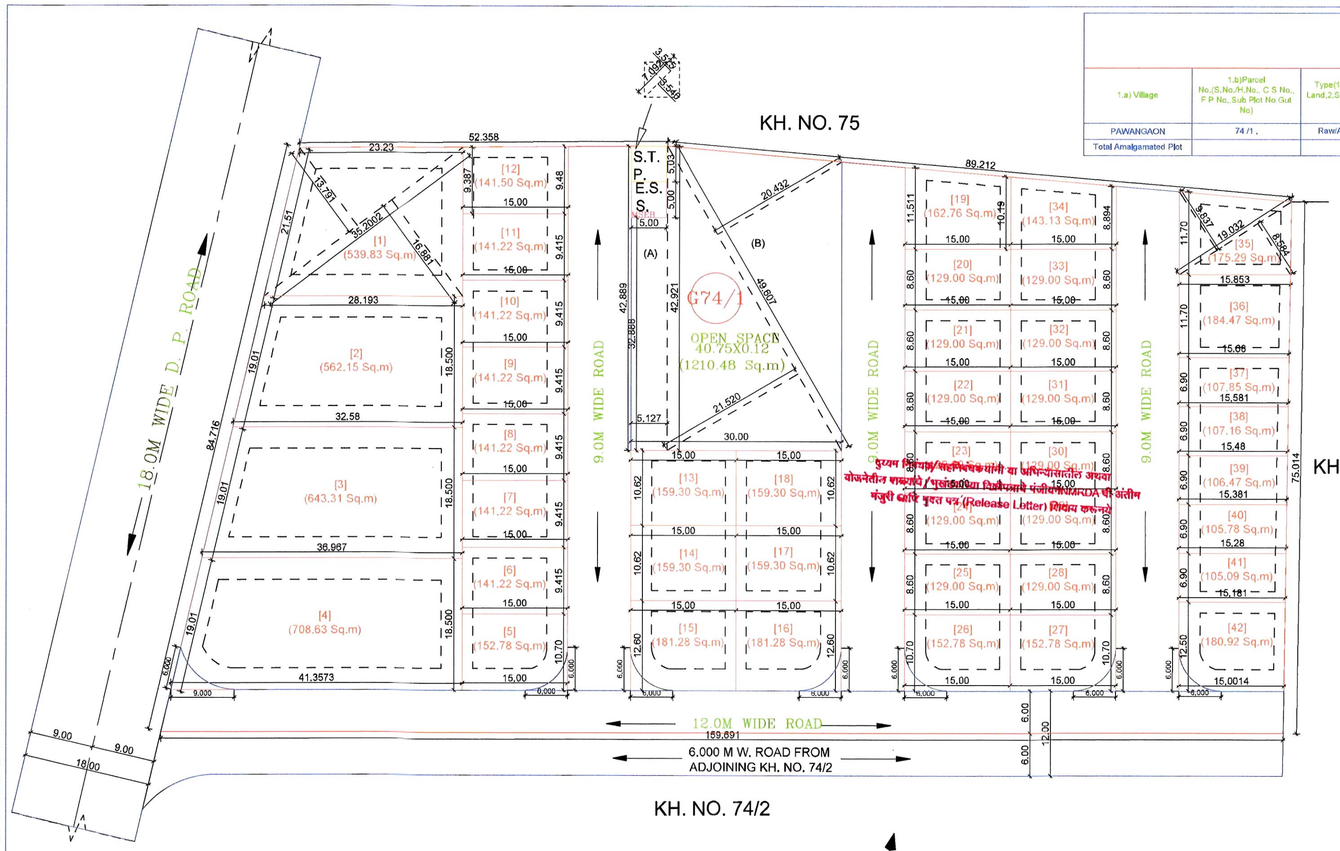
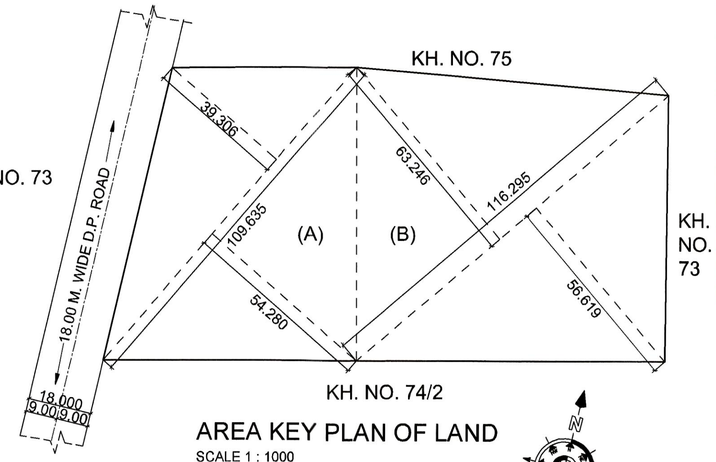




AREA KEY PLAN OF LAND

SCALE 1 : 1000

LAYOUT PLAN

SCALE 1:500

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 26/12/2023
FOR THE LAYOUT/ SITE OF KH. NO. 74/1
MOUZA Pawangaon TAHSIL kamptee

This sanction is subject to conditions of
N.A. order Dt. 23/08/2023
N.A.T.P. order Dt. -

This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 12/12/2023

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 PCA	1.j)Area as per pDemarcated	1.j)Area in possession	1.k)Stringent Area in SqM
PAWANGAON	74 /1 ,	Raw/Adjoining Land	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

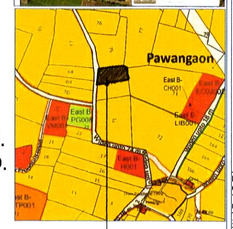
LAND AREA CALCULATION OF KH. NO. 74/1

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-23-92297
Zone Type - Residential Zone
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Demarcated/Final
Cts No./Survey 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: 2023.12.12 19:06:14 IST
Reason: Approved
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-92297
Transaction Number : NMRDA202300508
Proposal Number : 45485
Certificate Number : 1688DJAIF0233APL/00094

Town Planner
Date 30/1/2023

Executive Engineer
Date 30/1/2023

Assistant Engineer
Date 30/1/2023

Sr.Grd Architect
Date 30/1/2023

FINAL DEMARCATED 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

AREA UNDER RESINDENTIAL PLOTS

PLOT NO. (A)	PLOT SIZE									PLOT AREA (B)	TANG. (-) (C)	REMAINING PLOT AREA SQ.M. (D = B - C)		NO.OF PLOTS	NET AREA IN SQ.M.	B/UP AREA ON PRO-DATA BASIC ' X ' (E = D x 1.54)	FRONT ROAD WIDTH (M.) (F)	BASIC FSI (G)	PERMISSIBLE B/UP AREA ON BASIC FSI (SQ.M.) (H = E x G)
1	1/2	X	16.881	+	13.791	30.672	X	35.2002	=	539.83	0	539.83	X	1	539.83	831.339	24 M	1.1	914.472
2	1/2	X	28.193	+	32.580	60.773	X	18.500	=	562.15	0	562.15	X	1	562.15	865.711	24M	1.1	952.283
3	1/2	X	32.580	+	36.967	69.547	X	18.500	=	643.31	0	643.31	X	1	643.31	990.697	24 M	1.1	1089.767
4	1/2	X	36.967	+	41.3573	78.324	X	18.500	=	724.50	15.87	708.63	X	1	708.63	1091.290	24M/12M	1.1	1200.419
5						15.000	X	10.700	=	160.50	7.72	152.78	X	1	152.78	235.281	12 M/9M	1.1	258.809
6to 11				+		15.000	X	9.415	=	141.22	0	141.22	X	6	847.32	217.479	9 M	1.1	239.227
12	1/2	X	9.480	+	9.387	18.867	X	15.000	=	141.50	0	141.50	X	1	141.50	217.909	9 M	1.1	239.700
13 TO 14						15.000	X	10.620	=	159.30	0	159.30	X	2	318.60	245.322	9 M	1.1	269.854
15 TO 16						15.000	X	12.600	=	189.00	7.72	181.28	X	2	362.56	279.171	12M/9M	1.1	307.088
17 TO 18						15.000	X	10.620	=	159.30	0	159.30	X	2	318.60	245.322	9 M	1.1	269.854
19	1/2	X	10.190	+	11.511	21.701	X	15.000	=	162.76	0	162.76	X	1	162.76	250.650	9 M	1.1	275.715
20 to 25						15.000	X	8.600	=	129.00	0	129.00	X	6	774.00	198.660	9 M	1.1	218.526
26 TO 27						15.000	X	10.700	=	160.50	7.72	152.78	X	2	305.56	235.281	12 M/9M	1.1	258.809
28 to33						15.000	X	8.600	=	129.00	0	129.00	X	6	774.00	198.660	9 M	1.1	218.526
34	1/2	X	10.190	+	8.894	19.084	X	15.000	=	143.13	0	143.13	X	1	143.13	220.420	9 M	1.1	242.462
35	1/2	X	9.837	+	8.584	18.421	X	19.032	=	175.29	0	175.29	X	1	175.29	269.947	9M	1.1	296.942
36	1/2	X	15.853	+	15.680	31.533	X	11.700	=	184.47	0	184.47	X	1	184.47	284.084	9 M	1.1	312.493
37	1/2	X	15.680	+	15.581	31.261	X	6.900	=	107.85	0	107.85	X	1	107.85	166.090	9 M	1.1	182.699
38	1/2	X	15.581	+	15.480	31.061	X	6.900	=	107.16	0	107.16	X	1	107.16	165.027	9 M	1.1	181.530
39	1/2	X	15.480	+	15.381	30.861	X	6.900	=	106.47	0	106.47	X	1	106.47	163.964	9 M	1.1	180.361
40	1/2	X	15.381	+	15.280	30.661	X	6.900	=	105.78	0	105.78	X	1	105.78	162.902	9 M	1.1	179.192
41	1/2	X	15.280	+	15.181	30.461	X	6.900	=	105.09	0	105.09	X	1	105.09	161.839	9 M	1.1	178.023
42	1/2	X	15.181	+	15.0014	30.182	X	12.500	=	188.64	7.72	180.92	X	1	180.92	278.617	12M/9M	1.1	306.478
												TOTAL	=	42	7827.76				

Amenity CALCULATION

Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE	1210.48
TOTAL	1210.48

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

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

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

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

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

Name Of Architect : Chandrashekhar DEOCHAND Gharpure

ADDRESS OF OFFICE :
OFFICE - 45,301 MIG COLONY, RAMBAG ROAD, MEDICAL SQUARE

OWNERS SIGN :
Verified by eGov

ARCHITECTS SIGN :
Signature valid
Digitally signed by CHANDRASHEKHAR DEOCHAND GHARPURE
Date: 2023.12.12 19:06:14 IST
Reason: Approved
Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100
30/10/23
JOB NO - NMRDA-23-92297
CHECK BY -

SUBMISSION DRAWING