	1	181.683	9.000	1.545	280.700	1.100	308.771
102 TO 107	14.900 * 8.000	119.200	0.000	119.200	6	715.200	9.000	1.545	184.164	1.100	202.580
108	14.900 * 14.500	216.050	9.610	206.440	1	206.440	15.000	1.700	350.948	1.100	386.043
109	16.400 * 13.000	213.200	9.610	203.590	1	203.590	15.000	1.700	346.103	1.100	380.713
110 TO 115	16.400 * 8.250	135.300	0.000	135.300	6	811.800	9.000	1.545	209.039	1.100	229.942
116	0.5 * (11.860 + 11.125)*16.400	188.477	0.000	188.477	1	188.477	9.000	1.545	291.197	1.100	320.317
117	0.5 * (12.222 + 11.487)*16.400	194.414	0.000	194.414	1	194.414	9.000	1.545	300.369	1.100	330.406
118 TO 123, 126 TO 131	16.400 * 8.000	131.200	0.000	131.200	12	1574.400	9.000	1.545	202.704	1.100	222.974
124 & 125	16.400 * 13.000	213.200	9.610	203.590	2	407.180	15.000	1.700	346.103	1.100	380.713
132	0.5*(10.876 + 10.949)*4.386 + 0.5*(10.949+ 11.487)*12.014	182.635	0.000	182.635	1	182.635	9.000	1.545	282.172	1.100	310.389
133	0.5 * (10.734 + 10.471)*16.400	173.881	0.000	173.881	1	173.881	9.000	1.545	268.646	1.100	295.511
134 TO 139, 142 TO 146	16.400 * 8.000	131.200	0.000	131.200	11	1443.200	9.000	1.545	202.704	1.100	222.974
140 & 141	16.400 * 13.000	213.200	9.610	203.590	2	407.180	15.000	1.700	346.103	1.100	380.713
147	0.5 * (14.522 + 14.758) * 5.675 + 0.5*(14.758 + 18.426) * 7.736 + 0.5 *(18.426 + 18.473) *2.989	266.583	0.000	266.583	1	266.583	9.000	1.545	411.871	1.100	453.058
148	16.400 *10.000	164.000	0.000	164.000	1	164.000	9.000	1.545	253.380	1.100	278.718
149 & 150, 153 TO 156	16.400 * 8.000	131.200	0.000	131.200	6	787.200	9.000	1.545	202.704	1.100	222.974
151 & 152	16.400 * 13.000	213.200	9.610	203.590	2	407.180	15.000	1.700	346.103	1.100	380.713
157	0.5 * (17.111 + 12.779) *16.400	245.098	0.000	245.098	1	245.098	9.000	1.545	378.675	1.100	416.544
158	0.5 * (13.402 + 8.120) *20.000	215.220	0.000	215.220	1	215.220	9.000	1.545	332.515	1.100	365.766
159 TO 161	20.000 *10.000	200.000	0.000	200.000	3	600.000	9.000	1.545	309.000	1.100	339.900
162	20.000 *12.000	240.000	9.610	230.390	1	230.390	15.000	1.700	391.663	1.100	430.829
163	0.5 * (23.382 + 23.582) *12.500	293.525	14.440	279.085	1	279.085	15.000	1.700	474.445	1.100	521.889
164	0.5 * (23.758 + 23.582) *11.500	272.205	0.000	272.205	1	272.205	18.000	1.700	462.749	1.100	509.023
165	0.5 * (23.758 + 23.933) *11.500	274.223	0.000	274.223	1	274.223	18.000	1.700	466.180	1.100	512.797
166	0.5 * (7.119 + 12.476) * 28.045	274.771	0.000	274.771	1	274.771	18.000	1.700	467.111	1.100	513.822

TOTAL AREA OF 166 NOS. OF PLOTS = 24789.021 SQ.M.

Signature valid
Digitally signed by LALIT YASHWANT KHOBRAGADE
Date: 2025.09.12 15:54:23 IST
Reason: Approved Document
Designation: Executive Engineer
Location: Nagpur Metropolitan Region Development Authority
Application Number : MAHSM_LT_00000000042
Application Number : MAHSM_LT_00000000042
Proposal Number : 3660000
Certificate Number : MAHSM_LT_00000000042
Assistant Engineer-II
Nagpur Metropolitan Region Development Authority

Town Planner Date: 13/01/2025

Technical Person/Commissioner Date: 13/01/2025

Assistant Engineer Date: 13/01/2025

Sectional Engineer Date: 13/01/2025

..Mahatma Fule Bazar,Nagpur,Maharashtra-440018

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

SITE ADDRESS :
KH NO 59/ 3 PH NO 40 MOUZA PILKAPAR TAH NAGPUR GRAMIN DIST NAGPUR

NAME OF SURVEYOR / : RAGINI PRADEEP NAUKIYE

ADDRESS OF OFFICE :
OFFICE -
PLOT NO. 19 KASHI NAGAR NEAR GURUNANK D-PHARM COLLAGE NARI ROAD NAGPUR-440026

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN Signature valid
Digitally signed by [illegible]
Date: 2025.09.12 15:54:23 IST
Reason: Approved Document
Designation: Executive Engineer
Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100 | 13/01/25
JOB NO - NMRDA-25-03897 | CHECK BY -

SUBMISSION DRAWING