DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 39, IN MAUZA- NARSALA (RI.), TAH. UMRED & DIST. NAGPUR

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	501.410	17.660	483.750	1.710	9.00	1.100	909.934	Semi-detached	0.00
2	463.830	0.000	463.830	1.710	0.0	1.100	872.464	Semi-detached	0.00
3	426.250	0.000	426.250	1.710	0.0	1.100	801.776	Semi-detached	0.00
4	369.930	21.520	348.410	1.710	0.0	1.100	655.359	Semi-detached	0.00
5	214.930	8.210	206.710	1.710	9.00	1.100	388.822	Detached	0.00
6	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
7	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
8	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
9	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
10	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
11	136.260	4.350	131.910	1.710	9.00	1.100	248.123	Semi-detached	0.00
12	132.330	4.350	127.980	1.710	9.00	1.100	240.730	Semi-detached	0.00
13	92.400	0.000	92.400	1.710	9.00	1.100	173.804	Semi-detached	0.00
14	92.400	0.000	92.400	1.710	9.00	1.100	173.804	Semi-detached	0.00
15	92.400	0.000	92.400	1.710	9.00	1.100	173.804	Semi-detached	0.00
16	92.400	0.000	92.400	1.710	9.00	1.100	173.804	Semi-detached	0.00
17	92.400	0.000	92.400	1.710	9.00	1.100	173.804	Semi-detached	0.00
18	215.820	8.220	207.600	1.710	9.00	1.100	390.496	Detached	0.00
19	215.820	9.920	205.900	1.710	12.00	1.100	387.298	Detached	0.00
20	92.400	0.000	92.400	1.710	12.00	1.100	173.804	Semi-detached	0.00
21	92.400	0.000	92.400	1.710	12.00	1.100	173.804	Semi-detached	0.00
22	92.400	0.000	92.400	1.710	12.00	1.100	173.804	Semi-detached	0.00
23	92.400	0.000	92.400	1.710	12.00	1.100	173.804	Semi-detached	0.00
24	92.400	0.000	92.400	1.710	12.00	1.100	173.804	Semi-detached	0.00
25	143.260	6.050	137.210	1.710	12.00	1.100	258.092	Semi-detached	0.00
26	504.170	17.660	486.510	1.710	9.00	1.100	915.125	Semi-detached	0.00
27	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
28	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
29	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
30	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
31	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
32	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
33	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
34	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
35	118.500	6.050	112.450	1.710	12.00	1.100	211.518	Semi-detached	0.00
36	138.860	6.050	132.810	1.710	12.00	1.100	249.816	Semi-detached	0.00
37	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
38	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
39	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
40	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
41	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
42	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
43	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
44	88.200	0.000	88.200	1.710	9.00	1.100	165.904	Semi-detached	0.00
45	524.220	17.660	506.560	1.710	9.00	1.100	952.839	Semi-detached	0.00
46	524.220	17.660	506.560	1.710	9.00	1.100	952.839	Semi-detached	0.00
47	95.200	0.000	95.200	1.710	9.00	1.100	179.071	Semi-detached	0.00
48	95.200	0.000	95.200	1.710	9.00	1.100	179.071	Semi-detached	0.00
49	95.200	0.000	95.200	1.710	9.00	1.100	179.071	Semi-detached	0.00
50	95.200	0.000	95.200	1.710	9.00	1.100	179.071	Semi-detached	0.00
51	95.200	0.000	95.200	1.710	9.00	1.100	179.071	Semi-detached	0.00
52	95.200	0.000	95.200	1.710	9.00	1.100	179.071	Semi-detached	0.00
53	95.200	0.000	95.200	1.710	9.00	1.100	179.071	Semi-detached	0.00
54	95.200	0.000	95.200	1.710	9.00	1.100	179.071	Semi-detached	0.00
55	149.260	6.050	143.210	1.710	12.00	1.100	269.378	Semi-detached	0.00
56	141.960	6.050	135.910	1.710	12.00	1.100	255.647	Semi-detached	0.00
57	89.600	0.000	89.600	1.710	9.00	1.100	168.538	Semi-detached	0.00
58	89.600	0.000	89.600	1.710	9.00	1.100	168.538	Semi-detached	0.00
59	89.600	0.000	89.600	1.710	9.00	1.100	168.538	Semi-detached	0.00
60	89.600	0.000	89.600	1.710	9.00	1.100	168.538	Semi-detached	0.00
61	89.600	0.000	89.600	1.710	9.00	1.100	168.538	Semi-detached	0.00
62	89.600	0.000	89.600	1.710	9.00	1.100	168.538	Semi-detached	0.00
63	89.600	0.000	89.600	1.710	9.00	1.100	168.538	Semi-detached	0.00
64	89.600	0.000	89.600	1.710	9.00	1.100	168.538	Semi-detached	0.00
65	89.600	0.000	89.600	1.710	9.00	1.100	168.538	Semi-detached	0.00
66	89.600	0.000	89.600	1.710	9.00	1.100	168.538	Semi-detached	0.00
67	113.230	4.350	108.880	1.710	9.00	1.100	204.803	Semi-detached	0.00
68	103.200	4.350	98.850	1.710	9.00	1.100	185.937	Semi-detached	0.00
69	84.000	0.000	84.000	1.710	9.00	1.100	158.004	Semi-detached	0.00
70	84.000	0.000	84.000	1.710	9.00	1.100	158.004	Semi-detached	0.00
71	84.000	0.000	84.000	1.710	9.00	1.100	158.004	Semi-detached	0.00
72	84.000	0.000	84.000	1.710	9.00	1.100	158.004	Semi-detached	0.00
73	84.000	0.000	84.000	1.710	9.00	1.100	158.004	Semi-detached	0.00
74	84.000	0.000	84.000	1.710	9.00	1.100	158.004	Semi-detached	0.00
75	210.870	8.220	202.650	1.710	7.50	1.100	381.185	Semi-detached	0.00
76	210.870	0.000	210.870	1.710	7.50	1.100	396.646	Detached	0.00
77	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
78	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
79	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
80	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
81	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
82	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
83	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
84	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
85	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
86	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
87	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
88	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
89	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
90	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
91	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
92	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
93	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
94	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
95	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
96	189.480	6.050	183.430	1.710	12.00	1.100	345.032	Semi-detached	0.00
97	133.440	6.050	127.390	1.710	12.00	1.100	239.621	Semi-detached	0.00
98	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
99	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
100	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
101	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
102	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
103	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
104	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
105	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
106	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
107	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
108	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
109	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
110	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
111	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
112	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
113	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
114	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
115	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
116	85.400	0.000	85.400	1.710	9.00	1.100	160.637	Semi-detached	0.00
117	222.890	8.220	214.670	1.710	7.50	1.100	403.794	Detached	0.00
118	81.090	0.000	81.090	1.710	9.00	1.100	152.530	Semi-detached	0.00
119	81.090	0.000	81.090	1.710	9.00	1.100	152.530	Semi-detached	0.00
120	81.090	0.000	81.090	1.710	9.00	1.100	152.530	Semi-detached	0.00
121	81.090	0.000	81.090	1.710	9.00	1.100	152.530	Semi-detached	0.00
122	81.090	0.000	81.090	1.710	9.00	1.100	152.530	Semi-detached	0.00
123	81.090	0.000	81.090	1.710	9.00	1.100	152.530	Semi-detached	0.00
124	81.090	0.000	81.090	1.710	9.00	1.100	152.530	Semi-detached	0.00
125	81.090	0.000	81.090	1.710	9.00	1.100	152.530	Semi-detached	0.00
126	81.090	0.000	81.090	1.710	9.00	1.100	152.530	Semi-detached	0.00
127	81.090	0.000	81.090	1.710	9.00	1.100	152.530	Semi-detached	0.00
128	81.090	0.000	81.090	1.710	9.00	1.100	152.530	Semi-detached	0.00
129	81.090	0.000	81.090	1.710	9.00	1.100	152.530	Semi-detached	0.00
130	155.140	6.050	149.090	1.710	12.00	1.100	280.438	Detached	0.00
Total:	15416.220		15207.29				28620.30		



GOOGLE IMAGE

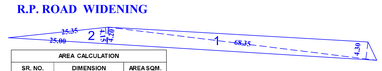


PART PLAN

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
MOUZA NARSALA RITHI	39 ,	Raw/Adjoining Land	32400.00	32400.00	0.00	31392.15	31392.15	31392.15
Total Amalgamated Plot			32400.00	32400.00	0.00	31392.15	31392.15	31392.15

AREA CALCULATION R.P. ROAD WIDENING



AREA CALCULATION		
SR. NO.	DIMENSION	AREA SQM.
1	(8.40 + 8.65) /2 X 136.75	1165.79
2	(50.75 /2) X 8.30	210.61
TOTAL		1376.40

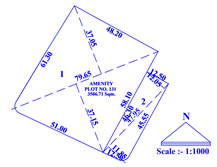
AREA CALCULATION ROAD WIDENING



N
Scale :- 1:1000

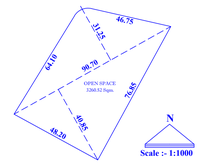
AREA CALCULATION		
SR. NO.	DIMENSION	AREA SQM.
1	(2.95 + 3.75) /2 X 137.25	459.80
TOTAL		459.80

AREA CALCULATION OF AMENITY SPACE



AREA CALCULATION		
SR. NO.	DIMENSION	AREA SQM.
1	(37.05 + 37.15) /2 X 79.65 INCLUDING E.S.S. & G.W.T.P.	2955.02
2	(12.05 + 11.85) /2 X 47.95	573.00
	Corner Deduction	20.32
TOTAL		3507.70

AREA CALCULATION OF OPEN SPACE



AREA CALCULATION		
SR. NO.	DIMENSION	AREA SQM.
1	(31.25 + 40.85) /2 X 90.70	3269.74
Corner Deduction		9.92
TOTAL		3259.82

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 GREEN
EXISTING SHOWN BLUE HATCHED

Project Details
Proposal code -RPNAG-24-06741
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Cts No./Survey No. - 39
Tahsil : Umred
Mouza : Layout Service
Prorata Value : 0.00
Separation/CRZ Zone Area :

Amenity CALCULATION

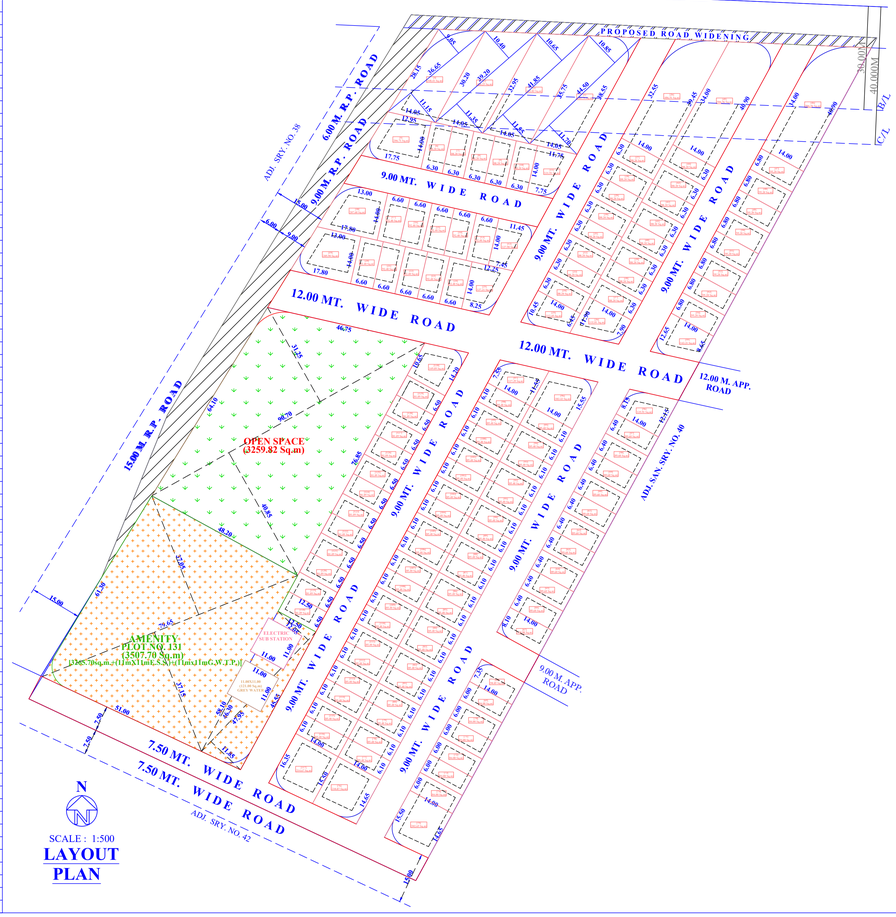
Name	Area
AMENITY PLOT NO. 131	3507.70
TOTAL	3507.70

RECREATIONAL CALCULATION

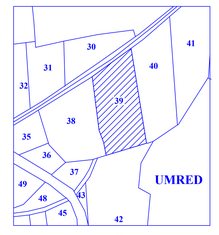
Name	Area
OPEN SPACE	3259.82
TOTAL	3259.82

PROPOSED ROAD WIDENING

24.00 M. WIDE M.D.R. WAY

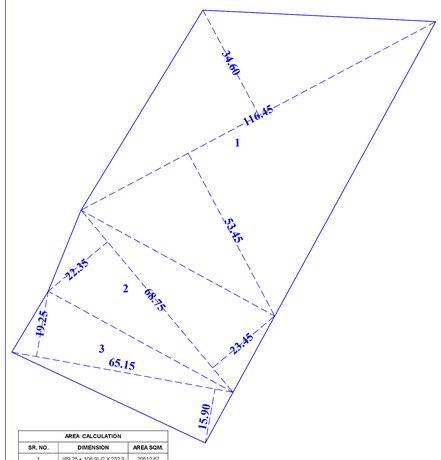


N
SCALE : 1:500
LAYOUT PLAN



N
Scale :- 1:5000
LOCATION PLAN

AREA CALCULATION AS PER MESUREMENT SHEET



AREA CALCULATION		
SR. NO.	DIMENSION	AREA SQM.
1	(69.25 + 106.9) /2 X 232.9	20512.67
2	(44.75 + 46.90) /2 X 137.50	6303.04
3	(36.45 + 31.80) /2 X 130.35	4578.54
TOTAL		31392.15

N
Scale :- 1:1000

Signature Not Verified
Digitally signed by Amar Vipin Dhoba
Date: 2024.04.10 14:32:12 IST
Reason: Approved by Competent Authority
Location: Office of Deputy Director, Nagpur
Project Code : RPNAG-24-06741
Application Number : RPNA/1032400024
Proposal Number : 5286
Certificate Number : RPNA/CLFI/2024/APL/00128

Recommended for approval by
the Assistant Director Town Planning on 05/04/2024

Assistant Director Town Planning
Date: 05/04/2024

Town Planner
Date: 04/04/2024

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	31392.15
	a) As per ownership document (7/12, CTS extract)	32400.00
	b) as per measurement sheet	32400.00
	(c) as per site	31392.15
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	1836.20
	(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)	1836.20
3.	Balance area of plot (1-2)	29555.95
4.	Amenity Space (if applicable)	
	(a) Required -	2955.30
	(b) Adjustment of 2(b), if any -	----
	(c) Proposed -	3507.70
5.	Net Plot Area [3-4 (c)]	26048.25
6.	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	2955.30
	(b) Proposed -	3259.82
7.	Internal Road area (net plot -(Potable area + open space + MSEB + external structure))	7581.14
8.	Service road and Highway widening	---
9.	Plotable area	15207.29
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.71
11.	Area for inclusive housing	
	(a) Required -	--
	(b) Proposed -	--

Name Of Owner : Mahesh Shankarrao Gulhane

Postal Address : ,,,,Nalwadi,Wardha-442001,Maharashtra

Phone No.:9822240722

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
S.NO- 39 MOUZA NARSALA RITHI, TAH- UMRED, DIST-NAGPUR

Name Of Engineer : shashank Ghude

ADDRESS OF OFFICE
OFFICE - Vighnaharta Nagar

OWNERS SIGN - | TECHNICAL PERSON SIGN

Invoked by applicant

Signature Not Verified
Digitally signed by Amar Vipin Dhoba
Date: 2024.04.10 14:32:12 IST
Reason: Approved by Competent Authority

SCALE - 1:100	01/02/24
JOB NO - RPNAG-24-06741	CHECK BY -

SUBMISSION DRAWING

Signature Not Verified
Digitally signed by Nagesh Kumar
Date: 2023.11.03 15:37:36 IST
Reason: Approved Document
Location: Central Water Commission, Nagpur
Project Code : IRNAD
Proposal Number : 2023/IRNAD/4
Certificate Number : 2023/IRNAD/4/0/0/24
Distribution Number : 2023/IRNAD/4/0/0/24/AP/L-00128

Signature Not Verified
Digitally signed by Nagesh Kumar
Date: 2023.11.03 15:37:36 IST
Reason: Approved Document
Location: Central Water Commission, Nagpur

Notes to applicant