This Layout Plan is tentatively/finally approved by Metropolitan Commissioner Dated 14/04/17

This sanction is subject to conditions of
N.A. order Dt. 15/11/17
N.A.T.P. order Dt. .....

PROPOSED 18 M.W. ROAD D.P. ROAD AS PER DRAFT DP
SHOWN AS NALLA IN THE R.P.

12 M.WIDE EXISTING
APPROACH ROAD

12 M.W INTERNAL ACCESS

This layout plan is approved for the
i) User ⇒ Agriculture ~~Zone~~
ii) Permissible F.S.I. ⇒ ...0.2...

BALANCE AREA
OF SCHOOL
7,217.86 SQ. MTS.

AMENITY SPACE

18 M.W. ROAD

AREA FOR
PLAYGROUND(A)
2962.94 SQMT.
½ x (12.73+12.71) x 74.73 = 950.56
+ ½ x (19.62+24.55) x 91.12 = 2012.38
= 2962.94 (A)

AREA FOR
PLAYGROUND(B)
2178.82 SQMT.
½ x (28.98+29.06) x 75.08 = 2178.82

AREA UNDER RESERVATION
WEST B-MAH001
[RESERVED FOR AFFORDABLE HOUSING]
NOT INCLUDED IN PROPOSAL

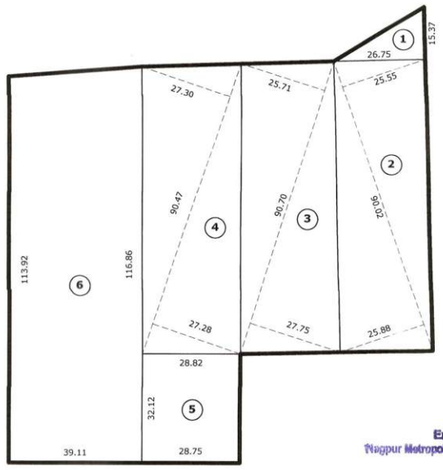
AREA UNDER RESERVATION

KH.NO. 75

KH.NO. 72

KH.NO. 73 (PART)

RECREATIONAL
OPEN SPACE



Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

AREA CALCULATION

1. ½ x 15.37 x 26.75 =	205.574
2. ½ x (25.55+25.88) x 90.020 =	2314.864
3. ½ x (25.71+27.75) x 90.700 =	2424.411
4. ½ x (27.30+27.28) x 90.470 =	2468.926
5. ½ x (28.82+28.75) x 32.12 =	924.574
6. ½ x (113.92+116.86) x 39.11 =	4512.903
TOTAL SQ.M. =	**12,851.25**

LAYOUT PLAN
SCALE 1:1000

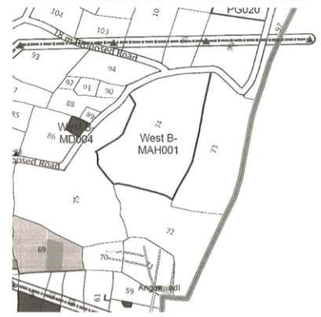
N

LAYOUT PLAN FOR PROPOSED EDUCATIONAL LAND AT KH. NO. 73/2, 74, (PART) MOUZA LAVA, TAH. & DISTT. NAGPUR.

LAND AREA OF KH. NO 73/2 AS PER 7/12 EXTRACT	=	5,100.00	SQM	
LAND AREA OF KH. NO 74 AS PER 7/12 EXTRACT	=	1,06,600.00	SQM	
TOTAL LAND AREA AS PER 7/12 EXTRACT	=	1,11,700.00	SQM	
AREA AS PER POSSESSION	=	1,11,700.00	SQM	
AREA UNDER AFFORDABLE HOUSING RESERVATION (WESTB - MAH001)	=	98,600.00	SQM	
BALANCE AREA	=	**13,100.00**	SQM	
AREA UNDER PROPOSAL	=	13,100.00	SQM	100%
AREA UNDER ROAD WIDENING	=	248.75	SQM	
NET AREA UNDER PROPOSAL	=	12851.25	SQM	

AREA UNDER PROPOSAL - PROPOSAL FOR SCHOOL				
• GROSS LAYOUT AREA	=	12,851.25	SQM	100%
• AREA UNDER INTERNAL ROAD	=	491.63	SQM	3.83%
• AREA UNDER PLAYGROUND (2962.94 + 2178.82) (A+B)	=	5,141.76	SQM	40.01%
• BALANCE AREA OF SCHOOL	=	7,217.86	SQM	56.16%
• TOTAL GROSS PLOT AREA	=	12,851.25	SQM	**100%**

LAYOUT PLAN FOR LAND AT KH. NO. 73/2, 74, MOUZA LAVA, TAH. & DIST. NAGPUR; BELONGING TO
SANDEEP DWELLERS PVT. LTD. & OTHERS



1. ASHOK SUBHASKUMAR AGARWALA
2. REENA ASHOK AGARWALA
3. ANIL SUBHAS KUMAR AGARWALA
4. SMITA ANIL AGARWALA
5. GAURAV ASHOK AGARWALA
6. AKANKSHA GAURAV AGARWALA
7. RAHUL ASHOK AGARWALA
8. SUBHASKUMAR ASHOK KUMAR HUF
   ASHOK SUBHAS KUMAR AGARWALA
9. ASHOK AGARWALA & SONS HUF
   ASHOK SUBHASKUMAR AGARWALA
10. ANIL AGARWALA HUF
    ANIL SUBHAS KUMAR AGARWALA
11. GAURAV AGARWALA HUF
    GAURAV ASHOK AGARWALA

ALL THROUGH ITS POWER OF ATTORNEY

For Sandeep Dwellers Pvt. Ltd.
Director

12. SANDEEP DWELLERS PVT. LTD.
    THROUGH DIRECTOR SHRI GAURAV AGARWALA

AR. RAHUL AGARWALA
REG NO. - CA/2008/41949
NMC - NMC / R - 529
NIT - LC. NO. 2310 COA

ARCHITECT
RAHUL AGARWALA
C.O.A.REGD.NO.:CA/2008/41949
N.I.T.L.S.NO.: 2310
N.M.C.- / R : 529