NA PURPOSE ONLY

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO -77, P.H. NO. - 71, MOUZA - SIRUL, TAH. - HINGNA , DIST. - NAGPUR

BELONGING TO :- WEST MIDLANDS VENTURES PRIVATE LIMITED

Project Details	
Proposal Code - NMRDA-23-62076	
Zone Type - Residential Zone - (R1)	
Location - Non-Congested	
Layout Approval	
Layout Tentative	
Khasra No. -	77
Sheet No. - KHASRA NO .77	
Tahsil :	HINGNA
Mouza :	SIRUL
Prorata Value :	0.00
Separation/CRZ Zone Area :	

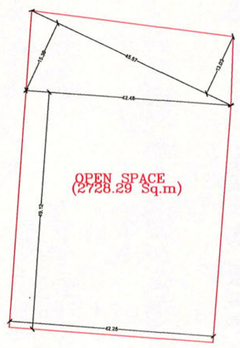
AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	27360.55
(a)	As per ownership document (7/12, CTS extract)	32700.00
(b)	as per measurement sheet	27360.55
(c)	as per site	27360.55
2.	Deductions for	
(a)	Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	118.33
(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)		118.33
3.	Balance area of plot (1-2)	27242.22
4.	Amenity Space (if applicable)	
(a)	Required -	1362.16
(b)	Adjustment of 2(b), if any -	---
(c)	Proposed -	1363.95
5.	Net Plot Area (3-4 (c))	25878.27
6.	Recreational Open space (if applicable)	
(a)	Required -	2724.22
(b)	Proposed -	2728.29
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	7243.75
8.	Service road and Highway widening	---
9.	Plotable area	15811.04
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.64
11.	Area for inclusive housing	
(a)	Required -	5105.16
(b)	Proposed -	--
12.	Area for ESS	27.23
13.	Area for WWTP	67.96

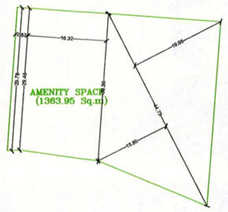


LAYOUT PLAN

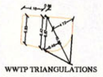
SCALE - 1:500



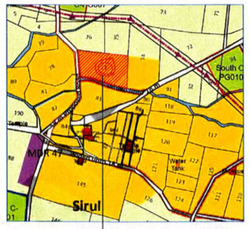
OPEN SPACE TRIANGULATIONS



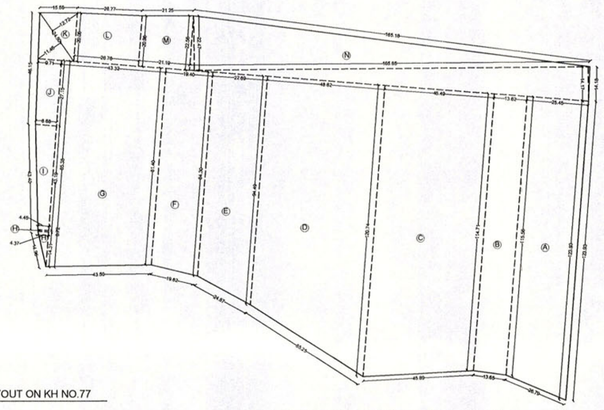
AMENITY SPACE TRIANGULATIONS



WWTP TRIANGULATIONS



PROPOSED LAYOUT ON KH NO.77

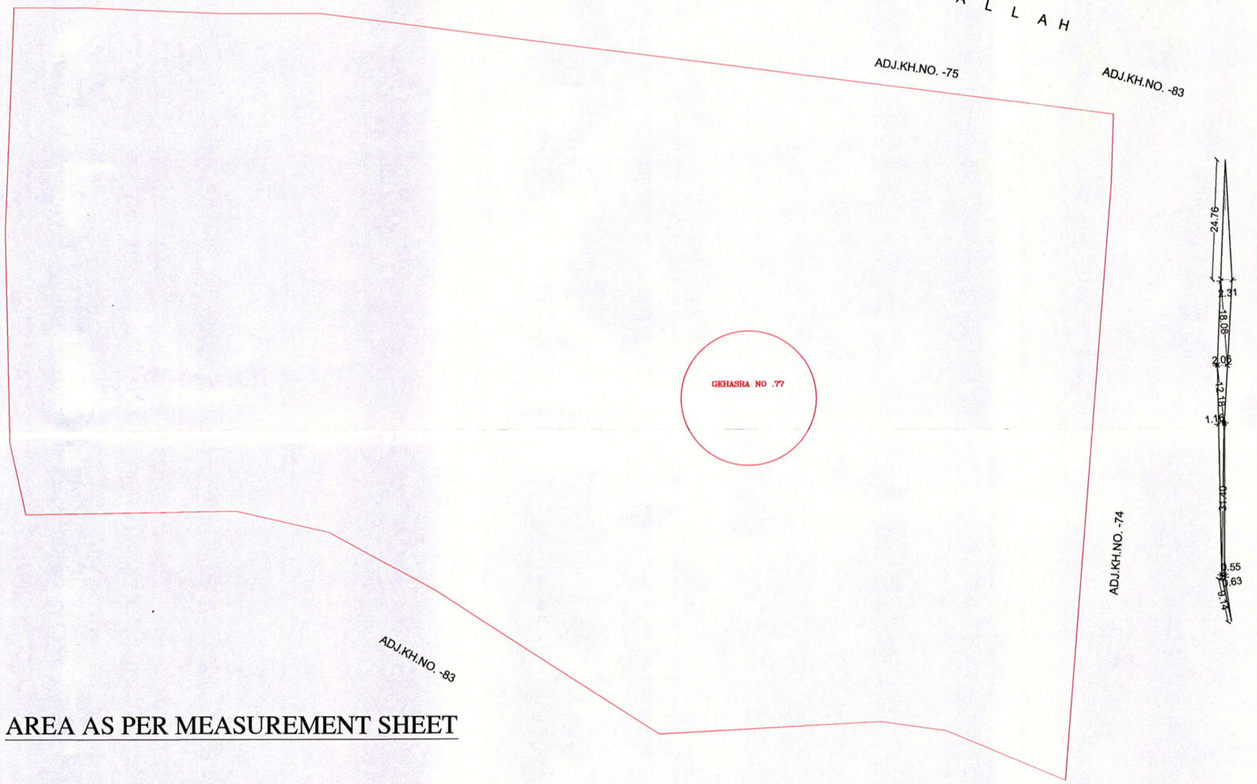


LAND AREA CALCULATION

SCALE - 1:1000



PROPOSED LAYOUT ON KH NO.77



AREA AS PER MEASUREMENT SHEET

LAND AREA CALCULATION		
	SIZE	AREA (SQ.M.)
A	1/2*(123.93+115.56)*25.45	3047.51
B	1/2*(115.56+114.71)*13.62	1568.14
C	1/2*(114.71+120.74)*45.49	5355.31
D	1/2*(120.74+94.49)*48.62	5232.24
E	1/2*(94.49+84.30)*22.69	2028.37
F	1/2*(81.40+84.30)*19.40	1607.29
G	1/2*(81.40+85.38)*43.32	3612.45
H	1/2*4.37*14.31	31.27
H'	1/2*(4.45+4.37)*0.72	3.18
I	1/2*(4.45+8.68)*43.19	283.54
J	1/2*(8.68+9.71)*27.15	249.64
K	1/2*(12.72+11.46)*24.50	296.21
L	1/2*(20.08+20.98)*26.76	549.38
M	1/2*(20.98+22.56)*21.19	461.31
N	1/2*(22.47+14.17)*165.65	3034.71
	TOTAL	27360.55

	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	
1	OPEN SPACE				
	1/2*(85.38+13.03)*85.57	647.32			2728.29
	1/2*(82.48+42.25)*49.12	2080.97			
	TOTAL	2728.29		2728.29	
2	AMENITY SPACE				
	1/2*(29.78+29.45)*2.52	74.64			
	1/2*(29.46+30.56)*16.32	489.76			1363.95
	1/2*(19.95+15.80)*44.73	799.55			
	TOTAL	1363.95			
3	WWTP				
	1/2*(5.81+6.47)*4.18 + 1/2*(6.47+6.85)*9.86+1/2*(3.46+4.72)*10.83	75.68			67.96
	TOTAL	75.68	7.72	67.96	
4	ESS				
	1/2*(5.06+5.83)*5.00	27.23			27.23
	TOTAL	27.23		27.23	
5	18.00M. WIDE ROAD WIDENING AREA				
	1/2*2.31*24.76	28.6			
	1/2*(2.31+2.06)*18.08	40			118.33
	1/2*(1.16+2.06)*12.18	20			
	1/2*(1.16+0.55)*31.40	24.85			
	1/2*0.63*9.14	2.88			
	TOTAL	118.33		118.33	

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)	plot Area (Sq.ft.)
	A	B	C	D	E=(C-D)	F=(E*1.6365)	G	H=E*G	I	J	K=F*J	L=F*G	E*10.764
1	1	1/2*(20.82+19.84)*13.33 + 1/2(3.26+1.67)*19.91	320.08	12.24	307.84	503.78	1	307.84	18.00	1.10	554.15	503.78	3313.56
2	2	1/2*(20.82+21.78)*13.00	276.90		276.90	453.15	1	276.90	18.00	1.10	498.46	453.15	2980.55
3	3	1/2*(21.78+22.27)*12.50	275.31		275.31	450.55	1	275.31	18.00	1.10	495.60	450.55	2963.46
4	4	1/2*(22.27+22.49)*12.50	279.75		279.75	457.81	1	279.75	18.00	1.10	503.59	457.81	3011.23
5	5	1/2*(23.03+22.66)*2.87 + 1/2*(22.66+22.49)*9.63	282.96		282.96	463.07	1	282.96	18.00	1.10	509.37	463.07	3045.81
6	6	1/2*(23.03+24.63)*12.50	297.88		297.88	487.47	1	297.88	18.00	1.10	536.22	487.47	3206.33
7	7	1/2*(7.34+7.96)*17.99+ 1/2*(3.53+4.58)*15.95+ 1/2*(14.00+14.30)*10.43	349.89		349.89	572.59	1	349.89	18.00	1.10	629.85	572.59	3766.16
8	8	1/2*(9.00+9.46)*16.00	147.68		147.68	241.68	1	147.68	9.00	1.10	265.85	241.68	1589.63
9	9 TO 18 21 TO 30	7.00*16.00	112.00		112.00	183.29	20	2240.00	9.00	1.10	201.62	3665.76	1205.57
10	19	1/2*(11.90+13.30)*16.00	201.60	7.72	193.88	317.28	1	193.88	9.00	1.10	349.01	317.28	2086.92
11	20	1/2*(12.02+11.78)*2.72+ 1/2*(13.83+11.78)*13.28	202.42	7.72	194.70	318.62	1	194.70	9.00	1.10	350.49	318.62	2095.73
12	31	1/2*(9.18+10.05)*12.54+ 1/2*(10.05+9.86)*3.46	155.02		155.02	253.68	1	155.02	9.00	1.10	279.05	253.68	1668.60
13	32	1/2*(9.00+9.86)*15.50	146.17		146.17	239.20	1	146.17	9.00	1.10	263.12	239.20	1573.32
14	33 TO 40	7.00*15.50	108.50		108.50	177.56	8	868.00	9.00	1.10	195.32	1420.48	1167.89
15	41	10.00*15.50	155.00		155.00	253.66	1	155.00	9.00	1.10	279.02	253.66	1668.42
16	42	12.77*15.50	197.94		197.94	323.92	1	197.94	9.00	1.10	356.31	323.92	2130.57
17	43	1/2*(9.99+17.61)*15.50	213.90	7.72	206.18	337.41	1	206.18	9.00	1.10	371.35	337.41	2219.32
18	44,45	8.50*15.50	131.75		131.75	215.61	2	263.50	9.00	1.10	237.17	431.22	1418.16
19	46 TO 54 57 TO 66	7.00* 15.50	108.50		108.50	177.56	19	2061.50	9.00	1.10	195.32	3373.64	1167.89
20	55	1/2*(9.86+10.72)*15.50	159.50		159.50	261.01	1	159.50	9.00	1.10	287.11	261.01	1716.80
21	56	1/2*9.00+9.86)*15.50	146.17		146.17	239.20	1	146.17	9.00	1.10	263.12	239.20	1573.32
22	67, 68	9.00 * 15.50	139.50		139.50	228.29	2	279.00	9.00	1.10	251.12	456.58	1501.58
23	69	1/2*(9.61+18.07)*15.50	214.52	7.72	206.80	338.43	1	206.80	12.00/ 9.00	1.10	372.27	338.43	2226.00
24	70	1/2*(13.24+21.29)*14.60+ 1/2*(21.29+21.18)*0.81	270.97	7.72	263.25	430.81	1	263.25	12.00/9.00	1.10	473.89	430.81	2833.62
25	71,72,73, 96,97,98,99	8.50*15.50	131.75		131.75	215.61	7	922.25	9.00	1.10	237.17	1509.26	1418.16
26	74 TO 83 86 TO 95	7.00*15.50	108.50		108.50	177.56	20	2170.00	9.00	1.10	195.32	3551.21	1167.89
27	84	1/2*(10.72+9.86)*15.50	159.50		159.50	261.01	1	159.50	9.00	1.10	287.11	261.01	1716.80
28	85	1/2*(9.86+9.00)*15.50	146.17		146.17	239.20	1	146.17	9.00	1.10	263.12	239.20	1573.32
29	100	1/2*(12.68+10.70)*15.50	181.20	7.72	173.48	283.89	1	173.48	12.00/ 9.00	1.10	312.28	283.89	1867.28
30	101	1/2*(11.88+13.80)*15.00	192.60	7.72	184.88	302.56	1	184.88	12.00/ 9.00	1.10	332.81	302.56	1990.05
31	102 TO 104	7.70*15.00	115.50		115.50	189.02	3	346.50	9.00	1.10	207.92	567.05	1243.24
32	105	10.00*15.00	150.00	7.72	142.28	232.84	1	142.28	12.00/ 9.00	1.10	256.13	232.84	1531.50
33	106	9.00*14.90	134.10		134.10	219.45	1	134.10	9.00	1.10	241.40	219.45	1443.45
34	107 TO 109	7.70*14.90	114.73		114.73	187.76	3	344.19	9.00	1.10	206.53	563.27	1234.95
35	110	1/2*(10.11+10.04)*14.90	150.12		150.12	245.67	1	150.12	9.00	1.10	270.23	245.67	1615.86
36	111	10.30*15.00	154.50	7.72	146.78	240.21	1	146.78	12.00/ 9.00	1.10	264.23	240.21	1579.94
37	112 TO 117	7.70*15.00	115.50		115.50	189.02	6	693.00	9.00	1.10	207.92	1134.09	1243.24
38	118	1/2*(9.95+9.12)*15.00	143.03		143.03	234.06	1	143.03	9.00	1.10	257.47	234.06	1539.52
		TOTAL					118	15811.04				25874.774	

Signature valid

Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2023.12.20 10:30:26 IST
Reason: Approved Planning Permission
Location: Nagpur Metropolitan Region Development Authority
Application Number : NMRDA/LAY/2023/0342
Proposal Number : 36211
Certificate Number : NMRDALT/2023/APL/00161

WAVE
DESIGNERS & PLANNERS
Plot no G-6, Cheetah Apt Chimnabhatti Road
Near Ajni Sq Nagpur-440003

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK BROWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRWN
EXISTING SHOWN BLUE HATCHED

Name Of Owner : WEST MIDLANDS VENTURES PRIVATE LIMITED

Postal Address : ,,Nagpur City H.O,Nagpur,Maharashtra-440002

Phone No :8011853775

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KHASRA NO.77, P.H NO. : 71, MOUZA :SIRUL, TEHSIL :HINGNA, DISTRICT NAGPUR

Name Of Architect : Priti Tengori Shende

ADDRESS OF OFFICE

OFFICE :-
Plot 1, Lane 1, Ayodhya Nagar, Nagpur 440024

OWNERS SIGN :
Verified by applicant

DIGITAL SIGNATURE SIGN
Signature valid

SCALE - 1:100 | 22/08/23
JOB NO - NMRDA-23-62076 | CHECK BY -

SUBMISSION DRAWING