Nagpur Metropolitan Region Development Authority

APPENDIX D-2

FORM FOR TENTATIVE APPROVAL

FOR DEMARCATION OF LAND

SUB-DIVISION LAYOUT

Permit No - 28542 Approval No. : NMRDA/LT/2023/APL/00113

Proposal Code : NMRDA-23-01896 Date : 25/06/2023

To,

PRAFULLA CHANDRAKANT ITKELWAR,SHRI ASHUTOSH CHANDRAKANT ITKELWAR

KH.NO.- 74/1, P.H.NO.- 18, MOUZA - PAWANGAON, TAH. - KAMPTEE , DIST.- NAGPUR.

Sir/Madam,

With reference to your application No **NMRDA202300080**, dated **15-02-2023** for the land sub-division approval, under Section 18/44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section **Maharashtra Metropolitan Region Development Authority Act, 2016** ,to carry out development work in respect of land bearing Revenue S.No. / Khasra no. / Gut no **74 1** , City Survey No / F.P.No , Mouje **PAWANGAON** situated at Road / Street **24.00** Society **-** , it is to inform you that, land sub-division layout is hereby **tentatively approved and recommended for demarcation**, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Authority after developing them to the satisfaction of the Authority.
3. If you wish that the Authority has to carry out these development works, then you will have to deposit the estimated expenses to the Authority in advance, as decided by the Authority.
4. You will have to handover the amenity space to the Authority before approval of final layout as per Regulation No. 3.5. (applicable in case where owner is not allowed to develop)
5. This permission does not entitle you to develop the land which does not vest in you.

Signature valid

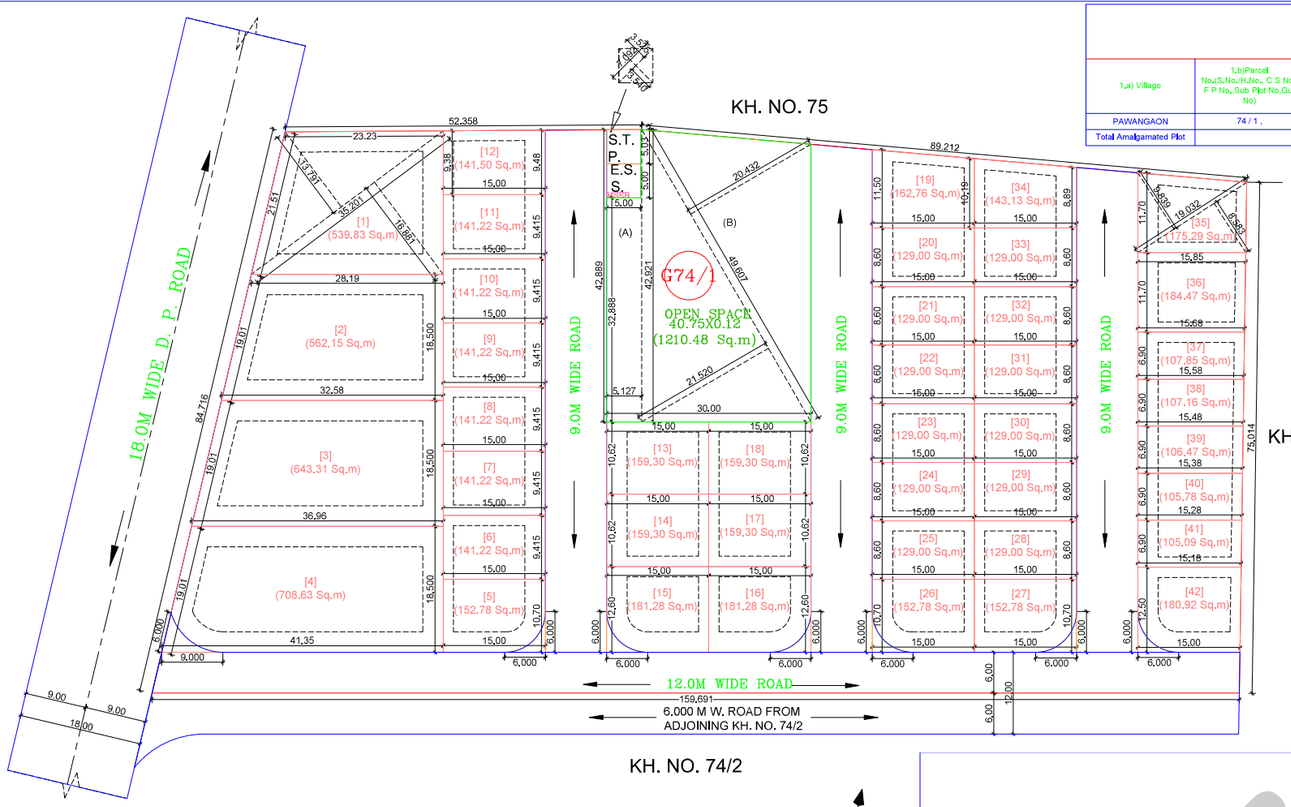
Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.07.10 19:05:04 IST
Reason: Approved Certificate
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-01896
Application Number : NMRDA202300080
Proposal Number : 28542
Certificate Number : NMRDA/LT/2023/APL/00113

Executive Engineer,

Nagpur Metropolitan Region Development Authority,

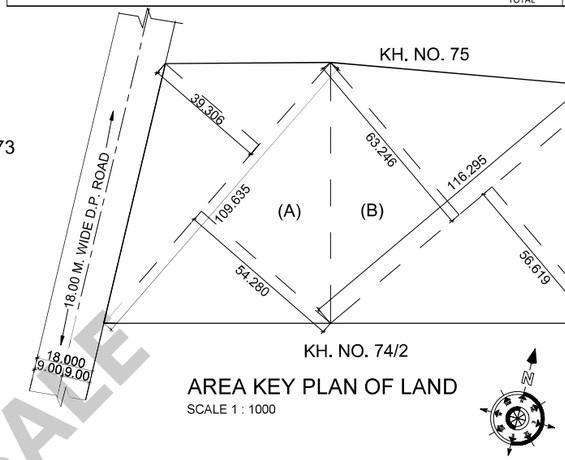
Scan QR code for verification of authenticity.

NOT FOR SALE



LAYOUT PLAN

SCALE 1:500



AREA KEY PLAN OF LAND

SCALE 1 : 1000

DETAILS OF LAYOUT/SUBDIVISION OF LAND

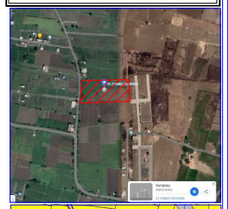
1,a) Village	1,b)Parcel No.(S.No./H.No., C.S No., F. P No., Sub Plot No.,Gut No)	Type(1. Sanction Layout and Sanction Layout ,2.	1,f)Area in SqM as per	1,g)Area as per	1,h)Area as per POA	1,j)Area as per	1,j)Area in possession	1,k)Stringent Area in SqM
PAWANGAON	74 / 1 ,		12100.00	12100.00	0.00	12100.00	12100.00	12100.00
Total Amalgamated Plot			12100.00	12100.00	0.00	12100.00	12100.00	12100.00

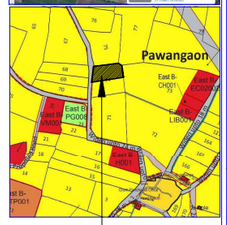
LAND AREA CALCULATION OF KH. NO. 74/1

PART	PART SIZE								AREA	TANG. (-)	TOTAL LAND AREA (SQ.M)		NO. OF PARTS	NET LAND AREA (SQ.M.)
A	1/2	X	39.306	+	54.280	93.586	X	109.635	= 5130.151	0	5130.151	X	1	5130.15
B	1/2	X	56.619	+	63.246	119.865	X	116.295	= 6969.850	0	6969.850	X	1	6969.85
											TOTAL		=	12100.00

Project Details

Building Type - NMRDA-23-01896
Zone Type - Residential Zone
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Servey No. - 74
Sheet No. - 74 / 1
Zone Number: KAMPTEE
Ward Name : PAWANGAON
Prorata Value : 0.00
Separation/CRZ Zone Area :





PROPOSED LAYOUT
LOCATION PLAN
SCALE - N.T.S.
D.P. SHEET NO. 71

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

Signature valid
Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2023.07.10 15:01:43 IST
Reason: Approved By Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-01896
Application Number : MAHADALT0230080
Approval Number : 28042
Certificate Number : NMRDALT0003/APL/00113

Town Planner
Date: 10/06/2023

Executive Engineer
Date: 10/06/2023

Assistant Engineer
Date: 10/06/2023

Sectional Engineer
Date: 10/06/2023

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 74/1, P.H.NO.- 18, MOUZA - PAWANGAON, TAH. - KAMPTEE , DIST.- NAGPUR.
BELONGING TO :-
1) SHRI. PRAFULLA CHANDRAKANT ITKELWAR
2) SHRI. ASHUTOSH CHANDRAKANT ITKELWAR
THROUGH POWER OF ATTORNEY HOLDER
SHRI. PRAFULLA CHANDRAKANT ITKELWAR

Owner details		
Owner Name	Postal Address	Contact Number
Prafulla Chandrakant Itkelwar	bunglow no,45h,b,town,bhandara road,near old pardi naka,Bhandewadi,Pardi,Nagpur-440035,Maharashtra	9890081001
SHRI ASHUTOSH CHANDRAKANT ITKELWAR	vaishnavi orchids,sarjapur main road,bangalore south,bangalore,karnataka-560035	9686570509

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE	1210.48
TOTAL	1210.48

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	12100.00
	a) As per ownership document (7/12, CTS extract)	12100.00
	b) as per measurement sheet	12100.00
	(c) as per site	12100.00
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
	(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)	12100.00
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))	12100.00
6.	Recreational Open space (if applicable)	
	(a) Required -	1210.00
	(b) Proposed -	1210.48
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	3011.69
8.	Service road and Highway widening	---
9.	Plotable area	7827.76
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.54
11.	Area for inclusive housing	
	(a) Required -	--
	(b) Proposed -	--

AREA UNDER OPEN SPACE

NO.	PART SIZE								AREA	TANG.	TOTAL LAND AREA (SQ.M)		NO. OF PARTS	NET LAND AREA (SQ.M.)
A	1/2	X	42.889	+	42.921	85.810	X	5.127	= 219.97	0	219.97	X	1	219.97
B	1/2	X	20.432	+	21.520	41.952	X	49.607	= 1040.56	0	1040.56	X	1	1040.56
											TOTAL		=	1260.53
DEDUCTION (-)														
S.T.P	1/2	X	3.525	+	3.540	7.065	X	7.092	= 25.052	0	25.052	X	1	25.05
E.S.S						5.000	X	5.000	= 25.000	0	25.000	X	1	25.00
											TOTAL		=	50.05
											TOTAL OPEN SPACE AREA		=	1210.48

Amenity CALCULATION

Name	Area
TOTAL	0.00

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	539.830	0.000	539.830	1.540	18.00	1.100	914.472	Detached	0.00
2	562.150	0.000	562.150	1.540	18.00	1.100	952.282	Detached	0.00
3	643.310	0.000	643.310	1.540	18.00	1.100	1089.767	Detached	0.00
4	724.500	15.870	708.630	1.540	12.00	1.100	1200.419	Detached	1216.29
5	160.500	7.720	152.780	1.540	12.00	1.100	258.809	Semi-detached	266.53
6	141.220	0.000	141.220	1.540	9.00	1.100	239.227	Semi-detached	0.00
7	141.220	0.000	141.220	1.540	9.00	1.100	239.227	Semi-detached	0.00
8	141.220	0.000	141.220	1.540	9.00	1.100	239.227	Semi-detached	0.00
9	141.220	0.000	141.220	1.540	9.00	1.100	239.227	Semi-detached	0.00
10	141.220	0.000	141.220	1.540	9.00	1.100	239.227	Semi-detached	0.00
11	141.220	0.000	141.220	1.540	9.00	1.100	239.227	Semi-detached	0.00
12	141.500	0.000	141.500	1.540	9.00	1.100	239.701	Semi-detached	0.00
13	159.300	0.000	159.300	1.540	9.00	1.100	269.854	Semi-detached	0.00
14	159.300	0.000	159.300	1.540	9.00	1.100	269.854	Semi-detached	0.00
15	189.000	7.720	181.280	1.540	12.00	1.100	307.088	Detached	314.81
16	189.000	7.720	181.280	1.540	12.00	1.100	307.088	Detached	314.81
17	159.300	0.000	159.300	1.540	9.00	1.100	269.854	Semi-detached	0.00
18	159.300	0.000	159.300	1.540	9.00	1.100	269.854	Semi-detached	0.00
19	162.760	0.000	162.760	1.540	9.00	1.100	275.715	Semi-detached	0.00
20	129.000	0.000	129.000	1.540	9.00	1.100	218.526	Semi-detached	0.00
21	129.000	0.000	129.000	1.540	9.00	1.100	218.526	Semi-detached	0.00
22	129.000	0.000	129.000	1.540	9.00	1.100	218.526	Semi-detached	0.00
23	129.000	0.000	129.000	1.540	9.00	1.100	218.526	Semi-detached	0.00
24	129.000	0.000	129.000	1.540	9.00	1.100	218.526	Semi-detached	0.00
25	129.000	0.000	129.000	1.540	9.00	1.100	218.526	Semi-detached	0.00
26	160.500	7.720	152.780	1.540	12.00	1.100	258.809	Semi-detached	266.53
27	160.500	7.720	152.780	1.540	12.00	1.100	258.809	Semi-detached	266.53
28	129.000	0.000	129.000	1.540	9.00	1.100	218.526	Semi-detached	0.00
29	129.000	0.000	129.000	1.540	9.00	1.100	218.526	Semi-detached	0.00
30	129.000	0.000	129.000	1.540	9.00	1.100	218.526	Semi-detached	0.00
31	129.000	0.000	129.000	1.540	9.00	1.100	218.526	Semi-detached	0.00
32	129.000	0.000	129.000	1.540	9.00	1.100	218.526	Semi-detached	0.00
33	129.000	0.000	129.000	1.540	9.00	1.100	218.526	Semi-detached	0.00
34	143.130	0.000	143.130	1.540	9.00	1.100	242.462	Semi-detached	0.00
35	175.290	0.000	175.290	1.540	9.00	1.100	296.941	Detached	0.00
36	184.470	0.000	184.470	1.540	9.00	1.100	312.492	Detached	0.00
37	107.850	0.000	107.850	1.540	9.00	1.100	182.698	Row-House	0.00
38	107.160	0.000	107.160	1.540	9.00	1.100	181.529	Row-House	0.00
39	106.470	0.000	106.470	1.540	9.00	1.100	180.360	Row-House	0.00
40	105.780	0.000	105.780	1.540	9.00	1.100	179.191	Row-House	0.00
41	105.090	0.000	105.090	1.540	9.00	1.100	178.022	Row-House	0.00
42	188.640	7.720	180.920	1.540	12.00	1.100	306.478	Detached	314.20
Total:	7889.950		7827.76				13260.23		

NOT FOR SALE

bunglow no,45h,b,town,bhandara road,near old pardi naka,Bhandewadi,Pardi,Nagpur-440035,Maharashtra

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH.NO.- 74/1, P.H.NO.- 18, MOUZA - PAWANGAON, TAH. - KAMPTEE DIST.- NAGPUR.

Name Of Architect : Chandrashekhar DEOCHATE/ Girpunje

ADDRESS OF OFFICE :
OFFICE -
40,2/2 M/O COLONY, RAMBAG ROAD, MEDICAL SQUARE

GRANTED SIGN
Signature valid

REVISED SIGN
Signature valid

SCALE - 1:100	14/02/23
JOB NO - NMRDA-23-01896	CHECK BY -

SUBMISSION DRAWING