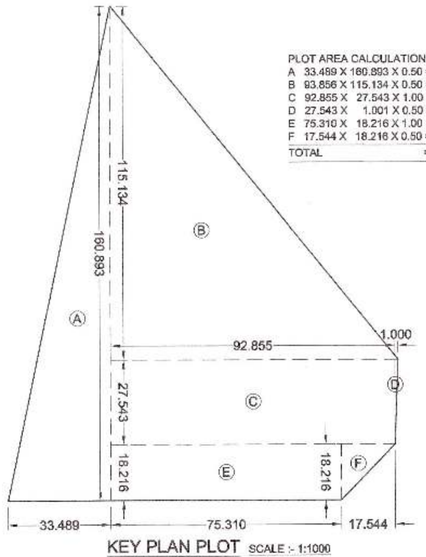
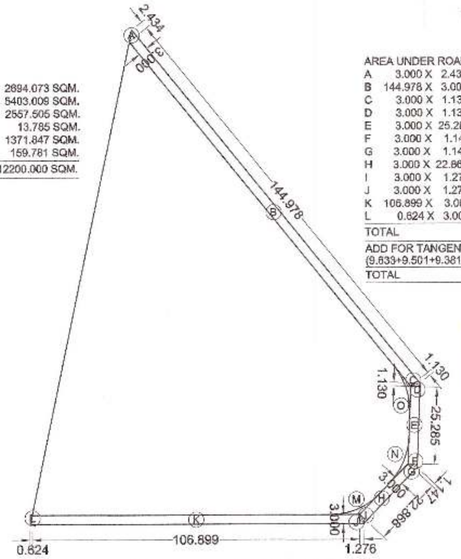


KEY PLAN PLOT SCALE :- 1:1000



KEY PLAN ROAD WIDENING AREA SCALE :- 1:1000

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 13/02/2020
FOR THE LAYOUT SITE OF KH. NO. 42/2/6/B
MOUZA RUI TAHSIL NAGPUR (G)

This Layout Plan finally approved by Executive Engineer Nmrda On Dated 01.01.2020.

This sanction is subject to conditions of
N.A.order Dt. 30.01.2020.
N.A.T.P. order Dt.

मुख्य नियंत्रक/सहनियंत्रकयांनी या अभिन्यासातील अथवा योजनेतील भूखंडांचे/भूखंडांच्या विक्रीपत्रांचे पंजीयन NMRDA चे अंतिम मुद्रांक मुक्त पत्र (Release Letter) मिळाल्या नंतरच करावे.

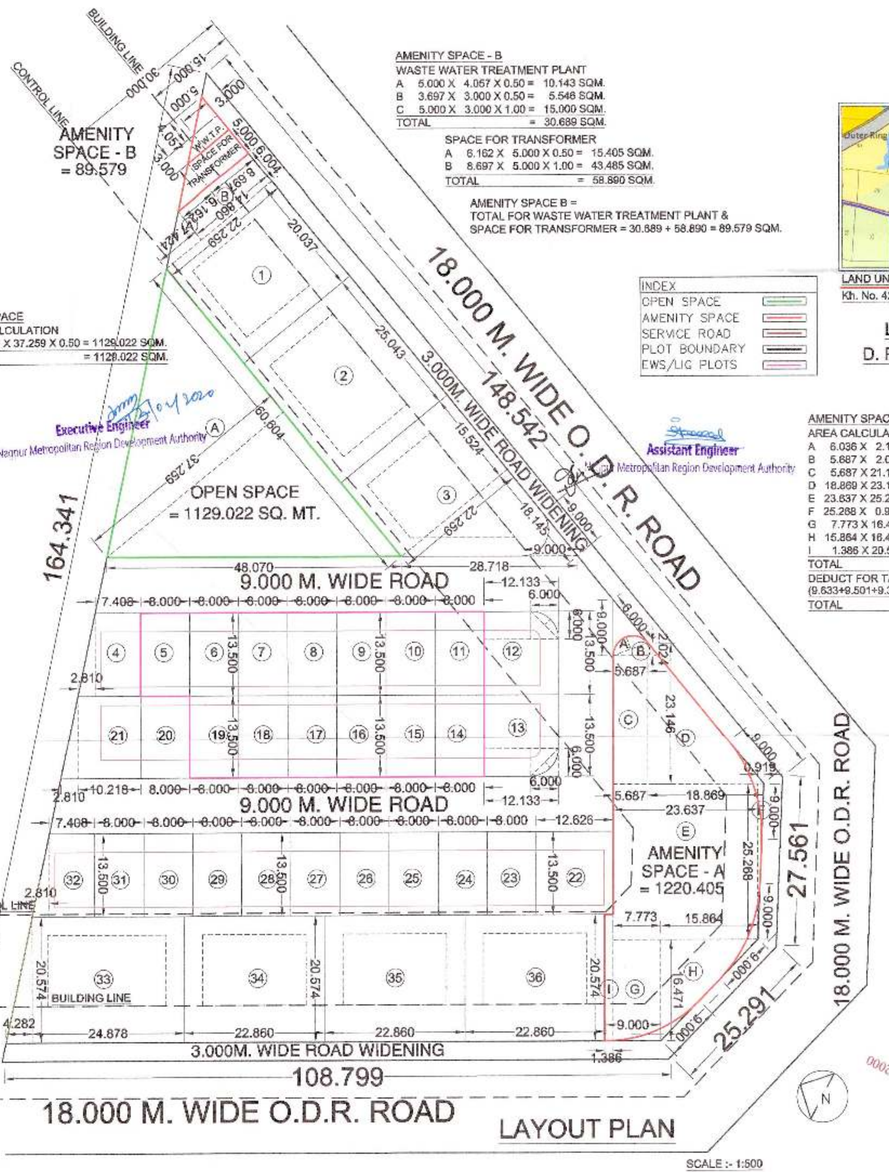
Development Permission No.
N.M.R.D.A.
Outward No. ee/dpr/Appro/257
Date 13/02/2020

EWS/LIG PLOTS FOR MHADA

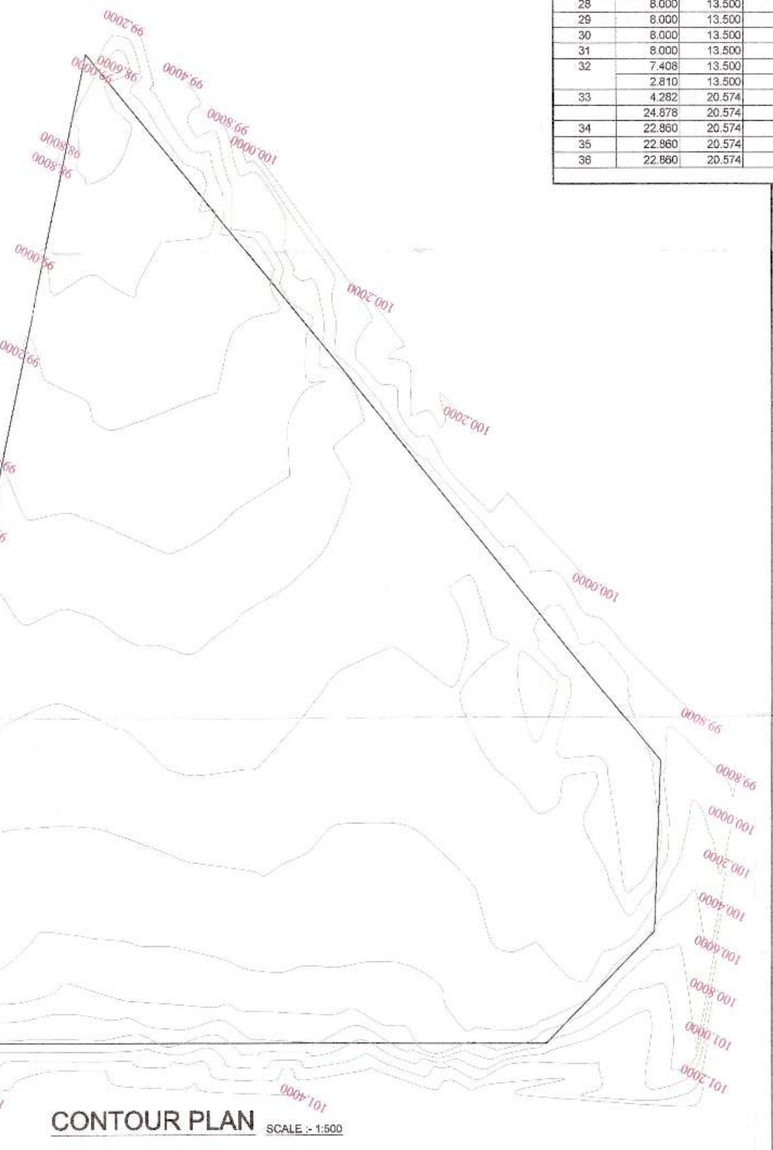
S. No.	PLOT No.	DESCRIPTION	AREA
1	5 to 11	7x8.000x13.500	756.000
2	14 to 19	6x8.000x13.500	648.000
		TOTAL	1404.000

Statement of Distribution of FSI on each plot

Plot No.	Plot length/ base	Plot Breadth/ height		Area	Plot area (Sq.Mt.)	Rounding area of road (if any) Sq. Mt.	Remaining plot area (b-c) Sq.Mt.	B/up area on pro-rata basis i.e. (d x Pro-rata FSI factor)	Front Road width (m.)	basic FSI	Permissible Builtup area on Basic FSI (e x g) (sq.m.)
(a)					(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	7.424	6.004	0.500	22.287							
	14.860	6.004	1.000	89.219							
	20.037	22.259	1.000	446.004	557.510		557.510	801.691	18.000	1.000	801.691
2	25.043	22.259	1.000	557.432	557.432		557.432	801.580	18.000		801.580
3	15.524	22.259	1.000	345.549							
	22.259	18.145	0.500	201.945	547.493	11.770	535.723	770.363	18.000	1.000	0.000
4	2.810	13.500	0.500	18.968							
	7.408	13.500	1.000	100.008	118.976		118.976	171.085	9.000	1.000	171.085
5	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
6	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
7	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
8	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
9	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
10	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
11	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
12	12.133	13.500	1.000	163.796	163.796	7.700	156.096	224.463	9.000	1.000	224.463
13	12.133	13.500	1.000	163.796	163.796	7.700	156.096	224.463	9.000	1.000	224.463
14	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
15	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
16	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
17	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
18	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
19	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
20	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
21	10.218	13.500	1.000	137.943							
	2.810	13.500	0.500	18.968	156.911		156.911	225.635	9.000	1.000	225.635
22	12.626	13.500	1.000	170.451	170.451		170.451	245.106	9.000	1.000	245.106
23	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
24	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
25	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
26	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
27	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
28	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
29	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
30	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
31	8.000	13.500	1.000	108.000	108.000		108.000	155.303	9.000	1.000	155.303
32	7.408	13.500	1.000	100.008							
	2.810	13.500	0.500	18.968	118.976		118.976	171.085	9.000	1.000	171.085
33	4.282	20.574	0.500	44.049							
	24.878	20.574	1.000	511.840	555.889		555.889	799.361	18.000	1.000	799.361
34	22.860	20.574	1.000	470.322	470.322		470.322	676.316	18.000	1.000	676.316
35	22.860	20.574	1.000	470.322	470.322		470.322	676.316	18.000	1.000	676.316
36	22.860	20.574	1.000	470.322	470.322		470.322	676.316	18.000	1.000	676.316
						TOTAL	6979.026	10035.743			



LOCATION PLAN
D. P. SHEET NO.- 111



PROFORMA - I

PROPOSED SUB-DIVISION OF LAND AS PLOTTED LAYOUT FOR S. No. 42/6/B, P. H. No. 41, MOUZA - RUI, NAGPUR. Tah. & Distt - NAGPUR

Drawing Sheet No. 1/1

STAMP OF APPROVAL OF PLANS

A	AREA STATEMENTS			
	1	Area of land (Minimum area of a, b, c to be considered)		
		a)	As per ownership document (7/12, CTS extract)	12200.000
		b)	as per measurement sheet	12200.000
		c)	as per site	12200.000
	2	Deductions for		
		a)	Proposed D.P. Road widening Area	943.852
		b)	Any D.P. Reservation area	
		c)	Natural water course area	
			(Total a+b+c)	943.852
	3	Gross Area of Plot (1-2)		11256.148
	4	Recreational Open space		
		a)	Required - 10%	1125.615
		b)	Proposed - 10.030%	1129.022
	5	Amenity Space		
		a)	Required - 10%	1125.615
		b)	Proposed - 10.842%	1220.405
	6	Service road and Highway widening		
	7	Internal Road area - 16.330%		1838.116
	8	Area under layout plots - 62.002%		6979.026
	9	Net area of plots for FSI Calculations = (3-5b)		10035.743
	10	Permissible FSI factor for layout plots = (9/8)		1.438
	11	Area for inclusive housing		
		a)	Required - 20% of 8	1395.805
		b)	Proposed - 20.117% of 8	1404.000
	12	Area Under Electric Sub-station & WWT - 0.796%		89.579

Certificate of Area:
Certified that the plot under reference was surveyed by me on 25/01/2019 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 document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Name of Architect/Licensed Engineer/Supervisor)

1. Shri Sanjay N. Paidlewar
2. Shri Nitish R. Chordia
Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn By	Checked By	Registration / Licence no. of Architect
	.1/1		Sunil	Sunil	CA/95/18807