PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. -113/1(PART), P.H. NO. -46, MOUZA -ISASANI, TAH. - HINGNA , DIST. - NAGPUR

BELONGING TO :- 1) SHRI. DARIYANA G. ROHRA
2) SHRI. KAILASH D. BATRA

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	31900.00
	a) As per ownership document (7/12, CTS extract)	31900.00
	b) as per measurement sheet	31900.00
	(c) as per site	31900.00
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
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	(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)	31900.00
4.	Amenity Space (if applicable)	
	(a) Required -	1595.00
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	3192.60
5.	Net Plot Area (3-4 (c))	28707.79
6.	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	3190.00
	(b) Proposed -	3191.13
7.	Internal Road area (net plot -(Potable area + open space + MSEB + external structure))	7209.57
8.	Service road and Highway widening	
9.	Plotable area	18239.40
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.57
11.	Area for inclusive housing	
	(a) Required -	5741.56
	(b) Proposed -	---
12.	Area for ESS	28.65
13.	Area for WWTP	38.65

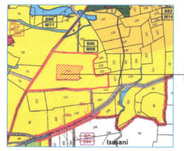
Project Details

Proposal Code - NMRDA-23-81423
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Layout Approval
Layout Tentative
Khasra No. - 113/1(Part)
Sheet No. - 113/1(Part)
Tahsil : HINGNA
Mouza : ISASANI(PART)
Prorata Value : 0.00
Separation/CRZ Zone Area :

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.)
	A	B	C	D	E=(C-D)	F=(E*1.5727)	G	H=E*G	I	J	K=I*J	L=F*G
1	1, 2, 3	9.14*15.00	137.10		137.10	215.62	3	411.30	12.00	1.10	237.18	646.85
2	4	9.148 *15.00	137.22		137.22	215.81	1	137.22	12.00	1.10	237.39	215.81
3	5	9.148*15.24	139.415		139.42	219.26	1	139.42	9.00	1.10	241.18	219.26
4	6, 7, 8, 9, 12, 13,14,15	9.14*15.24	139.294		139.29	219.07	8	1114.35	9.00	1.10	240.97	1752.54
5	10	1/2*(9.80+8.50)*15.24	139.45		139.45	219.31	1	139.45	9.00	1.10	241.24	219.31
6	11	1/2*(9.23+7.93)*15.24	130.76		130.76	205.64	1	130.76	9.00	1.10	226.21	205.64
7	16	9.1115*15.24	138.859		138.86	218.38	1	138.86	9.00	1.10	240.22	218.38
8	17 TO 20, 22	7.65*11.50	87.98		87.98	138.36	5	439.88	9.00	1.10	152.19	691.79
9	21	1/2*(40.91+43.07)*24.93 + 1/2*(40.91+40.92)*0.14	1052.54		1052.54	1655.33	1	1052.54	12.00	1.10	1820.86	1655.33
10	23	1/2*(11.84+10.86)*11.50	130.53		130.53	205.28	1	130.53	9.00	1.10	225.80	205.28
11	24	8.50*15.00	127.500		127.50	200.52	1	127.50	12.00	1.10	220.57	200.52
12	25 TO 28	7.75*15.00	116.25		116.25	182.83	4	465.00	12.00	1.10	201.11	731.31
13	29	1/2*(11.12+12.42)*15.00	176.55	7.72	168.83	265.52	1	168.83	12.00 /9.00	1.10	292.07	265.52
14	30	1/2*(13.74+12.42)*15.24	199.34	7.72	191.62	301.36	1	191.62	9.00	1.10	331.50	301.36
15	31 TO 34	7.75 *15.24	118.11		118.11	185.75	4	472.44	9.00	1.10	204.33	743.01
16	35	8.50*15.24	129.54		129.54	203.73	1	129.54	9.00	1.10	224.10	203.73
17	36	9.17*15.24	139.75		139.75	219.79	1	139.75	9.00	1.10	241.76	219.79
18	37 TO 40	8.00*15.24	121.92		121.92	191.74	4	487.68	9.00	1.10	210.92	766.97
19	41	1/2*(8.75+9.76)*19.84	183.62	7.72	175.90	276.64	1	175.90	9.00	1.10	304.30	276.64
20	42	1/2*(15.88+16.88)*11.50	188.37	7.72	180.65	284.11	1	180.65	9.00	1.10	312.52	284.11
21	43	10.90 *11.50	125.35		125.35	197.14	1	125.35	9.00	1.10	216.85	197.14
22	44 TO 47	7.65*11.50	87.98		87.98	138.36	4	351.90	9.00	1.10	152.19	553.43
23	48	1/2*(11.36+10.40)*11.50	125.24		125.24	196.96	1	125.24	9.00	1.10	216.65	196.96
24	49 TO 54	7.25*11.50	83.38		83.38	131.12	6	500.25	9.00	1.10	144.24	786.74
25	55	1/2*(11.86+12.86)*11.50	142.14	7.72	134.42	211.40	1	134.42	9.00	1.10	232.54	211.40
26	56	1/2*(9.01+8.75)*20.69	183.73	7.72	176.01	276.81	1	176.01	9.00	1.10	304.49	276.81
27	57 , 58	1/2*(7.40+7.40)*17.98	133.05		133.05	209.25	2	266.10	9.00	1.10	230.18	418.50
28	59	1/2*(7.67+7.67)*18.11	138.90		138.90	218.45	1	138.90	9.00	1.10	240.30	218.45
29	60	1/2*(7.10+7.10)*17.69	125.60		125.60	197.53	1	125.60	9.00	1.10	217.28	197.53
30	61, 62	1/2*(6.87+6.87)*17.51	120.29		120.29	189.19	2	240.59	9.00	1.10	208.10	378.37
31	63	1/2*(9.18+8.94)*17.81	161.36	7.72	153.64	241.63	1	153.64	9.00	1.10	265.79	241.63
32	64	1/2*(7.84+8.89)*22.30	186.54		186.54	293.37	1	186.54	9.00	1.10	322.71	293.37
33	65	1/2*(19.54+19.27)*8.80	170.76		170.76	268.56	1	170.76	9.00	1.10	295.42	268.56
34	66	1/2*(19.27+18.99)*8.80	168.34		168.34	264.75	1	168.34	9.00	1.10	291.23	264.75
35	67	1/2*(18.99+18.71)*8.80	165.88		165.88	260.88	1	165.88	9.00	1.10	286.97	260.88
36	68	1/2*(18.71+18.43)*8.80	163.42		163.42	257.00	1	163.42	9.00	1.10	282.70	257.00
37	69	1/2*(18.43+18.15)*8.80	160.95		160.95	253.13	1	160.95	9.00	1.10	278.44	253.13
38	70	1/2*(18.07+18.15)*8.80	159.37		159.37	250.64	1	159.37	9.00	1.10	275.70	250.64
39	71	1/2*(8.10+10.52)*20.22	188.25	7.72	180.53	283.92	1	180.53	9.00	1.10	312.31	283.92
40	72	1/2*(7.33+8.08)*15.43	118.89		118.89	186.98	1	118.89	9.00	1.10	205.67	186.98
41	73	1/2*(15.23+13.88)*9.05	131.72	7.72	124.00	195.02	1	124.00	9.00	1.10	214.52	195.02
42	74	1/2*(14.33+15.12)*9.05	133.26	7.72	125.54	197.44	1	125.54	12.00 /9.00	1.10	217.18	197.44
43	75	1/2*(7.16+7.62)*16.93	125.11		125.11	196.76	1	125.11	12.00	1.10	216.44	196.76
44	76	1/2*(9.08+10.21)*21.96	211.80	7.72	204.08	320.96	1	204.08	12.00 /9.00	1.10	353.06	320.96
45	77	1/2*(17.69+17.58)*8.75	154.22		154.22	242.54	1	154.22	9.00	1.10	266.79	242.54
46	78	1/2*(17.56+17.42)*8.75	153.04		153.04	240.68	1	153.04	9.00	1.10	264.75	240.68
47	79	1/2*(17.42+17.29)*8.75	151.86		151.86	238.82	1	151.86	9.00	1.10	262.71	238.82
48	80	1/2*(17.29+17.15)*8.75	150.68		150.68	236.97	1	150.68	9.00	1.10	260.66	236.97
49	81	1/2*(17.15+17.02)*8.75	149.49		149.49	235.11	1	149.49	9.00	1.10	258.62	235.11
50	82	1/2*(17.02+16.94)*8.75	148.58		148.58	233.66	1	148.58	9.00	1.10	257.03	233.66
51	83	1/2*(16.94+17.11)*8.75	148.97		148.97	234.28	1	148.97	9.00	1.10	257.71	234.28
52	84	1/2*(17.11+17.27)*8.75	150.41		150.41	236.55	1	150.41	9.00	1.10	260.21	236.55
53	85	1/2*(17.27+17.44)*8.75	151.86		151.86	238.82	1	151.86	9.00	1.10	262.71	238.82
54	86	1/2*(17.61+17.44)*8.75	153.34		153.34	241.16	1	153.34	9.00	1.10	265.28	241.16
55	87	1/2*(17.61+17.77)*8.75	154.79		154.79	243.43	1	154.79	9.00	1.10	267.78	243.43
56	88	1/2*(17.77+17.94)*8.75	156.23		156.23	245.70	1	156.23	9.00	1.10	270.28	245.70
57	89	1/2*(8.92+10.97)*23.02	205.91		205.91	323.84	1	205.91	9.00	1.10	356.22	323.84
58	90	8.94*16.00	143.04		143.04	224.96	1	143.04	9.00	1.10	247.45	224.96
59	91 TO 99	7.50*16.00	120.00		120.00	188.72	9	1080.00	9.00	1.10	207.60	1698.52
60	100	1/2*(13.92+15.31)*16.00	233.84	7.72	226.12	355.62	1	226.12	12.00 /9.00	1.10	391.18	355.62
61	101	1/2*(13.92+12.31)*18.67	244.86	7.72	237.14	372.95	1	237.14	12.00 /9.00	1.10	410.24	372.95
62	102 TO 112	8.00*18.67	149.36		149.36	234.90	11	1642.96	9.00	1.10	258.39	2583.88
63	113	1/2*(8.00+13.47)*18.67	200.422		200.42	315.20	1	200.42	9.00	1.10	346.72	315.20
64	114	1/2*(12.51+7.83)*16.00	162.720		162.72	255.91	1	162.72	9.00	1.10	281.50	255.91
65	115 TO 123	7.00*16.00	112.000		112.00	176.14	9	1008.00	9.00	1.10	193.76	1585.28
66	124, 125	8.50*16.00	136.000		136.00	213.89	2	272.00	9.00	1.10	235.28	427.77
67	126	1/2*(12.38+11.00)*16.00	187.040	7.72	179.32	282.02	1	179.32	12.00 /9.00	1.10	310.22	282.02
68	127	1/2*(11.08+9.80)*15.00	156.600		156.60	246.28	1	156.60	12.00	1.10	270.91	246.28
69	128	9.14*15.00	137.100		137.10	215.62	1	137.10	12.00	1.10	237.18	215.62
		TOTAL					128	18239.40				28685.107

	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
1	**OPEN SPACE**				
	OPEN SPACE -A				
1	1/2*(22.13+17.46)*60.35	1194.63			
2	1/2*(55.31+37.36)*14.92	691.32			
3	1/2*(23.25+17.94)*46.51	934.62			
	TOTAL	2820.56		**2820.56**	
	OPEN SPACE -B				
1	1/2*(26.49+25.03)*5.00	128.80			
2	1/2*(26.49+28.24)*6.00	164.19			
3	1/2*(28.24 + 29.71)*5.00	144.88			3191.13
	TOTAL	437.87		**437.87**	
	NET TOTAL	A +B		**3258.43**	
	DEDUCTION				
	WWTP				
	1/2*(7.00+6.46)*5.00	38.65			
	TOTAL	**38.65**		**38.65**	
	ESS				
	1/2*(5.00+6.46)*5.00	28.65			
	TOTAL	**28.65**		**28.65**	
	NET TOTAL			**67.30**	
2	**AMENITY SPACE**				
1	1/2*(7.32+7.90)*42.94	326.77			
2	1/2*(42.18+48.18)*19.92	899.99			
3	1/2*(48.18+53.84)*19.32	985.51			3192.60
4	1/2*(43.07+45.01)*22.26	980.33			
	TOTAL	**3192.60**		**3192.60**	



PROPOSED LAYOUT OF KH.NO. - 113/1(PART)



PROPOSED LAYOUT OF KH.NO. - 113/1(PART)

ADJ. KH.NO. -113/3B

ADJ. KH.NO. -113 /4

ADJ. KH.NO. -124

ADJ. KH.NO. -123

SANCTIONED LAYOUT ADJ. KH.NO. -125

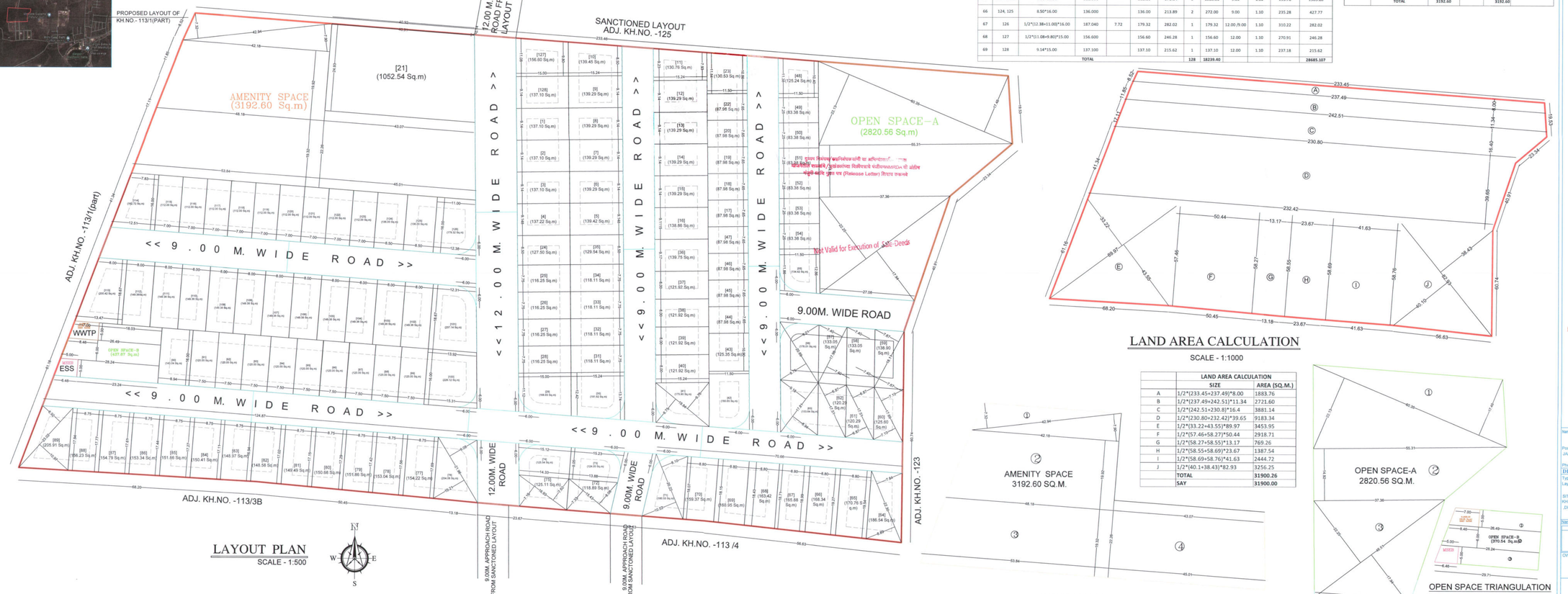
ADJ. KH.NO. -113/1(part)

G113/1

NA PURPOSE ONLY

AREA AS PER MEASUREMENT SHEET

SCALE-1:1000



LAYOUT PLAN

SCALE - 1:500

LAND AREA CALCULATION

SCALE - 1:1000

	LAND AREA CALCULATION	
	SIZE	AREA (SQ.M.)
A	1/2*(233.45+237.49)*8.00	1883.76
B	1/2*(237.49+242.51)*11.34	2721.60
C	1/2*(242.51+230.8)*16.4	3881.14
D	1/2*(230.80+232.42)*39.65	9183.34
E	1/2*(33.22+43.55)*89.97	3453.95
F	1/2*(57.46+58.27)*50.44	2918.71
G	1/2*(58.27+58.55)*13.17	769.26
H	1/2*(58.55+58.69)*23.67	1387.54
I	1/2*(58.69+58.76)*41.63	2444.72
J	1/2*(40.1+38.43)*82.93	3256.25
	TOTAL	31900.26
	SAY	31900.00

AMENITY SPACE TRIANGULATION

OPEN SPACE TRIANGULATION

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 NAMDEORAO CHIMURKAR
Date: 2024.02.07 17:41:46 IST
Reason: Approved
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-81423
Application Number : NMRDA/LT/20230444
Proposal Number : 42764
Certificate Number : NMRDA/LT/2023/APL/00197

Executive Engineer
Date: 04/02/2023

Assistant Engineer
Date: 03/02/2023

Sectional Engineer
Date: 03/02/2023

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Cheetah Apt.Chunnabhatti Road, Near Ajni Sq.Nagpur-440003

Name Of Owner : DARYANA GURMUKHDAS ROHRA AND KAILASH DHANRAJ BATRA

Postal Address : PLOT NO. 168 BESIDE DAYANAND COLLEGE JARIPATKA,JARIPATKA S.O ,NAGPUR ,MAHARASHTRA ,440014

Phone No. 8888544554

Name Of Architect : Priti Swapnil Shende

ADDRESS OF OFFICE : Plot 1, Lane 1, Ayodhya Nagar, Nagpur 440024

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH.NO-113/1(PART), PH.NO-46 ,MOUZA-ISASANI ,TEHSIL - HINGNA ,DISTRICT - NAGPUR

OWNERS SIGN - Verified by applicant

ARCHITECT'S SIGN
Signature valid
Digitally signed by Priti Swapnil Shende
Date: 2024.02.07 17:41:46 IST
Reason: Approved
Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100	29/09/23
JOB NO - NMRDA-23-81423	CHECK BY -

SUBMISSION DRAWING