DETAILS OF LAYOUT/SUBDIVISION OF LAND

1.a) Village	1.b)Parcel No.(S.No./H.No., C S No., F P No.,Sub Plot No.,Gut No)	Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gunthewari)	1.c)Area in SqM as per prevenue record	1.d)Area as per pMeasurement Plan	1.e)Area as per POA	1.f)Area as per pDemarcated	1.g)Area in possession	1.k)Stringent Area in SqM
ZARI RITHI	3/1 .	Raw/Adjoining Land	17200,00	17200,00	0,00	17198,49	17198,49	17198,49
Total Amalgamated Plot			17200,00	17200,00	0,00	17198,49	17198,49	17198,49

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	502,310	0,000	502,310	1,530	0,0	1,100	845,388	Detached	0,00
2	466,550	0,000	466,550	1,530	0,0	1,100	785,204	Detached	0,00
3	467,370	0,000	467,370	1,530	0,0	1,100	786,584	Detached	0,00
4	556,820	18,260	538,560	1,530	12,00	1,100	906,396	Detached	924,66
5	147,810	7,730	140,080	1,530	12,00	1,100	235,755	Semi-detached	243,48
6	135,000	0,000	135,000	1,530	9,00	1,100	227,205	Semi-detached	0,00
7	135,000	0,000	135,000	1,530	9,00	1,100	227,205	Semi-detached	0,00
8	135,000	0,000	135,000	1,530	9,00	1,100	227,205	Semi-detached	0,00
9	135,000	0,000	135,000	1,530	9,00	1,100	227,205	Semi-detached	0,00
10	135,000	0,000	135,000	1,530	9,00	1,100	227,205	Semi-detached	0,00
11	135,000	0,000	135,000	1,530	9,00	1,100	227,205	Semi-detached	0,00
12	164,040	0,000	164,040	1,530	9,00	1,100	276,079	Semi-detached	0,00
13	136,570	0,000	136,570	1,530	9,00	1,100	229,847	Semi-detached	0,00
14	108,500	0,000	108,500	1,530	9,00	1,100	182,606	Row-House	0,00
15	108,490	0,000	108,490	1,530	9,00	1,100	182,589	Row-House	0,00
16	147,980	7,700	140,280	1,530	9,00	1,100	236,091	Semi-detached	243,79
17	160,880	7,720	153,160	1,530	12,00	1,100	257,768	Semi-detached	265,49
18	114,300	0,000	114,300	1,530	12,00	1,100	192,367	Row-House	0,00
19	114,300	0,000	114,300	1,530	12,00	1,100	192,367	Row-House	0,00
20	114,300	0,000	114,300	1,530	12,00	1,100	192,367	Row-House	0,00
21	114,300	0,000	114,300	1,530	12,00	1,100	192,367	Row-House	0,00
22	114,300	0,000	114,300	1,530	12,00	1,100	192,367	Row-House	0,00
23	114,300	0,000	114,300	1,530	12,00	1,100	192,367	Row-House	0,00
24	114,300	0,000	114,300	1,530	12,00	1,100	192,367	Row-House	0,00
25	172,500	7,720	164,780	1,530	12,00	1,100	277,325	Semi-detached	285,04
26	149,500	7,720	141,780	1,530	9,00	1,100	238,616	Semi-detached	246,34
27	99,060	0,000	99,060	1,530	9,00	1,100	166,718	Row-House	0,00
28	99,060	0,000	99,060	1,530	9,00	1,100	166,718	Row-House	0,00
29	99,060	0,000	99,060	1,530	9,00	1,100	166,718	Row-House	0,00
30	99,060	0,000	99,060	1,530	9,00	1,100	166,718	Row-House	0,00
31	99,060	0,000	99,060	1,530	9,00	1,100	166,718	Row-House	0,00
32	99,060	0,000	99,060	1,530	9,00	1,100	166,718	Row-House	0,00
33	99,060	0,000	99,060	1,530	9,00	1,100	166,718	Row-House	0,00
34	99,060	0,000	99,060	1,530	9,00	1,100	166,718	Row-House	0,00
35	121,410	7,730	113,680	1,530	9,00	1,100	191,323	Semi-detached	199,05
36	141,490	7,720	133,770	1,530	9,00	1,100	225,135	Semi-detached	232,85
37	110,950	0,000	110,950	1,530	9,00	1,100	186,729	Row-House	0,00
38	128,820	0,000	128,820	1,530	9,00	1,100	216,804	Semi-detached	0,00
39	138,310	0,000	138,310	1,530	9,00	1,100	232,776	Semi-detached	0,00
40	132,000	0,000	132,000	1,530	9,00	1,100	222,156	Semi-detached	0,00
41	132,000	0,000	132,000	1,530	9,00	1,100	222,156	Semi-detached	0,00
42	132,000	0,000	132,000	1,530	9,00	1,100	222,156	Semi-detached	0,00
43	132,000	0,000	132,000	1,530	9,00	1,100	222,156	Semi-detached	0,00
44	132,000	0,000	132,000	1,530	9,00	1,100	222,156	Semi-detached	0,00
45	182,510	7,720	174,790	1,530	12,00	1,100	294,172	Detached	301,89
46	120,000	0,000	120,000	1,530	12,00	1,100	201,960	Semi-detached	0,00
47	120,000	0,000	120,000	1,530	12,00	1,100	201,960	Semi-detached	0,00
48	120,000	0,000	120,000	1,530	12,00	1,100	201,960	Semi-detached	0,00
49	120,000	0,000	120,000	1,530	12,00	1,100	201,960	Semi-detached	0,00
50	177,010	7,720	169,290	1,530	12,00	1,100	284,915	Detached	292,64
51	157,600	7,720	149,880	1,530	12,00	1,100	252,248	Detached	259,97
52	135,000	0,000	135,000	1,530	12,00	1,100	227,205	Semi-detached	0,00
53	135,000	0,000	135,000	1,530	12,00	1,100	227,205	Semi-detached	0,00
54	135,000	0,000	135,000	1,530	12,00	1,100	227,205	Semi-detached	0,00
55	135,000	0,000	135,000	1,530	12,00	1,100	227,205	Semi-detached	0,00
56	135,000	0,000	135,000	1,530	12,00	1,100	227,205	Semi-detached	0,00
57	135,000	0,000	135,000	1,530	12,00	1,100	227,205	Semi-detached	0,00
58	180,000	0,000	180,000	1,530	12,00	1,100	302,940	Semi-detached	0,00
59	180,000	0,000	180,000	1,530	12,00	1,100	302,940	Semi-detached	0,00
60	473,650	18,270	455,380	1,530	12,00	1,100	766,405	Detached	784,67
Total:	9633,650		9519,92				16022,03		

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 PRO-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	0.5*(11.224 +11.233) *28.754 + 0.5* 13.812 *25.985	502.317	0.000	502.317	1	502.317	1.539	773.177	30.000	1.100	850.495
2	0.5*(25.014 + 25.935)*18.000	466.551	0.000	466.551	1	466.551	1.539	718.022	30.000	1.100	789.824
3	0.5*(25.935 + 25.933)*13.486 + 0.5 *(25.933 + 26.162) * 5.514	467.375	0.000	467.375	1	467.375	1.539	719.291	30.000	1.100	791.220
4	0.5*(23.494 + 12.783)*30.698	556.816	18.260	538.556	1	538.556	1.539	828.837	12.000	1.100	911.721
5	0.5*(13.194 + 6.514) * 15.000	147.810	7.720	140.090	1	140.090	1.539	215.599	12.000	1.100	237.158
6 TO 11	9.000 * 15.000	135.000	0.000	135.000	6	810.000	1.539	1246.590	9.000	1.100	1371.249
12	0.5*(14.872+7.000) *15.000	164.040	0.000	164.040	1	164.040	1.539	252.458	9.000	1.100	277.703
13	0.5*(12.878 + 4.744) *15.500	136.571	0.000	136.571	1	136.571	1.539	210.182	9.000	1.100	231.200
14 & 15	7.000 * 15.500	108.500	0.000	108.500	2	217.000	1.539	333.963	9.000	1.100	367.359
16	0.5*(13.000 + 6.097) *15.500	148.002	7.720	140.282	1	140.282	1.539	215.894	9.000	1.100	237.483
17	0.5*(14.065 + 7.385) *15.000	160.875	7.720	153.155	1	153.155	1.539	235.706	12.000	1.100	259.276
18 TO 24	15.000 * 7.620	114.300	0.000	114.300	7	800.100	1.539	1231.354	12.000	1.100	1354.489
25	15.000 * 11.500	172.500	7.720	164.780	1	164.780	1.539	253.596	9.000	1.100	278.956
26	13.000 * 11.500	149.500	7.720	141.780	1	141.780	1.539	218.199	9.000	1.100	240.019
27 & 34	13.000 * 7.620	99.060	0.000	99.060	8	792.480	1.539	1219.627	9.000	1.100	1341.589
35	0.5*(12.235 + 6.445) *13.000	121.420	7.730	113.690	1	113.690	1.539	174.969	9.000	1.100	192.466
36	8.927 * 15.850	141.493	7.720	133.773	1	133.773	1.539	205.877	9.000	1.100	226.464
37	7.000 * 15.850	110.950	0.000	110.950	1	110.950	1.539	170.752	9.000	1.100	187.827
38	0.5*(7.617 + 8.638) *15.850	128.821	0.000	128.821	1	128.821	1.539	198.255	9.000	1.100	218.081
39	0.5*(8.893 + 7.959)*14.500 + 0.5* (7.959 + 8.182)*2.000	138.318	0.000	138.318	1	138.318	1.539	212.871	9.000	1.100	234.159
40 TO 44	8.000 * 16.500	132.000	0.000	132.000	5	660.000	1.539	1015.740	9.000	1.100	1117.314
45	11.051 * 16.500	182.342	7.720	174.622	1	174.622	1.539	268.742	12.000	1.100	295.617
46 TO 49	8.000 * 15.000	120.000	0.000	120.000	4	480.000	1.539	738.720	12.000	1.100	812.592
50	15.000 * 11.801	177.015	7.720	169.295	1	169.295	1.539	260.545	12.000	1.100	286.600
51	15.000 *10.507	157.605	7.720	149.885	1	149.885	1.539	230.673	12.000	1.100	253.740
52 TO 57	15.000 * 9.000	135.000	0.000	135.000	6	810.000	1.539	1246.590	12.000	1.100	1371.249
58 & 59	15.000 * 12.000	180.000	0.000	180.000	2	360.000	1.539	554.040	12.000	1.100	609.444
60	0.5*(13.284 + 16.046)*23.298	473.650	18.260	455.390	1	455.390	1.539	700.845	30.000	1.100	770.930
		TOTAL			60	9519.820		14651.114			16116.225

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. -3/1, P.H. NO. - 73 ,MOUZA - ZARI(RITHI), TAH. - NAGPUR (G), DIST. - NAGPUR.

BELONGING TO :-
1) SHRI. LAKSH SANJAY AGRAWAL.

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	17198.49
	a) As per ownership document (7/12, CTS extract)	17200.00
	b) as per measurement sheet	17200.00
	(c) as per site	17198.49
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	911.17
	(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)	911.17
3.	Balance area of plot (1-2)	16287.32
4.	Amenity Space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	1634.20
5.	Net Plot Area (3-4 (c))	14653.12
6.	Recreational Open space (if applicable)	
	(a) Required -	1628.73
	(b) Proposed -	1630.32
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	3452.88
8.	Service road and Highway widening	---
9.	Plotable area	9519.92
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.53
11.	Area for inclusive housing	
	(a) Required -	2930.62
	(b) Proposed -	--
12.	Area For ESS	25.00
13.	Area For STP	25.00

Project Details

Building Type - NMRDA-23-42051
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. - 3/1
Zone Number: Nagpur gramin
Ward Name : ZARI(RITHI)
Prorata Value 0,00
Separation/CRZ Zone Area :

AMENITY SPACE
1) 0,5 * (62,297 + 59,253) * 27,301 = 1659,218 SQ.M
DEDUCTION OF W.W.T.P. = 5 * 5 = 25,000 SQ.M
TOTAL (A) = 1634,200 SQ.M

OPEN SPACE
1) 0,5 * (22,637 + 21,706) * 74,660 = 1655,324 SQ.M
DEDUCTION OF E.S.S. = 5 * 5 = 25,000 SQ.M
TOTAL (A) = 1630,320 SQ.M

AREA AS PER MEASUREMENT SHEET
1) 0,5 * (24,923 + 27,729) * 91,731 = 2414,910 SQ.M
2) 0,5 * (163,589 + 147,542) * 38,817 = 6038,586 SQ.M
3) 0,5 * (42,248 + 52,311) * 181,093 = 8561,986 SQ.M
4) 0,5 * (58,338 * 6,271) = 182,918 SQ.M
TOTAL (A) = 17198,490 SQ.M

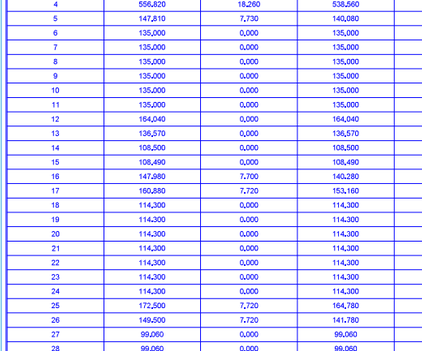
ROAD WIDENING AREA
1) 0,5 * (46,375 + 41,963) * 11,126 = 491,424 SQ.M
2) 0,5 * (5,001 + 10,879) * 45,515 = 361,389 SQ.M
3) 0,5 * (4,812 + 2,032) * 17,209 = 58,889 SQ.M
TOTAL (A) = 911,170 SQ.M

Signature valid
Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2023.08.21 13:25:51 IST
Reason: Approved by Nagpur Metropolitan Development Authority
Project Code : NMRDA-23-42051
Application Number : MAHA/42/0003222
Approval Number : 34328
Certificate Number : NMRDALT/0003/APL/00150

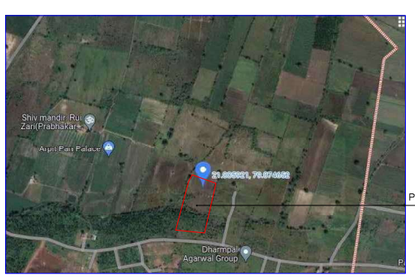
Assistant Director Town Planning (Additional Charge) of Town Planning
Date: 31/07/2023

Executive Engineer
Date: 19/07/2023

Sectional Engineer
Date: 26/06/2023



PROPOSED LAYOUT ON KH NO.3/1



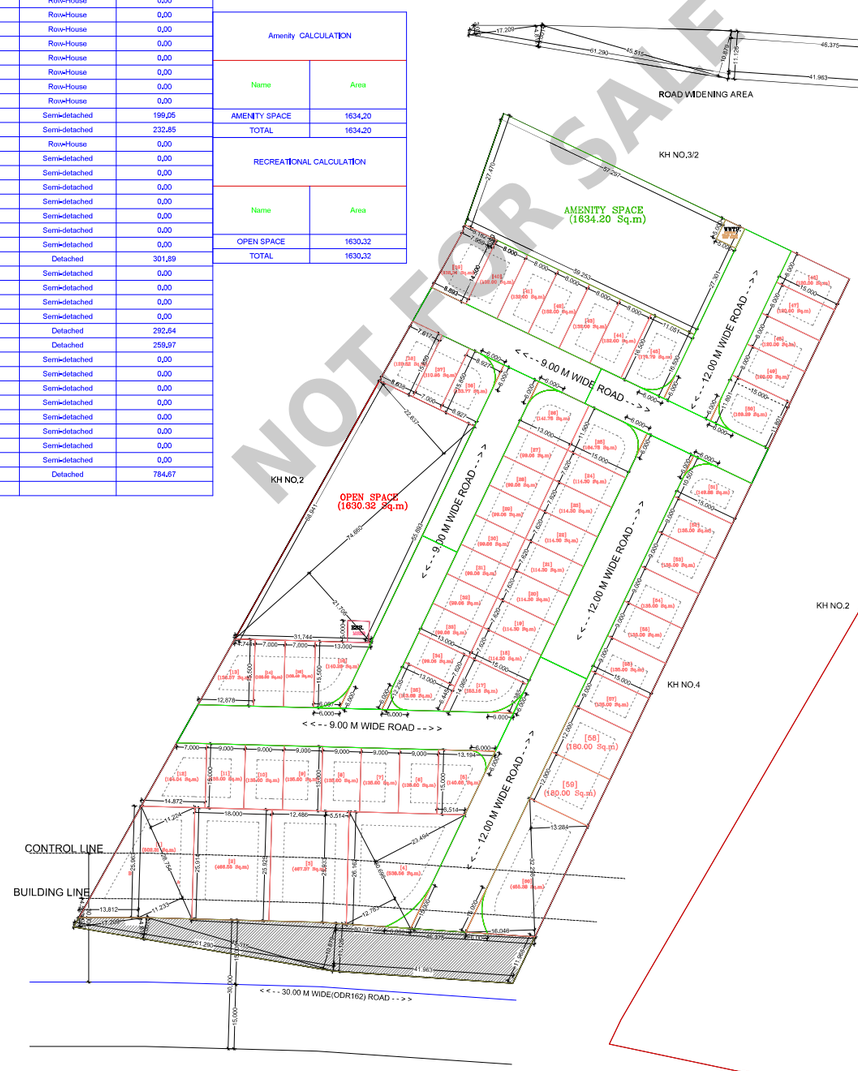
PROPOSED LAYOUT ON KH NO.3/1

Amenity CALCULATION

Name	Area
AMENITY SPACE	1634.20
TOTAL	1634.20

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE	1630.32
TOTAL	1630.32



LAYOUT PLAN
SCALE - 1:500

AREA AS PER MEASURMENT SHEET

AREA AS PER MEASUREMENT SHEET

NOT FOR SALE

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 : Laksh Sanjay Agrawal

Postal Address : 115 NOOK 1 APARTMENTS, LENDRA FARMLAND,Shankar Nagar,Shankar Nagar,Nagpur-440010,Maharashtra

Phone No.: 7507555599

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
PH.NO : 73, KH.NO : 03/1, MOUZA: ZARI(RITHI), TEHSIL: NAGPUR (GRAMIN) , DIST: NAGPUR

Name Of Engineer : Dhawal Subhashrao Hande

	ADDRESS OF OFFICE
	OFFICE - 65 sainnagi nagar hudeshwar road near pratap nagar bustop nagpur

OWNERS SIGN - Signature valid
TECHNICAL PERSON SIGN Signature valid

SCALE - 1:100	20/06/23
JOB NO - NMRDA-23-42051	CHECK BY -

SUBMISSION DRAWING