



Nagpur Improvement Trust

Station Raod, Sadar, Nagpur 01.

Phone no: 2533202, P.B.X.: 2531431 & 32, Fax no.: 0712-2531431

No: DDTP/PL./ 7722

Nagpur, dt. 17/ 7 /2018

To,

✓ Sandeep Dwellers Pvt. Ltd., Through its Director
Shri Anil Subhahkumar Agarwala
R/o 3C Gulmohar Temple Road, Civil Lines
Nagpur 440001.

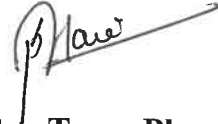
Subject: Revised Sanction of Group Housing Layout t on Khasra no 13-15/1 of Mouza **Wanjara**, Nagpur

Reference: i) NIT's Agreement dt. 30th July, 2013
ii) Your letter, dated 21st April, 2018.

With reference to the subject cited above, please find enclosed herewith a copy of Revised layout plan bearing Khasra no 13-15/1 of Mouza **Wanjara** duly sanctioned by Nagpur Improvement Trust on 4-6-2018 keeping the terms conditions of previous Agreement Dt. 30th July, 2013 Same.

Encl.:-

As above


Deputy Director Town Planning
Nagpur Improvement Trust

Copy Submitted to:-

Hon. Collector, Nagapur

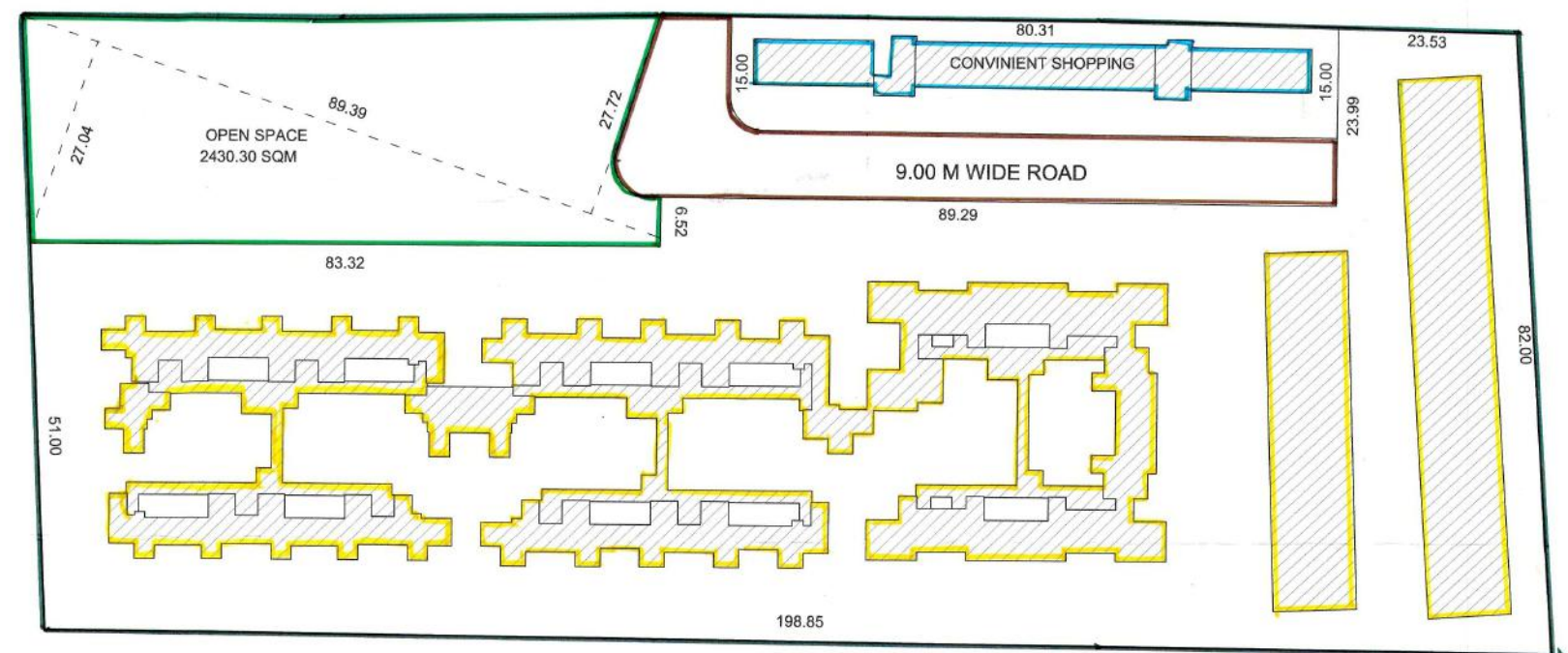
Copy forwarded to:-

2. Executive Engineer (North)), N.I.T.
2. Asstt. Engineer (Planning), N.I.T.
3. Building Engineer (North), N.I.T.
4. Divisional Officer (North), N.I.T..

Sd/-

Deputy Director Town Planning
Nagpur Improvement Trust

PROPOSED GROUP HOUSING RESIDENTIAL LAYOUT ON KH. NO. 13-15/1, 2 MOUZA WANJARA, TAH. & DIST. NAGPUR BELONGING TO SANDEEP DWELLERS PVT. LTD. THROUGH DIRECTOR SHRI GAURAV AGARWALA



LAYOUT PLAN
SCALE 1:500

Revised layout approved on date 4.6.18

NAGPUR IMPROVEMENT TRUST
SANCTIONED SUBJECT TO THE TERMS AND
CONDITION MENTIONED IN THE "AGREEMENT"
DT 20 July 2012 FOR THE LAYOUT SITE OF
KHASRA NO. 13-15/1, 2-5/2
MOUZA Wanjara
Green Belt Central Scheme.

Deputy Director Town Planning
Nagpur Improvement Trust, Nagpur

PROPOSED LAYOUT PLAN FOR GROUP HOUSING ON
KH. NO. 13-15/1, 2. MOUZA WANJARA, TAH. DIST NAGPUR
BELONGING TO : SANDEEP DWELLERS PVT. LTD.
THROUGH DIRECTOR SHRI GAURAV AGARWALA

TOTAL LAND AREA	=	16200.00	SQM	
AREA UNDER GOVERNMENT SHARE	=	0.00	SQM	
AREA UNDER D.P. ROADS	=	0.00	SQM	
GROSS AREA UNDER PROPOSAL	=	16200.00	SQM	

AREA CONFIGURATION

GROSS PLOT AREA	=	16200.00	SQM	100%
• AREA UNDER OPEN SPACE, AMENITY SPACE, ACCESS PATHWAY, ROAD, PASSAGES ETC.	=	2430.00	SQM	15.00%
AREA UNDER AMENITY SPACE	=	NIL (AS PLOT AREA < 3.0 HECTARE)	SQM	0%
NET RESIDENTIAL PLOT AREA i.e. 85% OF (GROSS AREA - AMENITY SPACE) AS PER GOVERNMENT NOTIFICATION NO. TPS-2414/457/CR-234/2014/UD-9 DATED: 7TH FEBRUARY, 2015 THIS AREA WILL BE CONSIDERED FOR F.S.I. CALCULATIONS	=	$= 85\% \text{ of } (16200.00 - 0.00) \text{ SQM.}$ $= \frac{85}{100} \times (16200.00 - 0.00) \text{ SQM.}$ 13770.00	SQM	85.00%
TOTAL GROSS PLOT AREA	=	16200.00	SQM	100%

INDEX

- PLOT
- OPEN SPACE
- CONVENIENCE SHOPPING
- RESIDENTIAL
- ROAD

OWNER	ARCHITECT
For Sandeep Dwellers Pvt. Ltd. Director OWNER / P.O.A. HOLDER	AR. RAHUL AGARWALA REG NO. - CA/2008/41949 NMC - NMC/R - 829 C.O. NREGA NO. 2414/CR-234/2014/UD-9 N.T.L.S.NO.: 2310 N.M.C. / R : 529 ARCHITECTURAL & INTERIOR DESIGN STUDIO 1C, GULMCHAR, TEMPLE ROAD Civil Lines, Nagpur-440001 Email: rahul@indistudio.co.in