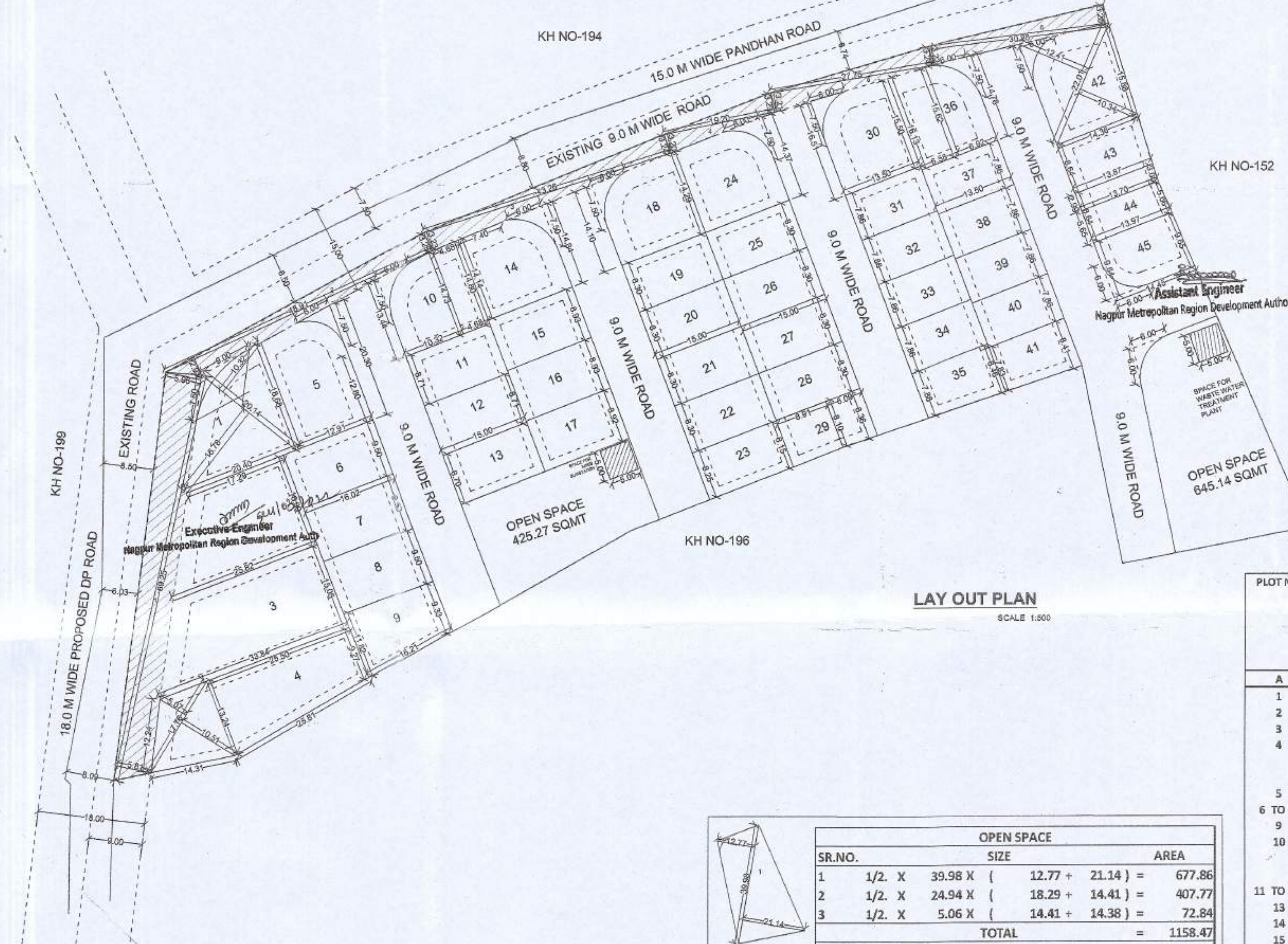


युग्मन निर्माण/उत्प्रेषण/संरक्षण या अन्यथा निर्माण करण
कोणतेही नावाचे/पुढील/संरक्षण विभागाने मंजूर/मंजूर नाही
संशुद्धी साधित, पुढील बाब (Ratona Lohar) विभाग बाबत

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 21/12/21
FOR THE LAYOUT SITE OF KH NO. 195
MONTA WELAHARI, TASHIL NAGPUR (GR)

This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated 21/12/21

This sanction is subject to conditions of
N.A. order Dt. 21/12/21
N.A.T.P. order Dt. 21/12/21



LAY OUT PLAN
SCALE 1:500



AREA AFFECTED BY ROAD WIDENING			
SR.NO.	SIZE	AREA	
1	1/2 X 69.25 X (5.81 + 5.96)	= 407.54	
2	1/2 X 48.91 X (2.91 + 3.25)	= 150.64	
3	1/2 X 43.26 X (3.24 + 3.23)	= 139.95	
4	1/2 X 19.20 X (3.23 + 3.20)	= 61.73	
5	1/2 X 27.75 X (3.21 + 3.24)	= 89.49	
6	1/2 X 30.28 X (3.20 + 3.22)	= 97.20	
TOTAL		= 946.55	

OPEN SPACE		
SR.NO.	SIZE	AREA
1	1/2 X 39.98 X (12.77 + 21.14)	= 677.86
2	1/2 X 24.94 X (18.29 + 14.41)	= 407.77
3	1/2 X 5.06 X (14.41 + 14.38)	= 72.84
TOTAL		= 1158.47
DEDUCT TANGENT		= 7.72
TOTAL		= 1150.75
DEDUCT (ESS)		= 25
DEDUCT (WWTP)		= 25
TOTAL OPEN SPACE		= 1100.75

AREA CALCULATION OPEN SPACE
SCALE 1:1000

PLOT No.	SIZE	PLOT AREA SQ.M	ROUNDING AREA OF ROAD (IF ANY) (sq.m)	REMAIN ING PLOT AREA	B/U AREA ON PRO RATA BASIS (Ex pro-rata FSI factor 1.5153)	FRONT ROAD WIDTH (m)	BASIC FSI	PERMISSIBLE B/U AREA ON BASIC FSI (F _{max})(sq.m)	Nos. OF PLOTS	TOTAL AREA (sq.m)
1	0.5 X 20.14 X (16.78 + 10.32)	272.90	14.44	258.46	391.64	18.00	1.1	430.80	1	258.46
2	0.5 X 16.00 X (17.29 + 25.82)	344.88		344.88	522.60	18.00	1.1	574.85	1	344.88
3	0.5 X 15.05 X (25.82 + 33.84)	448.94		448.94	680.28	18.00	1.1	748.31	1	448.94
4	0.5 X 17.76 X (5.07 + 10.51)	138.35								
5	0.5 X 25.50 X (9.27 + 13.24)	287.00								
6 TO 8	0.5 X 12.91 X (18.68 + 20.30)	251.62	12.49	425.35	644.54	18.00	1.1	708.99	1	425.35
9	1 X 16.02 X 9.50	152.19		239.13	362.35	15.00	1.1	254.96	1	239.13
10	0.5 X 16.02 X (9.33 + 11.82)	169.41		152.19	230.61	9.00	1.1	254.96	3	456.57
11 TO 12	0.5 X 10.32 X (14.73 + 13.44)	145.36		169.41	256.71	9.00	1.1	282.38	1	169.41
13	0.5 X 4.68 X (14.73 + 14.80)	69.10								
14	1 X 15.00 X 8.71	214.46	9.61	204.85	310.41	9.00	1.1	341.45	1	204.85
15	1 X 15.00 X 8.70	130.65		130.65	197.97	9.00	1.1	254.96	2	261.30
16	0.5 X 15.00 X (14.34 + 14.14)	130.50	12.44	201.16	304.82	9.00	1.1	254.96	1	130.50
17	1 X 15.00 X 8.93	133.95		133.95	202.97	9.00	1.1	254.96	1	133.95
18	1 X 15.00 X 8.93	133.95		133.95	202.97	9.00	1.1	254.96	1	133.95
19 TO 22	1 X 15.00 X 8.92	133.80		133.80	202.75	9.00	1.1	254.96	1	133.80
23	0.5 X 15.00 X (14.29 + 14.10)	212.93	11.71	201.22	304.90	9.00	1.1	254.96	1	201.22
24	1 X 15.00 X 8.30	124.50		124.50	188.65	9.00	1.1	254.96	4	498.00
25 TO 28	0.5 X 15.00 X (8.15 + 8.25)	123.00	12.21	123.00	186.38	9.00	1.1	205.02	1	123.00
29	0.5 X 15.00 X (14.29 + 14.37)	214.95		202.74	307.21	9.00	1.1	254.96	1	202.74
30	1 X 15.00 X 8.30	124.50		124.50	188.65	9.00	1.1	254.96	4	498.00
31 TO 34	0.5 X 8.91 X (8.10 + 8.15)	72.39								
35	0.5 X 6.09 X (8.10 + 8.36)	50.12								
36	1 X 13.50 X (15.50 + 16.51)	216.07	14.44	122.51	185.65	9.00	1.1	204.21	1	122.51
37 TO 40	0.5 X 13.50 X (7.83 + 8.41)	106.11		201.63	305.53	9.00	1.1	254.96	1	201.63
41	1 X 13.50 X 7.86	106.11		106.11	160.79	9.00	1.1	254.96	4	424.44
42	0.5 X 13.50 X (8.46 + 7.88)	110.30		110.30	167.13	9.00	1.1	183.84	1	110.30
43	0.5 X 6.58 X (16.13 + 15.62)	104.46								
44	0.5 X 6.92 X (14.78 + 15.62)	105.18								
45	1 X 13.50 X 7.86	106.11	9.61	200.03	303.11	9.00	1.1	333.42	1	200.03
46	0.5 X 13.50 X (7.83 + 8.41)	109.62		106.11	160.79	9.00	1.1	254.96	4	424.44
47	0.5 X 22.01 X (10.34 + 12.41)	250.36	16.34	109.62	166.11	9.00	1.1	182.72	1	109.62
48	0.5 X 8.64 X (14.36 + 13.87)	121.95		234.02	354.62	9.00	1.1	254.96	1	234.02
49	0.5 X 2.99 X (13.87 + 13.70)	41.22		121.95	184.80	9.00	1.1	254.96	1	121.95
50	0.5 X 5.65 X (13.70 + 13.97)	78.17								
51	1 X 13.50 X 7.86	106.11		119.38	180.90	9.00	1.1	198.99	1	119.38
52	0.5 X 9.64 X (13.97 + 14.45)	136.98	7.72	129.26	195.87	9.00	1.1	254.96	1	129.26
TOTAL									45	7262.80



LOCATION PLAN
SCALE 1:1000

LEGENDS
KHASARA BOUNDARY SHOWN IN
OPEN SPACE SHOWN IN
PLOTS
ROAD
AREA AFFECTED BY ROAD

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON
KH. NO. 195, PH. No. 38, MOUZA - VELA
HARISHCHANDRA, TAH. & DIST. NAGPUR (GR)
BELONGS TO: M/S. OZEN DEVELOPERS THROUGH
PRATIK RAJESH SARAOGI, VIVEK BABANRAO
HUSUKALE, AJAY NATTHUJI KESARE

FINAL DEMARCATED RESIDENTIAL LAYOUT ON KH NO. 195, P.H. NO. -38, MAUJA-VELA HARISHCHANDRA, TAH. & DIST. NAGPUR (GR)

DRAWING SHEET No. 1/1.

STAMPS OF APPROVAL OF PLANS:

AREA STATEMENT		(Sq.m)
1	AREA OF LAND (minimum of A, B, C)	
A)	AS PER OWNERSHIP DOCUMENT	12000.00
B)	AS PER MEASUREMENT SHEET	11951.97
C)	AS PER SITE	11951.97
2	DEDUCTION FOR	
A)	PROPOSED D.P./D.P. ROAD WIDENING AREA	946.550
B)	ANY DP RESERVATION AREA	0.000
C)	NATURAL WATER COURSE AREA	0.000
TOTAL (A+B+C)		946.550
3	GROSS BALANCE AREA OF PLOT (1-2)	11005.420
4	AMENITY SPACE	
A)	REQUIRED	0.000
B)	PROPOSED	0.000
5	NET PLOT AREA (3-4)	11005.420 100%
6	RECREATIONAL OPEN SPACE 10 % OF A	
A)	REQUIRED	1100.542 10%
B)	PROPOSED	1100.750 10.00%
7	SPACE FOR ELECTRIC SUB-STATION, WASTE WATER TREATMENT & RECYCLING PLANT & AREA UNDER	50.000 0.45%
8	INTERNAL ROAD AREA	2591.870 23.55%
9	SERVICE ROAD AND HIGHWAY WIDENING	0.000
10	PLOTTABLE AREA	7262.800 65.99%
11	NET AREA OF PLOTS FOR FSI CALCULATIONS (3-4)	11005.420
12	PERMISSIBLE PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (as per clause no. 24.9 (i) of DCPR, NMRDA) = (5/10)	1.5153

AREA STATEMENT
Certificate of Area
Certified that the plot under reference was surveyed by me on 05/02/2021 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.
SAMI V. SANDE
N.I.T. L/s. NO. - 4177
N.M.R.D.A. L/s. No-93
Name of Architect/Licensed Engineer/Supervisor

OWENER'S SIGN
M/S. OZEN DEVELOPERS THROUGH
PRATIK RAJESH SARAOGI,
VIVEK BABANRAO HUSUKALE,
AJAY NATTHUJI KESARE

ENGINEER'S SIGN
SAMI V. SANDE
B.E. CIVIL
NMRDA/93
SAMI V. SANDE
N.I.T. L/s. NO. - 4177
N.M.R.D.A. L/s. No-93
BITS