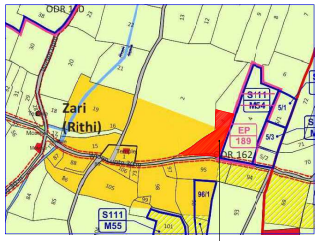


FINAL DEMARCATED LAYOUT ON KH NO.3/1

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

Project Details

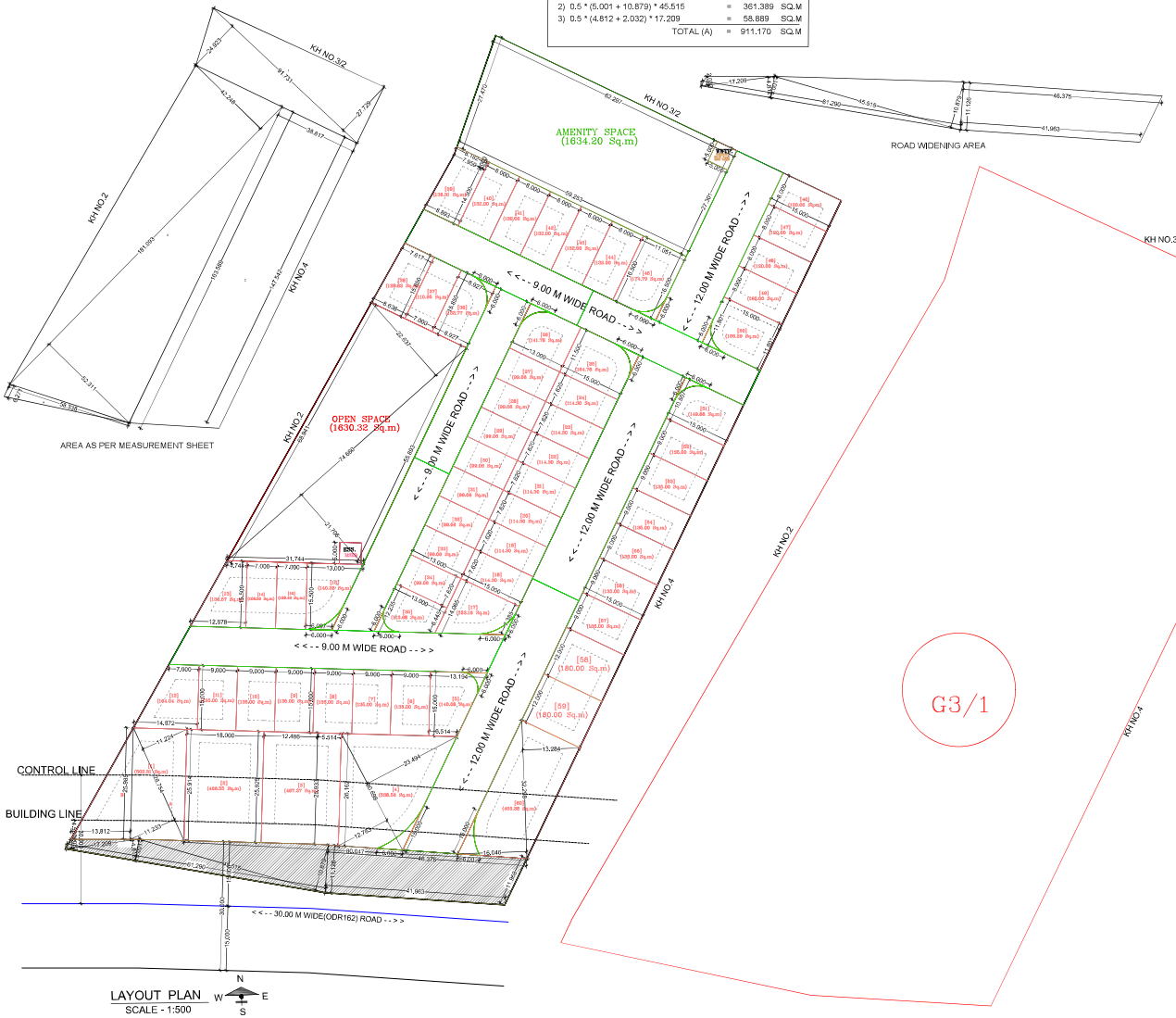
Proposal code -NMRDA-24-03365
Zone Type - Residential Zone - R-4 with payment of premium
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Cts No./Survey No. - 0
Tahsil : Nagpur gramin
Mouza : ZARI(RITHI)
Prorata Value : 0.00
Separation/CRZ Zone Area :

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

BELONGING TO :-
1) SHRI. ANKIT PANKAJ DALMIA

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/Play Ground (if applicable)		
	(a)	Required -	1628.73
	(b)	Proposed -	1630.32
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))		3452.98
8.	Service road and Highway widening		---
9.	Plotable area		9519.82
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 WWTP		25.00



AREA AS PER MEASUREMENT SHEET

ROAD WIDENING AREA

LAYOUT PLAN
SCALE - 1:500

FINAL DEMARCATED LAYOUT ON KH NO,3/1

STATE+A1&3SMENT OF DISTRIBBITION OF FSI ON 3ACH PLOT

PLOT NO	PLOT SIZE	%LOT 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 BASIC WIDTH FSI (M)	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G**) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5*(11.221+11.233) *28.751+ 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*(25.914 + 25.925)*18.080	466.551	0.000	466.551	1	466.551	1.539	718.022	30.000 1.100	789.824
3	0.5*(25.921 + 25.933)*12.485 + 0.5 *(25.913 + 26.163) * 5.514	467.375	0.000	467.375	1	467.375	1.539	719.291	30.000 1.100	791.224
4	0.5*(23.494 + 12.783)*30.698	556.816	18.360	538.556	1	538.556	1.539	828.837	12.000 1.100	911.72.
5	0.5*(13.134 + 6.514) * 15.080	147.830	7.730	140.090	1	140.090	1.539	215.599	12.000 1.100	237.159
6 TO 11	9.800 * 15.000	135.000	0.000	135.000	6	810.000	1.539	1246.590	9.300 1.100	1371.249
12	0.5*(14.872+7.000) *15.003	164.040	0.000	164.040	1	164.040	1.539	252.458	9.300 1.100	277.703
13	0.5*(12.878 + 4.744) *15.510	136.571	0.000	136.571	1	136.571	1.539	210.182	9.300 1.100	231.208
14& 15	7.800 * 15.500	108.500	0.000	108.500	2	217.000	1.539	333.963	9.300 1.100	367.359
16	0.5*(13.090 + 6.097) *15.510	148.002	7.730	140.282	1	140.282	1.539	215.894	9.300 1.100	237.481
17	0.5*(14.015 + 7.385) *15.000	160.875	7.730	153.155	1	153.155	1.539	235.706	12.000 1.100	259.274
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	15.300 * 11.500	172.500	7.730	164.780	1	164.780	1.539	253.596	9.300 1.100	278.956
26	13.300 * 11.500	149.500	7.730	141.780	1	141.780	1.539	218.199	9.300 1.100	240.019
27 TO 34	13000 * 7.620	99.060	0.000	99.060	8	792.480	1.539	1219.627	9.300 1.100	1341.589
35	0.5*(12.215 + 6.445) *13.000	121.420	7.730	113.690	1	113.690	1.539	174.969	9.300 1.100	192.466
36	8.927 * 15.850	141.493	7.730	133.773	1	133.773	1.539	205.877	9.300 1.100	225.464
37	7.900 * 15.850	110.550	0.000	110.550	1	110.950	1.539	170.752	9.300 1.100	187.827
38	0.5*(7.617 + 8.638) *15.851	128.821	0.000	128.821	1	128.821	1.539	198.255	9.300 1.100	218.08.
39	0.5*(8.891 + 7.959)*14.500 + 0.5* (7.559 - 8.182)*2.000	138.318	0.000	138.318	1	138.318	1.539	212.871	9.300 1.100	234.159
40 TO 44	8.800 * 16.500	132.000	0.000	132.000	5	660.000	1.539	1015.740	9.300 1.100	1117.314
45	11.351 * 16.500	182.342	7.730	174.622	1	174.622	1.539	268.742	12.000 1.100	295.617
46 TO 49	8.800 * 15.000	120.000	0.000	120.000	4	480.000	1.539	738.720	12.000 1.100	812.592
50	15.300 * 11.801	177.015	7.730	169.295	1	169.295	1.539	260.545	12.000 1.100	286.600
51	15.000 * 10.567	157.605	7.730	149.885	1	149.885	1.539	230.673	12.000 1.100	253.748
52 TO 57	15000 * 9.000	135.000	0.000	135.000	6	810.000	1.539	1246.590	12.000 1.100	1371.249
58& 59	15.300 * 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)*32.298	473.650	18.360	455.390	1	455.390	1.539	700.845	30.000 1.100	770.934
		TOTAL			60	9519.820		14651.114		16116.225

Signature valid
Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2024.02.16 14:52:19 IST
Reason: Approved Layout Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-03365
Application Number : NMRDA/2400029
Proposal Number : 51235
Certificate Number : NMRDA/LP/2024/APL/00119

Town Planner
Date: 20/01/2024

Executive Engineer
Date: 20/01/2024

Sectional Engineer
Date: 20/01/2024

WAVE
DESIGNERS & PLANNERS
flat no.G-6,C.hgamab Apt.Chamadbhatti 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 : MR ANKIT PANKAJ DALMIA

Postal Address : ,,Katolroad S.O,Nagpur,Maharashtra-440013

Phone No.9730532831

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

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

Name Of Engineer : Dhawal Subhashrao Harshe

ADDRESS OF OFFICE
OFFICE -
88 laxmanraj nagar hudkeshwar road near mhalgi nagar bustop nagpur

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by DHAWAL SUBHASHRAO HARSHE
Date: 2024.02.16 14:52:19 IST
Reason: Approved Layout Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-03365
Application Number : NMRDA/2400029
Proposal Number : 51235
Certificate Number : NMRDA/LP/2024/APL/00119

SCALE - 1:100 | 13/01/24
JOB NO - NMRDA-24-03365 | CHECK BY -

SUBMISSION DRAWING