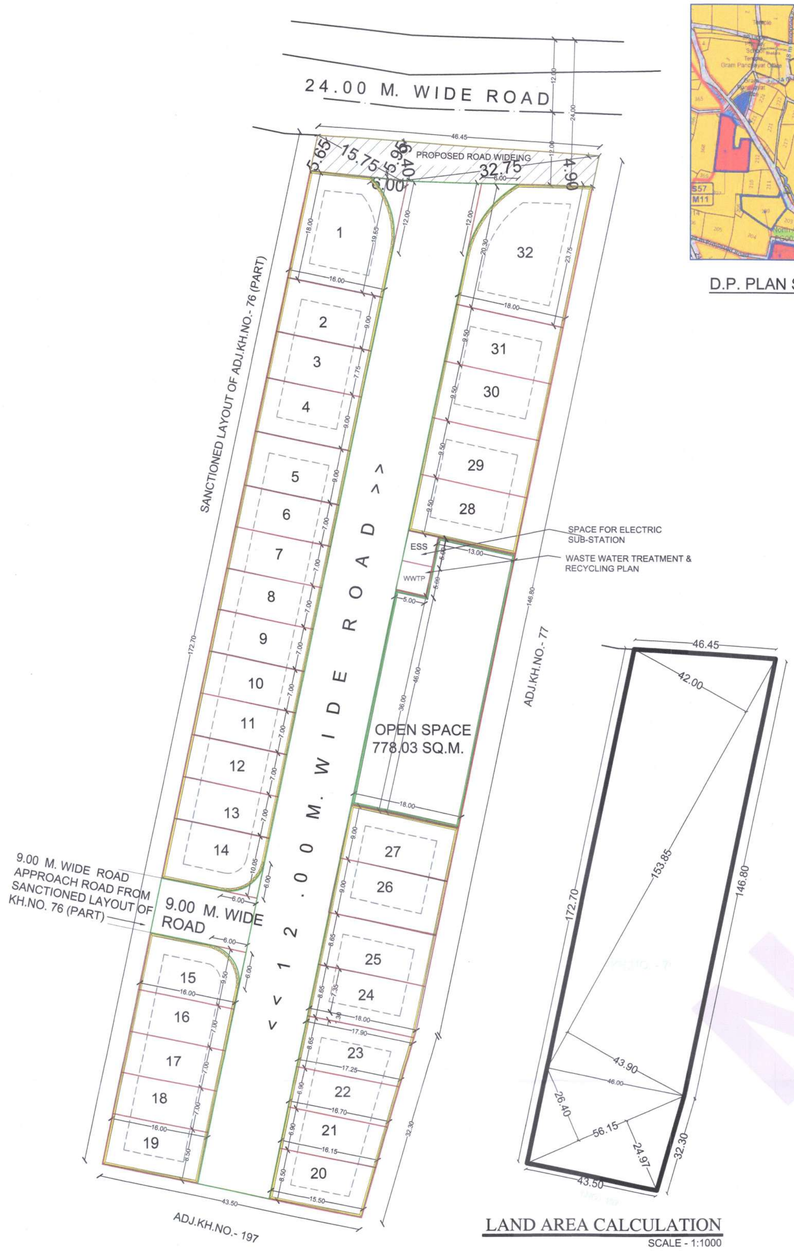
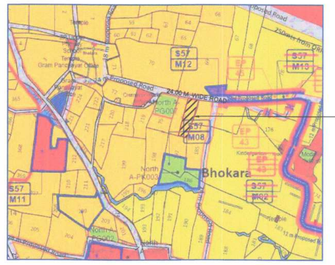
# PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 76/1, P.H. NO. 12-A, MOUZA-BHOKARA, TAH.- NAGPUR(GRAMIN), DIST.- NAGPUR.

**BELONGS TO -** SHRI. ASHISH RAMRAOJI BOBADE
SHRI. SATISH GUNWAT KHANGAN

| 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) | 778.00 | | 778.00 |
| | | 778.00 | | |
| 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 |




LAYOUT PLAN
SCALE - 1:500




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

PROPOSED SITE OF KH.NO. 76/1




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




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 |

## 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) | 1.64 |
| 11. | Area for inclusive housing | |
| | (a) Required - | 1554.76 |
| | (b) Proposed - | -- |
| | Electric Sub-Station (E.S.S.) | 25.00 |
| | Waste Water Treatment & Recycling Plant (W.T.T.P.) | 25.00 |

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.Gunt hewari) | 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 |

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 | 300.400 | 21.450 | 278.950 | 1.640 | 12.00 | 1.100 | 503.226 | Detached | 524.68 |
| 2 | 144.000 | 0.000 | 144.000 | 1.640 | 12.00 | 1.100 | 259.776 | Semi-detached | 0.00 |
| 3 | 124.000 | 0.000 | 124.000 | 1.640 | 12.00 | 1.100 | 223.696 | Row-House | 0.00 |
| 4 | 144.000 | 0.000 | 144.000 | 1.640 | 12.00 | 1.100 | 259.776 | Semi-detached | 0.00 |
| 5 | 144.000 | 0.000 | 144.000 | 1.640 | 12.00 | 1.100 | 259.776 | Semi-detached | 0.00 |
| 6 | 112.000 | 0.000 | 112.000 | 1.640 | 12.00 | 1.100 | 202.048 | Row-House | 0.00 |
| 7 | 112.000 | 0.000 | 112.000 | 1.640 | 12.00 | 1.100 | 202.048 | Row-House | 0.00 |
| 8 | 112.000 | 0.000 | 112.000 | 1.640 | 12.00 | 1.100 | 202.048 | Row-House | 0.00 |
| 9 | 112.000 | 0.000 | 112.000 | 1.640 | 12.00 | 1.100 | 202.048 | Row-House | 0.00 |
| 10 | 112.000 | 0.000 | 112.000 | 1.640 | 12.00 | 1.100 | 202.048 | Row-House | 0.00 |
| 11 | 112.000 | 0.000 | 112.000 | 1.640 | 12.00 | 1.100 | 202.048 | Row-House | 0.00 |
| 12 | 112.000 | 0.000 | 112.000 | 1.640 | 12.00 | 1.100 | 202.048 | Row-House | 0.00 |
| 13 | 112.000 | 0.000 | 112.000 | 1.640 | 12.00 | 1.100 | 202.048 | Row-House | 0.00 |
| 14 | 160.800 | 7.720 | 153.080 | 1.640 | 12.00 | 1.100 | 276.156 | Semi-detached | 283.88 |
| 15 | 152.000 | 7.720 | 144.280 | 1.640 | 12.00 | 1.100 | 260.281 | Semi-detached | 268.00 |
| 16 | 112.000 | 0.000 | 112.000 | 1.640 | 12.00 | 1.100 | 202.048 | Row-House | 0.00 |
| 17 | 112.000 | 0.000 | 112.000 | 1.640 | 12.00 | 1.100 | 202.048 | Row-House | 0.00 |
| 18 | 112.000 | 0.000 | 112.000 | 1.640 | 12.00 | 1.100 | 202.048 | Row-House | 0.00 |
| 19 | 136.000 | 0.000 | 136.000 | 1.640 | 12.00 | 1.100 | 245.344 | Semi-detached | 0.00 |
| 20 | 134.510 | 0.000 | 134.510 | 1.640 | 12.00 | 1.100 | 242.656 | Semi-detached | 0.00 |
| 21 | 113.330 | 0.000 | 113.330 | 1.640 | 12.00 | 1.100 | 204.447 | Row-House | 0.00 |
| 22 | 117.130 | 0.000 | 117.130 | 1.640 | 12.00 | 1.100 | 211.303 | Row-House | 0.00 |
| 23 | 152.020 | 0.000 | 152.020 | 1.640 | 12.00 | 1.100 | 274.244 | Semi-detached | 0.00 |
| 24 | 155.640 | 0.000 | 155.640 | 1.640 | 12.00 | 1.100 | 280.775 | Semi-detached | 0.00 |
| 25 | 155.700 | 0.000 | 155.700 | 1.640 | 12.00 | 1.100 | 280.883 | Semi-detached | 0.00 |
| 26 | 162.000 | 0.000 | 162.000 | 1.640 | 12.00 | 1.100 | 292.248 | Semi-detached | 0.00 |
| 27 | 162.000 | 0.000 | 162.000 | 1.640 | 12.00 | 1.100 | 292.248 | Semi-detached | 0.00 |
| 28 | 171.000 | 0.000 | 171.000 | 1.640 | 12.00 | 1.100 | 308.484 | Semi-detached | 0.00 |
| 29 | 171.000 | 0.000 | 171.000 | 1.640 | 12.00 | 1.100 | 308.484 | Semi-detached | 0.00 |
| 30 | 171.000 | 0.000 | 171.000 | 1.640 | 12.00 | 1.100 | 308.484 | Semi-detached | 0.00 |
| 31 | 171.000 | 0.000 | 171.000 | 1.640 | 12.00 | 1.100 | 308.484 | Semi-detached | 0.00 |
| 32 | 396.450 | 21.190 | 375.260 | 1.640 | 12.00 | 1.100 | 676.969 | Detached | 698.16 |
| Total: | 4769.980 | | 4711.90 | | | | 8500.27 | | |

## Signature valid

Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.07.12 16:11:40 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-37902
Application Number : NMRDA202300194
Proposal Number : 32872
Certificate Number : NMRDA/LT/2023/APL/00122

Sectional Engineer
Date: 29/05/2023

Executive Engineer
Date: 06/06/2023

### Project Details

Building Type - NMRDA-23-37902
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Servey No. - 76/1
Sheet No. - 1
Zone Number: Nagpur gramin
Ward Name : BHOKARA
Prorata Value : 0.00
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 Tentative

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


Name Of Architect : Priti Swapnil Shende

Exoterior
AR.PRITI S.SHENDE
COA
ARCHITECT & INTERIOR DESIGNER
REGNO : A/98/2018

ADDRESS OF OFFICE
OFFICE -
Plot 1, Lane 1, Ayodhya Nagar, Nagpur 440024


OWNERS SIGN - Signature valid

TECHNICAL PERSON SIGN Signature valid

| | |
|---|---|
| SCALE - 1:100 | 19/05/23 |
| JOB NO - NMRDA-23-37902 | CHECK BY - |

**SUBMISSION DRAWING**


NOT FOR