

Project Details	
Building Type -	NMRDA-23-75172
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. -	0
Sheet No. -	3/2
Zone Number:	Nagpur gramin
Ward Name :	ZARI(RITHI)
Prorata Value :	0.00
Separation/CRZ Zone Area :	



BELONGING TO :-
1) SHRI. LAVESH SANJAY 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) B) AS PER MEASUREMENT SHEET C) AS PER SITE	= = =	17200.000 SQ.M 17199.117 SQ.M 17199.117 SQ.M
2	DEDUCTIONS FOR : A) PROPOSED D.P./ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING B) ANY D.P. RESERVATION AREA C) AREA NOT UNDER LAYOUT TOTAL A+B+C	= = = =	0.000 SQ.M 0.000 SQ.M 0.000 SQ.M 0.000 SQ.M
3	BALANCE AREA OF PLOT (1-2)	=	17199.117 SQ.M (100 %)
4	AMENITY SPACE : A) REQUIRED B) ADJUSTMENT OF 2(A), if any C) BALANCE PROPOSED	= = =	1719.911 SQ.M 0.00 SQ.M 1720.128 SQ.M
	NET PLOT AREA (3- 4C)	=	15478.989 SQ.M
6	RECREATIONAL OPEN SPACE : A) REQUIRED B) PROPOSED	= =	1719.911 SQ.M 1728.852 SQ.M
7	INTERNAL ROAD AREA	=	4798.095 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	=	000.000 SQ.M
9	PLOTTABLE AREA	=	8852.042 SQ.M
10	SPACE FOR E.S.S. & W.W.T.P.	=	100.000 SQ.M.
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS	= (5/9) =	1.748

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT											
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 PR-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 TO 4	15.000 *8.500	127.500	0.000	127.500	4	510.000	1.748	891.480	12.000	1.100	980.628
5	0.5*(10.256 + 10.871) *15.000	158.453	7.720	150.733	1	150.733	1.748	263.480	12.000	1.100	289.828
6	5.996 *15.000	143.940	7.700	136.240	1	136.240	1.748	238.148	12.000	1.100	261.962
7 TO 11	15.000 *8.500	127.500	0.000	127.500	5	637.500	1.748	1114.350	17.000	1.100	1725.785
12	15.000 *14.065	210.975	7.720	203.255	1	203.255	1.748	355.290	12.000	1.100	390.819
13	15.000 *9.000	135.000	7.720	127.280	1	127.280	1.748	222.485	12.000	1.100	244.734
14 TO 18	15.000 *7.620	114.300	0.000	114.300	5	571.500	1.748	998.982	12.000	1.100	1098.880
19	15.000 *9.620	144.300	7.720	136.580	1	136.580	1.748	238.742	12.000	1.100	262.616
20	15.000 *9.000	135.000	7.720	127.280	1	127.280	1.748	222.485	12.000	1.100	244.734
21 TO 27	15.000 *7.620	114.300	0.000	114.300	7	800.100	1.748	1398.575	12.000	1.100	1538.432
28	0.5*(9.034 + 7.224) *15.000	121.935	0.000	121.935	1	121.935	1.748	213.142	12.000	1.100	234.457
29	0.5*(2.364 + 8.152) *20.970	110.260	0.000	110.260	1	110.260	1.748	192.735	12.000	1.100	212.008
30	0.5*(9.033 + 13.000) *12.000	132.198	0.000	132.198	1	132.198	1.748	231.082	12.000	1.100	254.190
31	13.000 * 10.536	136.968	0.000	136.968	1	136.968	1.748	239.420	12.000	1.100	263.362
32 TO 35, 38 TO 42	13.000 * 7.620	99.060	0.000	99.060	9	891.540	1.748	1558.412	12.000	1.100	1714.253
36 & 37	13.000 * 8.500	110.500	0.000	110.500	2	221.000	1.748	386.308	12.000	1.100	424.030
43	13.000 *10.000	130.000	7.720	122.280	1	122.280	1.748	213.745	17.000	1.100	235.170
44 & 59	12.500 *13.441	168.013	7.720	160.293	2	320.585	1.748	560.383	12.000	1.100	616.421
45 TO 50 & 53 TO 58	12.500 * 7.620	95.250	0.000	95.250	12	1143.000	1.748	1997.964	12.000	1.100	2197.760
51 & 52	12.500 *12.000	150.000	7.720	142.280	2	284.560	1.748	497.411	17.000	1.100	547.152
60	0.5*(8.673 + 11.188) *16.161	160.487	7.720	152.767	1	152.767	1.748	267.036	9.000	1.100	293.740
61	0.5*(12.588 + 11.188) *9.000	106.992	0.000	106.992	1	106.992	1.748	187.022	9.000	1.100	205.724
62	0.5*(12.588 + 13.900) *8.500	112.574	0.000	112.574	1	112.574	1.748	196.779	9.000	1.100	216.457
63	0.5*(13.900 + 15.254) *8.500	123.905	0.000	123.905	1	123.905	1.748	216.585	9.000	1.100	238.244
64	0.5*(15.254 + 17.682) *8.500	139.978	0.000	139.978	1	139.978	1.748	244.682	9.000	1.100	269.150
65	0.5*(17.682 + 20.110) *8.500	160.616	0.000	160.616	1	160.616	1.748	280.757	9.000	1.100	308.832
66	11.000 * 12.000	132.000	7.720	124.280	1	124.280	1.748	217.241	9.000	1.100	238.966
67	0.5*(9.110 + 12.539) *12.000	129.894	0.000	129.894	1	129.894	1.748	227.055	9.000	1.100	249.760
68	0.5*(8.125+12.410) *15.000	154.013	0.000	154.013	1	154.013	1.748	269.214	9.000	1.100	296.135
69 TO 73	15.000 *8.000	120.000	0.000	120.000	5	600.000	1.748	1048.800	9.000	1.100	1153.680
74	0.5*(11.637 + 11.023) *15.000	169.950	7.720	162.230	1	162.230	1.748	283.578	12.000	1.100	311.936
			TOTAL		74	8852.042		15473.369			17020.706

Signature valid

Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.11.06 15:49:53 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA/2023/PLT/00216
Application Number : NMRDA/202300430
Proposal Number : 42068
Certificate Number : NMRDA/LT/2023/APL/00216

Assistant Director Town Planning / Additional Director of Town Planning
Date: 27/10/2023

Executive Engineer
Date: 25/10/2023

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Cheenab Apt.Chunnabhatti Road
Near Ajni Sq.Nagpur-440003

LEGENDS:

PLOT BOUNDARY 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 BROWN
EXISTING SHOWN BLUE HATCHED

Name Of Owner : Lavesb Sanjay Agrawal

Postal Address : Flat No. D-502, Nook-1 Appartment, Plot No. 115, Ramdaspeth, Shankar Nagar, Nagpur, Maharashtra-44001

Phone No.:8605554326

DESCRIPTION OF PROJECT

Type of Proposal
Layout Tentative

SITE ADDRESS :
KH.NO-3/2, P.H. NO. -42, MOUZA - ZARI(RITHI), TAH. - NAGPUR (G), DIST
- NAGPUR. □ □

Name Of Engineer : Dhawal Subhashrao Harsh

	ADDRESS OF OFFICE
	OFFICE - 85 sanmarg nagar hudkeshawar road near mhalgi nagar bustop nagpur

OWNERS SIGN _____

Verified by applicant

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SCALE - 1

JOB NO - 1

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