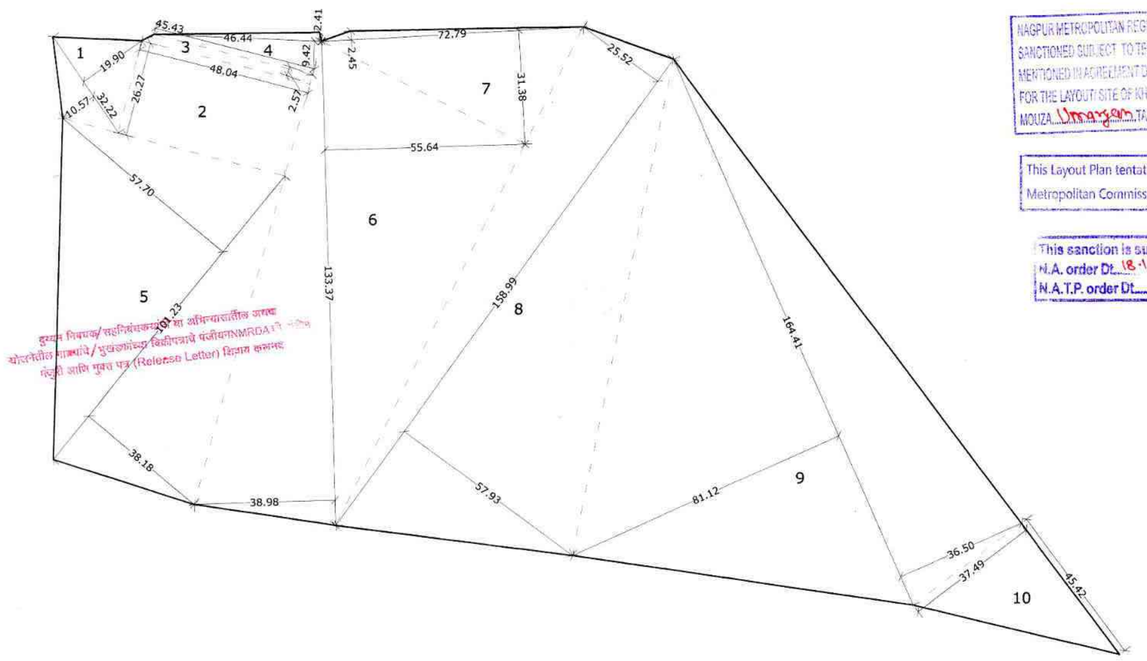


NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 07/12/2022
FOR THE LAYOUT SITE OF KH. NO. 40
MOUZA Umargaon TAHSIL Nagpur (R)

This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 11.08.2022

This sanction is subject to conditions of
N.A. order Dt. 18.11.2022
N.A.T.P. order Dt.



PLOT No.	SIZE	PLOT AREA SQ.M	ROUNDING AREA OF ROAD (IF ANY) (sq.m)	REMAINING PLOT AREA (B-C)	PRO-RATA FSI FACTOR	B/U AREA ON PRO-RATA BASIS (DxE)	FRONT ROAD WIDTH	BASIC FSI	PERMISSIBLE B/U AREA (FxH)	Nos. OF PLOTS	TOTAL AREA OF PLOTS (sq.m) (DxJ)
A		B	C	D	E	F	G	H	I	J	K
1	0.5 X 23.82 X (8.53 + 11.86)	242.84		242.84	1.67	406.60	15.00	1.10	447.27	1	242.84
2	0.5 X 12.00 X (17.20 + 17.39)	207.54		207.54	1.67	347.49	15.00	1.10	382.24	1	207.54
3	0.5 X 12.00 X (17.59 + 17.39)	209.88		209.88	1.67	351.41	15.00	1.10	386.55	1	209.88
4	0.5 X 12.00 X (17.59 + 17.79)	212.28		212.28	1.67	355.43	15.00	1.10	390.97	1	212.28
5	0.5 X 11.80 X (17.48 + 17.79)	208.09		208.09	1.67	348.42	15.00	1.10	383.26	1	208.09
6	0.5 X 12.00 X (17.48 + 17.04)	207.12	9.61	197.51	1.67	330.70	15.00	1.10	363.77	1	197.51
7	1 X 13.00 X 8.49	110.37	7.71	102.66	1.67	171.89	12.00	1.10	189.08	1	102.66
8 TO 15	1 X 13.00 X 7.60	98.80		98.80	1.67	165.42	9.00	1.10	181.97	8	790.40
16	0.5 X 13.00 X (7.00 + 10.43)	113.30		113.30	1.67	189.69	9.00	1.10	208.66	1	113.30
17	0.5 X 13.00 X (7.01 + 8.49)	100.75		100.75	1.67	168.69	9.00	1.10	185.56	1	100.75
18 TO 26	1 X 13.00 X 7.40	96.20		96.20	1.67	161.07	9.00	1.10	177.18	9	865.80
27	1 X 13.00 X 8.49	110.37	7.71	102.66	1.67	171.89	9.00	1.10	189.08	1	102.66
28	1 X 13.00 X 8.49	110.37	7.71	102.66	1.67	171.89	9.00	1.10	189.08	1	102.66
29 TO 37	1 X 13.00 X 7.40	96.20		96.20	1.67	161.07	9.00	1.10	177.18	9	865.80
38	0.5 X 13.00 X (8.49 + 9.83)	119.08		119.08	1.67	199.38	9.00	1.10	219.32	1	119.08
39	0.5 X 13.00 X (7.36 + 8.52)	103.22		103.22	1.67	172.83	9.00	1.10	190.11	1	103.22
40 TO 49	1 X 13.00 X 7.00	91.00		91.00	1.67	152.36	9.00	1.10	167.60	10	910.00
50	1 X 13.00 X 8.50	110.50	7.71	102.79	1.67	172.11	12.00	1.10	189.32	1	102.79
51	1 X 13.00 X 8.50	110.50	7.71	102.79	1.67	172.11	12.00	1.10	189.32	1	102.79
52 TO 61	1 X 13.00 X 7.00	91.00		91.00	1.67	152.36	9.00	1.10	167.60	10	910.00
62	0.5 X 13.00 X (8.52 + 9.56)	117.52		117.52	1.67	196.77	9.00	1.10	216.45	1	117.52
63	0.5 X 13.00 X (7.26 + 8.30)	101.14		101.14	1.67	169.34	9.00	1.10	186.28	1	101.14
64 TO 73	1 X 13.00 X 7.30	94.90		94.90	1.67	158.89	12.00	1.10	174.78	10	949.00
74	1 X 13.00 X 8.50	110.50	7.71	102.79	1.67	172.11	12.00	1.10	189.32	1	102.79
75	1 X 13.00 X 8.50	110.50	7.71	102.79	1.67	172.11	9.00	1.10	189.32	1	102.79
76 TO 85	1 X 13.00 X 7.30	94.90		94.90	1.67	158.89	9.00	1.10	174.78	10	949.00
86	0.5 X 13.00 X (8.30 + 9.33)	114.60		114.60	1.67	191.87	12.00	1.10	211.06	1	114.60
87	0.5 X 13.00 X (6.55 + 7.81)	93.34		93.34	1.67	156.28	12.00	1.10	171.91	1	93.34
88 TO 97	1 X 13.00 X 7.60	98.80		98.80	1.67	165.42	12.00	1.10	181.97	10	988.00
98	1 X 13.00 X 9.00	117.00	7.71	109.29	1.67	182.99	12.00	1.10	201.29	1	109.29
99	1 X 13.00 X 9.00	117.00	7.71	109.29	1.67	182.99	12.00	1.10	201.29	1	109.29
100 TO 109	1 X 13.00 X 7.60	98.80		98.80	1.67	165.42	9.00	1.10	181.97	10	988.00
110	0.5 X 13.00 X (7.81 + 9.10)	109.92		109.92	1.67	184.03	9.00	1.10	202.44	1	109.92
111	0.5 X 13.00 X (8.00 + 9.29)	112.39		112.39	1.67	188.17	9.00	1.10	206.99	1	112.39
112 TO 120	1 X 13.00 X 8.00	104.00		104.00	1.67	174.13	9.00	1.10	191.54	9	936.00
121	1 X 13.00 X 15.00	195.00	7.71	187.29	1.67	313.59	12.00	1.10	344.95	1	187.29
122	1 X 13.00 X 15.00	195.00	9.61	185.39	1.67	310.41	12.00	1.10	341.45	1	185.39
123 TO 131	1 X 13.00 X 8.00	104.00		104.00	1.67	174.13	9.00	1.10	191.54	9	936.00
132	0.5 X 13.00 X (9.29 + 10.57)	129.09		129.09	1.67	216.14	9.00	1.10	237.75	1	129.09
133	0.5 X 13.00 X (8.00 + 9.29)	112.39		112.39	1.67	188.17	9.00	1.10	206.99	1	112.39
134 TO 140	1 X 13.00 X 8.00	104.00		104.00	1.67	174.13	9.00	1.10	191.54	7	728.00
141	0.5 X 13.00 X (24.18 + 8.53)	212.62	9.61	203.01	1.67	339.90	15.00	1.10	373.89	1	203.01
142	0.5 X 13.00 X (24.53 + 8.87)	217.10	6.03	211.07	1.67	353.40	15.00	1.10	388.74	1	211.07
143 TO 147	1 X 13.00 X 8.00	104.00		104.00	1.67	174.13	9.00	1.10	191.54	5	520.00
148	0.5 X 13.00 X (9.29 + 10.57)	129.09		129.09	1.67	216.14	9.00	1.10	237.75	1	129.09
149	0.5 X 34.07 X 14.10	240.19		240.19	1.67	402.17	9.00	1.10	442.38	1	240.19
150	0.5 X 18.00 X (8.07 + 29.75)	340.38	9.61	330.77	1.67	553.82	15.00	1.10	609.20	1	330.77
151 TO 152	1 X 18.00 X 12.00	216.00		216.00	1.67	361.66	15.00	1.10	397.82	2	432.00
153	0.5 X 29.84 X (14.36 + 1.21)	232.30		232.30	1.67	388.96	15.00	1.10	427.85	1	232.30
TOTAL										153	17029.70

ROAD WIDENING				
A	0.5 X 44.27 X	2.31		51.13
B	0.5 X 22.62 X (	2.37 + 4.36)		76.12
C	0.5 X 24.79 X	2.80		34.71
E	0.5 X 14.63 X	0.79		5.78
F	0.5 X 12.68 X	4.43		28.09
G	0.5 X 32.29 X (	4.38 + 2.95)		118.34
TOTAL				314.17

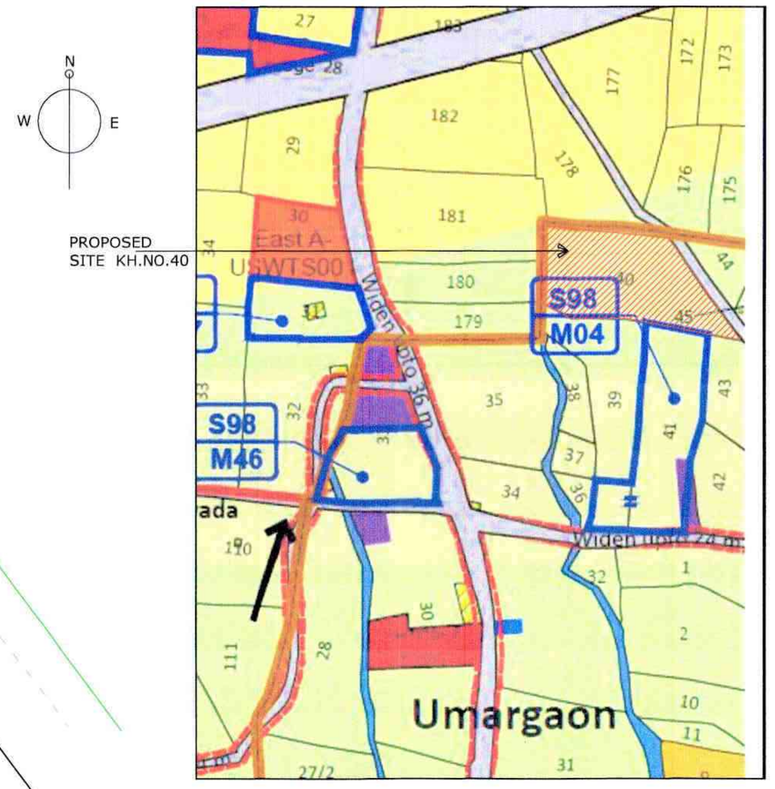
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH No.40, MAUJA - UMBARGAON, TAH. NAGPUR(GR), DIST. NAGPUR	DRAWING SHEET No. 1/1.
BELONGS TO: M/S ANAND REALOTORS THROUGH 1)MR. ANAND S/O KEWALRAMJI CHURAD ; 2) MR.TUKARAM S/O VYANKATESH GODE;3) MR.KAILASH S/O GANGDHAR THAKRE ; 4) MR. SUNIL S/O GULABRAO KODE	
STAMPS OF APPROVAL OF PLANS:	

	AREA STATEMENT	(sq.m)
1	AREA OF LAND	
	A) AS PER OWENERSHIP DOCUMENT	38000.00
	B) AS PER MEASURMENT SHEET	31686.55
	C) AS PER SITE	31686.55
2	DEDUCTION FOR	
	A) PROPOSED DP/ DP ROAD WIDENING AREA	
	B) ANY DP RESURVATION AREA	0.00
	TOTAL (A+B)	0.00
3	BALANCE AREA OF PLOT (1-2)	31686.55
4	AMENITY SPACE (IF APPLICABLE)	
	A) REQUIRED	3168.66
	B) ADJUSTMENT OF 2(B), IF ANY	
	C) PROPOSED	3188.692
5	NET PLOT AREA (3-4C)	28497.858
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	A) REQUIRED	3168.65
	B) PROPOSED	3229.04
7	INTERNAL ROAD AREA	7874.948
8	SERVICE ROAD AND HIGHWAY WIDENING	314.17
9	PLOTABLE AREA	17029.70
10	PRO-RATA FACTOR FOR FSI CALCULATION(5/9)	1.67
11	ESS & WWTP	50.00

TOTAL LAND AREA			
1	0.5 X	32.22 X (10.57 + 19.90)	490.87
2	1 X	26.27 X 48.04	1262.01
3	0.5 X	2.57 X (48.04 + 45.43)	120.11
4	0.5 X	46.44 X (9.42 + 2.41)	274.69
5	0.5 X	101.23 X (57.70 + 38.18)	4852.97
6	0.5 X	133.37 X (55.64 + 38.98)	6309.73
7	0.5 X	72.79 X (2.45 + 31.18)	1223.96
8	0.5 X	158.99 X (25.52 + 57.93)	6633.86
9	0.5 X	164.41 X (81.12 + 36.50)	9668.95
10	0.5 X	45.42 X 37.49	851.40
TOTAL			31686.55

RECREATIONAL OPEN SPACE			
E	0.5 X	45.72 X (21.27 + 22.23)	994.41
F	0.5 X	14.70 X (40.32 + 40.25)	592.19
G	0.5 X	40.08 X (40.25 + 28.98)	1387.37
H	0.5 X	24.06 X 28.98	348.63
TOTAL			3322.60
TANGENT (T1)			38.04
TANGENT (T2)			5.52
ESS			25.00
WWTP			25.00
TOTAL			3229.04

AMENITY SPACE			
A	0.5 X	34.20 X (16.02 + 14.40)	520.18
B	0.5 X	3.09 X (32.19 + 32.83)	100.46
C	0.5 X	9.91 X (32.83 + 34.88)	335.50
D	0.5 X	73.59 X (29.63 + 31.89)	2263.63
TOTAL			3219.77
TANGENT			21.70
I	0.5 X	8.05 X 2.33	9.378
TOTAL			3188.692



LEGENDS
KHASARA BOUNDARY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN
PANDHAN ROAD AFFECTED

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SITE 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

PROMOTED BY
1). ANAND KEWALRAMJI CHURAD
2). TUKARAM VYANKATESH GODE
3). KAILASH GANGDHAR THAKRE
4).SUNUL GULABRAO KODE

ARCHITECT
Ar. Sachin Diwate CA/2007/40413 MTLC No.-2176 Nagpur

JOB No.	DWG. No.	SCALE	DRAWN BY	CHECKED BY	REG. No. OF ARCHITECT
01	01	1:1000/500	SACHIN	VAIBHAV	2170-