

Owner details		
Owner Name	Postal Address	Contact Number
Harsh Omprakash Agrawal	Plot No. 283 Geeta Sadan, Middle Ring Road, C. A. Road, Bhandewadi, Nagpur, Maharashtra-440008	9422109793
HARSH OMPRAKASH AGRAWALA	Plot No. 283, GEETA SADAN, WARDHAMAN NAGAR, NAGPUR - 440008	9422109793
RAJU OMPRAKASH AGRAWAL	Plot No. 283, GEETA SADAN, WARDHAMAN NAGAR, NAGPUR - 440008	

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 hevan)	1. f) Area in SqM as per previous 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
WELA-HARI	163/1	Raw/Adjoining Land	18500.73	18500.73	0.00	18500.73	18500.73	18500.73
Total Amalgamated Plot			18500.73	18500.73	0.00	18500.73	18500.73	18500.73

Project Details	
Building Type -	NMRDA-23-55873
Zone Type -	Residential Zone - R-4 with payment of premium
Location -	Non-Congested
Ward No -	Layout Approval
Plot No. -	Layout Tentative
Cts No./Survey No. -	163
Sheet No. -	163/1
Zone Number:	Nagpur gramin
Ward Name :	wela(Hari)
Prorata Value :	0.00
Separation/CRZ Zone Area :	

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
1	143.910	0.000	143.910	1.580	12.00	1.100	250.116	Semi-detached
2	143.910	0.000	143.910	1.580	12.00	1.100	250.116	Semi-detached
3	143.910	0.000	143.910	1.580	12.00	1.100	250.116	Semi-detached
4	143.910	0.000	143.910	1.580	12.00	1.100	250.116	Semi-detached
5	143.910	0.000	143.910	1.580	12.00	1.100	250.116	Semi-detached
6	143.910	0.000	143.910	1.580	12.00	1.100	250.116	Semi-detached
7	143.910	0.000	143.910	1.580	12.00	1.100	250.116	Semi-detached
8	154.330	0.000	154.330	1.580	12.00	1.100	268.226	Semi-detached
9	156.550	0.000	156.550	1.580	12.00	1.100	272.084	Detached
10	149.800	0.000	149.800	1.580	12.00	1.100	260.352	Semi-detached
11	182.130	8.070	174.060	1.580	12.00	1.100	302.518	Semi-detached
12	235.080	0.000	235.080	1.580	9.00	1.100	408.569	Detached
13	207.670	0.000	207.670	1.580	9.00	1.100	360.930	Semi-detached
14	180.260	0.000	180.260	1.580	9.00	1.100	313.292	Semi-detached
15	152.840	0.000	152.840	1.580	9.00	1.100	265.636	Semi-detached
16	125.430	0.000	125.430	1.580	9.00	1.100	217.997	Semi-detached
17	168.810	7.240	159.570	1.580	12.00	1.100	277.333	Detached
18	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
19	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
20	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
21	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
22	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
23	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
24	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
25	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
26	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
27	182.080	0.000	182.080	1.580	9.00	1.100	316.420	Semi-detached
28	138.470	0.000	138.470	1.580	9.00	1.100	240.681	Semi-detached
29	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
30	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
31	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
32	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
33	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
34	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
35	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
36	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
37	141.670	0.000	141.670	1.580	9.00	1.100	246.222	Semi-detached
38	206.480	8.070	198.410	1.580	12.00	1.100	344.837	Detached
39	168.090	7.240	160.850	1.580	12.00	1.100	278.557	Detached
40	166.930	0.000	166.930	1.580	12.00	1.100	290.124	Semi-detached
41	162.900	8.070	154.830	1.580	12.00	1.100	269.095	Semi-detached
42	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
43	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
44	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
45	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
46	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
47	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
48	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
49	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
50	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
51	160.640	0.000	160.640	1.580	9.00	1.100	279.192	Semi-detached
52	146.780	0.000	146.780	1.580	9.00	1.100	255.069	Semi-detached
53	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
54	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
55	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
56	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
57	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
58	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
59	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
60	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
61	159.950	0.000	159.950	1.580	9.00	1.100	277.993	Semi-detached
62	178.870	0.000	178.870	1.580	9.00	1.100	310.876	Semi-detached
63	173.330	0.000	173.330	1.580	9.00	1.100	301.248	Semi-detached
64	167.780	0.000	167.780	1.580	9.00	1.100	291.802	Semi-detached
65	162.240	0.000	162.240	1.580	9.00	1.100	281.973	Semi-detached
66	156.700	0.000	156.700	1.580	9.00	1.100	272.345	Semi-detached
67	151.160	0.000	151.160	1.580	9.00	1.100	262.716	Semi-detached
68	145.810	0.000	145.810	1.580	9.00	1.100	253.070	Semi-detached
69	140.070	0.000	140.070	1.580	9.00	1.100	243.442	Semi-detached
70	134.530	0.000	134.530	1.580	9.00	1.100	233.813	Semi-detached
71	125.010	0.000	125.010	1.580	9.00	1.100	217.267	Row-House
72	128.330	0.000	128.330	1.580	9.00	1.100	223.038	Semi-detached
Total:	11143.390	0.000	11104.70				19299.97	

Amenity CALCULATION		RECREATIONAL CALCULATION	
Name	Area	Name	Area
AMENITY SPACE	925.19	OPEN SPACE 1	856.88
TOTAL	925.19	OPEN SPACE 2	791.52
		OPEN SPACE 3	202.67
		TOTAL	1850.87



LAYOUT BLOCK PLAN CALCULATION				
NOS	I	II	III	AREA
a	0.5	86.707	35.122	1522.862
b	0.5	86.707	34.956	1515.465
c	0.5	110.227	62.396	3438.862
d	0.5	110.227	50.843	2802.136
e				2.114
f	0.5	105.31	39.685	2089.614
g	0.5	105.31	52.025	2799.376
h	0.5	85.362	39.201	1673.138
i	0.5	85.362	41.840	1785.773
j	0.5	44.778	17.995	401.547
k	0.5	44.778	15.638	350.119
l	0.5	19.591	11.864	116.214
m	0.5	19.591	6.906	63.720
TOTAL AREA				3800.729

LAYOUT BLOCK PLAN
SCALE 1:1000

Signature valid

Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2023.09.04 18:10:39 IST
Reason: Approved Drawing Plan for Development Authority
Location: Nagpur Mahanagar
Project Code: NMRDA/23/55873
Application Number: NMRDA/23/55873/163
Proposal Number: 37552
Certificate Number: NMRDA/LT/2023/APL00155

Assistant Director Town Planning / Additional Director of Town Planning
Date: 16/09/2023

Executive Engineer
Date: 14/09/2023

Sectional Engineer
Date: 14/09/2023

PROPOSED LAYOUT PLAN FOR
KH. NO. 163/1,
P.H. NO. 8A, AT MOUZA- VELA HARICHANDRA,
TAH- NAGPUR (RURAL) , DIST- NAGPUR.

BELONGING TO :-

SHRI. RAJU OMPRAKASH AGRAWAL
SHRI. HARSH OMPRAKASH AGRAWAL

AREA STATEMENT	
1. Area of Plot (Minimum area of a, b, c to be considered)	18500.73
a) As per ownership document (7/12, CTS extract)	18500.73
b) as per measurement sheet	18500.73
c) as per site	18500.73
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	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)	0.00
3. Balance area of plot (1-2)	18500.73
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	925.19
5. Net Plot Area (3-4 (c))	17575.54
6. Recreational Open space (if applicable)	
(a) Required -	1850.07
(b) Proposed -	1850.87
7. Internal Road area (net plot - (Plotable area + open space + MSEB + external structure))	4519.97
8. Service road and Highway widening	---
9. Potable area	11104.70
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.58
11. Area for inclusive housing	---
(a) Required -	---
(b) Proposed -	---
12. Area for ESS and STP	50.00

INDEX:
1 - PLOT BOUNDARY SHOWN IN THUS:
2 - OPEN SPACE SHOWN IN THUS:
3 - AMENITY SPACE SHOWN IN THUS:
4 - ESS AND STP SHOWN IN THUS:

Plot No. 283 Geeta Sadan, Middle Ring Road, C. A. Road, Bhandewadi, Nagpur, Maharashtra-440008

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH. NO. 163/1, P.H. NO. 8A, AT MOUZA- VELA HARICHANDRA,
TAH- NAGPUR (RURAL) , DIST- NAGPUR.

Name Of Architect : Sachin Deshpande Waghmare

ADDRESS OF OFFICE
OFFICE -
At Ganesh Nagar Kanhan

OWNERS SIGN -

TECHNICAL PERSON SIGN

Signature valid

SCALE - 1:100

14/07/23

JOB NO - NMRDA-23-55873

CHECK BY -

SUBMISSION DRAWING