NA PURPOSE ONLY

DETAILS OF LAYOUT/SUBDIVISION OF LAND

1.a) Village	1.b)Parcel No.(S.No./H.No., C.S No., F.P.No.,Sub Plot No.,Gut No.)	Type(1. Sanction Layout and Sanction Layout ,2.	1.f)Area in Sqft as per	1.g)Area as per	1.h)Area as per PDA	1.i)Area as per	1.j)Area in possession	1.k)Dilnigard Area in Sqft
MOUZA-TAKLI	18/1 18/2 18/3 ,		42100.00	42100.00	0.00	0.00	0.00	42100.00
Total Amalgamated Plot			42100.00	42100.00	0.00	0.00	0.00	42100.00

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

Plot NO	Plot Area	Rounding area of road	Net Area	Pro-rata FSI factor	Front Road Width	Basic FSI	BUA on pro-rata basis	Type of Plot	Off apportionment on plot
1	385.850	0.000	385.850	1.540	0.0	1.100	653.930	Detached	0.00
2	320.750	0.000	320.750	1.540	0.0	1.100	543.331	Detached	0.00
3	299.840	0.000	299.840	1.540	0.0	1.100	507.929	Detached	0.00
4	287.430	0.000	287.430	1.540	0.0	1.100	486.906	Detached	0.00
5	283.550	0.000	283.550	1.540	0.0	1.100	480.334	Detached	0.00
6	279.660	0.000	279.660	1.540	0.0	1.100	473.744	Detached	0.00
7	275.770	0.000	275.770	1.540	0.0	1.100	467.154	Detached	0.00
8	271.880	0.000	271.880	1.540	0.0	1.100	460.565	Detached	0.00
9	451.780	11.770	440.010	1.540	12.00	1.100	745.377	Detached	757.15
10	165.440	7.720	157.720	1.540	12.00	1.100	267.178	Detached	274.90
11	144.000	0.000	144.000	1.540	9.00	1.100	243.936	Semi-detached	0.00
12	144.000	0.000	144.000	1.540	9.00	1.100	243.936	Semi-detached	0.00
13	144.000	0.000	144.000	1.540	9.00	1.100	243.936	Semi-detached	0.00
14	144.000	0.000	144.000	1.540	9.00	1.100	243.936	Semi-detached	0.00
15	144.000	0.000	144.000	1.540	9.00	1.100	243.936	Semi-detached	0.00
16	144.000	0.000	144.000	1.540	9.00	1.100	243.936	Semi-detached	0.00
17	144.000	0.000	144.000	1.540	9.00	1.100	243.936	Semi-detached	0.00
18	144.000	0.000	144.000	1.540	9.00	1.100	243.936	Semi-detached	0.00
19	144.000	0.000	144.000	1.540	9.00	1.100	243.936	Semi-detached	0.00
20	144.000	0.000	144.000	1.540	9.00	1.100	243.936	Semi-detached	0.00
21	144.000	0.000	144.000	1.540	9.00	1.100	243.936	Semi-detached	0.00
22	144.000	0.000	144.000	1.540	9.00	1.100	243.936	Semi-detached	0.00
23	131.750	0.000	131.750	1.540	9.00	1.100	223.165	Semi-detached	0.00
24	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
25	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
26	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
27	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
28	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
29	131.750	0.000	131.750	1.540	9.00	1.100	223.165	Semi-detached	0.00
30	131.750	0.000	131.750	1.540	9.00	1.100	223.165	Semi-detached	0.00
31	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
32	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
33	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
34	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
35	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
36	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
37	139.810	7.720	132.090	1.540	12.00	1.100	223.760	Semi-detached	231.48
38	139.810	7.720	132.090	1.540	12.00	1.100	223.760	Semi-detached	231.48
39	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
40	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
41	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
42	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
43	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
44	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
45	131.750	0.000	131.750	1.540	9.00	1.100	223.165	Semi-detached	0.00
46	131.750	0.000	131.750	1.540	9.00	1.100	223.165	Semi-detached	0.00
47	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
48	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
49	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
50	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
51	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
52	131.750	0.000	131.750	1.540	9.00	1.100	223.165	Semi-detached	0.00
53	131.750	0.000	131.750	1.540	9.00	1.100	223.165	Semi-detached	0.00
54	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
55	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
56	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
57	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
58	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
59	131.750	0.000	131.750	1.540	9.00	1.100	223.165	Semi-detached	0.00
60	131.750	0.000	131.750	1.540	9.00	1.100	223.165	Semi-detached	0.00
61	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
62	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
63	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
64	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
65	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
66	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
67	139.810	7.720	132.090	1.540	12.00	1.100	223.760	Semi-detached	231.48
68	207.650	7.720	200.130	1.540	12.00	1.100	338.020	Semi-detached	346.74
69	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
70	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
71	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
72	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
73	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
74	131.750	0.000	131.750	1.540	9.00	1.100	223.165	Semi-detached	0.00
75	131.750	0.000	131.750	1.540	9.00	1.100	223.165	Semi-detached	0.00
76	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
77	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
78	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
79	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
80	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
81	131.750	0.000	131.750	1.540	9.00	1.100	223.165	Semi-detached	0.00
82	131.750	0.000	131.750	1.540	9.00	1.100	223.165	Semi-detached	0.00
83	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
84	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
85	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
86	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
87	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
88	131.750	0.000	131.750	1.540	9.00	1.100	223.165	Semi-detached	0.00
89	131.750	0.000	131.750	1.540	9.00	1.100	223.165	Semi-detached	0.00
90	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
91	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
92	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
93	118.110	0.000	118.110	1.540	9.00	1.100	200.079	Row-House	0.00
94	168.550	7.730	160.820	1.540	12.00	1.100	272.429	Semi-detached	280.16
95	173.540	7.730	165.810	1.540	12.00	1.100	280.882	Semi-detached	288.61
96	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
97	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
98	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
99	119.000	0.000	119.000	1.540	9.00	1.100	201.586	Semi-detached	0.00
100	119.000	0.000	119.000	1.540	9.00	1.100	201.586	Semi-detached	0.00
101	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
102	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
103	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
104	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
105	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
106	119.000	0.000	119.000	1.540	9.00	1.100	201.586	Semi-detached	0.00
107	119.000	0.000	119.000	1.540	9.00	1.100	201.586	Semi-detached	0.00
108	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
109	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
110	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
111	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
112	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
113	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
114	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
115	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
116	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
117	171.740	7.730	164.010	1.540	12.00	1.100	277.833	Semi-detached	285.56
118	197.390	7.720	189.670	1.540	12.00	1.100	321.301	Semi-detached	329.02
119	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
120	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
121	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
122	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
123	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
124	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
125	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
126	106.680	0.000	106.680	1.540	9.00	1.100	180.716	Row-House	0.00
127	119.000	0.000	119.000	1.540	9.00	1.100	201.586	Semi-detached	0.00
128	124.230	0.000	124.230	1.540	9.00	1.100	210.446	Semi-detached	0.00
129	82.410	0.000	82.410	1.540	9.00	1.100	139.603	Row-House	0.00
130	85.340	0.000	85.340	1.540	9.00	1.100	151.526	Row-House	0.00
131	141.580	0.000	141.580	1.540	9.00	1.100	239.837	Semi-detached	0.00
132	182.950	0.000	182.950	1.540	9.00	1.100	276.037	Semi-detached	0.00
133	217.590	0.000	217.590	1.540	9.00	1.100	368.507	Semi-detached	0.00
134	206.910	7.730	199.180	1.540	12.00	1.100	336.395	Semi-detached	344.12
135	185.160	0.000	185.160	1.540	12.00	1.100	279.761	Semi-detached	0.00
136	460.360	11.760	453.590	1.540	12.00	1.100	768.305	Detached	780.14
137	447.720	0.000	447.720	1.540	0.0	1.100	758.438	Detached	0.00
138	1399.670	0.000	1399.670	1.540	0.0	1.100	2371.041	Detached	0.00
Total:	20876.740		20875.95				35363.66		

Amenity CALCULATION

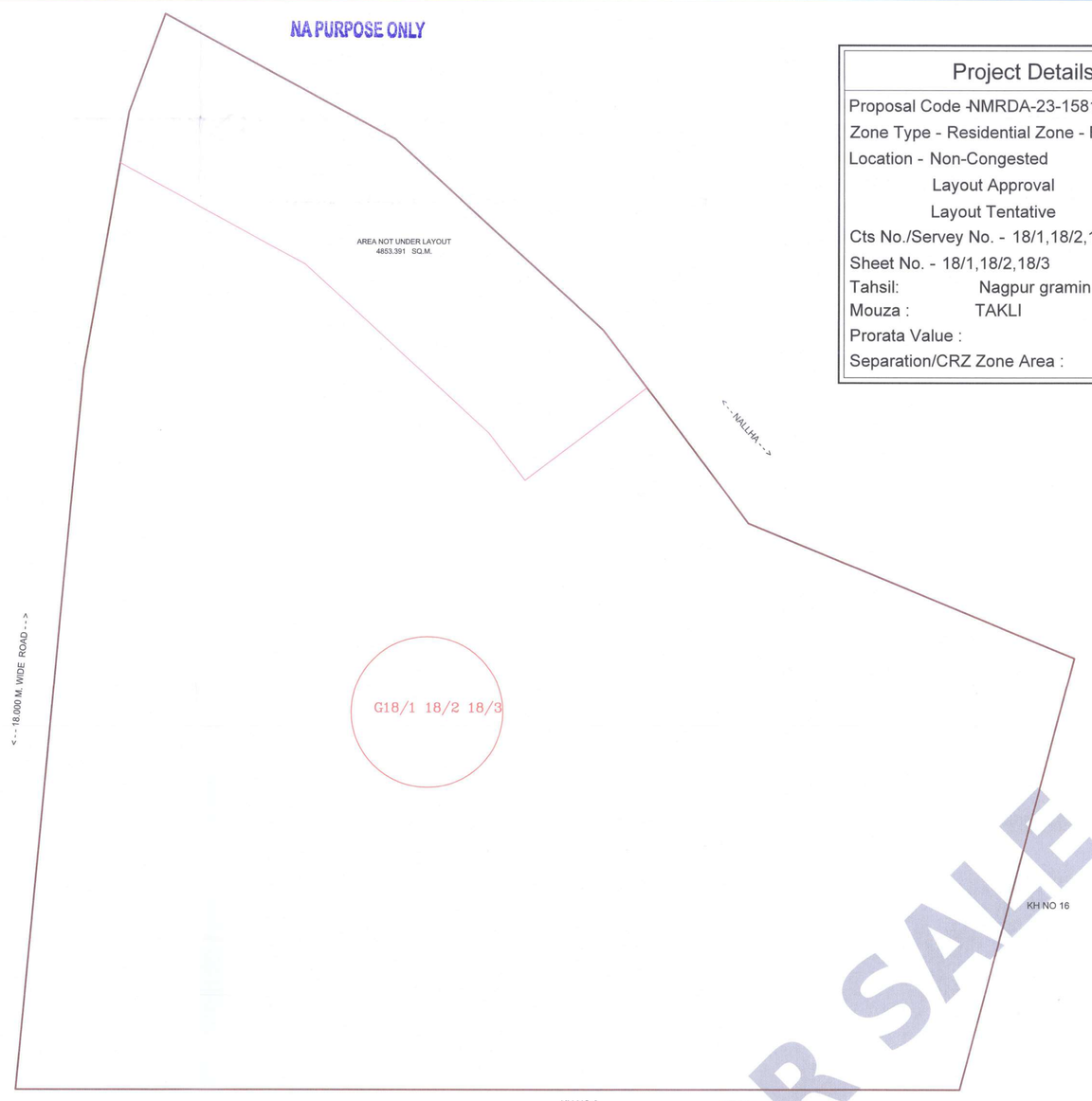
Name	Area
AMENITY	3584.10
TOTAL	3584.10

RECREATIONAL CALCULATION

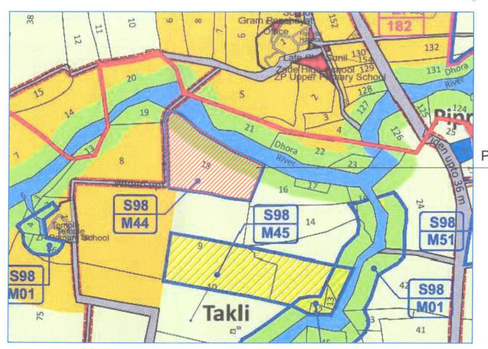
Name	Area
OPEN SPACE	3582.96
TOTAL	3582.96

Project Details

Proposal Code -NMRDA-23-15819
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Layout Approval
Layout Tentative
Cts No./Servey No. - 18/1,18/2,18/3
Sheet No. - 18/1,18/2,18/3
Tahsil: Nagpur gramin
Mouza : TAKLI
Prorata Value : 0.00
Separation/CRZ Zone Area :



AREA AS PER MEASUREMENT SHEET



PROPOSED LAYOUT KH NO 18/1,18/2,18/3



PROPOSED LAYOUT KH NO 18/1,18/2,18/3

PROPOSED RESIDENTIAL LAYOUT PLAN FOR KH.NO.18/1,18/2,18/3, P.NO. -36 OF VILLAGE MOUZA - TAKALI, TAH. - NAGPUR (G) , DIST -NAGPUR

BELONGING TO :- 1) SHRI. SUNIL SAHEBRAO MANEKAR

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	41450.18
a)	As per ownership document (7/12, CTS extract)	42100.00
b)	as per measurement sheet	42100.00
(c)	as per site	41450.18
2.	Deductions for	
(a)	Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	816.01
(b)	Any D.P. Reservation area	0.00
(b)	Any D.P. Reservation area	0.00
(c)	External structure in plot	0.00
(d)	Area Not under Layout	4853.39
(Total a+b+c+d)		5669.40
3.	Balance area of plot (1-2)	35780.78
4.	Amenity Space (if applicable)	
(a)	Required -	1789.04
(b)	Adjustment of 2(b), if any -	---
(c)	Proposed -	3584.10
5.	Net Plot Area (3-4 (c))	32196.68
6.	Recreational Open space (if applicable)	
(a)	Required -	3578.08
(b)	Proposed -	3582.96
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	7627.45
8.	Service road and Highway widening	---
9.	Plotable area	20875.95
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.54
11.	Area for inclusive housing	
(a)	Required -	6439.34
(b)	Proposed -	--



LAYOUT PLAN
SCALE - 1:500

Signature valid
Digitally signed by SANJAY NARENDRA KUMAR JAIN
Date: 2023.06.05 17:00:55 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority

Executive Engineer
Date: 27/05/2023

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

LEGENDS:
PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED

Name Of Owner : Sunil Sahebrao Manekar

Postal Address : Plot No 22,Lane No 2 Manewada Road,Near Gajanan Temple,Parvati Nagar,Parvati Nagar,Nagpur-440027,Maharashtra

Phone No.:9764114409

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH. NO. 18/1, 18/2, 18/3, PH. NO.: 36-A, MOUZA-TAKLI, TAH. NAGPUR(G), DIST. NAGPUR.

Name Of Engineer : Dhawal Subhashrao Hirshe

	ADDRESS OF OFFICE
	OFFICE - 65 sanmarg nagar hudkeshwar road near mhalgi nagar bustop nagpur

OWNERS SIGN : Verified by applicant

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by DHAWAL SUBHASHRAO HIRSHE
Date: 2023.06.05 17:01:13 IST
Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100	11/03/23
JOB NO - NMRDA-23-15819	CHECK BY -

SUBMISSION DRAWING

NOT FOR SALE