

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY

Station Road, Sadar, Nagpur-440001

(www.nitnagpur.org)

No. Ass. Eng.-1 (NMRDA)/ 76

Nagpur, Date: 3 / 11 / 2018

To,

✓ Smt. Usha Chandrashekhar Lancherwar & Other
R/o Rukhamini Nagar, New Subhedar Layout,
Near Chikhali Gajanan Mandir, Ring Road,
Nagpur.

Subject :- Amendment in Development Agreement For Land Bearing Kh No. 114/5, of Mouza Bahadura, Tah Nagpur (Gramin), Dist. Nagpur.

Reference :- Development Agreement Letter No. EE-1 (NMRDA) AE/BE(NMRDA-1)/ 48 Dated 23/02/2018.

With reference to above please find enclosed herewith revised layout plan showing 12.00 meter wide approach road instead of 9.00 meter wide road. Earliest Layout plans stand cancelled. Revised layout plan shall be the part of the Development Agreement dated 22/02/2018. Layout Plan along with Development Agreement dated 22/02/2018 stands cancelled.

Encl : Layout Map of Kh No 114/5, of Mouza Bahadura


Executive Engineer -1
Nagpur Metropolitan Region Development Authority.

Copy Submitted to :-

Copy to :- ✓ The Hon' ble Collector, Nagpur for information.

1. The Chief Accountant & Finance Officer, NMRDA With Original Agreement for record and safe custody
2. Executive Engineer-2 Metropolitan Region Development Authority
3. Building Engineer -2 Nagpur Metropolitan Region Development Authority
4. Assistant Engineer (South), Metropolitan Region Development Authority

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Executive Engineer -1
Nagpur Metropolitan Region Development Authority

REVISED RESIDENTIAL GROUP HOUSING SCHEME
ON KH. NO. 114/5(PART), P. H. NO. 35.
MOUZA - BAHADURA, TAH - NAGPUR (RURAL), DIST- NAGPUR
BELONGING TO
SAU USHA CHANDRASHEKHAR LANCHERWAR
SAU SUDHA MADHUKARRAO PULLARWAR

AREA STATEMENTS

1	AREA OF LAND (MINIMUM AREA OF A.B.C. TO BE CONSIDERED) A) AS PER OWNERSHIP DOCUMENT (7/12 CTS. EXTRACT) B) AS PER MEASUREMENT SHEET C) AS PER SITE	= 4100 090 SQ M = 4078 172 SQ M = 4078 172 SQ M
2	DEDUCTIONS FOR A) PROPOSED D.P. R.P. ROAD WIDENING B) ANY D.P. RESERVATION AREA C) NATURAL WATER COURSE AREA TOTAL A+B	= 0 000 SQ M = 0 000 SQ M = 0 000 SQ M = 0 000 SQ M
3	GROSS AREA OF PLOT (1-2)	= 4078 172 SQ M (100 %)
4	RECREATIONAL OPEN SPACE A) REQUIRED (10%) B) PROPOSED	= 407 817 SQ M = 408 061 SQ M (10.00 %)
5	AMENITY SPACE A) REQUIRED (10%) B) PROPOSED	= 407 817 SQ M = 408 754 SQ M (10.02 %)
6	SERVICE ROAD / HIGHWAY WIDENING/ROAD WINDING	= 115 830 SQ M (2.84 %)
7	INTERNAL ROAD AREA	= 344 988 SQ M (8.47 %)
8	AREA UNDER LAYOUT PLOTS	= 2800 539 SQ M (68.97 %)
9	NET PLOT AREA FOR FSI CALCULATIONS (AS PER PREVIOUS SANCTION LAYOUT DT 23/09/2017	= 3197 787 SQ M
10	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS (F.S.I)	=
11	BASIC ZONAL F.S.I	= 1.1
12	AREA FOR INCLUSIVE HOUSING A) REQUIRED (20% OF NET PLOT AREA x 1.1 BASIC ZONAL F.S.I) B) PROPOSED	= 0 000 SQ M (0.00 %) = 3 000 SQ M (0.94 %)

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10/02/2018 AND THE
DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA
SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME
RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS

SIGNATURE

NAME OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR

OWNER (S) NAME AND SIGNATURE

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

AREA STATEMENT

AREA UNDER PLOTS
0.5 (38 572 + 33 813) 77 379
= 2800 539 SQ M
NET AREA UNDER PLOT = 2800 539 SQ M
ROAD WIDENING
0.5 (2 931 + 2 914) 39 634 = 115 830 SQ M
NET AREA UNDER ROAD WIDENING = 115 830 SQ M
OPEN SPACE
0.5 (15 555 + 10 583) x 33 588 = 438 961 SQ MT
TANGENT DEDUCTION = 30 900 SQ MT
TOTAL = 408 061 SQ M
NET AREA UNDER OPEN SPACE = 408 061 SQ M
AMENITY SPACE
0.5 x (14 699 + 11 651) x 31 025 = 408 754 SQ M
NET AMENITY SPACE AREA = 408 754 SQ M

JOB NO	DRAWING BY	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO / LICENCE NO OF ARCH / LIC. ENG / SUPERVISOR
01		1:500 1:1000	DHAWAL HARSHE	A.Z.	C.O.A 42423 N.T. 2349 N.M.C.R-509

LEGEND

KHASARA BOUNDARY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN
EWS / LIG SPACE SHOWN IN
EXISTING ROAD SHOWN IN

WAVE
DESIGNERS & PLANNERS
Flat no G-8, Chetab Apts Chetabnagar Road,
Near Apts Sq Nagpur-440001