PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NOs.-38/1, 38/2 & 38/3 P.H. NO.-45, MOUZA-TAKLI, TAH.-HINGNA, DIST.-NAGPUR

BELONGING TO :- P.B.A. INFRASTRUCTURE LIMITED
THROUGH P.O.A. HOLDER
M/S KESHVAM INFRA THROUGH
IT'S AUTHORISED PARTNER
1) SHRI. AKSHAD RAMKRISHNA PODDAR
2) SHRI. RUCHIR KUMAR AGRAWAL



LAYOUT PLAN
SCALE - 1:500

AREA UNDER ADJUSTMENT CALCULATION
SCALE - NTS

24.00M. ROAD AREA CALCULATION
SCALE - NTS

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)
OPEN SPACE (EXCLUDING ESS AND WWTP)	1/2*(18.13+18.39)*39.40	719.44		3240.90
	1/2*(15.68+15.90)*65.23	1029.96		
	1/2*(16.18+15.86)*5.00	80.10		
	1/2*(4.73+30.08)*75.16	1308.16		
	1/2*(22.27+22.86)*5.00	112.83		
		3250.51	9.61	
AMENITY SPACE	1/2*(22.16+21.91)*44.51	980.78		1624.48
	1/2*(17.50+17.91)*36.90	653.31		
		1634.09	9.61	
AREA NOT UNDER LAYOUT	1/2*(6.32+4.14)*19.00+ 0.5*4.28*106.60	327.49		327.49
AREA OF 24.00M. WIDE ODR	1/2*(21.75+23.00)*83.70	1872.79		1872.79
	1/2*(21.42+21.39)*52.94	1133.18		1133.18
	1/2*(16.18+13.28)*31.60	465.47		465.47
	1/2*(18.70+18.31)*3.74	69.21		69.21
		3540.64		3540.64

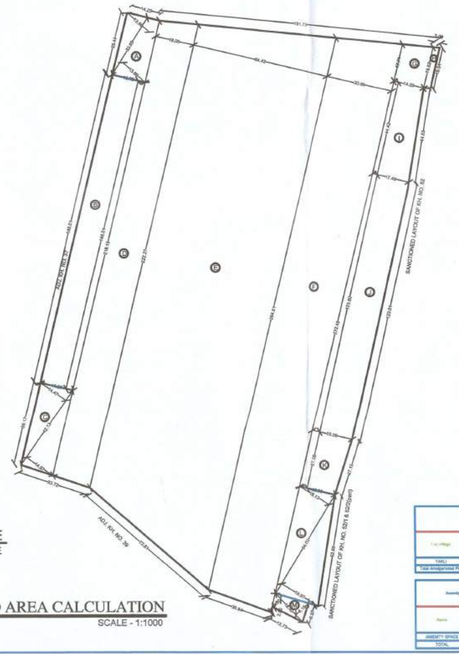


D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 96
SCALE - NTS

PROPOSED LAYOUT OF KH.NO.- 38/1, 38/2 & 38/3



GOOGLE MAP SHOWING PROPOSED SITE
CO- ORDINATES - 21°03'28.3"N 78°59'12.8"E



LAND AREA CALCULATION
SCALE - 1:1000

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	Built on pro rata basis	Type of Plot	Cft apportionment on plot
1	362.350	0.000	362.350	1.810	24.00	1.100	594.935	Detached	0.00
2	333.750	0.000	333.750	1.810	24.00	1.100	991.071	Detached	0.00
3	333.750	0.000	333.750	1.810	24.00	1.100	991.071	Detached	0.00
4	333.750	0.000	333.750	1.810	24.00	1.100	991.071	Detached	0.00
5	333.750	0.000	333.750	1.810	24.00	1.100	991.071	Detached	0.00
6	333.750	0.000	333.750	1.810	24.00	1.100	991.071	Detached	0.00
7	827.825	33.000	790.473	1.810	12.00	1.100	1408.151	Detached	1408.07
8	155.095	0.000	155.095	1.810	9.00	1.100	229.089	Semi-detached	0.00
9	112.500	0.000	112.500	1.810	9.00	1.100	166.238	Row-House	0.00
10	112.500	0.000	112.500	1.810	9.00	1.100	166.238	Row-House	0.00
11	112.500	0.000	112.500	1.810	9.00	1.100	166.238	Row-House	0.00
12	112.500	0.000	112.500	1.810	9.00	1.100	166.238	Row-House	0.00
13	112.500	0.000	112.500	1.810	9.00	1.100	166.238	Row-House	0.00
14	112.500	0.000	112.500	1.810	9.00	1.100	166.238	Row-House	0.00
15	112.500	0.000	112.500	1.810	9.00	1.100	166.238	Row-House	0.00
16	112.500	0.000	112.500	1.810	9.00	1.100	166.238	Row-House	0.00
17	112.500	0.000	112.500	1.810	9.00	1.100	166.238	Row-House	0.00
18	142.800	0.000	142.800	1.810	9.00	1.100	232.666	Semi-detached	0.00
19	181.840	7.720	174.120	1.810	6.00	1.100	338.067	Semi-detached	318.08
20	112.500	0.000	112.500	1.810	9.00	1.100	166.332	Row-House	0.00
21	112.500	0.000	112.500	1.810	9.00	1.100	166.332	Row-House	0.00
22	112.500	0.000	112.500	1.810	9.00	1.100	166.332	Row-House	0.00
23	112.500	0.000	112.500	1.810	9.00	1.100	166.332	Row-House	0.00
24	112.200	0.000	112.200	1.810	9.00	1.100	166.332	Row-House	0.00
25	112.200	0.000	112.200	1.810	9.00	1.100	166.332	Row-House	0.00
26	112.500	0.000	112.500	1.810	9.00	1.100	166.332	Row-House	0.00
27	112.200	0.000	113.200	1.810	9.00	1.100	166.332	Row-House	0.00
28	138.500	0.000	138.500	1.810	9.00	1.100	343.606	Semi-detached	0.00
29	144.000	0.000	144.000	1.810	9.00	1.100	265.824	Detached	0.00
30	321.360	7.720	313.640	1.810	12.00	1.100	358.811	Detached	853.02
31	158.540	7.720	147.320	1.810	12.00	1.100	262.904	Semi-detached	264.02
32	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
33	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
34	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
35	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
36	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
37	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
38	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
39	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
40	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
41	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
42	106.505	6.000	106.505	1.810	9.00	1.100	242.898	Semi-detached	0.00
43	266.150	7.720	258.440	1.810	9.00	1.100	457.687	Detached	453.12
44	173.840	7.720	166.120	1.810	9.00	1.100	294.148	Semi-detached	301.02
45	106.505	6.000	106.505	1.810	9.00	1.100	242.898	Semi-detached	0.00
46	106.505	6.000	106.505	1.810	9.00	1.100	242.898	Semi-detached	0.00
47	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
48	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
49	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
50	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
51	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
52	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
53	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
54	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
55	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
56	121.600	6.000	121.600	1.810	9.00	1.100	215.354	Row-House	0.00
57	171.360	7.720	163.640	1.810	12.00	1.100	289.806	Semi-detached	287.53
58	160.190	7.720	152.440	1.810	12.00	1.100	269.871	Semi-detached	277.69
59	119.200	6.000	119.200	1.810	9.00	1.100	211.103	Row-House	0.00
60	119.200	6.000	119.200	1.810	9.00	1.100	211.103	Row-House	0.00
61	119.200	6.000	119.200	1.810	9.00	1.100	211.103	Row-House	0.00
62	119.200	6.000	119.200	1.810	9.00	1.100	211.103	Row-House	0.00
63	119.200	6.000	119.200	1.810	9.00	1.100	211.103	Row-House	0.00
64	119.200	6.000	119.200	1.810	9.00	1.100	211.103	Row-House	0.00
65	119.200	6.000	119.200	1.810	9.00	1.100	211.103	Row-House	0.00
66	119.200	6.000	119.200	1.810	9.00	1.100	211.103	Row-House	0.00
67	119.200	6.000	119.200	1.810	9.00	1.100	211.103	Row-House	0.00
68	119.200	6.000	119.200	1.810	9.00	1.100	211.103	Row-House	0.00
69	136.000	6.000	136.000	1.810	9.00	1.100	240.599	Semi-detached	0.00
70	136.000	6.000	136.000	1.810	9.00	1.100	240.599	Semi-detached	0.00
71	106.000	6.000	106.000	1.810	9.00	1.100	249.599	Semi-detached	0.00
72	199.900	7.720	199.180	1.810	9.00	1.100	291.972	Detached	255.01
73	285.080	9.810	275.470	1.810	15.00	1.100	487.241	Detached	487.47
74	229.940	6.000	229.940	1.810	15.00	1.100	407.241	Semi-detached	0.00
75	229.940	6.000	229.940	1.810	15.00	1.100	407.241	Semi-detached	0.00
76	229.950	6.000	229.950	1.810	15.00	1.100	407.241	Semi-detached	0.00
77	229.950	6.000	229.950	1.810	15.00	1.100	407.241	Semi-detached	0.00
78	229.950	6.000	229.950	1.810	15.00	1.100	407.241	Semi-detached	0.00
79	229.950	6.000	229.950	1.810	15.00	1.100	407.241	Semi-detached	0.00
80	229.950	6.000	229.950	1.810	15.00	1.100	407.241	Semi-detached	0.00
81	229.950	6.000	229.950	1.810	15.00	1.100	407.241	Semi-detached	0.00
82	238.250	0.000	238.250	1.810	15.00	1.100	418.599	Semi-detached	0.00
83	288.770	8.810	252.160	1.810	12.00	1.100	449.920	Semi-detached	452.64
84	915.165	0.000	915.165	1.810	15.00	1.100	913.548	Detached	0.00
85	406.380	0.000	406.380	1.810	15.00	1.100	733.241	Detached	0.00
86	351.360	5.810	341.760	1.810	12.00	1.100	855.252	Detached	614.59
87	266.720	0.000	266.720	1.810	12.00	1.100	459.864	Detached	0.00
88	335.020	0.000	335.020	1.810	15.00	1.100	629.745	Detached	0.00
89	353.460	0.000	353.460	1.810	15.00	1.100	625.978	Detached	0.00
90	291.960	0.000	291.960	1.810	15.00	1.102	523.321	Detached	0.00
91	350.490	0.000	350.490	1.810	15.00	1.100	620.663	Detached	0.00
92	346.909	0.000	346.909	1.810	15.00	1.102	617.802	Detached	0.00
93	347.400	0.000	347.400	1.810	15.00	1.100	615.245	Detached	0.00
94	345.900	0.000	345.900	1.810	12.00	1.100	613.065	Detached	0.00
95	341.280	0.000	341.280	1.810	15.00	1.100	604.407	Detached	0.00
96	382.340	0.000	382.340	1.810	15.00	1.100	566.634	Detached	0.00
97	644.845	33.855	610.990	1.810	10.00	1.100	904.865	Detached	934.91
Total	19216.000		19068.71				33768.52		

Project Details

Building Type - NMRDA-23-47231
Zone Type - Residential Zone - R-4 with payment of premium
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Servey No. - 38□ □ □
Sheet No. - 38/1, 38/2, 38/3
Zone Number: HINGNA
Ward Name : TAKLI
Prorata Value : 0.00
Separation/CRZ Zone Area :

LAND AREA CALCULATION

	SIZE	AREA (SQ.M.)
A	1/2*(13.66+13.89)*33.65	463.53
B	1/2*(15.75+15.57)*148.01	2317.84
C	1/2*(14.47+14.97)*42.13	620.15
D	1/2*(218.15+222.27)*18.05	3974.79
E	1/2*(222.27+264.81)*64.42	15688.85
F	1/2*(264.81+272.45)*30.86	8289.92
G	1/2*(17.71+19.62)*14.29	266.72
H	1/2*(19.54+19.62)*3.09	59.72
I	1/2*(14.29+17.49)*44.42	705.83
J	1/2*(19.09+17.49)*123.00	2258.82
K	1/2*(19.09+16.99)*27.08	488.52
L	1/2*(16.12+19.97)*54.00	974.43
M	1/2*(5.30+8.15)*18.40	123.74
	TOTAL	36232.86
	SAY	36232.16

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	36232.16
	a) As per ownership document (7/12, CTS extract)	37305.00
	b) as per measurement sheet	36232.16
	(c) as per site	36232.16
2.	Deductions for -	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	3540.64
	(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	327.49
(Total a+b+c+d)		3868.13
3.	Balance area of plot (1-2)	32364.03
4.	Amenity Space (if applicable)	
	(a) Required -	1618.20
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	1624.48
5.	Net Plot Area (3-4 (c))	30739.55
6.	Recreational Open space (if applicable)	
	(a) Required -	3236.40
	(b) Proposed -	3240.90
7.	Internal Road area (net plot -(Plotable area + open space + HSG + external structure))	8372.94
8.	Service road and Highway widening	
9.	Plotable area	19060.71
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.81
11.	Area for inclusive housing	
	(a) Required	6147.91
	(b) Proposed -	---
12.	E.S.S.	25.00
13.	W.W.T.P.	48.00

DETAILS OF LAYOUT/SUBDIVISION OF LAND

I.e. Village	I.e Survey No./ Gut No./ C.T.S. No./ Final Plot No. etc	Type (Plots/Building/ Land or Apartment) & Use (Residential/ Commercial etc)	1) Entire or Part of Land on which layout is proposed	2) Entire or Part of Land on which Development Plan	1) Entire as per FSI	1) Entire as per ZONEPASS	1) Entire in possession	1) Entire/part Area in Sqm
TAKLI	BPL 1MD 3MT	Semi-Residential Land	37305.00	36232.16	0.00	0.00	0.00	36232.16
Total Amalgamated Plot			37305.00	36232.16	0.00	0.00	0.00	36232.16

Amenity CALCULATION		RECREATIONAL CALCULATION	
Name	Area	Name	Area
AMENITY SPACE	1624.48	OPEN SPACE	3240.90
TOTAL	1624.48	TOTAL	3240.90

Signature valid
Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.07.20 17:36:38 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-47231
Application Number : NMRDA/2023002400
Proposal Number : 35155
Certificate Number : NMRDA/LT/2023/APL/00132

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
EXSTING SHOWN BLUE HATCHED

WAVE
DESIGNER & PLANNERS
Ph.No - 9176256659
Near Ajni Sq.Nagpur-440015

Name Of Owner : PBA INFRASTRUCTURE LIMITED THROUGH POA HOLDER MS KESHAVAM INFRA THROUGH ITS AUTHORISED PARTNER MR AKSHAT RAMKRISHNA PODDAR AND MR RUCHIR KUMAR AGRAWA
Postal Address : Keshvam 924,,Near Haldiram Day 2 Day,Bagadganj,Bhandewadi,Nagpur-440008,Maharashtra

Phone No.:9325254747

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH. NO. 38/1, 38/2, 38/3, P. H. NO. 45, MOUZA-TAKLI, TEHSIL-HINGNA, DISTRICT-NAGPUR.

Name Of Architect : Priti Swapnil Shende

Exoterior
Your Complete Architectural Solution
AR.PRITI SHENDE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
MO.NO. - 8788019725

ADDRESS OF OFFICE
OFFICE -
Plot 1, Lane 1, Ayodhya Nagar, Nagpur 440024

OWNERS SIGN -
Signature valid
Digitally signed by AKSHAT RAMKRISHNA PODDAR
Date: 2023.07.20 18:11:14 IST
Reason: Applicant DSC
Location: Nagpur Metropolitan Region Development Authority
Project Code :
Application Number :
Proposal Number : 35155

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by PRITI SWAPNIL SHENDE
Date: 2023.07.20 18:11:14 IST
Reason: Technical Person DSC
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-47231
Application Number : NMRDA/2023002400
Proposal Number : 35155

SCALE - 1:100	16/06/23
JOB NO - NMRDA-23-47231	CHECK BY -

SUBMISSION DRAWING