NMRDA
नागपूर महानगर प्रदेश विकास प्राधिकरण

Nagpur Metropolitan Region Development Authority

No.: E.E./NMRDA /DPC/Agree/452 Nagpur, dt.27 /07 /2021

To,

M/s. Jagruti Suppliers Pvt. Ltd. Through Director
Shri. Rajesh Navranglal Agrawal,
R/o. Gandhibag, Nagpur-10.,

Subject :- Sanction of **Residential** Layout Plan/ Land Subdivision for land bearing **Khasra No. 40/1 of Mouza Jamtha** Tah. **Nagpur (Rural)** Dist. Nagpur under section 45 of MRTP Act 1966.

Reference :- Your application dated 31 /12 /2020.

Kindly find enclosed herewith a copy of Development agreement executed between NMRDA and you along with copy of final approved Layout Plan of above mentioned land approved by Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur under section 45 of MRTP Act 1966 for **Residential** use you are informed to get the drawings, designs & specifications of Development Works i.e. Cement Concrete Road/CC paver blocks, RCC/HDPE pipe sewer lines with SFRC covers, RCC pipe storm drains with SFRC grills and rainwater harvesting system, CI / DI/HDPE water-pipe lines, Sewage Treatment Plant (STP), Solid Waste Management System, Compound Wall to open space, development of internal pathway in open space, tree plantation, development of open space, electric supply lines, RCC canalization wall etc. approved from NMRDA through Executive Engineer-2, Nagpur Metropolitan Region Development Authority, Nagpur. One set of typical drawings and sections of development works is enclosed herewith for your reference.

Encl :- As above.

Executive Engineer
Nagpur Metropolitan Region Development Authority

Copy submitted to :-

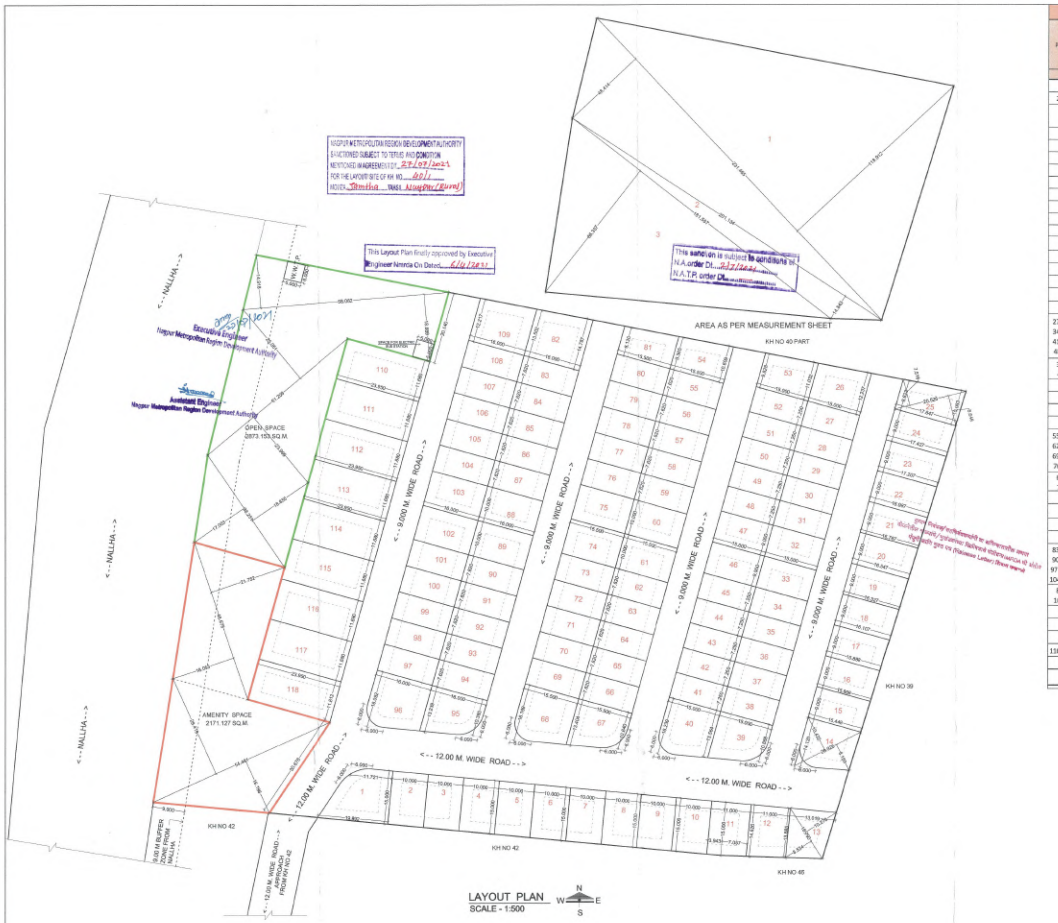
The Hon'ble Collector, Nagpur for information.

Copy to :-

1. The Chief Accountant & Finance Officer, NMRDA with Original Agreement & Original Copy of **BG No. 6242NDDG00017122, dated 22.07.2021,from ICICI Bank, Ramdaspeth, Nagpur -440010,valid upto 21.07.2026** record and safe custody.
2. Executive Engineer-2, Nagpur Metropolitan Region Development Authority.
3. Assistant Engineer (West), Nagpur Metropolitan Region Development Authority.

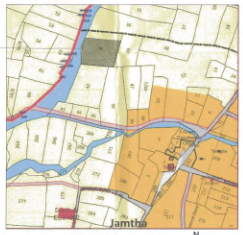
Executive Engineer
Nagpur Metropolitan Region Development Authority

Address: Station Road,Sadar,Nagpur- 440 001 | Phone: 0712-2533202 | Fax: 0712-2531079 | E-mail: nmrda@hotmail.com



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	BUILT-UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*I) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5 * (11.721 + 19.892) * 15.000	237.098	7.720	229.378	1	229.378	348.424	12.000	1.100	383.267
2 to 10	10.000 * 15.000	150.000	0.000	150.000	9	1350.000	2050.650	12.000	1.100	2255.715
11	0.5 * (15.000 + 14.626) * 7.057 + 3.943 * 15.000	163.680	0.000	163.680	1	163.680	248.630	12.000	1.100	273.493
12	0.5 * (14.626 + 13.885) * 11.000	156.811	0.000	156.811	1	156.811	238.195	12.000	1.100	262.015
13	0.5 * (10.270 + 8.534) * 16.793	157.888	0.000	157.888	1	157.888	239.832	12.000	1.100	263.815
14	0.5 * (30.422 + 8.189) * 20.926	194.746	7.720	187.026	1	187.026	284.092	12.000	1.100	312.501
15	0.5 * (15.448+15.668) * 5.000	140.022	0.000	140.022	1	140.022	212.693	9.000	1.100	233.963
16	0.5 * (15.668+15.888) * 9.000	142.002	0.000	142.002	1	142.002	215.703	9.000	1.100	237.271
17	0.5 * (15.888+16.107) * 9.000	143.978	0.000	143.978	1	143.978	218.702	9.000	1.100	240.572
18	0.5 * (16.107+16.327) * 9.000	145.953	0.000	145.953	1	145.953	221.703	9.000	1.100	243.873
19	0.5 * (16.327+16.547) * 9.000	147.933	0.000	147.933	1	147.933	224.710	9.000	1.100	247.181
20	0.5 * (16.547+16.767) * 9.000	149.913	0.000	149.913	1	149.913	227.718	9.000	1.100	250.490
21	0.5 * (16.767+16.987) * 9.000	151.893	0.000	151.893	1	151.893	230.725	9.000	1.100	253.798
22	0.5 * (16.987+17.207) * 9.000	153.873	0.000	153.873	1	153.873	233.733	9.000	1.100	257.106
23	0.5 * (17.207+17.427) * 9.000	155.853	0.000	155.853	1	155.853	236.741	9.000	1.100	260.415
24	0.5 * (17.427+17.647) * 9.000	157.833	0.000	157.833	1	157.833	239.748	9.000	1.100	263.723
25	0.5 * (8.648+8.623) * 20.526	177.252	0.000	177.252	1	177.252	269.246	9.000	1.100	296.171
26	0.5 * (12.237+11.032) * 15.000	174.518	0.000	174.518	1	174.518	265.092	9.000	1.100	291.601
27 TO 31, 34 TO 38, 41 TO 45, 48 TO 52	7.250 * 15.000	108.750	0.000	108.750	20	2175.000	3303.825	9.000	1.100	3634.208
32, 33, 46, 47	9.000 * 15.000	135.000	0.000	135.000	4	540.000	820.260	9.000	1.100	902.286
39	0.5 * (13.564+10.888) * 15.000	183.390	7.720	175.670	1	175.670	266.843	12.000	1.100	293.527
40	0.5 * (13.564+16.239) * 15.000	223.523	7.720	215.803	1	215.803	327.804	12.000	1.100	360.584
53	0.5 * (9.828+11.052) * 15.000	156.450	0.000	156.450	1	156.450	237.648	9.000	1.100	261.412
54	0.5 * (10.608+9.365) * 15.500	154.799	0.000	154.799	1	154.799	235.139	9.000	1.100	258.653
55 TO 59, 62 TO 66, 69 TO 73, 76 TO 80	7.620 * 15.500	118.110	0.000	118.110	20	2362.200	3588.182	9.000	1.100	3947.000
60, 61, 74, 75	10.000 * 15.500	155.000	0.000	155.000	4	620.000	941.780	9.000	1.100	1035.958
67	0.5 * (13.404+10.640) * 15.500	186.341	7.720	178.621	1	178.621	271.325	12.000	1.100	298.458
68	0.5 * (13.404+16.169) * 15.500	229.191	7.720	221.471	1	221.471	336.414	12.000	1.100	370.055
81	0.5 * (8.120+6.365) * 15.500	135.509	0.000	135.509	1	135.509	205.838	9.000	1.100	226.422
82	0.5 * (13.502+14.787) * 16.000	226.312	0.000	226.312	1	226.312	343.768	9.000	1.100	378.145
83 TO 87, 90 TO 94, 97 TO 101, 104 TO 108	7.620 * 16.000	121.920	0.000	121.920	20	2438.400	3703.930	9.000	1.100	4074.323
88, 89, 102, 103	10.000 * 16.000	160.000	0.000	160.000	4	640.000	972.160	9.000	1.100	1069.376
95	0.5 * (13.239+10.385) * 16.000	188.992	7.720	181.272	1	181.272	275.352	12.000	1.100	302.887
96	0.5 * (13.239+16.092) * 16.000	234.648	7.720	226.928	1	226.928	344.704	12.000	1.100	379.174
109	0.5 * (13.502+12.217) * 16.000	205.752	0.000	205.752	1	205.752	312.537	9.000	1.100	343.791
110 TO 117	11.680 * 23.950	279.736	0.000	279.736	8	2237.888	3399.352	9.000	1.100	3739.287
118	11.812 * 23.950	282.897	0.000	282.897	1	282.897	429.721	9.000	1.100	472.693
				TOTAL	118	17460.775	26522.917			29175.209



LOCATION PLAN
SCALE - N.T.S.

FINAL DEMARCATED RESIDENTIAL LAYOUT ON KH. NO. 40/1 , P.NO.42, OF VILLAGE MOUZA - JAMATHA, TAH. - NAGPUR (G) , DIST -NAGPUR
BELONGING TO :-
1) M/S. JAGRUTI SUPPLIERS PVT. LTD

DRAWING SHEET NO. X/Y

STAMPS OF APPROVAL OF PLANS:

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 28700.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 28698.426 SQ.M
	C) AS PER SITE	= 28698.426 SQ.M
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P./ D.P. ROAD WIDENING	= 0.000 SQ.M
	B) ANY D.P. RESERVATION AREA	= 0.000 SQ.M
	C) NATURAL WATER COURSE AREA	= 0.000 SQ.M
	TOTAL A+B	= 0.000 SQ.M
3	GROSS AREA OF PLOT (1- 2)	= 28698.426 SQ.M (100 %)
4	RECREATIONAL OPEN SPACE :	
	A) REQUIRED	= 2869.842 SQ.M
	B) PROPOSED	= 2873.153 SQ.M (10.01 %)
5	AMENITY SPACE : UP TO 0.4 HA. = NIL; UP TO 0.4 HA. - 1 HA = 0.05 * 8000 = 400 SQM; MORE THAN 1 HA = 300 + (S.T * 1.66666 4/26) = 2169.842 SQM	
	A) REQUIRED	= 2168.842 SQ.M
	B) PROPOSED	= 2171.127 SQ.M (7.57 %)
6	SPACE FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M (0.17 %)
7 A	SERVICE ROAD / HIGHWAY WIDENING	= 0.000 SQ.M
7 B	INTERNAL ROAD AREA	= 6143.371 SQ.M (21.41 %)
8	AREA UNDER LAYOUT PLOTS	= 17460.775 SQ.M (60.84 %)
9	NET PLOT AREA FOR FSI CALCULATIONS = (3- 5B)	= 26527.299 SQ.M
10	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (9/8)	= 1.519

OPEN SPACE

1) 0.5 * (14.918 + 18.889) *58.062 = 981.451 SQ.M
2) 0.5 * (25.051 + 23.999) *51.209 = 1255.900 SQ.M
3) 0.5 * (17.003 + 18.855) *38.251 = 685.802 SQ.M

TOTAL = 2923.153 SQ.M
DEDUCTION FOR E.S.S. = 5 * 5 = 25.000 SQ.M
DEDUCTION FOR W.W.T.P. = 5 * 5 = 25.000 SQ.M
TOTAL = 2873.153 SQ.M

AREA AS PER MEASUREMENT SHEET

1) 0.5 * (46.414 + 118.912) * 231.465 = 19365.056 SQ.M
2) 0.5 * 201.134 * 14.843 = 1492.716 SQ.M
3) 0.5 * 101.587 * 86.357 = 7840.654 SQ.M

TOTAL = 28698.426 SQ.M

AMENITY SPACE

1) 0.5 * (21.752+18.053) * 46.678 = 929.008 SQ.M
2) 0.5 * (29.419+16.196) * 54.461 = 1242.119 SQ.M

TOTAL = 2171.127 SQ.M

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 09-12-2018 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS LESS THAN WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE
JAGRUTI SUPPLIERS PVT. LTD.
DIRECTOR
1) M/S. JAGRUTI SUPPLIERS PVT. LTD

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal Sontakke
NMRDA Lic. No."B"
MIT Lic. No. 3808
Mob. No. 9158855085

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO.OF ARCH / LIC. ENG. / SUPERVISOR
09/12/20	NE-01	1:500	DH	DH	

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Cheenab Apt.Chanrabhatti Road,
Near Ajni Sq.Nagpur-440003