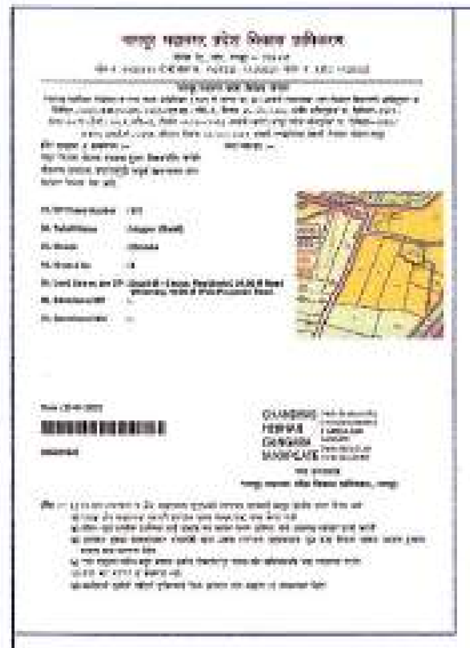


DP SHEET NO. 111

GOOGLE IMAGE

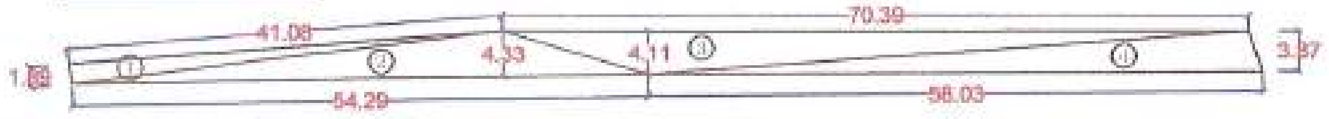
Project Details

Zone Type : Residential Zone
Location : Non-Congested
Name of service : Layout Approval
Sub-service : Layout Demarcated/Final

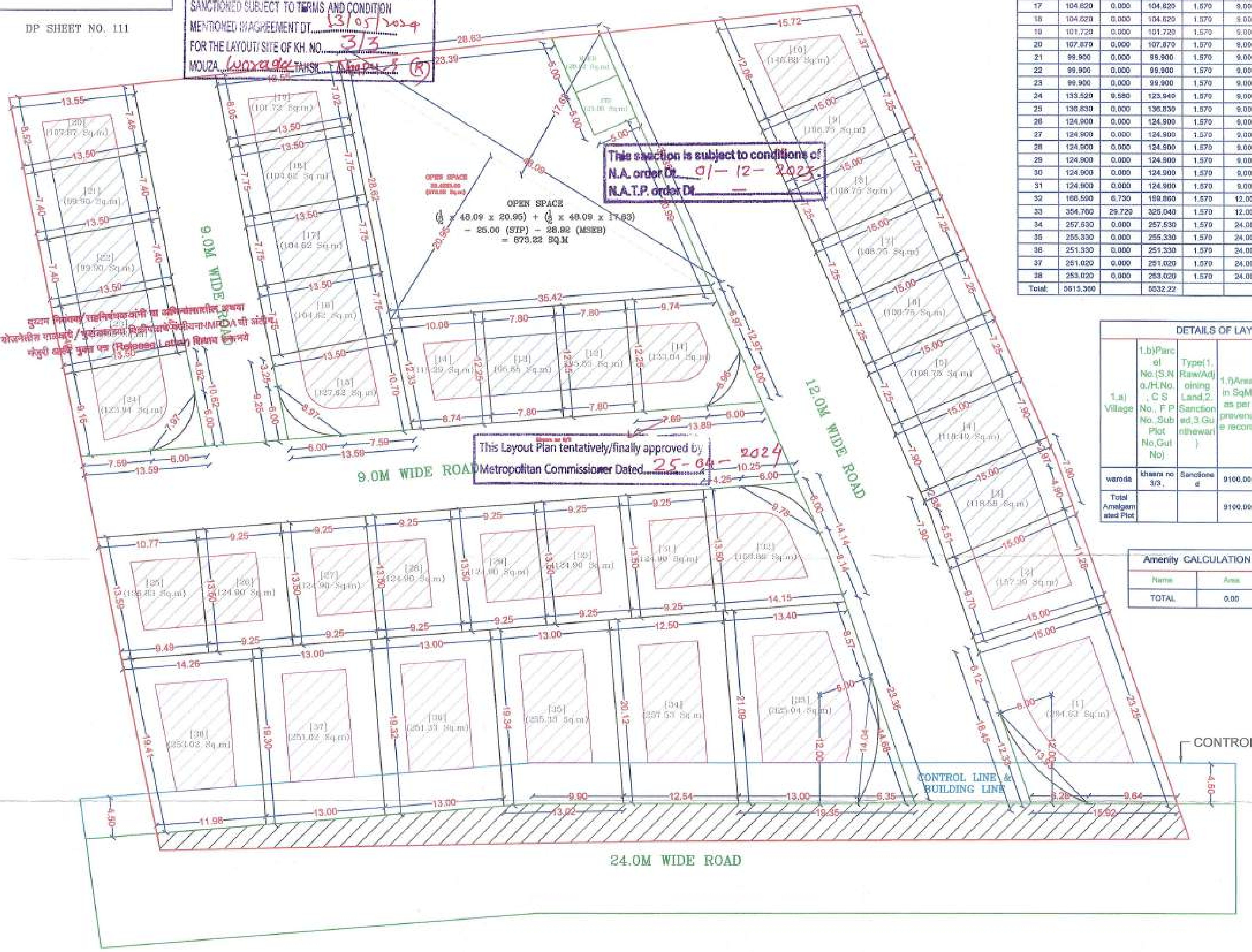
LEGENDS:

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

AREA IN ROAD WIDENING							
SR. NO.	PART	(i)	(ii)	(iii)	(i x ii)	NOS	AREA IN SQ.M
1	1	0.50	41.08	1.89	38.82	1	38.82
2	2	0.50	54.29	4.33	117.54	1	117.54
3	3	0.50	70.39	4.11	144.72	1	144.72
4	4	0.50	58.03	3.87	112.26	1	112.26
TOTAL AREA IN ROAD WIDENING							413.34



KEY PLAN FOR ROAD WIDENING
SCALE NTS



NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 13/05/2024
FOR THE LAYOUT/ SITE OF KH. NO. 3/3
MOUZA Waroda TAHSIL Nagpur (R)

This section is subject to conditions of
N.A. order Dt. 01-12-2023
N.A.T.P. order Dt. —

This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated 25-04-2024

[illegible] NMRDA ची अंतिम [illegible]
[illegible] (Release Letter) [illegible]

CONTROL AND BUILDING LINE

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
01	312.960	18.330	294.630	1.570	12.00	1.100	508.826	Detached	0.00
2	157.390	0.000	157.390	1.570	12.00	1.100	271.813	Semi-detached	0.00
3	118.580	0.000	118.580	1.570	12.00	1.100	204.788	Row-House	0.00
4	118.490	0.000	118.490	1.570	12.00	1.100	204.632	Row-House	0.00
5	108.750	0.000	108.750	1.570	12.00	1.100	187.811	Row-House	0.00
6	108.750	0.000	108.750	1.570	12.00	1.100	187.811	Row-House	0.00
7	108.750	0.000	108.750	1.570	12.00	1.100	187.811	Row-House	0.00
8	108.750	0.000	108.750	1.570	12.00	1.100	187.811	Row-House	0.00
9	108.750	0.000	108.750	1.570	12.00	1.100	187.811	Row-House	0.00
10	145.880	0.000	145.880	1.570	12.00	1.100	251.935	Semi-detached	0.00
11	144.780	11.740	133.040	1.570	12.00	1.100	229.760	Semi-detached	0.00
12	95.550	0.000	95.550	1.570	9.00	1.100	165.015	Row-House	0.00
13	95.550	0.000	95.550	1.570	9.00	1.100	165.015	Row-House	0.00
14	115.290	0.000	115.290	1.570	9.00	1.100	199.106	Semi-detached	0.00
15	134.860	7.040	127.820	1.570	9.00	1.100	220.400	Semi-detached	0.00
16	104.620	0.000	104.620	1.570	9.00	1.100	180.679	Row-House	0.00
17	104.620	0.000	104.620	1.570	9.00	1.100	180.679	Row-House	0.00
18	104.620	0.000	104.620	1.570	9.00	1.100	180.679	Row-House	0.00
19	101.720	0.000	101.720	1.570	9.00	1.100	175.670	Semi-detached	0.00
20	107.870	0.000	107.870	1.570	9.00	1.100	186.291	Semi-detached	0.00
21	99.900	0.000	99.900	1.570	9.00	1.100	172.527	Row-House	0.00
22	99.900	0.000	99.900	1.570	9.00	1.100	172.527	Row-House	0.00
23	99.900	0.000	99.900	1.570	9.00	1.100	172.527	Row-House	0.00
24	133.520	9.580	123.940	1.570	9.00	1.100	214.044	Semi-detached	0.00
25	136.830	0.000	136.830	1.570	9.00	1.100	236.305	Semi-detached	0.00
26	124.900	0.000	124.900	1.570	9.00	1.100	215.702	Semi-detached	0.00
27	124.900	0.000	124.900	1.570	9.00	1.100	215.702	Semi-detached	0.00
28	124.900	0.000	124.900	1.570	9.00	1.100	215.702	Semi-detached	0.00
29	124.900	0.000	124.900	1.570	9.00	1.100	215.702	Semi-detached	0.00
30	124.900	0.000	124.900	1.570	9.00	1.100	215.702	Semi-detached	0.00
31	124.900	0.000	124.900	1.570	9.00	1.100	215.702	Semi-detached	0.00
32	166.590	6.730	159.860	1.570	12.00	1.100	276.078	Semi-detached	0.00
33	354.760	29.720	325.040	1.570	12.00	1.100	561.344	Detached	0.00
34	257.530	0.000	257.530	1.570	24.00	1.100	444.754	Detached	0.00
35	255.330	0.000	255.330	1.570	24.00	1.100	440.955	Detached	0.00
36	251.330	0.000	251.330	1.570	24.00	1.100	434.047	Detached	0.00
37	251.020	0.000	251.020	1.570	24.00	1.100	433.512	Detached	0.00
38	253.020	0.000	253.020	1.570	24.00	1.100	436.966	Detached	0.00
Total:	5615.360		5532.22				9554.14		

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
waroda	khasra no 3/3 ,	Sanctioned	9100.00	9100.00	9100.00	0.00	0.00	9100.00
Total Amalgamated Plot			9100.00	9100.00	9100.00	0.00	0.00	9100.00

Amenity CALCULATION	
Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	873.22
TOTAL	873.22

LEGEND:	
▨	ROW-HOUSE
▨	SEMI DETACHED HOUSE
▨	DETACHED HOUSE

Signature valid

Digitally signed by LALIT YASHWANT RAUT
Date: 2024.05.08 17:04:32 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-13560
Application Number : NMRDA202400072
Proposal Number : 53949
Certificate Number : NMRDA/LF/2024/APL/00154

Deputy Director Of Town Planning
Date: 01/04/2024

Town Planner
Date: 01/04/2024

Sectional Engineer
Date: 26/03/2024

Executive Engineer
Date: 29/03/2024

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	9100.00
	a) As per ownership document (7/12, CTS extract)	9100.00
	b) as per measurement sheet	9100.00
	(c) as per site	9100.00
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	413.34
	(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)		413.34
3.	Balance area of plot (1-2)	8686.66
4.	Amenity Space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	0.00
5.	Net Plot Area (3-4 (c))	8686.66
6.	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	868.67
	(b) Proposed -	873.22
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	2227.30
8.	Service road and Highway widening	---
9.	Plotable area	5532.22
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.57
11.	Area for inclusive housing	
	(a) Required -	1737.33
	(b) Proposed -	---

Name Of Owner : Vishwas Chakralwar (M/s. SRINIVASA BUILDERS & DEVELOPERS)

Postal Address : PLOT NO. 72 , FLAT NO. 801, ,ROYAL PARK,Patwardhan Ground,Patwardhan Ground,Nagpur-440012,Maharashtra

Phone No: 9370065541

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
KH NO. 3/3 OF MOUZA - WARODA PATWARI HALKA 41,
MOUZA WARODA, TAHSIL - NAGPUR (RURAL)

Name Of Architect : SUCHITA MUNISH MALEWAR

ADDRESS OF OFFICE
OFFICE -
M B MALEWAR DESIGNS PVT LTD, LEVEL 5,
B WING, LOKMAT BHAVAN, LOKAMT SQ,
WARDHA ROAD, NAGPUR

OWNERS SIGN -
Verified by applicant
Chakralwar

TECHNICAL PERSON SIGN
Signature valid

	SCALE - 1:100	10/02/24
	JOB NO - NMRDA-24-13560	CHECK BY -

SUBMISSION DRAWING