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.Raw/Adjoining Land,2.Sanctioned,3.Gunthewari)	1.f)Area in SqM as per prevenue record	1.g)Area as per gMeasurement Plan	1.h)Area as per POA	1.i)Area as per gDemarcated	1.j)Area in possession	1.k)Stringent Area in SqM
MAHALGAON	129/1/1 ,	Raw/Adjoining Land	36800.00	36800.00	0.00	0.00	0.00	36800.00
Total Amalgamated Plot			36800.00	36800.00	0.00	0.00	0.00	36800.00

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

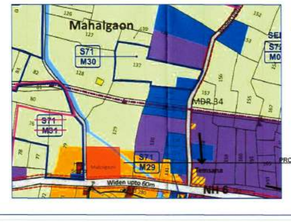
Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR apportionment on plot
1	326.020	0.000	326.020	1.450	0.0	1.100	518.407	Detached	0.00
2	296.620	0.000	296.620	1.450	0.0	1.100	473.109	Detached	0.00
3	294.870	0.000	294.870	1.450	0.0	1.100	469.999	Detached	0.00
4	292.720	0.000	292.720	1.450	0.0	1.100	466.568	Detached	0.00
5	290.770	0.000	290.770	1.450	0.0	1.100	463.778	Detached	0.00
6	288.810	0.000	288.810	1.450	0.0	1.100	460.652	Detached	0.00
7	286.860	0.000	286.860	1.450	0.0	1.100	457.542	Detached	0.00
8	361.130	9.620	341.510	1.450	9.00	1.100	544.708	Detached	584.33
9	197.970	7.720	190.250	1.450	9.00	1.100	303.449	Semi-detached	311.17
10	118.100	0.000	118.100	1.450	9.00	1.100	188.370	Row-House	0.00
11	118.100	0.000	118.100	1.450	9.00	1.100	188.370	Row-House	0.00
12	118.100	0.000	118.100	1.450	9.00	1.100	188.370	Row-House	0.00
13	118.100	0.000	118.100	1.450	9.00	1.100	188.370	Row-House	0.00
14	118.100	0.000	118.100	1.450	9.00	1.100	188.370	Row-House	0.00
15	118.100	0.000	118.100	1.450	9.00	1.100	188.370	Row-House	0.00
16	118.100	0.000	118.100	1.450	9.00	1.100	188.370	Row-House	0.00
17	118.100	0.000	118.100	1.450	9.00	1.100	188.370	Row-House	0.00
18	118.100	0.000	118.100	1.450	9.00	1.100	188.370	Row-House	0.00
19	118.070	0.000	118.070	1.450	9.00	1.100	188.322	Row-House	0.00
20	142.970	0.000	142.970	1.450	9.00	1.100	228.037	Semi-detached	0.00
21	204.260	0.000	204.260	1.450	9.00	1.100	325.798	Semi-detached	0.00
22	118.110	0.000	118.110	1.450	9.00	1.100	188.385	Row-House	0.00
23	118.110	0.000	118.110	1.450	9.00	1.100	188.385	Row-House	0.00
24	118.110	0.000	118.110	1.450	9.00	1.100	188.385	Row-House	0.00
25	118.110	0.000	118.110	1.450	9.00	1.100	188.385	Row-House	0.00
26	118.110	0.000	118.110	1.450	9.00	1.100	188.385	Row-House	0.00
27	118.110	0.000	118.110	1.450	9.00	1.100	188.385	Row-House	0.00
28	118.110	0.000	118.110	1.450	9.00	1.100	188.385	Row-House	0.00
29	118.110	0.000	118.110	1.450	9.00	1.100	188.385	Row-House	0.00
30	118.110	0.000	118.110	1.450	9.00	1.100	188.385	Semi-detached	0.00
31	221.210	7.720	213.490	1.450	9.00	1.100	340.517	Detached	348.24
32	195.740	0.000	195.740	1.450	9.00	1.100	312.205	Semi-detached	0.00
33	195.740	0.000	195.740	1.450	9.00	1.100	312.205	Semi-detached	0.00
34	195.740	0.000	195.740	1.450	9.00	1.100	312.205	Detached	0.00
35	195.740	0.000	195.740	1.450	9.00	1.100	312.205	Semi-detached	0.00
36	260.530	7.720	252.810	1.450	12.00	1.100	403.232	Detached	410.95
37	148.490	0.000	148.490	1.450	12.00	1.100	236.842	Semi-detached	0.00
38	148.490	0.000	148.490	1.450	12.00	1.100	236.842	Semi-detached	0.00
39	148.490	0.000	148.490	1.450	12.00	1.100	236.842	Semi-detached	0.00
40	148.490	0.000	148.490	1.450	12.00	1.100	236.842	Semi-detached	0.00
41	282.580	0.000	282.580	1.450	12.00	1.100	450.715	Detached	0.00
42	148.500	0.000	148.500	1.450	12.00	1.100	236.858	Semi-detached	0.00
43	148.500	0.000	148.500	1.450	12.00	1.100	236.858	Semi-detached	0.00
44	148.500	0.000	148.500	1.450	12.00	1.100	236.858	Semi-detached	0.00
45	148.500	0.000	148.500	1.450	12.00	1.100	236.858	Semi-detached	0.00
46	148.500	0.000	148.500	1.450	12.00	1.100	236.858	Semi-detached	0.00
47	148.500	0.000	148.500	1.450	12.00	1.100	236.858	Semi-detached	0.00
48	200.790	7.720	193.070	1.450	12.00	1.100	307.831	Detached	315.61
49	157.610	7.720	149.890	1.450	9.00	1.100	239.075	Semi-detached	246.79
50	123.990	0.000	123.990	1.450	9.00	1.100	197.764	Semi-detached	0.00
51	123.990	0.000	123.990	1.450	9.00	1.100	197.764	Semi-detached	0.00
52	123.990	0.000	123.990	1.450	9.00	1.100	197.764	Semi-detached	0.00
53	123.990	0.000	123.990	1.450	9.00	1.100	197.764	Semi-detached	0.00
54	123.990	0.000	123.990	1.450	9.00	1.100	197.764	Semi-detached	0.00
55	123.990	0.000	123.990	1.450	9.00	1.100	197.764	Semi-detached	0.00
56	123.990	0.000	123.990	1.450	9.00	1.100	197.764	Semi-detached	0.00
57	248.230	0.000	248.230	1.450	9.00	1.100	392.737	Detached	0.00
58	218.330	0.000	218.330	1.450	9.00	1.100	345.345	Detached	0.00
59	124.000	0.000	124.000	1.450	9.00	1.100	197.780	Semi-detached	0.00
60	124.000	0.000	124.000	1.450	9.00	1.100	197.780	Row-House	0.00
61	124.000	0.000	124.000	1.450	9.00	1.100	197.780	Row-House	0.00
62	124.000	0.000	124.000	1.450	9.00	1.100	197.780	Row-House	0.00
63	124.000	0.000	124.000	1.450	9.00	1.100	197.780	Row-House	0.00
64	124.000	0.000	124.000	1.450	9.00	1.100	197.780	Row-House	0.00
65	124.000	0.000	124.000	1.450	9.00	1.100	197.780	Row-House	0.00
66	159.070	7.720	150.350	1.450	9.00	1.100	239.808	Semi-detached	247.53
67	163.230	7.720	155.510	1.450	9.00	1.100	248.039	Detached	255.76
68	127.990	0.000	127.990	1.450	9.00	1.100	204.144	Semi-detached	0.00
69	127.990	0.000	127.990	1.450	9.00	1.100	204.144	Semi-detached	0.00
70	127.990	0.000	127.990	1.450	9.00	1.100	204.144	Semi-detached	0.00
71	127.990	0.000	127.990	1.450	9.00	1.100	204.144	Semi-detached	0.00
72	127.990	0.000	127.990	1.450	9.00	1.100	204.144	Semi-detached	0.00
73	163.380	0.000	163.380	1.450	9.00	1.100	260.591	Semi-detached	0.00
74	163.380	0.000	163.380	1.450	9.00	1.100	260.591	Semi-detached	0.00
75	128.000	0.000	128.000	1.450	9.00	1.100	204.160	Semi-detached	0.00
76	128.000	0.000	128.000	1.450	9.00	1.100	204.160	Semi-detached	0.00
77	128.000	0.000	128.000	1.450	9.00	1.100	204.160	Semi-detached	0.00
78	128.000	0.000	128.000	1.450	9.00	1.100	204.160	Semi-detached	0.00
79	128.000	0.000	128.000	1.450	9.00	1.100	204.160	Semi-detached	0.00
80	163.180	7.720	155.460	1.450	9.00	1.100	247.959	Detached	255.68
81	276.870	0.000	276.870	1.450	9.00	1.100	441.129	Detached	0.00
82	121.920	0.000	121.920	1.450	9.00	1.100	194.462	Semi-detached	0.00
83	121.920	0.000	121.920	1.450	9.00	1.100	194.462	Row-House	0.00
84	121.920	0.000	121.920	1.450	9.00	1.100	194.462	Row-House	0.00
85	121.920	0.000	121.920	1.450	9.00	1.100	194.462	Row-House	0.00
86	121.920	0.000	121.920	1.450	9.00	1.100	194.462	Row-House	0.00
87	121.920	0.000	121.920	1.450	9.00	1.100	194.462	Row-House	0.00
88	121.920	0.000	121.920	1.450	9.00	1.100	194.462	Row-House	0.00
89	121.920	0.000	121.920	1.450	9.00	1.100	194.462	Row-House	0.00
90	121.920	0.000	121.920	1.450	9.00	1.100	194.462	Row-House	0.00
91	121.920	0.000	121.920	1.450	9.00	1.100	194.462	Row-House	0.00
92	121.920	0.000	121.920	1.450	9.00	1.100	194.462	Row-House	0.00
93	228.140	7.720	220.420	1.450	12.00	1.100	361.570	Semi-detached	369.29
94	206.460	7.720	198.740	1.450	12.00	1.100	316.992	Detached	324.71
95	143.990	0.000	143.990	1.450	9.00	1.100	229.564	Semi-detached	0.00
96	143.990	0.000	143.990	1.450	9.00	1.100	229.564	Semi-detached	0.00
97	143.990	0.000	143.990	1.450	9.00	1.100	229.564	Semi-detached	0.00
98	143.990	0.000	143.990	1.450	9.00	1.100	229.564	Semi-detached	0.00
99	143.990	0.000	143.990	1.450	9.00	1.100	229.564	Semi-detached	0.00
100	143.990	0.000	143.990	1.450	9.00	1.100	229.564	Semi-detached	0.00
101	143.990	0.000	143.990	1.450	9.00	1.100	229.564	Semi-detached	0.00
102	143.990	0.000	143.990	1.450	9.00	1.100	229.564	Semi-detached	0.00
103	158.540	0.000	158.540	1.450	9.00	1.100	249.681	Semi-detached	0.00
104	192.170	0.000	192.170	1.450	9.00	1.100	306.511	Semi-detached	0.00
105	307.220	9.810	297.610	1.450	9.00	1.100	474.688	Detached	484.30
106	500.140	0.000	500.140	1.450	0.0	1.100	797.723	Detached	0.00
107	458.630	0.000	458.630	1.450	0.0	1.100	728.325	Detached	0.00
108	438.410	0.000	438.410	1.450	0.0	1.100	699.264	Detached	0.00
109	420.990	0.000	420.990	1.450	0.0	1.100	671.479	Detached	0.00
110	432.740	0.000	432.740	1.450	0.0	1.100	690.320	Detached	0.00
111	404.540	7.720	456.820	1.450	12.00	1.100	728.528	Detached	736.35
112	432.030	7.720	424.310	1.450	12.00	1.100	676.774	Detached	684.49
113	343.960	0.000	343.960	1.450	0.0	1.100	548.518	Detached	0.00
114	338.670	0.000	338.670	1.450	0.0	1.100	535.394	Detached	0.00
115	369.300	0.000	369.300	1.450	0.0	1.100	573.084	Detached	0.00
116	387.380	0.000	387.380	1.450	0.0	1.100	617.871	Detached	0.00
117	415.460	0.000	415.460	1.450	0.0	1.100	662.559	Detached	0.00
118	638.660	0.000	638.660	1.450	0.0	1.100	1018.663	Detached	0.00
Total:	22382.120		22270.25				35521.05		

Amenity CALCULATION

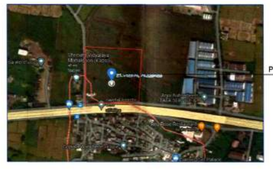
Name	Area
AMENITY SPACE	3609.28
TOTAL	3609.28

RECREATIONAL CALCULATION

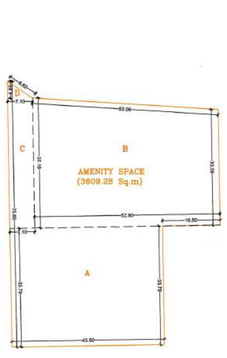
Name	Area
OPEN SPACE-A	970.17
OPEN SPACE-B	2637.07
TOTAL	3607.24



PROPOSED LAYOUT KH NO.129/1/1



PROPOSED LAYOUT KH NO.129/1/1



AMENITY SPACE

A) 43.50 X 33.79	= 1469.865 SQ.M
B) 0.5 X (37.18 + 33.08) X 52.90	= 1858.377 SQ.M
C) 0.5 X (37.18 + 37.17) X7.10	= 263.942 SQ.M
D) 0.5 X 7.10 X 4.89	= 17.359 SQ.M
TOTAL	= 3609.543 SQ.M



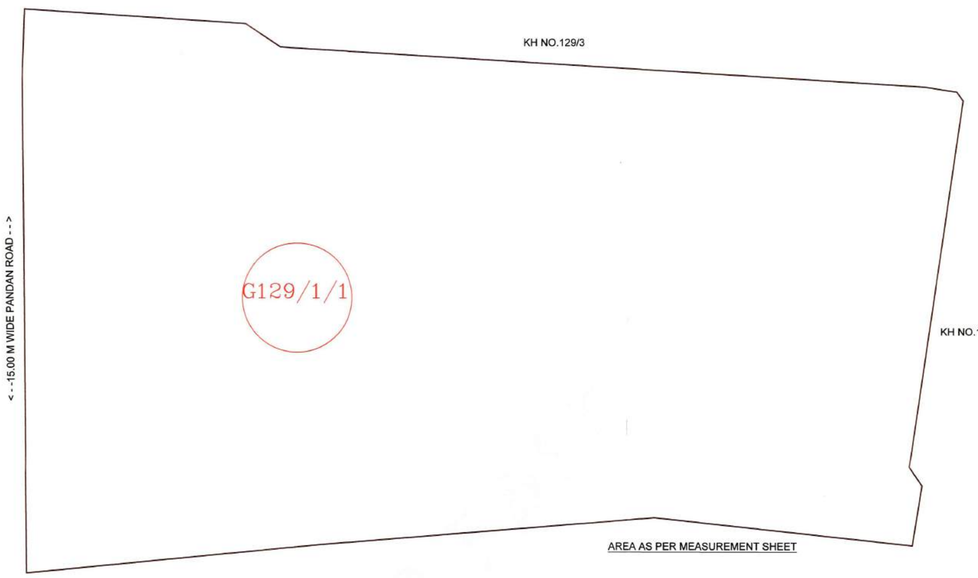
AREA OF ROAD WIDENING

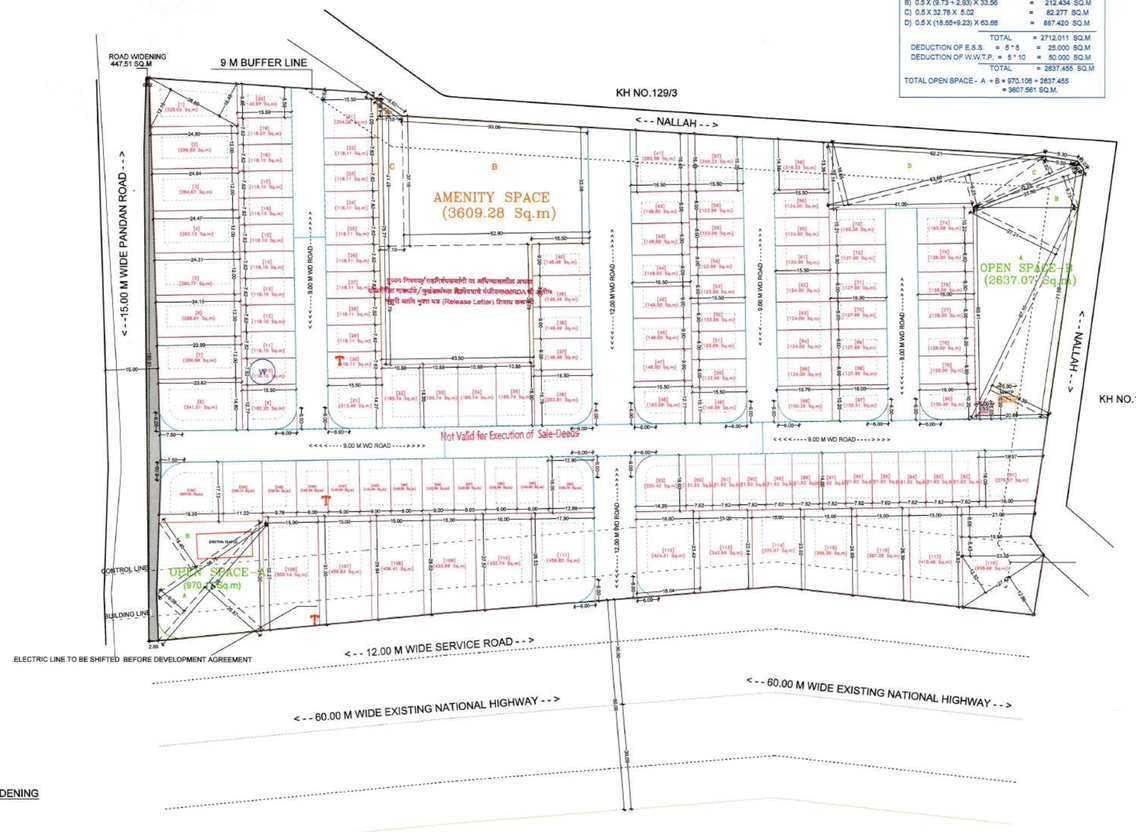
ROAD WIDENING

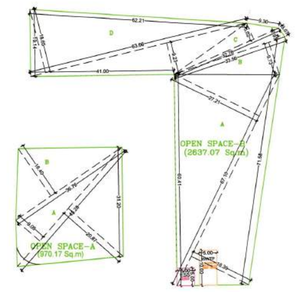
A) 0.5 X (2.61 + 2.29) X 13.70	= 33.566 SQ.M
B) 0.5 X (3.89 + 2.32) X 35.96	= 111.695 SQ.M
C) 0.6 X (3.89 + 3.39) X 25.36	= 92.310 SQ.M
D) 0.5 X (3.39 + 2.09) X 65.83	= 180.374 SQ.M
E) 0.5 X (0.62 + 2.08) X 23.39	= 29.565 SQ.M
TOTAL	= 447.509 SQ.M

Project Details

Proposal Code - NMRDA-23-31666
Zone Type - Residential Zone - R-4 with payment of premium
Location - Non-Congested
Layout Approval
Layout Tentative
Cts No./Servey No. - 0
Sheet No. - 129/1/1
Tahsil : KAMPTEE
Mouza : MAHALGAON
Prorata Value : 0.00
Separation/CRZ Zone Area :







OPEN SPACE

OPEN SPACE - A

A) 0.5 X (9.09 + 20.87) X 45.28	= 678.294 SQ.M
B) 0.5 X 36.76 X 16.40	= 301.432 SQ.M
TOTAL	= 979.726 SQ.M
DEDUCTION OF TANGENT	= 9.62 SQ.M
TOTAL	= 970.106 SQ.M

OPEN SPACE - B

A) 0.5 X (18.39+ 27.21) X 67.10	= 1529.88 SQ.M
B) 0.5 X (9.73 + 2.93) X 33.56	= 212.434 SQ.M
C) 0.5 X 32.76 X 5.02	= 82.277 SQ.M
D) 0.5 X (18.65+9.23) X 63.66	= 887.420 SQ.M
TOTAL	= 2712.011 SQ.M
DEDUCTION OF E.S.S. = 5 * 5	= 25.000 SQ.M
DEDUCTION OF W.W.T.P. = 5 * 10	= 50.000 SQ.M
TOTAL	= 2637.455 SQ.M

TOTAL OPEN SPACE - A + B = 970.106 + 2637.455 = 3607.561 SQ.M.

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 129/1/1 , P.H. NO. -20 , MOUZA - MAHALGAON TAH. - KAMPTEE, DIST. - NAGPUR.

BELONGING TO :-
1) MRS.ANITA HARISH AGRAWAL

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	36060.94
a)	As per ownership document (7/12, CTS extract)	36800.00
b)	as per measurement sheet	36800.00
(c)	as per site	36060.94
2.	Deductions for	
(a)	Proposed D.P./ D.P. Road widening Area/ Service Road / highway widening	0.00
(b)	Any D.P. Reservation area	0.00
(b)	Any D.P. Reservation area	0.00
(c)	External structure in plot	0.00
(d)	Not in possession	0.00
(Total a+b+c+d)		0.00
3.	Balance area of plot (1-2)	36060.94
4.	Amenity Space (if applicable)	
(a)	Required -	1803.05
(b)	Adjustment of 2(b), if any -	---
(c)	Proposed -	3609.28
5.	Net Plot Area (3-4 (c))	32451.66
6.	Recreational Open space (if applicable)	
(a)	Required -	3606.09
(b)	Proposed -	3607.24
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	6051.66
8.	Service road and Highway widening	447.51
9.	Plotable area	22270.25
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.45
11.	Area for inclusive housing	
(a)	Required -	6490.33
(b)	Proposed -	---

LAYOUT PLAN
SCALE - 1:500

क्र.प्रस्तु-१/साईसिवदार-कामठी/कावि-609 /2023
दि. 7.JUL 34 एन.ए.टी.-54/2023
मौजा : महालगाव ता. कामठी
दिनांक : 25/06/23

Signature valid
Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.06.27 17:01 IST
Reason: Approved Lowing Plan
Location: Nagpur Metropolitan Region Development Authority

Town Planner Date: 19/05/2023

Executive Engineer Date: 19/05/2023

Assistant Engineer Date: 19/05/2023

Sectional Engineer Date: 19/05/2023

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Chaenah Apt.Chananbhatti 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 BRWAN
EXISTING SHOWN BLUE HATCHED

Name Of Owner : Anita Harish Agrawal

Postal Address : Plot No. 287 ,Near Power Sub Station, Nagpur,Nagpur-440008,Maharashtra

Phone No.9823256561

DESCRIPTION OF PROJECT :

Type of Proposal : Residential Layout Tentative

SITE ADDRESS :
KH. NO. 129/1/1, PH. NO. 20,MOUZA-MAHALGAON, TAH. KAMPTEE, DIST. NAGPUR.

Name Of Engineer : UNMESH MANOJ INGLE

ADDRESS OF OFFICE :
OFFICE :
flat no.102, plot no.31, arunodaya apartment, prashant nagar , wardha road , ajni square, nagpur-440015

OWNERS SIGN - Verified by applicant

REGISTERED VERSION SIGN
Signature valid
Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.06.27 17:01 IST
Reason: Approved Lowing Plan
Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100 | 04/05/23
JOB NO - NMRDA-23-31666 | CHECK BY -

SUBMISSION DRAWING