## Project Details

Proposal code -NMRDA-24-02843
Zone Type - Residential Zone - R-4 with payment of premium
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Cts No./Survey No. - 6/1, 8/2, 9/2
Tahsil : Nagpur gramin
Mouza : ZARI(RITHI)
Prorata Value : 0.00
Separation/CRZ Zone Area :

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 6/1, 8/2, 9/2 , P.H. NO. - 73 , MOUZA - ZARI(RITHI) TAH. - NAGPUR (G), DIST. - NAGPUR.

BELONGING TO :- M/S JAGRITI SUPPLIERS PVT.LTD.,
THROUGH IT'S DIRECTOR
1) SHRI. HARDIK AGRAWAL

| | AREA STATEMENTS : | | |
|---|---|---|---|
| 1 | AREA OF LAND ( MINIMUM AREA OF A,B,C, TO BE CONSIDERED ) | | |
| | A) AS PER OWNERSHIP DOCUMENT ( 7/12, CTS, EXTRACT ) | = | 46100.000 SQ.M |
| | B) AS PER MEASUREMENT SHEET | = | 46098.910 SQ.M |
| | C) AS PER SITE | = | 46098.910 SQ.M |
| 2 | DEDUCTIONS FOR : | | |
| | A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING | = | 0.000 SQ.M |
| | B) ANY D.P. RESERVATION AREA | = | 0.000 SQ.M |
| | C) AREA NOT UNDER LAYOUT | = | 0.000 SQ.M |
| | TOTAL A+B+C | = | 0.000 SQ.M |
| 3 | BALANCE AREA OF PLOT (1- 2) | = | 46098.910 SQ.M (100 %) |
| 4 | AMENITY SPACE : | | |
| | A) REQUIRED | = | 4609.891 SQ.M |
| | B) ADJUSTMENT OF 2(A), if any | = | 0.00 SQ.M |
| | C) BALANCE PROPOSED | = | 4610.654 SQ.M |
| | NET PLOT AREA (3- 4C) | = | 41488.256 SQ.M |
| 6 | RECREATIONAL OPEN SPACE : | | |
| | A) REQUIRED | = | 4609.891 SQ.M |
| | B) PROPOSED | = | 4610.472 SQ.M |
| 7 | INTERNAL ROAD AREA | = | 11049.420 SQ.M |
| 8 | SERVICE ROAD / HIGHWAY WIDENING | = | 000.000 SQ.M |
| 9 | PLOTABLE AREA | = | 25778.364 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) = 1.609 | | |




FINAL DEMARCATED LAYOUT ON KH NO.6/1,8/2,9/2




FINAL DEMARCATED LAYOUT
KH. NO. 6/1, 8/2, 9/2
DP SHEET NO. 111




LAYOUT PLAN
SCALE - 1:500

### AREA AS PER MEASUREMENT SHEET

| | | | |
|---|---|---|---|
| 1) | 0.5 * (56.929 + 64.656) * 131.244 | = | 8109.894 SQ.M |
| 2) | 0.5 * (84.488 + 84.488) * 46.568 | = | 3936.126 SQ.M |
| 3) | 0.5 * (40.225 + 43.769) * 82.285 | = | 3875.693 SQ.M |
| 4) | 0.5 * (55.350 + 44.585) * 125.738 | = | 6281.556 SQ.M |
| 5) | 0.5 * (66.324 + 90.580) * 28.348 | = | 2515.764 SQ.M |
| 6) | 0.5 * (90.580 + 88.370) * 43.695 | = | 3909.610 SQ.M |
| 7) | 0.5 * (25.715 + 26.388) * 92.594 | = | 2412.212 SQ.M |
| 8) | 0.5 * (59.326 + 61.544) * 123.762 | = | 7479.556 SQ.M |
| 9) | 0.5 * (56.680 + 59.430) * 130.540 | = | 7578.499 SQ.M |
| | TOTAL (A) | = | 46098.910 SQ.M |

### OPEN SPACE 1

| | | | |
|---|---|---|---|
| A) | 0.5 * (27.592 + 21.390) * 53.629 | = | 1313.427 SQ.M |
| B) | 0.5 * (24.522 + 24.904) * 55.395 | = | 1368.976 SQ.M |
| | DEDUCTION OF E.S.S. = 5 * 5 | = | 25.000 SQ.M |
| | DEDUCTION OF W.W.T.P. = 5 * 5 | = | 25.000 SQ.M |
| | TOTAL (A) | = | 2632.403 SQ.M |

### OPEN SPACE 2

| | | | |
|---|---|---|---|
| C) | 0.5 * (15.409 + 16.885) * 42.452 | = | 685.472 SQ.M |
| D) | 0.5 * (21.115 + 18.091) * 47.562 | = | 932.357 SQ.M |
| E) | 0.5 * (12.923 + 13.616) * 27.148 | = | 360.240 SQ.M |
| | TOTAL (A) | = | 1978.069 SQ.M |
| | TOTAL (1 + 2) | = | 4610.472 SQ.M |

### AMENITY SPACE

| | | | |
|---|---|---|---|
| F) | 0.5 * (25.477 + 24.709) * 51.641 | = | 1295.827 SQ.M |
| G) | 0.5 * (10.766 + 13.962) * 32.897 | = | 406.738 SQ.M |
| H) | 0.5 * (33.991 + 36.568) * 82.430 | = | 2908.089 SQ.M |
| | TOTAL (A) | = | 4610.654 SQ.M |

### STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

| PLOT NO. | PLOT SIZE | PLOT AREA ( SQ.M) | RELIQUISHED AREA OF ROAD (IF ANY) (SQ.M) | REMAINING PLOT AREA ( 6-C ) | NO OF PLOTS | TOTAL AREA | FACTOR FOR PERMISSIBLE FSI | BUILT UP AREA ON PRO RATA BASIS 9 * PRORATA FACTOR (M) | FRONT ROAD WIDTH (M) | BASE | PERMISSIBLE BUILT-UP AREA OR BASIC FSI (6*) SQ.M |
|---|---|---|---|---|---|---|---|---|---|---|---|
| A | | B | C | D | E | F | G | H | I | J | K |
| 1 | 0.5*(13.116 + 9.108) * 13.647 | 151.570 | | 151.570 | 1 | 151.570 | 1.609 | 243.877 | 12.40 | 1.1(C) | 168.264 |
| 2 | 0.5*(13.647+14.182) * 9.200 | 127.481 | | 127.481 | 1 | 127.481 | 1.609 | 205.116 | 12.40 | 1.1(C) | 125.628 |
| 3 | 0.5*(15.712+14.182) * 9.200 | 136.796 | | 136.796 | 1 | 136.796 | 1.609 | 220.101 | 12.40 | 1.1(C) | 142.114 |
| 4 | 0.5*(13.717+16.800) *9.500 | 154.698 | | 154.698 | 1 | 154.698 | 1.609 | 248.886 | 12.40 | 1.1(C) | 173.417 |
| 5 | 0.5*(13.84+16.800) *9.000 | 355.939 | | 355.939 | 1 | 355.939 | 1.609 | 250.905 | 12.40 | 1.1(C) | 175.996 |
| 6 | 0.5*(8.371 + 7.026) *13.42 | 329.414 | | 329.414 | 1 | 329.414 | 1.609 | 195.805 | 12.40 | 1.1(C) | 115.385 |
| 7 | 0.5*(13.253+13.011) *9.000 | 118.386 | | 118.386 | 1 | 118.386 | 1.609 | 190.481 | 12.40 | 1.1(C) | 109.511 |
| 8 | 0.5*(9.573 +9.014) *15.800 | 188.578 | | 188.578 | 1 | 188.578 | 1.609 | 303.450 | 12.40 | 1.1(C) | 191.605 |
| 9 TO 14 | 15.800 * 7.620 | 114.300 | | 114.300 | 6 | 685.800 | 1.609 | 1103.452 | 9.00 | 1.1(D) | 1213.797 |
| 15 | 0.5*(13.273 + 7.536) *15.000 | 156.060 | | 156.060 | 1 | 156.060 | 1.609 | 251.101 | 9.00 | 1.1(D) | 276.211 |
| 16 | 0.5*(13.931 + 8.171) *15.500 | 167.925 | | 167.925 | 1 | 167.925 | 1.609 | 270.223 | 9.00 | 1.1(D) | 297.244 |
| 17TO 23 | 15.500 * 7.500 | 116.250 | | 116.250 | 7 | 813.750 | 1.609 | 1309.324 | 9.00 | 1.1(D) | 1440.256 |
| 24 | 0.5*(8.856+ 9.682) *15.500 | 143.181 | | 143.181 | 1 | 143.181 | 1.609 | 230.357 | 9.00 | 1.1(D) | 253.393 |
| 25 | 0.5*(10.275+ 9.790) *15.500 | 155.504 | | 155.504 | 1 | 155.504 | 1.609 | 250.161 | 9.00 | 1.1(D) | 275.177 |
| 26TO 31 | 15.500 * 7.250 | 112.375 | | 112.375 | 6 | 674.250 | 1.609 | 1084.868 | 9.00 | 1.1(D) | 1193.355 |
| 32 | 0.5*(8.500 + 8.886) *15.500 | 135.526 | | 135.526 | 1 | 135.526 | 1.609 | 218.050 | 9.00 | 1.1(D) | 239.855 |
| 33 | 0.5*(9.278+ 9.755) *15.500 | 147.646 | | 147.646 | 1 | 147.646 | 1.609 | 237.537 | 9.00 | 1.1(D) | 261.291 |
| 34TO 39 | 15.300 **7.250 | 112.375 | | 112.375 | 6 | 674.250 | 1.609 | 1084.868 | 9.00 | 1.1(D) | 1193.355 |
| 40 | 0.5*(9.500+9.026) *15.500 | 143.631 | | 143.631 | 1 | 143.631 | 1.609 | 231.091 | 9.00 | 1.1(D) | 254.200 |
| 41 | 0.5*(10.895+ 9.329) *18.021 | 299.395 | | 299.395 | 1 | 299.675 | 1.609 | 481.905 | 9.00 | 1.1(D) | 530.096 |
| 42 | 0.5*(18.015+17.743) *9.000 | 160.956 | | 160.956 | 1 | 160.956 | 1.609 | 258.978 | 9.00 | 1.1(D) | 284.876 |
| 43 | 0.5*(17.745+ 17.462) *9.200 | 158.425 | | 158.425 | 1 | 158.425 | 1.609 | 254.901 | 12.40 | 1.1(C) | 280.392 |
| 44 | 0.5*(17.462+ 17.181) *9.200 | 155.894 | | 155.894 | 1 | 155.894 | 1.609 | 250.823 | 12.40 | 1.1(C) | 275.916 |
| 45 | 0.5*(17.181+ 16.899) *9.200 | 353.360 | | 353.360 | 1 | 353.360 | 1.609 | 296.756 | 12.40 | 1.1(C) | 171.412 |
| 46 | 0.5*(9.381 + 9.808) *-6.699 | 162.188 | | 162.188 | 1 | 162.188 | 1.609 | 260.961 | 12.40 | 1.1(C) | 287.057 |
| 47 | 15.300* 8.230 | 125.900 | | 125.900 | 1 | 125.900 | 1.609 | 137.907 | 12.40 | 1.1(C) | 157.698 |
| 48TC 54 | 15.300* 9.000 | 137.700 | | 137.700 | 1 | 137.700 | 1.609 | 221.511 | 12.40 | 1.1(C) | 243.662 |
| 55 | 0.5*(11.180+ 9.622) *16.000 | 166.640 | | 166.640 | 1 | 166.640 | 1.609 | 268.103 | 12.40 | 1.1(C) | 294.912 |
| 56TC 70 73TC 77 | 16.300 *9.000 | 144.000 | | 144.000 | 15 | 2160.000 | 1.609 | 3475.440 | 12.40 | 1.1(C) | 3822.984 |
| 71 | 16.600*15.555 | 258.880 | | 258.880 | 1 | 258.880 | 1.609 | 416.540 | 12.40 | 1.1(C) | 458.194 |
| 72 | 0.5*(11.528+ 11.472) *16.000 | 184.000 | | 184.000 | 1 | 184.000 | 1.609 | 296.056 | 12.40 | 1.1(C) | 325.662 |
| 73 | 0.5*(10.565+10.010) *16.000 | 340.600 | | 340.600 | 2 | 681.200 | 1.609 | 1095.891 | 12.40 | 1.1(C) | 1205.480 |
| 74 | 0.5*(8.282+ 8.570) *15.900 | 123.015 | | 123.015 | 1 | 123.015 | 1.609 | 197.931 | 12.40 | 1.1(C) | 217.724 |
| 80TC 85 88TC 93 | 15.300 **7.620 | 114.300 | | 114.300 | 12 | 1371.600 | 1.609 | 2206.064 | 12.40 | 1.1(C) | 2427.595 |
| 86 | 0.5*(11.374+ 12.233) *15.000 | 380.055 | | 380.055 | 1 | 372.335 | 1.609 | 599.223 | 12.40 | 1.1(C) | 659.011 |
| 87 | 0.5*(12.039+ 12.696) *15.000 | 380.990 | | 380.990 | 1 | 373.270 | 1.609 | 600.728 | 12.40 | 1.1(C) | 660.671 |
| 94 | 0.5*(9.373+9.765) *15.000 | 128.063 | | 128.063 | 1 | 128.063 | 1.609 | 206.050 | 12.40 | 1.1(C) | 226.658 |
| 95 | 0.5*(9.000+9.340) *14.840 | 136.088 | | 136.088 | 1 | 136.088 | 1.609 | 218.957 | 12.40 | 1.1(C) | 240.853 |
| 96 | 0.5*(14.84+14.718) *7.620 | 112.616 | | 112.616 | 1 | 112.616 | 1.609 | 181.199 | 12.40 | 1.1(C) | 199.319 |
| 97 | 0.5*(14.556+14.718) *7.620 | 111.305 | | 111.305 | 1 | 111.305 | 1.609 | 179.090 | 12.40 | 1.1(C) | 196.999 |
| 98 | 0.5*(14.556+14.673) *7.620 | 110.761 | | 110.761 | 1 | 110.761 | 1.609 | 178.214 | 12.40 | 1.1(C) | 196.035 |
| 99 | 0.5*(14.415+14.188) *7.620 | 109.210 | | 109.210 | 1 | 109.210 | 1.609 | 175.719 | 12.40 | 1.1(C) | 193.290 |
| 100 | 0.5*(14.188+14.231) *7.620 | 108.280 | | 108.280 | 1 | 108.280 | 1.609 | 174.223 | 12.40 | 1.1(C) | 191.645 |
| 101 | 0.5*(14.231+14.173) *7.620 | 108.215 | | 108.215 | 1 | 108.215 | 1.609 | 174.119 | 12.40 | 1.1(C) | 191.531 |
| 102 | 0.5*(12.000 + 2.106) *14.172 | 170.815 | | 170.815 | 1 | 163.095 | 1.609 | 262.420 | 12.40 | 1.1(C) | 288.662 |
| 103 | 16.300 *9.001 | 144.016 | | 144.016 | 1 | 144.016 | 1.609 | 231.721 | 12.40 | 1.1(C) | 254.894 |
| 104TC 110 | 16.300 *9.000 | 144.000 | | 144.000 | 7 | 1008.000 | 1.609 | 1621.512 | 12.40 | 1.1(C) | 1784.659 |
| 111 | 0.5*(10.282+ 9.928) *16.000 | 169.720 | | 169.720 | 1 | 169.720 | 1.609 | 273.079 | 12.40 | 1.1(C) | 300.387 |
| 112 | 8.5*(8.832+9.453)*11.500 | 141.709 | | 141.709 | 1 | 133.989 | 1.609 | 215.588 | 12.40 | 1.1(C) | 237.147 |
| 113TC 119 | 15.300 **7.620 | 118.110 | | 118.110 | 13 | 1535.430 | 1.609 | 2470.567 | 12.40 | 1.1(C) | 2717.558 |
| 120 &121 | 15.300 *8.500 | 130.050 | | 130.050 | 2 | 260.500 | 1.609 | 419.171 | 12.40 | 1.1(C) | 461.309 |
| 122 | 0.5*(8.500+9.165) *15.500 | 136.428 | | 136.428 | 1 | 136.428 | 1.609 | 219.505 | 9.00 | 1.1(D) | 241.456 |
| 129 | 0.5*(9.085+9.686) *15.500 | 145.646 | | 145.646 | 1 | 137.926 | 1.609 | 221.923 | 9.00 | 1.1(D) | 244.115 |
| 130TC 134 | 8.750 *15.500 | 135.625 | | 135.625 | 5 | 678.125 | 1.609 | 1091.103 | 9.00 | 1.1(D) | 1200.213 |
| 135 | 0.5*(8.995+9.214) *15.500 | 141.120 | | 141.120 | 1 | 133.400 | 1.609 | 214.640 | 9.00 | 1.1(D) | 236.104 |
| 136 | 0.5*(9.021+8.998) *16.000 | 144.952 | | 144.952 | 1 | 141.232 | 1.609 | 227.241 | 9.00 | 1.1(D) | 249.967 |
| 137TC 144 | 9.000 *16.000 | 144.000 | | 144.000 | 8 | 1152.000 | 1.609 | 1853.568 | 9.00 | 1.1(D) | 2038.925 |
| 145 | 0.5*7.886 +8.527) * -8.000 | 131.306 | | 131.306 | 1 | 131.306 | 1.609 | 211.268 | 9.00 | 1.1(D) | 232.395 |
| 146 | 0.5*(11.723+11.693) *18.000 | 304.635 | | 304.635 | 1 | 296.915 | 1.609 | 477.661 | 9.00 | 1.1(D) | 525.427 |
| 147TC 151 | 9.000 *18.000 | 162.000 | | 162.000 | 5 | 810.000 | 1.609 | 1303.290 | 12.40 | 1.1(C) | 1433.619 |
| 152 | 0.5*(14.295+ 1.870) *18.000 | 235.494 | | 235.494 | 1 | 227.774 | 1.609 | 366.488 | 12.40 | 1.1(C) | 403.137 |
| 153 | 0.5*(9.405+7.247) *16.000 | 133.226 | | 133.226 | 1 | 133.226 | 1.609 | 214.357 | 9.00 | 1.1(D) | 235.793 |
| 154TC 156 | 16.000*5.000 | 128.000 | | 128.000 | 3 | 384.000 | 1.609 | 617.856 | 9.00 | 1.1(D) | 679.642 |
| 157 | 0.5*(6.734+8.110 ) *38.561 | 317.760 | | 317.760 | 1 | 317.760 | 1.609 | 511.253 | 9.00 | 1.1(D) | 562.378 |
| 158 | 0.5*(6.853+8.230) *38.455 | 340.745 | | 340.745 | 1 | 340.745 | 1.609 | 548.350 | 9.00 | 1.1(D) | 603.185 |
| 159TC 161 | 16.000*5.000 | 144.000 | | 144.000 | 3 | 432.000 | 1.609 | 695.088 | 9.00 | 1.1(D) | 764.597 |
| 162 | 0.5*(9.444+9.669) *26.000 | 352.906 | | 352.906 | 1 | 345.186 | 1.609 | 555.401 | 9.00 | 1.1(D) | 610.941 |
| 163 | 0.5*(9.245+9.462) *25.500 | 344.987 | | 344.987 | 1 | 344.987 | 1.609 | 555.284 | 9.00 | 1.1(D) | 610.812 |
| 164TC 169 | 15.500*5.000 | 124.000 | | 124.000 | 6 | 744.000 | 1.609 | 1197.096 | 9.00 | 1.1(D) | 1316.806 |
| 170 | 0.5*(9.347 + 9.455) *15.500 | 351.916 | | 351.916 | 1 | 351.916 | 1.609 | 566.276 | 9.00 | 1.1(D) | 622.903 |
| 171 | 0.5*(10.128 + 10.123) *16.000 | 361.946 | | 361.946 | 1 | 361.946 | 1.609 | 582.568 | 9.00 | 1.1(D) | 640.825 |
| 177 | 0.5*(9.294+ 7.388) *19.500 | 162.796 | | 162.796 | 1 | 162.796 | 1.609 | 261.938 | 9.00 | 1.1(D) | 288.132 |
| 178 | 0.5*(8.945 +11.438) *18.500 | 388.552 | | 388.552 | 1 | 380.832 | 1.609 | 612.859 | 9.00 | 1.1(D) | 674.145 |
| 179TC 176 | 2.000*18.500 | 366.500 | | 366.500 | 3 | 499.500 | 1.609 | 803.696 | 12.40 | 1.1(C) | 884.065 |
| 177 | 0.5*(9.000+13.716) * -8.500 | 391.625 | | 391.625 | 1 | 391.625 | 1.609 | 630.321 | 12.40 | 1.1(C) | 693.354 |
| 178 | 0.5*(22.747+20.981) *12.000 | 262.416 | | 262.416 | 1 | 262.416 | 1.609 | 422.227 | 12.40 | 1.1(C) | 464.450 |
| 179 | 0.5*(20.983+ 21.551) *12.000 | 279.461 | | 279.461 | 1 | 271.741 | 1.609 | 437.231 | 12.40 | 1.1(C) | 480.954 |
| 180 &181 | 26.000 *12.500 | 325.000 | | 325.000 | 2 | 650.000 | 1.609 | 1045.850 | 9.00 | 1.1(D) | 1150.435 |
| 182 | 0.5*(12.508 + 12.912)*26.000 | 330.356 | | 330.356 | 1 | 330.356 | 1.609 | 531.543 | 9.00 | 1.1(D) | 584.697 |
| | | | | TOTAL | 182 | 25773.364 | | 41477.388 | | | 41625.125 |

Signature valid
Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2024.02.16 14:52:57 IST
Reason: Approved Digitally Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-02843
Application Number : NMRDA-24-0400028
Proposal Number : 51219
Certificate Number : NMRDA/LP/2024/APL/00116

Town Planner
Date: 21/01/2024

Executive Engineer
Date: 21/01/2024

Sectional Engineer
Date: 21/01/2024

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
EXSTING SHOWN BLUE HATCHED

Name Of Owner : M/S JAGRITI SUPPLIERS PVT. LTD THROUGH ITS DIRECTOR MR HARDIK AGRAWAL

Postal Address : Navrang,
84/b5, Vasudev Jamtha,Nagpur,Maharashtra-441122

Phone No. 8600023787

**DESCRIPTION OF PROJECT :**
Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS
KH NO-6/1,8/2,9/2, MOUZA-ZARI(RITHI)

Name Of Engineer : Dilawal Subhashrao Harshe

| ADDRESS OF OFFICE | TECHNICAL PERSON SIGN |
|---|---|
| OFFICE - 85 samarag nagar hudkeshwar road near rehabi nagar buttop nagpur | Signature valid |
| OWNERS SIGN - Verified by applicant | Digitally signed by DILAWAL SUBHASHRAO HARSHE Date: 2024.02.16 14:53:17 IST |

| | |
|---|---|
| SCALE - 1:100 | DATE 13/01/24 |
| JOB NO - NMRDA-24-02843 | CHECK BY - |

**SUBMISSION DRAWING**