DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

Plot NO	Plot Area	Reserving area of road	Net Area	Pro rata FSI Sq.m	Front Road Width	Base FSI	Built up pro rata basis	Type of Plot	DR apportionment on plot
1	104.910	0.000	104.010	1.690	9.00	1.100	193.355	Semi-detached	0.00
2	104.890	0.000	104.890	1.690	9.00	1.100	194.991	Row-House	0.00
3	104.890	0.000	104.890	1.690	9.00	1.100	194.991	Row-House	0.00
4	104.890	0.000	104.890	1.690	9.00	1.100	194.991	Row-House	0.00
5	104.890	0.000	104.890	1.690	9.00	1.100	194.991	Row-House	0.00
6	104.890	0.000	104.890	1.690	9.00	1.100	194.991	Row-House	0.00
7	104.890	0.000	104.890	1.690	9.00	1.100	194.991	Row-House	0.00
8	157.810	7.720	150.090	1.690	12.00	1.100	279.017	Semi-detached	286.74
9	157.950	7.720	150.230	1.690	12.00	1.100	279.278	Semi-detached	287.00
10	117.190	0.000	117.190	1.690	9.00	1.100	217.856	Row-House	0.00
11	117.190	0.000	117.190	1.690	9.00	1.100	217.856	Row-House	0.00
12	117.190	0.000	117.190	1.690	9.00	1.100	217.856	Row-House	0.00
13	117.190	0.000	117.190	1.690	9.00	1.100	217.856	Row-House	0.00
14	117.190	0.000	117.190	1.690	9.00	1.100	217.856	Row-House	0.00
15	117.190	0.000	117.190	1.690	9.00	1.100	217.856	Row-House	0.00
16	117.190	0.000	117.190	1.690	9.00	1.100	217.856	Row-House	0.00
17	117.190	0.000	117.190	1.690	9.00	1.100	217.856	Row-House	0.00
18	117.190	0.000	117.190	1.690	9.00	1.100	217.856	Row-House	0.00
19	124.050	0.000	124.050	1.690	9.00	1.100	230.609	Semi-detached	0.00
20	173.100	0.000	173.100	1.690	9.00	1.100	321.793	Semi-detached	0.00
21	173.100	0.000	173.100	1.690	9.00	1.100	321.793	Semi-detached	0.00
22	173.100	0.000	173.100	1.690	9.00	1.100	321.793	Semi-detached	0.00
23	172.900	7.720	165.180	1.690	12.00	1.100	307.069	Semi-detached	314.79
24	157.740	7.720	150.020	1.690	12.00	1.100	278.857	Semi-detached	286.60
25	108.040	0.000	108.040	1.690	9.00	1.100	197.128	Row-House	0.00
26	108.040	0.000	108.040	1.690	9.00	1.100	197.128	Row-House	0.00
27	108.040	0.000	108.040	1.690	9.00	1.100	197.128	Row-House	0.00
28	108.040	0.000	108.040	1.690	9.00	1.100	197.128	Row-House	0.00
29	108.040	0.000	108.040	1.690	9.00	1.100	197.128	Row-House	0.00
30	109.740	0.000	109.740	1.690	9.00	1.100	198.430	Semi-detached	0.00
31	157.730	7.720	150.010	1.690	12.00	1.100	278.869	Semi-detached	286.59
32	130.460	0.000	130.460	1.690	12.00	1.100	242.525	Semi-detached	0.00
33	130.460	0.000	130.460	1.690	12.00	1.100	242.525	Semi-detached	0.00
34	130.460	0.000	130.460	1.690	12.00	1.100	242.525	Semi-detached	0.00
35	130.460	0.000	130.460	1.690	12.00	1.100	242.525	Semi-detached	0.00
36	130.460	0.000	130.460	1.690	12.00	1.100	242.525	Semi-detached	0.00
37	129.470	0.000	129.470	1.690	12.00	1.100	240.685	Semi-detached	0.00
38	158.730	7.720	151.010	1.690	12.00	1.100	280.728	Semi-detached	288.45
39	147.490	0.000	147.490	1.690	12.00	1.100	274.184	Semi-detached	0.00
40	147.490	0.000	147.490	1.690	12.00	1.100	274.184	Semi-detached	0.00
41	147.490	0.000	147.490	1.690	12.00	1.100	274.184	Semi-detached	0.00
42	147.490	0.000	147.490	1.690	12.00	1.100	274.184	Semi-detached	0.00
43	147.490	0.000	147.490	1.690	12.00	1.100	274.184	Semi-detached	0.00
44	148.710	0.000	148.710	1.690	12.00	1.100	276.452	Semi-detached	0.00
45	157.720	7.720	150.000	1.690	12.00	1.100	278.850	Semi-detached	286.57
46	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
47	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
48	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
49	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
50	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
51	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
52	106.620	0.000	106.620	1.690	9.00	1.100	198.207	Semi-detached	0.00
53	157.720	7.720	150.000	1.690	12.00	1.100	278.850	Semi-detached	286.57
54	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
55	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
56	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
57	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
58	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
59	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
60	109.670	0.000	109.670	1.690	9.00	1.100	203.877	Semi-detached	0.00
61	157.720	7.720	150.000	1.690	12.00	1.100	278.850	Semi-detached	286.57
62	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
63	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
64	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
65	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
66	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
67	107.370	0.000	107.370	1.690	9.00	1.100	199.601	Row-House	0.00
68	111.510	0.000	111.510	1.690	9.00	1.100	207.297	Semi-detached	0.00
69	157.750	7.720	150.030	1.690	12.00	1.100	278.906	Semi-detached	286.63
70	90.300	0.000	90.300	1.690	9.00	1.100	167.868	Row-House	0.00
71	89.520	0.000	89.520	1.690	9.00	1.100	166.418	Row-House	0.00
72	88.560	0.000	88.560	1.690	9.00	1.100	164.633	Row-House	0.00
73	87.590	0.000	87.590	1.690	9.00	1.100	162.830	Row-House	0.00
74	86.630	0.000	86.630	1.690	9.00	1.100	161.045	Row-House	0.00
75	85.660	0.000	85.660	1.690	9.00	1.100	159.242	Row-House	0.00
76	85.290	0.000	85.290	1.690	9.00	1.100	158.554	Semi-detached	0.00
77	149.170	0.000	149.170	1.690	12.00	1.100	277.307	Semi-detached	0.00
78	108.640	0.000	108.640	1.690	12.00	1.100	201.982	Row-House	0.00
79	84.080	0.000	84.080	1.690	12.00	1.100	156.305	Semi-detached	0.00
80	162.870	7.720	155.150	1.690	12.00	1.100	288.423	Semi-detached	2956.14
81	103.770	0.000	103.770	1.690	9.00	1.100	192.908	Row-House	0.00
82	101.030	0.000	101.030	1.690	9.00	1.100	187.815	Row-House	0.00
83	98.280	0.000	98.280	1.690	9.00	1.100	182.703	Row-House	0.00
84	95.540	0.000	95.540	1.690	9.00	1.100	177.609	Row-House	0.00
85	92.790	0.000	92.790	1.690	9.00	1.100	172.497	Row-House	0.00
86	90.050	0.000	90.050	1.690	9.00	1.100	167.403	Row-House	0.00
87	76.630	0.000	76.630	1.690	9.00	1.100	142.455	Row-House	0.00
88	83.990	0.000	83.990	1.690	9.00	1.100	156.137	Semi-detached	0.00
89	132.160	0.000	132.160	1.690	9.00	1.100	245.686	Semi-detached	0.00
90	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
91	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
92	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
93	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
94	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
95	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
96	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
97	157.710	7.720	149.990	1.690	12.00	1.100	278.831	Semi-detached	286.55
98	157.720	7.720	150.000	1.690	12.00	1.100	278.850	Semi-detached	286.57
99	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
100	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
101	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
102	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
103	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
104	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
105	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
106	110.270	0.000	110.270	1.690	9.00	1.100	204.992	Row-House	0.00
107	106.510	0.000	106.510	1.690	9.00	1.100	198.002	Semi-detached	0.00
108	157.720	7.720	150.000	1.690	12.00	1.100	278.850	Semi-detached	286.57
109	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
110	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
111	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
112	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
113	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
114	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
115	110.280	0.000	110.280	1.690	9.00	1.100	205.011	Row-House	0.00
116	110.270	0.000	110.270	1.690	9.00	1.100	204.992	Row-House	0.00
117	151.460	0.000	151.460	1.690	9.00	1.100	281.564	Semi-detached	0.00
118	198.350	7.720	190.630	1.690	12.00	1.100	354.381	Semi-detached	362.10
119	138.690	0.000	138.690	1.690	9.00	1.100	257.825	Row-House	0.00
120	138.690	0.000	138.690	1.690	9.00	1.100	257.606	Row-House	0.00
121	138.680	0.000	138.680	1.690	9.00	1.100	257.606	Row-House	0.00
122	138.680	0.000	138.680	1.690	9.00	1.100	257.606	Row-House	0.00
123	138.680	0.000	138.680	1.690	9.00	1.100	257.606	Row-House	0.00
124	138.680	0.000	138.680	1.690	9.00	1.100	257.606	Row-House	0.00
125	138.680	0.000	138.680	1.690	9.00	1.100	257.606	Row-House	0.00
126	138.670	0.000	138.670	1.690	9.00	1.100	257.788	Row-House	0.00
127	138.670	0.000	138.670	1.690	9.00	1.100	257.788	Row-House	0.00
128	144.620	0.000	144.620	1.690	9.00	1.100	268.849	Semi-detached	0.00
Total:	15441.080		15325.98				28490.63		

DETAILS OF LAYOUT/SUBDIVISION OF LAND

1.a) Village	1.b) Parcel No.(S.No./F.P.No.,Sub Plot No,Gut No)	Type(1. Sanction Layout and Sanction Layout ,2.	1.f)Area in SqM as per	1.g)Area as per	1.h)Area as per POA	1.i)Area as per	1.j)Area in possession	1.k)Stringent Area in SqM
LONARA	59/1/B, 59/2(PART),		27675.00	27324.09	0.00	0.00	0.00	27324.09
Total Amalgamated Plot			27675.00	27324.09	0.00	0.00	0.00	27324.09

Amenity CALCULATION	
Name	Area
AMENITY SPACE	1366.22
TOTAL	1366.22

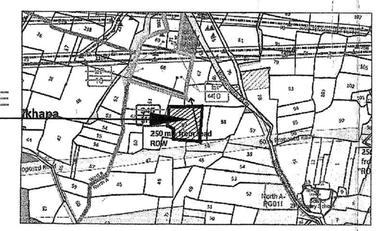
RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	2732.42
TOTAL	2732.42

NA PURPOSE ONLY

Project Details

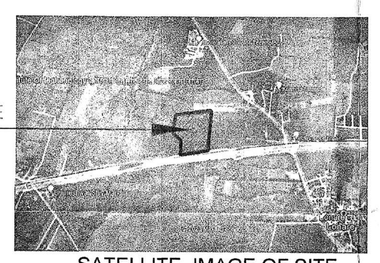
Building Type - NMRDA-23-24443
Zone Type - Residential Zone - R-4 with payment of premium
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Servey No. - 59/1/B,59/2(PART)
Zone Number: Nagpur gramin
Ward Name : LONARA
Prorata Value : 0.00
Separation/CRZ Zone Area :

PROPOSED SITE

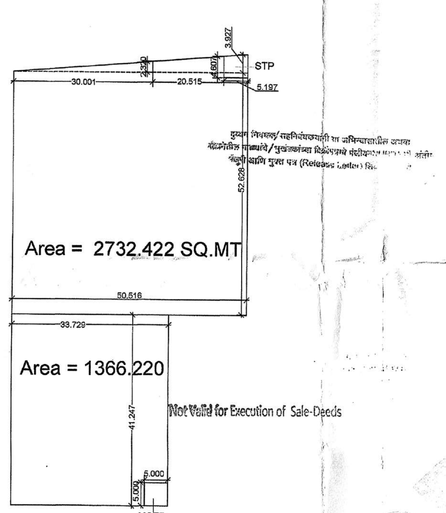


D.P.MAP (SHEET NO.45)
SCALE : N.T.S.

PROPOSED SITE

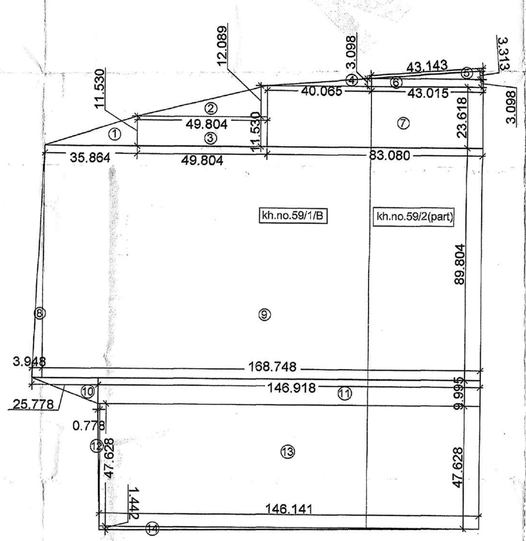


SATELLITE IMAGE OF SITE
SCALE : N.T.S.



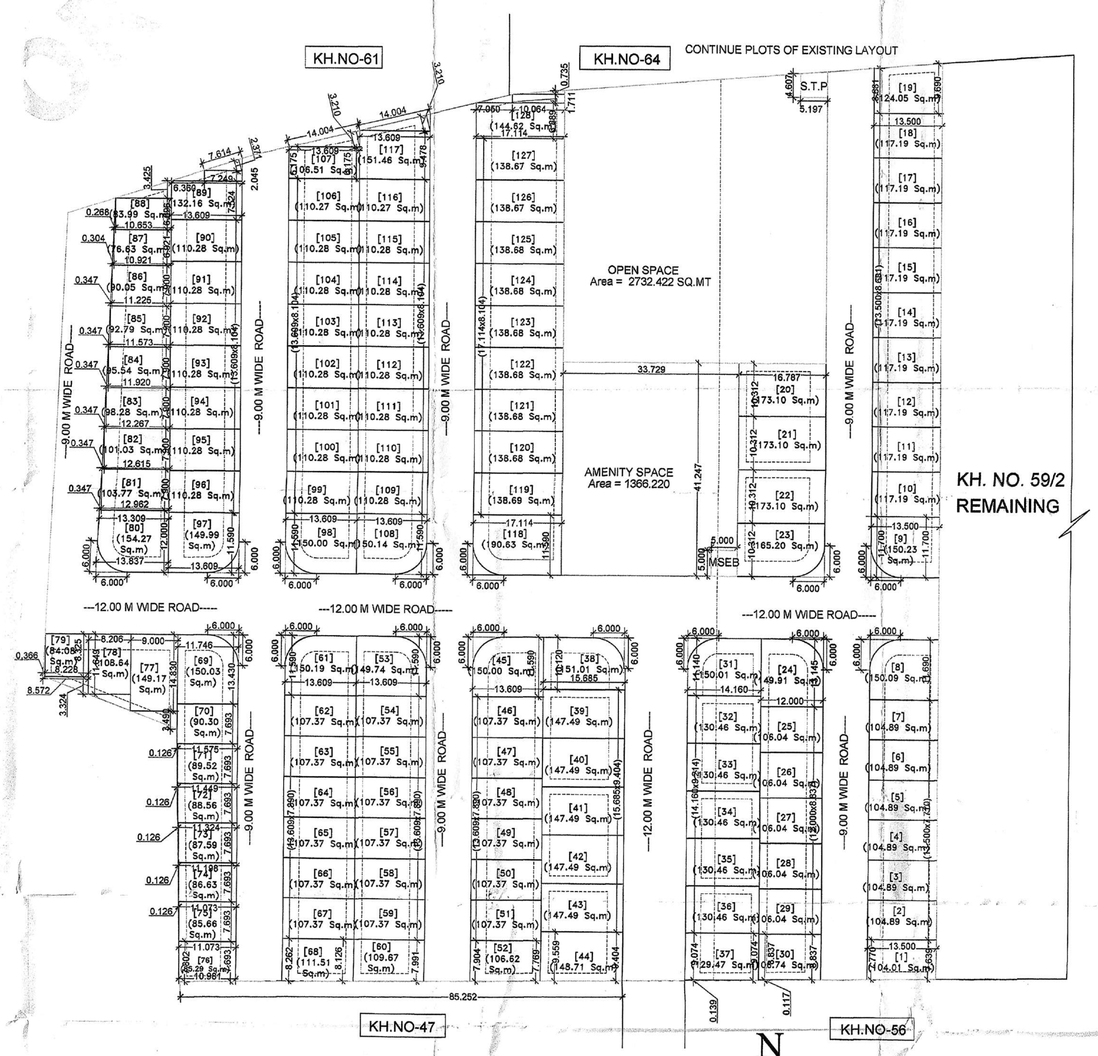
AREA OF OPEN& AMENITY SPACE
NOT TO SCALE

AREA UNDER AMENITY SPACE- (33.729 x 41.247) -25.000(FOR M.S.E.B.)=1366.220SQ.MT
AREA UNDER OPEN SPACE-
(1/2x2.320x(90.001+(2.320+3.927)/2x20.515+(50.518x52.628)-25.000 (W.M.T.P.)=2732.422SQ.MT



AREA KEY PLAN OF LAND
SCALE 1:1000

LAND AREA CACULATION -
1)1/2 x 11.530 x 35.864=206.756sq.mt
2)1/2 x12.089 x49.804=301.040sq.mt
3) 49.804 x11.530 = 574.240 sq.mt
4)1/2 x3.098 x40.085=62.061sq.mt
5)1/2 x3.313 x43.143=71.456sq.mt
6) 43.015 x 3.098 = 133.260 sq.mt
7) 83.080 x 23.618 = 1962.183 sq.mt
8)1/2 x 3.948 x 89.804 =177.273sq.mt
9) 168.748 x 89.804 = 15154.245 sq.mt
10) 1/2 x 9.995x 25.778= 128.625 sq.mt
11) 146.918 x 9.995 = 1468.445 sq.mt
12) 1/2 x 0.778 x 47.628= 18.527sq.mt
13) 146.141x 47.628= 6960.404 sq.mt
14) 1/2 x 1.422 x 146.141= 103.366sq.mt
TOTAL=27324.090sq.mt



Signature valid
Digitally signed by SANJAY MANOHARRAO CHIMURKAR
Date: 2023.07.20 17:31:01 IST
Reason: Approved
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-24443
Application Number : NMRDA/2023/00125
Proposal Number : 30293
Certificate Number : NMRDA/LT/2023/PL/00084

Structural Engineer
Date 20/06/2023

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO.-59/1/B,& 59/2,(PART) P.H.NO.-12A , MOUZA-LONARA, TAH.-NAGPUR. (GRAMIN), DIST.-NAGPUR.
BELONGING TO-
RAMDEGI LAND DEVELOPER'S
PROPRIETOR :-
SHRI. MORESHWAR NARAYANRAO BHAGAT.

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	27324.09
	a) As per ownership document (7/12, CTS extract)	27675.00
	b) As per measurement sheet	27324.09
	(c) as per site	27324.31
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)	27324.09
4.	Amenity Space (if applicable)	
	(a) Required -	1366.20
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	1366.22
5.	Net Plot Area (3-4 (c))	25957.87
6.	Recreational Open space (if applicable)	
	(a) Required -	2732.41
	(b) Proposed -	2732.42
7.	Internal Road area (net plot -(Potable area + open space + MSEB + S.T.P.))	7849.37
8.	Service road and Highway widening	---
9.	Potable area	13325.86
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.69
11.	Area for inclusive housing-	
	(a) Required -	--
	(b) Proposed -	---
12.	Area for S.T.P. and H.S.E.B.	50.00

INDEX
1) PLOT BOUNDARY SHOWN IN-
2) AREA UNDER OPEN SPACE SHOWN IN-
2) AREA UNDER AMINITY SPACE SHOWN IN-
3) E.B.& ANO.S.T. P. SHOWN IN-

ARCHITECT/ENGINEER
Nag Arch.
ARCH. M. S. BHAGAT
REGD. NO. C/1/2011
CONSULTANT FOR-
Mob:- 9270993758,9922000866,
OFFICE:8600295689
Email-
marcheuser4nagpur@yahoo.com

Name Of Owner : MES. RAMDEGI LAND DEVELOPERS

Postal Address : GANESH APPARTMENT 2 FLAT NO.301,KORADI ROAD CHUNNIWALA,Mankapur,Nagpur-440030,Maharashtra

Phone No.:8622008365

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH.NO.-59/1/B, 59/2,(PART) P.H.NO.-12A , MOUZA-LONARA, TAH.-NAGPUR. (GRAMIN), DIST.-NAGPUR.

Name Of Engineer : MORESHWAR NARAYANRAO BHAGAT

ADDRESS OF OFFICE :
OFFICE :
4D/4D,SHREE MANOMAY COMPLEX ,KORADI ROAD, ARYA NAGAR,NAGPUR -30

QUALIFIED SIGN Signature valid

GENERAL PERSON SIGN Signature valid

SCALE - 1:100 | 16/03/23
JOB NO - NMRDA-23-24443 | CHECK BY -

SUBMISSION DRAWING