PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 41/2, P.H. NO. - 45, MOUZA - SUKLI (GUPCHUP), TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :- M/s TIRUPATI DEVELOPER'S THROUGH PARTNER'S
1) SHRI. PRASHANT M. BONGIRWAR
2) RAHUL A. UPGANALAWAR

Signature valid
Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2023.10.09 22:28:15 IST
Reason: Approved
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-30967
Application Number : NMRDA/23/2301158
Proposal Number : 31971
Certificate Number : NMRDA/LT/2023/APL/00184

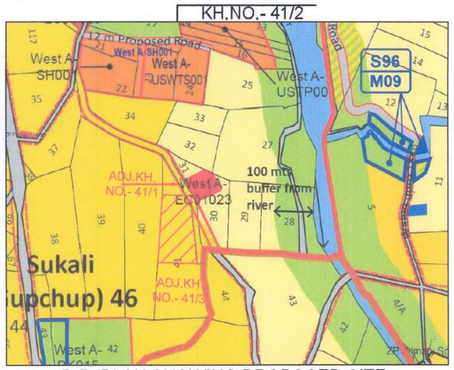
LEGENDS:

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

Project Details

Building Type	NMRDA-23-30967
Zone Type	Residential Zone
Location	Non-Congested
Ward No	Layout Approval
Plot No.	Layout Tentative
Cts No./Servey No.	41
Sheet No.	41-2
Zone Number:	HINGNA
Ward Name :	SUKALI(G)
Prorata Value :	0.00
Separation/CRZ Zone Area :	

PROPOSED SITE OF KH.NO.- 41/2

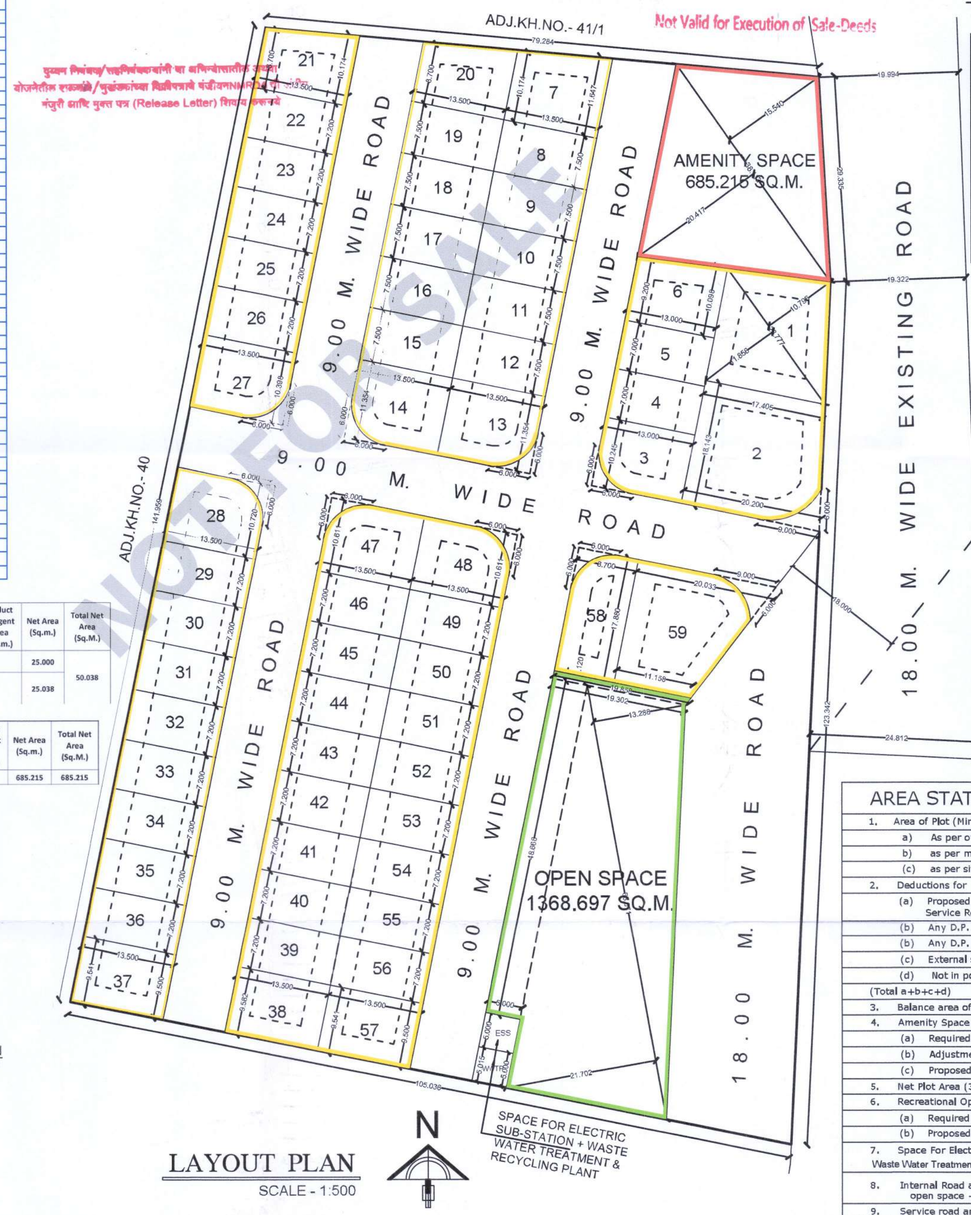


D.P. PLAN SHOWING PROPOSED SITE
SHEET NO.- 97
SCALE - NTS

NA PURPOSE ONLY

Not Valid for Execution of Sale-Deeds

मुख्यत नियंत्रण/सहनियंत्रकांची या अभिन्यासातील प्रस्तावित योजनेतील रस्त्याचे/पुर्वसंकल्पित विशिष्टतांचे पंजीकरणानंतर ही मंजुरी आदि मुक्त पत्र (Release Letter) लिहून घ्यावे

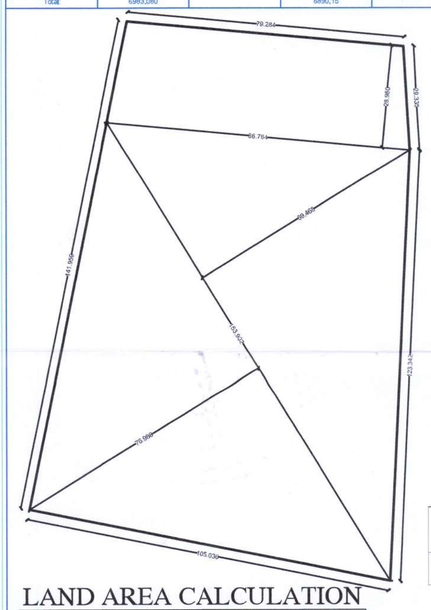


LAYOUT PLAN
SCALE - 1:500

PROPOSED SITE OF KH.NO.- 41/2 — GPS COORDINATES
LATITUDE - 21°03'23" N
LONGITUDE - 78°58'52" E

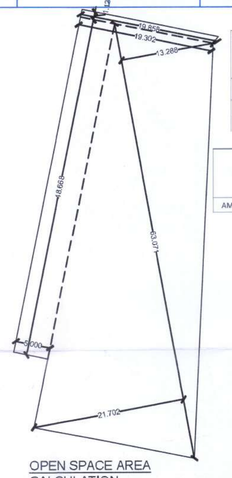


GOOGLE IMAGE SHOWING PROPOSED SITE
SCALE - NTS



LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
1/2(79.284 + 86.764) X 28.980	2406.036
1/2(69.468 + 76.988) X 153.902	11269.936
TOTAL	**13675.971**

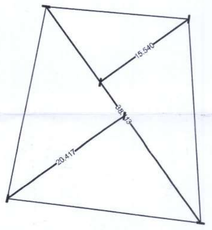


OPEN SPACE AREA CALCULATION
SCALE - 1:500

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(21.702 + 13.288) X 63.071 + 1/2(19.302 + 19.858) X 1.120 + 5.000 X 48.668	1368.697		**1368.697**	**1368.697**

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.m.)
SPACE FOR ELECTRIC SUB-STATION	5.000 X 5.000	25.000		**25.000**	**50.038**
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(5.015 + 5.000) X 5.000	25.038		**25.038**	

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
AMENITY SPACE	1/2(20.417 + 15.540) X 38.113	685.215		**685.215**	**685.215**



AMENITY SPACE AREA CALCULATION
SCALE - 1:500

Amenity CALCULATION		RECREATIONAL CALCULATION	
Name	Area	Name	Area
AMENITY SPACE	685.20	OPEN SPACE	1368.70
TOTAL	685.20	TOTAL	1368.70

DETAILS OF LAYOUT/SUBDIVISION OF LAND

1.a) Village	1.b)Parcel No.(S.No./H.No./G. 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 previous record	1.g)Area as per pMeasurement Plan	1.h)Area as per POA	1.i)Area as per pDemarcated	1.j)Area in possession	1.k)Stringent Area in SqM
SUKALI_GUPHCUP	41+2 ,	Rawli-Adjoining Land	13800.00	13676.00	0.00	13676.00	13676.00	13676.00
Total Amalgamated Plot			13800.00	13676.00	0.00	13676.00	13676.00	13676.00

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	269.330	0.000	269.330	1.880	0.0	1.100	556.974	Detached	0.00
2	341.120	15.240	325.880	1.880	18.00	1.100	673.920	Detached	689.16
3	133.180	7.720	125.460	1.880	9.00	1.100	259.451	Semi-detached	267.17
4	91.000	0.000	91.000	1.880	9.00	1.100	189.188	Row-House	0.00
5	91.000	0.000	91.000	1.880	9.00	1.100	189.188	Row-House	0.00
6	125.430	0.000	125.430	1.880	9.00	1.100	259.389	Semi-detached	0.00
7	147.290	0.000	147.290	1.880	9.00	1.100	304.596	Semi-detached	0.00
8	101.250	0.000	101.250	1.880	9.00	1.100	209.385	Row-House	0.00
9	101.250	0.000	101.250	1.880	9.00	1.100	209.385	Row-House	0.00
10	101.250	0.000	101.250	1.880	9.00	1.100	209.385	Row-House	0.00
11	101.250	0.000	101.250	1.880	9.00	1.100	209.385	Row-House	0.00
12	101.250	0.000	101.250	1.880	9.00	1.100	209.385	Row-House	0.00
13	153.250	7.720	145.530	1.880	9.00	1.100	300.956	Semi-detached	308.68
14	153.310	7.720	145.590	1.880	9.00	1.100	301.080	Semi-detached	308.80
15	101.250	0.000	101.250	1.880	9.00	1.100	209.385	Row-House	0.00
16	101.250	0.000	101.250	1.880	9.00	1.100	209.385	Row-House	0.00
17	101.250	0.000	101.250	1.880	9.00	1.100	209.385	Row-House	0.00
18	101.250	0.000	101.250	1.880	9.00	1.100	209.385	Row-House	0.00
19	101.250	0.000	101.250	1.880	9.00	1.100	209.385	Row-House	0.00
20	127.390	0.000	127.390	1.880	9.00	1.100	263.443	Semi-detached	0.00
21	127.390	0.000	127.390	1.880	9.00	1.100	263.443	Semi-detached	0.00
22	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
23	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
24	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
25	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
26	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
27	140.370	7.720	132.650	1.880	9.00	1.100	274.320	Semi-detached	282.04
28	144.720	7.720	137.000	1.880	9.00	1.100	283.316	Semi-detached	291.04
29	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
30	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
31	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
32	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
33	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
34	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
35	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
36	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
37	128.520	0.000	128.520	1.880	9.00	1.100	265.779	Semi-detached	0.00
38	129.080	0.000	129.080	1.880	9.00	1.100	266.937	Semi-detached	0.00
39	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
40	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
41	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
42	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
43	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
44	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
45	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
46	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
47	143.240	7.720	135.520	1.880	9.00	1.100	280.255	Semi-detached	287.98
48	143.240	7.720	135.520	1.880	9.00	1.100	280.255	Semi-detached	287.98
49	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
50	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
51	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
52	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
53	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
54	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
55	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
56	97.200	0.000	97.200	1.880	9.00	1.100	201.010	Row-House	0.00
57	128.520	0.000	128.520	1.880	9.00	1.100	265.779	Semi-detached	0.00
58	155.660	7.720	147.830	1.880	9.00	1.100	305.712	Detached	313.43
59	278.850	15.930	262.920	1.880	18.00	1.100	543.719	Detached	559.65
Total	6983.080		6890.15				14248.83		

Owner details

Owner Name	Postal Address	Contact Number
TIRUPATI DEVELOPERS THROUGH ITS PARTNERS SHRI. Prashant Manoharrao Bongirwar	11+ A Khare Town,Near dhanwantari Hospital,,Nagpur,Nagpur-440010,Maharashtra	9823577701
SHRI. Rahul Arunrao Upganlawar	flat no.,304,Akshay heights plot no, 202 cement road ,shivaji nagar,shankar nagar,nagpur	9822943401

NOTE: -
x AREA UNDER LAYOUT SHOWN THUS
x AREA UNDER OPEN SPACE SHOWN THUS
x AREA UNDER AMENITY SPACE SHOWN THUS
x RESIDENTIAL PLOTS SHOWN THUS
x APPROACH ROAD SHOWN THUS

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	13676.00	SQ.M.	
	a) As per ownership document (7/12, CTS extract)	13800.00	SQ.M.	(1.38 H.)
	b) as per measurement sheet	13676.00	SQ.M.	
	(c) as per site	13676.00	SQ.M.	
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)	13676.00	SQ.M.	100%
4.	Amenity Space (if applicable)			
	(a) Required - (5.00 % OF 13675.971 SQ.M.)	683.80	SQ.M.	
	(b) Adjustment of 2(b), if any -	---		
	(c) Proposed -	685.20	SQ.M.	5.00%
5.	Net Plot Area (3-4 (c))	12990.80	SQ.M.	5.01%
6.	Recreational Open space (if applicable)			
	(a) Required -	1367.60	SQ.M.	10.00%
	(b) Proposed -	1368.70	SQ.M.	10.01%
7.	Space For Electric Sub-Station(25.00 SQ.M.) + Waste Water Treatment& Recyding plant (25.03 SQ.M.) = 50.03 SQ.M.	50.03	SQ.M.	0.37%
8.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	4681.92	SQ.M.	34.23%
9.	Service road and Highway widening	---		
10.	Plotable area	6890.15	SQ.M.	50.38%
11.	Pro-rata factor for FSI calculation on layout plots = (5/10)	1.88	SQ.M.	
12.	Area for inclusive housing			
	(a) Required -	--		
	(b) Proposed -	--		

1+, A Khare Town,Near dhanwantari Hospital,,Nagpur,Nagpur-440012,Maharashtra

DESCRIPTION OF PROJECT :
Type of Proposal : Residential Layout Tentative

SITE ADDRESS :
PH. NO.- 41/2, P.H. NO.- 45, D. O MOUZA - SUKLI (GUPCHUP), D. O TAH. - HINGNA, DIST.- NAGPUR.

Name Of Architect : MR. SUNDAR SURVEY - LARGE

ADDRESS OF OFFICE
OFFICE :-
402 days chambers opp. to,, wardha road, NAGPUR.,

OWNERS SIGN :-

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100 | 26407/23
JOB NO - NMRD A-23-30967 | CHECK BY :-

SUBMISSION DRAWING