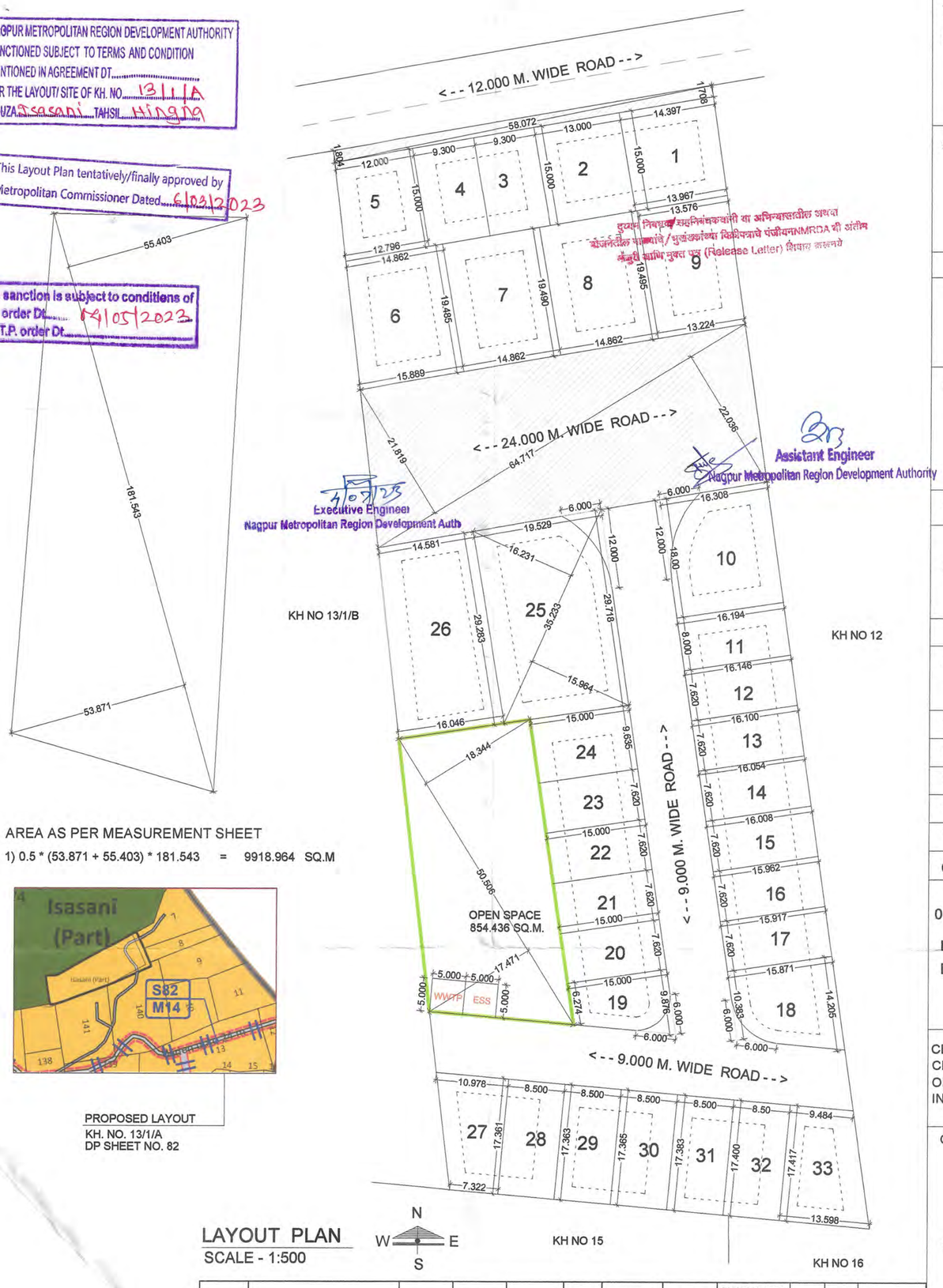
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT.....
FOR THE LAYOUT/ SITE OF KH. NO. 13/1/A
MOUZA Isasani TAHSIL Hingna

This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated 6/03/2023

This sanction is subject to conditions of
N.A. order Dt. 19/05/2023
N.A.T.P. order Dt.....



Executive Engineer
Nagpur Metropolitan Region Development Auth

Assistant Engineer
Nagpur Metropolitan Region Development Authority

AREA AS PER MEASUREMENT SHEET

1) 0.5 * (53.871 + 55.403) * 181.543 = 9918.964 SQ.M

PROPOSED LAYOUT
KH. NO. 13/1/A
DP SHEET NO. 82

LAYOUT PLAN
SCALE - 1:500

N
W E
S

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	FACTOR FOR PRORATA FSI	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*I) SQ.M
A		B	C	D	E	F	G	G	H	I	J
1	0.5*(14.397 + 13.967) * 15.000	212.730	0.000	212.730	1	212.730	1.368	291.015	12.000	1.100	320.116
2	13.000 * 15.000	195.000	0.000	195.000	1	195.000	1.368	266.760	12.000	1.100	293.436
3 & 4	9.300 * 15.000	139.500	0.000	139.500	2	279.000	1.368	381.672	12.000	1.100	419.839
5	0.5*(12.000 + 12.796)*15.000	185.970	0.000	185.970	1	185.970	1.368	254.407	12.000	1.100	279.848
6	0.5*(14.862 + 15.889)*19.485	299.592	0.000	299.592	1	299.592	1.368	409.841	24.000	1.100	450.825
7	0.5*(19.485 + 19.490)*14.862	289.623	0.000	289.623	1	289.623	1.368	396.205	24.000	1.100	435.825
8	0.5*(19.495 + 19.490)*14.862	289.698	0.000	289.698	1	289.698	1.368	396.306	24.000	1.100	435.937
9	0.5*(13.576 + 13.224)*19.495	261.233	0.000	261.233	1	261.233	1.368	357.367	24.000	1.100	393.103
10	0.5*(16.308 + 16.194)*18.000	292.518	14.920	277.598	1	277.598	1.368	379.754	24.000	1.100	417.729
11	0.5*(16.146 + 16.194)*8.000	129.360	0.000	129.360	1	129.360	1.368	176.964	9.000	1.100	194.661
12	0.5*(16.146 + 16.100)*7.620	122.857	0.000	122.857	1	122.857	1.368	168.069	9.000	1.100	184.876
13	0.5*(16.054 + 16.100)*7.620	122.507	0.000	122.507	1	122.507	1.368	167.589	9.000	1.100	184.348
14	0.5*(16.054 + 16.008)*7.620	122.156	0.000	122.156	1	122.156	1.368	167.110	9.000	1.100	183.821
15	0.5*(15.962 + 16.008)*7.620	121.806	0.000	121.806	1	121.806	1.368	166.630	9.000	1.100	183.293
16	0.5*(15.962 + 15.917)*7.620	121.459	0.000	121.459	1	121.459	1.368	166.156	9.000	1.100	182.771
17	0.5*(15.871 + 15.917)*7.620	121.112	0.000	121.112	1	121.112	1.368	165.682	9.000	1.100	182.250
18	0.5*(14.205 + 10.383)*15.871	195.118	7.720	187.398	1	187.398	1.368	256.361	9.000	1.100	281.997
19	0.5*(6.274 + 9.876)*15.000	121.125	7.720	113.405	1	113.405	1.368	155.138	9.000	1.100	170.652
20 TO 23	15.000* 7.620	114.300	0.000	114.300	4	457.200	1.368	625.450	9.000	1.100	687.995
24	15.000* 8.635	129.525	0.000	129.525	1	129.525	1.368	177.190	9.000	1.100	194.909
25	0.5*(16.231 + 15.964)*35.233	567.163	14.920	552.243	1	552.243	1.368	755.469	24.000	1.100	831.016
26	0.5*(16.046 + 14.581)*29.283	448.425	0.000	448.425	1	448.425	1.368	613.446	24.000	1.100	674.790
27	0.5*(10.978 + 7.322)*17.361	158.853	0.000	158.853	1	158.853	1.368	217.311	9.000	1.100	239.042
28	0.5*(17.361 + 17.363)*8.500	147.577	0.000	147.577	1	147.577	1.368	201.885	9.000	1.100	222.074
29	0.5*(17.365 + 17.363)*8.500	147.594	0.000	147.594	1	147.594	1.368	201.909	9.000	1.100	222.099
30	0.5*(17.365 + 17.383)*8.500	147.679	0.000	147.679	1	147.679	1.368	202.025	9.000	1.100	222.227
31	0.5*(17.400 + 17.383)*8.500	147.828	0.000	147.828	1	147.828	1.368	202.228	9.000	1.100	222.451
32	0.5*(17.400 + 17.417)*8.500	147.972	0.000	147.972	1	147.972	1.368	202.426	9.000	1.100	222.669
33	0.5*(9.484 + 13.598)*17.417	201.010	0.000	201.010	1	201.010	1.368	274.981	9.000	1.100	302.479
			TOTAL		33	6138.410		8397.345			9237.079

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 13/1/A, P.NO. 46 , MOUZA - ISASANI TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :- 1) MR. SACHIN MADHAVRAO GANVIR
2) MR. SUMANT MADHAORAO GANVIR

STAMPS OF APPROVAL OF PLANS:

	AREA STATEMENTS :	
1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 10000.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 9918.964 SQ.M
	C) AS PER SITE	= 9918.964 SQ.M
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING (24.00 M D.P. ROAD)	= 1521.056 SQ.M
	B) ANY D.P. RESERVATION AREA	= 0.000 SQ.M
	TOTAL A+B	= 1521.056 SQ.M
3	BALANCE AREA OF PLOT (1- 2)	= 8397.908 SQ.M
4	AMENITY SPACE :	
	A) REQUIRED	= 0.000 SQ.M
	B) ADJUSTMENT OF 2(A), if any	= 0.000 SQ.M
	C) BALANCE PROPOSED	= 0.000 SQ.M
	NET PLOT AREA (3- 4C)	= 8397.908 SQ.M (100%)
6	RECREATIONAL OPEN SPACE :	
	A) REQUIRED	= 839.790 SQ.M (10%)
	B) PROPOSED	= 854.436 SQ.M (10.03%)
7	INTERNAL ROAD AREA	= 1355.062 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	= 000.000 SQ.M
9	PLOTABLE AREA	= 6138.410 SQ.M
10	SPACE FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M.
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	= 1.368

OPEN SPACE	D.P. ROAD WIDENING AREA
0.5 * (18.344 + 17.471) * 50.506 = 904.436 SQ.M	12.00 M. ROAD WIDENING AREA
DEDUCTION OF E.S.S. = 5 * 5 = 25.000 SQ.M	0.5 * (1.804 + 1.708) * 58.072 = 101.974 SQ.M
DEDUCTION OF WWTP = 5 * 5 = 25.000 SQ.M	24.00 M. ROAD WIDENING AREA
TOTAL = 854.436 SQ.M	0.5 * (21.819 + 22.036) * 64.717 = 1419.082 SQ.M
	TOTAL = 1521.056 SQ.M

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 10-12-2020 AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE

1) MR. SACHIN MADHAVRAO GANVIR

2) MR. SUMANT MADHAORAO GANVIR

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal S. Harshe
NMRDA Lic. No. 441
NIT Lic. No. 3000
Mob. No. 9158855005

	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO.OF ARCH / LIC. ENG. / SUPERVISOR
	LAY-02	1:500	DHAWAL		

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN

WAVE INFRAVENTURE
ENGINEERS . DEVELOPERS . CONTRACTORS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003