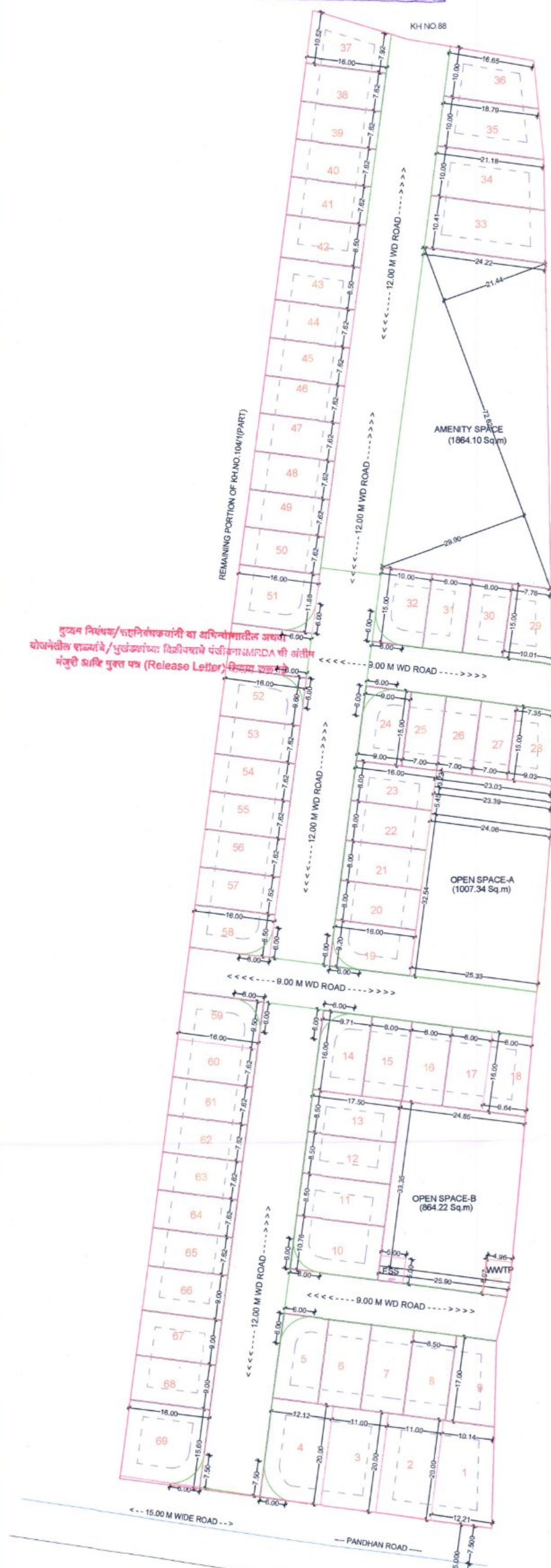


NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITIONS
MENTIONED IN AGREEMENT DT. 8/9/25
FOR THE LAYOUT SITE OF KH. NO. 104/1 (PART)
MOUZA - UMARGAON, TAHSIL - NAGPUR (R)



LAYOUT PLAN
SCALE - 1:500

AREA AS PER MEASUREMENT SHEET

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	FACTOR FOR PRORATA FSI	BUILT UP AREA ON PRO-RATA BASIS (F * PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*H) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5*(10.14 + 12.21) * 20.00	223.500	0.000	223.500	1	223.500	1.702	380.397	18.000	418.437
2 & 3	11.00 * 20.00	220.000	0.000	220.000	2	440.000	1.702	748.880	18.000	823.768
4	12.12 * 20.00	242.400	9.610	232.790	1	232.790	1.702	396.209	18.000	435.829
5	8.98 * 17.00	152.660	7.720	144.940	1	144.940	1.702	246.688	18.000	271.357
6 TO 8	8.50 * 17.00	144.500	0.000	144.500	3	433.500	1.702	737.817	18.000	811.599
9	0.5*(8.03 + 9.78)*17.00	151.385	0.000	151.385	1	151.385	1.702	257.657	12.000	283.423
10	10.76 * 17.50	188.300	7.720	180.580	1	180.580	1.702	307.347	9.000	338.082
11 TO 13	8.50 * 17.50	148.750	0.000	148.750	3	446.250	1.702	759.518	9.000	835.469
14	9.71 * 16.00	155.360	7.720	147.640	1	147.640	1.702	251.283	12.000	276.412
15 TO 17	8.00 * 16.00	128.000	0.000	128.000	7	896.000	1.702	1524.992	12.000	1677.491
18	0.5*(8.00 + 8.64)*16.00	133.120	0.000	133.120	1	133.120	1.702	226.570	9.000	249.227
19	9.20 * 16.00	147.200	7.720	139.480	1	139.480	1.702	237.395	12.000	261.134
24	9.00 * 15.00	135.000	7.720	127.280	1	127.280	1.702	216.631	12.000	238.294
25 TO 27	7.00 * 15.00	105.000	0.000	105.000	3	315.000	1.702	536.130	12.000	589.743
28	0.5*(7.35 + 9.03)*15.00	122.850	0.000	122.850	1	122.850	1.702	209.091	12.000	230.000
29	0.5*(7.78 + 10.01)*15.00	133.425	0.000	133.425	1	133.425	1.702	227.089	12.000	249.798
30 & 31	8.00 * 15.00	120.000	0.000	120.000	2	240.000	1.702	408.480	9.000	449.328
32	10.00 * 15.00	150.000	7.720	142.280	1	142.280	1.702	242.161	9.000	266.377
33	0.5*(24.22 + 22.67)*10.41	244.062	0.000	244.062	1	244.062	1.702	415.394	9.000	456.934
34	0.5*(21.18 + 22.67)*10.00	219.250	0.000	219.250	1	219.250	1.702	373.164	9.000	410.480
35	0.5*(21.18 + 18.79)*10.00	199.850	0.000	199.850	1	199.850	1.702	340.145	9.000	374.159
36	0.5*(8.83 + 7.16)*21.28	170.134	0.000	170.134	1	170.134	1.702	289.567	9.000	318.524
37	0.5*(10.52 + 7.92)*16.00	147.520	0.000	147.520	1	147.520	1.702	251.079	9.000	276.187
38 TO 41	7.62 * 16.00	121.920	0.000	121.920	22	2682.240	1.702	4565.172	9.000	5021.690
42 & 43	8.50 * 16.00	136.000	0.000	136.000	2	272.000	1.702	462.944	9.000	509.238
51	11.88 * 16.00	190.880	7.720	182.360	1	182.360	1.702	310.377	9.000	341.414
52	9.60 * 16.00	153.600	7.720	145.880	1	145.880	1.702	248.288	9.000	273.117
58	8.50 * 16.00	136.000	7.720	128.280	1	128.280	1.702	218.333	9.000	240.166
59	16.00 * 9.50	152.000	7.720	144.280	1	144.280	1.702	245.565	9.000	270.121
66 TO 68	16.00 * 9.00	144.000	0.000	144.000	3	432.000	1.702	735.264	12.000	808.790
69	0.5*(15.28 + 15.60)*16.00	247.040	9.610	237.430	1	237.430	1.702	404.106	12.000	444.516
TOTAL					69	9855.306		16773.731		18451.104

This sanction is subject to conditions of
N.A. order Dt. 08/08/2024
N.A.T.P. order Dt. 08/08/2024

This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated, 05/09/2025

Project Details

Proposal code -NMRDA-24-89862
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Cts No./Survey No. - 104/1 (PART)
Tahsil : Nagpur gramin
Mouza : Umargaon
Prorata Value : 0.00
Separation/CRZ Zone Area :

AS PER MEASUREMENT SHEET AREA	
AREA UNDER LAYOUT	
1) 0.5 * (23.53 + 23.40) * 1.80	= 42.237 SQ.M
2) 0.5 * (23.40 + 20.37) * 17.42	= 381.236 SQ.M
3) 0.5 * (18.84 + 13.37) * 36.22	= 547.103 SQ.M
4) 0.5 * (49.18 + 65.35) * 108.64	= 6221.269 SQ.M
5) 0.5 * (67.29 + 65.35) * 18.26	= 1211.003 SQ.M
6) 0.5 * (67.29 + 68.06) * 5.45	= 368.828 SQ.M
7) 0.5 * (71.61 + 68.06) * 90.88	= 6346.804 SQ.M
8) 0.5 * (71.61 + 70.50) * 11.91	= 846.265 SQ.M
9) 0.5 * (32.94 + 31.44) * 83.10	= 2674.989 SQ.M
TOTAL (A) = 18639.534 SQ.M	

OPEN SPACE A	
1) 0.5 * (23.03 + 23.39) * 3.22	= 74.736 SQ.M
2) 0.5 * (24.06 + 23.39) * 5.45	= 129.301 SQ.M
3) 0.5 * (24.06 + 25.33) * 32.54	= 803.575 SQ.M
TOTAL (A) = 1007.612 SQ.M	
OPEN SPACE B	
1) 0.5 * (25.84 + 26.11) * 2.91	= 75.587 SQ.M
2) 0.5 * (24.81 + 26.11) * 33.35	= 849.091 SQ.M
TOTAL (A) = 924.678 SQ.M	
DEDUCTION OF W.W.T.P.	
1) 0.5 * (4.95 + 5.22) * 2.91	= 14.797 SQ.M
2) 0.5 * (5.06 + 5.22) * 4.06	= 20.868 SQ.M
DEDUCTION OF E.S.S. = 5 * 5	
TOTAL (A) = 60.665 SQ.M	
TOTAL (B) 924.678 - 60.665 = 864.013 SQ.M	
TOTAL (A + B) 1007.612 + 864.013 = 1871.625 SQ.M	

AMENITY SPACE	
1) 0.5 * (21.44 + 29.90) * 72.62	= 1864.155 SQ.M

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 104/1(PART),
P.H. NO. - 36 ,
MOUZA - UMARGAON TAH. - NAGPUR (G), DIST. - NAGPUR.

BELONGING TO :-

- 1) SHRI. TUKARAM VYANKATRAV GODE
- 2) SHRI. RAVINDRA GULABRAO KODE
- 3) SHRI. KAILASH GANGADHAR THAKRE

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED) A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT) = 18639.000 SQ.M B) AS PER MEASUREMENT SHEET = 18639.534 SQ.M C) AS PER SITE = 18639.534 SQ.M
2	DEDUCTIONS FOR : A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING = 0.000 SQ.M B) ANY D.P. RESERVATION AREA = 0.000 SQ.M C) AREA NOT UNDER LAYOUT = 0.000 SQ.M TOTAL A+B+C = 0.000 SQ.M
3	BALANCE AREA OF PLOT (1- 2) = 18639.534 SQ.M (100 %)
4	AMENITY SPACE : A) REQUIRED = 1863.953 SQ.M B) ADJUSTMENT OF 2(A), if any = 0.00 SQ.M C) BALANCE PROPOSED = 1864.155 SQ.M
	NET PLOT AREA (3- 4C) = 16775.379 SQ.M
6	RECREATIONAL OPEN SPACE : A) REQUIRED = 1863.953 SQ.M B) PROPOSED = 1871.625 SQ.M
7	INTERNAL ROAD AREA = 4965.174 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING = 000.000 SQ.M
9	PLOTTABLE AREA = 9855.306 SQ.M
10	SPACE FOR E.S.S. & W.W.T.P. = 83.274 SQ.M.
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = (5/9) = 1.702

FINAL DEMARCATED LAYOUT
KH NO.104/1(PART)



Signature valid

Digitally signed by LALIT YASHWANT PATIL
Date: 2025.08.29 18:40:14 IST
Reason: Approved During Final
Designation : Executive Engineer
Location :
Project Code : NMRDA-24-89862
Application Number : NMRDA/24/89862
Proposal Number : 3648247
Certificate Number : NMRDA/LF/2025/APL/00377

S. D. PAWADE

Assistant Engineer-II

Nagpur Metropolitan Region Development Authority

Additional Technical Officer/Deputy Commissioner/Commissioner
Date: 08/08/2025

Joint Secretary Town Planner
Date: 07/08/2025

Sectional Engineer
Date: 06/12/2024

1/ 3421m 013
2/ 3421m 013
3/ 3421m 013

DIVINE PROJECTS
Architects, Engineers, Consultants
The Divine Projects, 10/10, 10/10, 10/10, 10/10
MB. No. - 9158855005

LEGENDS:

PLOT BOUNDARY SHOWN WHITE
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 BROWN
EXISTING SHOWN BLUE HATCHED

Name Of Owner : Tukaram Vyankatray Gode

Postal Address : , Medha, Nagpur, Maharashtra-441201

Phone No. : 8660614486

DESCRIPTION OF PROJECT :

Type of Proposal : Residential

Layout Demarcated/Final

SITE ADDRESS :

KH NO.104/1, MOUZA-UMARGAON, TAH-DIST: NAGPUR

Name Of Engineer : Chavhan Subhashrao Harsha

ADDRESS OF OFFICE

OFFICE

65 sanam nagar hudkeshwar road near

imhali nagar bustop nagpur

OWNERS SIGN -

Verified by applicant

TECHNICAL PERSON SIGN

Signature valid

SCALE - 1:100

JOB NO - NMRDA-24-89862

CHECK BY -

SUBMISSION DRAWING