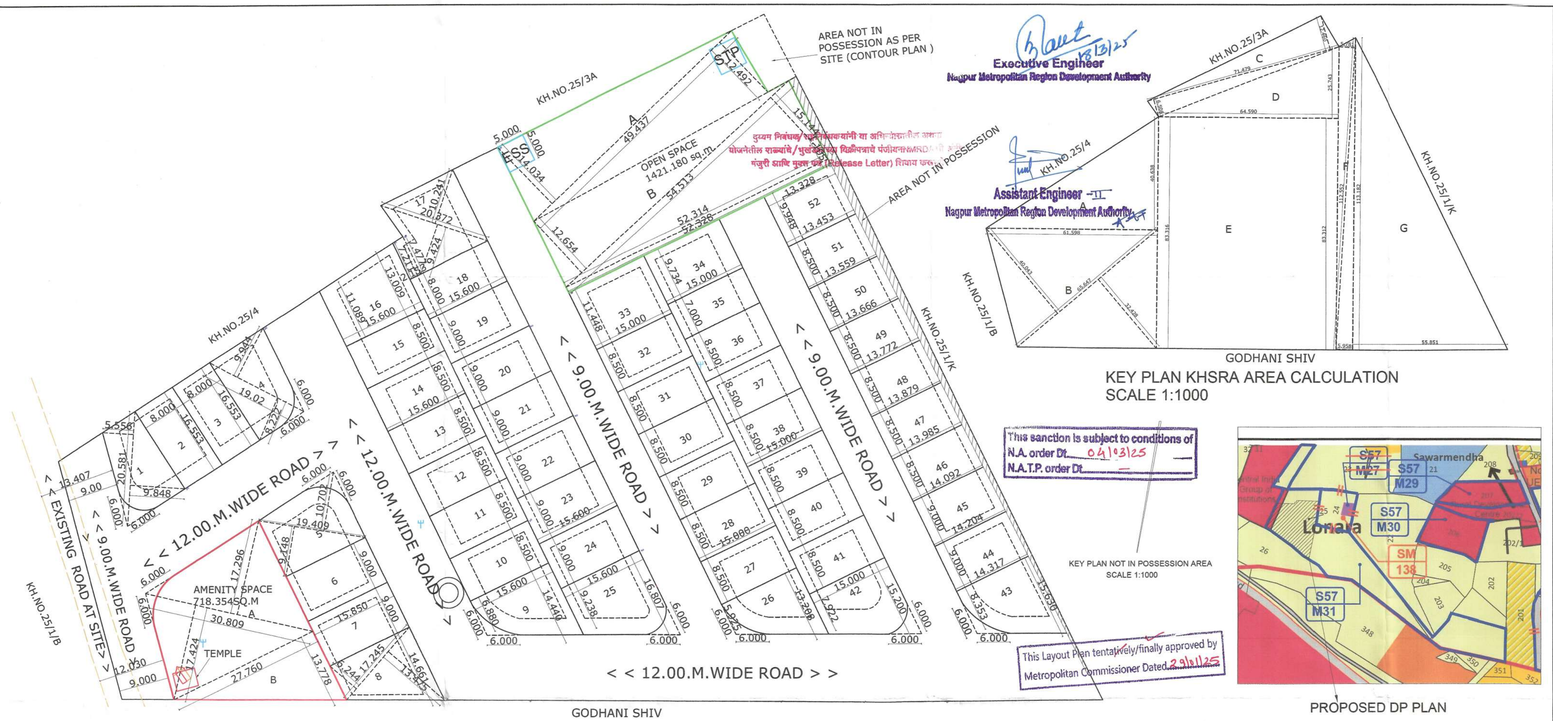
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 25/1/A/2, 25/1/A/1/1, PH.NO.12, MOUZA - LONARA. TAH.- NAGPUR (G) . DISTT- NAGPUR.

BELONGING TO,

SHRI. NANDLAL BABULAL CHOURASIA THROUGH P.O.A HOLDER SHRI YOGESH NANDLAL CHOURASIA



KEY PLAN KHSRA AREA CALCULATION
SCALE 1:1000

KEY PLAN NOT IN POSSESSION AREA
SCALE 1:1000

PROPOSED DP PLAN

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer - II
Nagpur Metropolitan Region Development Authority

This sanction is subject to conditions of
N.A. order Dt. 04/03/25
N.A.T.P. order Dt.

This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 29/11/25

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 18/03/2025
FOR THE LAYOUT/ SITE OF KH. NO. 25/1/A/2, 25/1/A/1/1
MOUZA LONARA TAHSIL NAGPUR (G)

AREA UNDER OPEN SPACE												
A	1/2	X	14.034	+	12.492	13.263	X	49.437	=	655.683		
B	1/2	X	12.654	+	15.144	13.899	X	54.513	=	757.683		
C	1/2	X	52.314	+	52.328	52.321	X	1.105	=	57.815		
								TOTAL		1471.180	SQ.M	
AREA UNDER ESS AND STP						2.000	X	5.0X 5.0	=	50.000	SQ.M	
NET AREA UNDER OPEN SPACE									=	1421.180	SQ.M	

AREA UNDER AMENITY SPACE												
A	1/2	X	17.424	+	17.296	17.360	X	30.809	=	534.844		
B	1/2	X				27.760	X	13.778	=	191.230		
						LESS TANGENT AREA			=	7.72		
								TOTAL		718.354	SQ.M	

KHASRA CALCULATION												
A	1/2	X				61.598	X	40.638	=	1251.610		
B	1/2	X	40.043	+	32.428	36.236	X	65.647	=	2378.752		
C	1/2	X	6.508	+	12.460	9.484	X	71.479	=	677.907		
D	1/2	X				64.590	X	25.743	=	831.370		
E	1/2	X	83.316	+	83.312	83.314	X	64.590	=	5381.251		
F	1/2	X	5.781	+	5.958	5.870	X	112.552	=	660.624		
G	1/2	X				55.851	X	113.182	=	3160.664		
								TOTAL	=	14342.178	SQ. M	
AREA NOT IN POSSESSION												
A	P-LINE AREA								=	133.091		
	BALANCE LAND								=	14209.087	SQ. M	

PLOT. NO	PLOT SIZE								PLOT AREA SQ.M.	TAN	NET AREA IN SQ.M.		NA/A X '	B/UP AREA	FRONT ROAD	BASIC F.S.I	PERMISSIBLE	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)
	A								B	C	D		E	F	G	H	I	J	K	L
1	1/2	X	5.556	+	9.848	7.702	X	20.581	= 158.515	7.72	150.795	X	1.818	274.145	9.00/12.00	1.100	301.560	1	150.795	274.145
2 & 3						8.00	X	16.553	= 132.424	0	132.424	X	1.818	240.747	12.000	1.100	264.822	2	264.848	481.494
4	1/2	X	9.944	+	8.222	9.083	X	19.02	= 172.758	7.72	165.038	X	1.818	300.039	12.000	1.100	330.043	1	165.038	300.039
5	1/2	X	9.148	+	10.702	9.925	X	19.409	= 192.634	7.72	184.914	X	1.818	336.174	12.000	1.100	369.792	1	184.914	336.174
6 & 7						9.00	X	15.850	= 142.650	0	142.650	X	1.818	259.338	12.000	1.100	285.271	2	285.300	518.675
8	1/2	X	6.244	+	13.4752	9.8596	X	17.245	= 170.029	0	170.029	X	1.818	309.112	12.000	1.100	340.024	1	170.029	309.112
9	1/2	X	6.88	+	14.440	10.66	X	15.600	= 166.296	7.72	158.576	X	1.818	288.291	12.00/12.00	1.100	317.120	1	158.576	288.291
10 TO 15						8.50	X	15.60	= 132.600	0	132.600	X	1.818	241.067	12.000	1.100	265.173	6	795.600	1446.401
16	1/2	X	11.089	+	13.009	12.049	X	15.600	= 187.964	0	187.964	X	1.818	341.719	12.000	1.100	375.891	1	187.964	341.719
17	1/2	X	7.211	+	7.477	7.344	X	2.153	= 15.812	0.000	216.119	X	1.545	333.90	9.00	1.10	367.295	1	216.119	333.90
	1/2	X	9.424	+	10.241	9.833	X	20.372	= 200.308											
18						8.00	X	15.600	= 124.800	0	124.800	X	1.545	192.816	9.000	1.100	212.098	1	124.800	192.816
19 TO 24						9.00	X	15.600	= 140.400	0	140.400	X	1.545	216.918	9.000	1.100	238.610	6	842.400	1301.508
25	1/2	X	9.238	+	16.807	13.023	X	15.600	= 203.151	7.72	195.431	X	1.818	355.294	9.00/12.00	1.100	390.823	1	195.431	355.294
26	1/2	X	5.925	+	13.208	9.567	X	15.000	= 143.498	7.72	135.778	X	1.818	246.843	9.00/12.00	1.100	271.528	1	135.778	246.843
27 TO 32						8.500	X	15.000	= 127.500	0	127.500	X	1.545	196.988	9.000	1.100	216.686	6	765.000	1181.925
33						11.448	X	15.000	= 171.720	0	171.720	X	1.545	265.307	9.000	1.100	291.838	1	171.720	265.307
34						9.734	X	15.000	= 146.010	0	146.010	X	1.545	225.585	9.000	1.100	248.144	1	146.010	225.585
35						7.000	X	15.000	= 105.000	0	105.000	X	1.545	162.225	9.000	1.100	178.448	1	105.000	162.225
36 TO 41						8.500	X	15.000	= 127.500	0	127.500	X	1.545	196.988	9.000	1.100	216.686	6	765.000	1181.925
42	1/2	X	7.922	+	15.200	11.561	X	15.000	= 173.415	7.72	165.695	X	1.818	301.234	9.00/12.00	1.100	331.357	1	165.695	301.234
43	1/2	X	8.353	+	15.63	11.992	X	15.000	= 179.873	7.72	172.153	X	1.818	312.973	12.00/9.00	1.100	344.271	1	172.153	312.973
44	1/2	X	14.317	+	14.204	14.2605	X	9.000	= 128.345	0	128.345	X	1.545	198.292	9.000	1.100	218.121	1	128.345	198.292
45	1/2	X	14.204	+	14.092	14.148	X	9.000	= 127.332	0	127.332	X	1.545	196.728	9.000	1.100	216.401	1	127.332	196.728
46	1/2	X	14.092	+	13.985	14.0385	X	8.500	= 119.327	0	119.327	X	1.545	184.361	9.000	1.100	202.797	1	119.327	184.361
47	1/2	X	13.985	+	13.879	13.932	X	8.500	= 118.422	0	118.422	X	1.545	182.962	9.000	1.100	201.258	1	118.422	182.962
48	1/2	X	13.879	+	13.772	13.826	X	8.500	= 117.517	0	117.517	X	1.545	181.563	9.000	1.100	199.720	1	117.517	181.563
49	1/2	X	13.772	+	13.666	13.719	X	8.500	= 116.612	0	116.612	X	1.545	180.165	9.000	1.100	198.181	1	116.612	180.165
50	1/2	X	13.666	+	13.559	13.613	X	8.500	= 115.706	0	115.706	X	1.545	178.766	9.000	1.100	196.643	1	115.706	178.766
51	1/2	X	13.559	+	13.453	13.506	X	8.500	= 114.801	0	114.801	X	1.545	177.368	9.000	1.100	195.104	1	114.801	177.368
52	1/2	X	13.453	+	13.328	13.391	X	9.948	= 133.209	0	133.209	X	1.545	205.807	9.000	1.100	226.388	1	133.209	205.807
																	TOTAL	52	7259.440	12043.603

A	AREA STATEMENTS		UNIT
	1. Area of land *(Minimum area of **a, b, c** to be considered)*		
	a) As Per Ownership Document (7/12, CTS Extract)	15000.000	SQ.M.
	b) As Per Measurement Sheet	14342.178	SQ.M.
	c) As Per Site	14342.178	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area	0.000	SQ.M.
	(b) Area Not IN possession	133.091	SQ.M.
	(c) Natural Water Course Area	0.000	SQ.M.
	(Total a+b)	133.091	SQ.M.
	3. Gross Area Of Plot (1-2)	14209.087	SQ.M.
	4. Recreational Open Space		
	(a) Required -	1420.909	SQ.M.
	(b) Proposed -	1421.180	SQ.M.
	(c) Area For ESS & WTP	50.000	SQ.M.
	5. Amenity Space		
	(a) Required -	710.454	SQ.M.
	(b) Proposed -	718.354	SQ.M.
	6. Service Road And Highway Widening	0.000	SQ.M.
	7. Internal Road Area	4760.113	SQ.M.
	8. Area Under Layout Plots	**7259.440**	SQ.M.
	9. Net Area Of Plots For FSI Calculations = (3-5b)	13490.733	SQ.M.
	10. Permissible FSI Factor For Layout Plots = (9/8)	1.858	SQ.M.

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN

OWNER :

SHRI. NANDLAL BABULAL CHOURASIA

THROUGH P.O.A HOLDER
SHRI YOGESH NANDLAL CHOURASIA

ARCHITECT/LICENSED ENGINEER :

PAWAN RAVIPRASAD GUPTA
B.E (CIVIL)
PLANNERS, BUILDERS AND DEVELOPERS
LIC. NO. N.I.T. 1969, N.M.R.D.A. 39, N.M.C. 380
OFF. :- SHOP NO. 115 SECOND FLOOR SHRIRAMSHYAM, TOWER, SADAR NAGPUR.-440001.
EMAIL ID . pawan_r_gupta@yahoo.co.in
Mo.No.- 9923432949

N

DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	02 / 12 / 2024	G.KAWAS