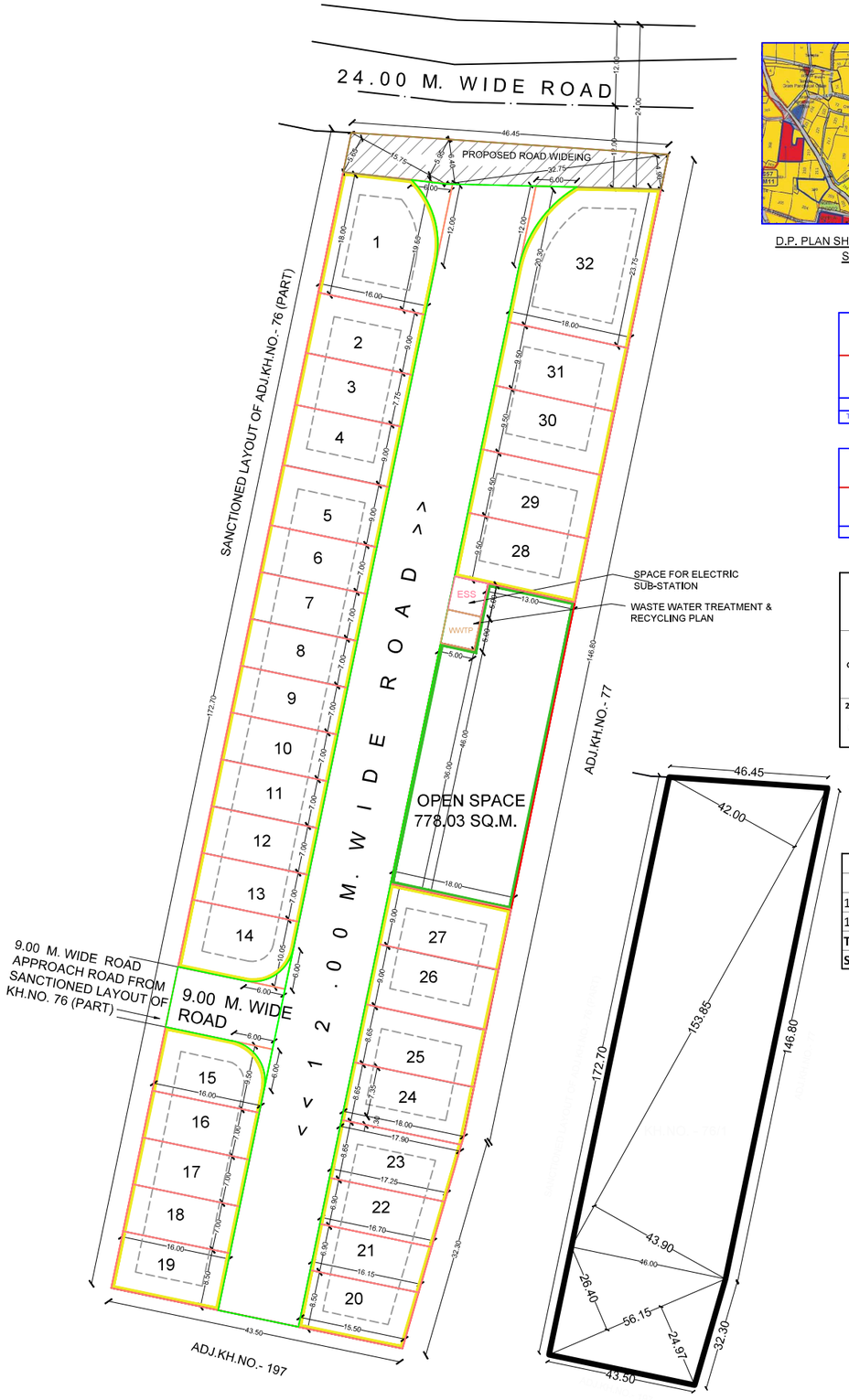
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 76/1, P.H. NO. 12-A, MOUZA-BHOKARA, TAH.- NAGPUR(GRAMIN), DIST.- NAGPUR.

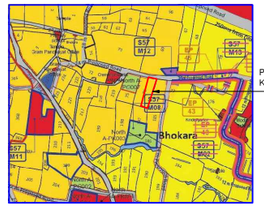
BELONGS TO - SHRI. ASHISH RAMRAOJI BOBADE
SHRI. SATISH GUNWANT KHANGAN

Signature valid
Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.12.25 08:03:10 IST
Reason: Approved Drawing
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-101313
Application Number : NMRDA/202300550
Proposal Number : 47322
Certificate Number : NMRDA/LF/2023/APL/00102



LAYOUT PLAN
SCALE - 1:500

N



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 57
SCALE - NTS



GOOGLE MAP SHOWING PROPOSED SITE
21°13'33.4"N 79°04'23.5"E

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.f)Area in SqM as per prevenue 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
BHOKARA	76/1 ,	Sanctioned	8050.00	8050.00	0.00	8050.00	8050.00	8050.00
Total Amalgamated Plot			8050.00	8050.00	0.00	8050.00	8050.00	8050.00

Amenity CALCULATION

Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE	778.03
TOTAL	778.03

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)
OPEN SPACE	(36.00*5.00)+ (46.00*13.00)	778.03		778.03
		778.03		
24.00M.WDE ROAD WIDENING AREA	1/2*(5.65+5.95)*15.75 + 1/2*(6.40+4.90)*32.715	276.19		276.19

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	8050.00
	a) As per ownership document (7/12, CTS extract)	8050.00
	b) as per measurement sheet	8050.00
	(c) as per site	8050.00
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	276.20
	(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)	276.20
3.	Balance area of plot (1-2)	7773.80
4.	Amenity Space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	---
5.	Net Plot Area (3-4 (c))	7773.80
6.	Recreational Open space (if applicable)	
	(a) Required -	0.00
	(b) Proposed -	778.03
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	2233.87
8.	Service road and Highway widening	---
9.	Plotable area	4711.90
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.65
11.	Area for inclusive housing	
	(a) Required -	1554.76
	(b) Proposed -	--
12.	Electric Sub-Station (E.S.S.)	25.00
13.	Waste Water Treatment & Recycling Plant (W.T.T.P.)	25.00

LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
SIZE	AREA (SQ.M.)
1/2*(42.00+43.90)*153.85	6607.86
1/2*(26.40+24.97)*56.15	1442.21
TOTAL	8050.07
SAY	8050.00

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.6498)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2*(18.00+19.55)*16.00	300.40	21.45	278.95	460.21	1	278.95	18.00	1.10	506.23	460.21
2	2,4,5	9.00*16.00	144.00		144.00	237.57	3	432.00	18.00	1.10	261.33	712.71
3	3	7.75*16.00	124.00		124.00	204.58	1	124.00	18.00	1.10	225.03	204.58
4	6 TO 13 16 TO 18	7.00*16.00	112.00		112.00	184.78	11	1232.00	12.00	1.10	203.26	2032.55
5	14	10.05*16.00	160.80	7.72	153.08	252.55	1	153.08	9.00 / 12.00	1.10	277.81	252.55
6	15	9.50*16.00	152.00	7.72	144.28	238.03	1	144.28	9.00 / 12.00	1.10	261.84	238.03
7	19	8.50*16.00	136.00		136.00	224.37	1	136.00	12.00	1.10	246.81	224.37
8	20	1/2*(15.50+16.15)*8.50	134.51		134.51	221.92	1	134.51	12.00	1.10	244.11	221.92
9	21	1/2*(16.15+16.70)*6.90	113.33		113.33	186.98	1	113.33	12.00	1.10	205.67	186.98
10	22	1/2*(16.70+17.25)*6.90	117.13		117.13	193.24	1	117.13	12.00	1.10	212.56	193.24
11	23	1/2*(17.90+17.25)*8.65	152.02		152.02	250.81	1	152.02	12.00	1.10	275.89	250.81
12	24	1/2*(17.90+18.00)*1.30+ (18.00*7.35)	155.64		155.64	256.77	1	155.64	12.00	1.10	282.44	256.77
13	25	8.65*18.00	155.70		155.70	256.87	1	155.70	12.00	1.10	282.56	256.87
14	26,27	9.00*18.00	162.00		162.00	267.27	2	324.00	12.00	1.10	293.99	534.54
15	28 TO 31	9.50*18.00	171.00		171.00	282.12	4	684.00	12.00	1.10	310.33	1128.46
16	32	1/2*(20.30+23.75)*18.00	396.45	21.19	375.26	619.10	1	375.26	12.00	1.10	681.01	619.10
		TOTAL					32	4711.90				7773.695

Project Details

Proposal code -NMRDA-23-101313
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Cts No./Survey No. - 76/1
Tahsil : Nagpur gramin
Mouza : BHOKARA
Prorata Value : 1.65
Separation/CRZ Zone Area :

AREA STATEMENT

AREA UNDER LAYOUT (7/12)	-	8050.00 SQ.MT.
AREA UNDER LAYOUT (SITE)	-	8050.00 SQ.MT.
AREA UBDER ROAD WIDENING	-	276.20 SQ.MT.
AREA UNDER AMENITY SPACE	-	0.00 SQ.MT.
AREA UNDER OPEN SPACE	-	778.03 SQ.MT.
AREA UNDER E.S.S.+W.T.P.	-	50.00 SQ.MT.
AREA UNDER ROAD	-	2233.87 SQ.MT.
AREA UNDER PLOTS	-	4711.90 SQ.MT.

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
EXISTING SHOWN BLUE HATCHED

,,Flat No. B/7, Ambe Residency,Mhalginagar,Hudkeshwar khurd.,Nagpur-440034,Maharashtra

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

SITE ADDRESS :
KHASARA NO. 76/1, P.H.NO. 12-A, MOUZA-BHOKARA, TAH-NAGPUR(GRAMIN), DIST-NAGPUR.

Name Of Architect : Priti Swapnil Shende
ADDRESS OF OFFICE
OFFICE :
Flat No. 1, Lane 1, Ayodhya Nagar, Nagpur 440024

Exotenor
AR.PRITI SHENDE
Signature valid
Digitally signed by PRITI SWAPNIL SHENDE
Date: 2023.12.26 16:03:00 IST
Reason: Technical Person DSC
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-101313
Application Number : NMRDA/202300550
Proposal Number : 47322
Verified by applicant

OWNERS SIGN -
TECHNICAL PERSON SIGN

SCALE - 1:100 | 10/12/23
JOB NO - NMRDA-23-37902 | CHECK BY -

SUBMISSION DRAWING

Signature valid

Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.12.25 08:01:10 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
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Certificate Number : NMRDA/LF/2023/APL/00102

Verified by applicant

Signature valid

Digitally signed by PRITI SWAPNIL SHENDE
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Application Number : NMRDA/202300550
Proposal Number : 47322

Signature valid

Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.12.25 08:01:11 IST
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Date: 2023.12.26 16:03:06 IST
Reason: Technical Person DSC
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-101313
Application Number : NMRDA/202300550
Proposal Number : 47322