PROPOSED RESIDENTIAL LAYOUT PLAN

ON KH. NO. - 2/A/7/1, P. H. NO. - 73,
MOUZA - DONGARGAON ,TAL.- NAGPUR (GRAMIN),
DIST.- NAGPUR.
BELONGING TO :- SMT. ANINDER KAUR PREETPALSINGH VIJ

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 POA	1.i)Area as per pDemarcated	1.j)Area in possession	1.k)Stringent Area in SqM
DONGARGAON	2-A-7-1 ,	Raw/Adjoining Land	16000.00	15817.47	0.00	15817.47	15817.47	15817.47
Total Amalgamated Plot			16000.00	15817.47	0.00	15817.47	15817.47	15817.47

Amenity CALCULATION

Name	Area
amenity space	792.03
TOTAL	792.03

RECREATIONAL CALCULATION

Name	Area
open space	1582.17
TOTAL	1582.17

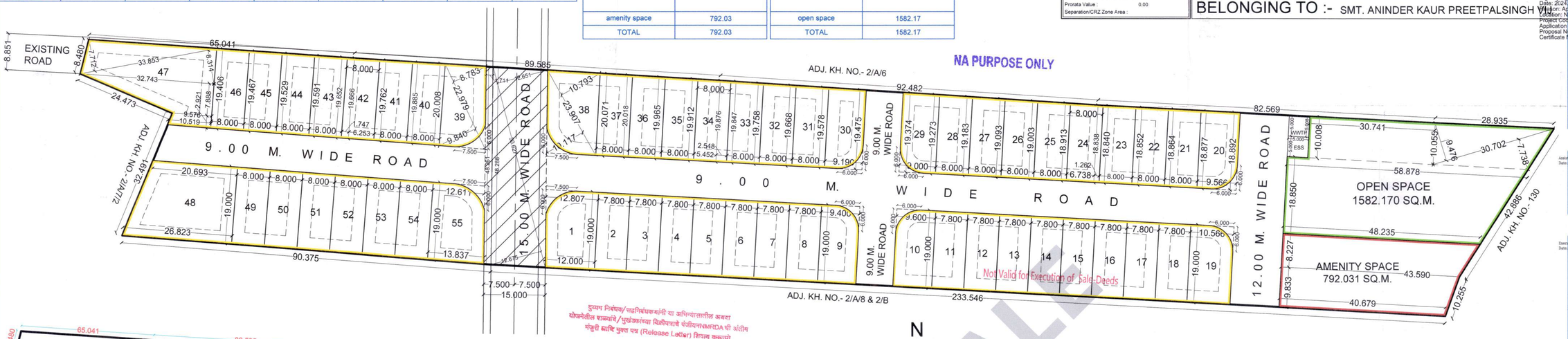
LEGENDS:

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

Project Details

Building Type - NMRDA-23-55453
Zone Type - Residential Zone
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Survey No. - 2//.
Sheet No. - 2-A-7-1
Zone Number: Nagpur gramin
Ward Name : DONGARGAON
Prorata Value : 0.00
Separation/CRZ Zone Area :

NA PURPOSE ONLY

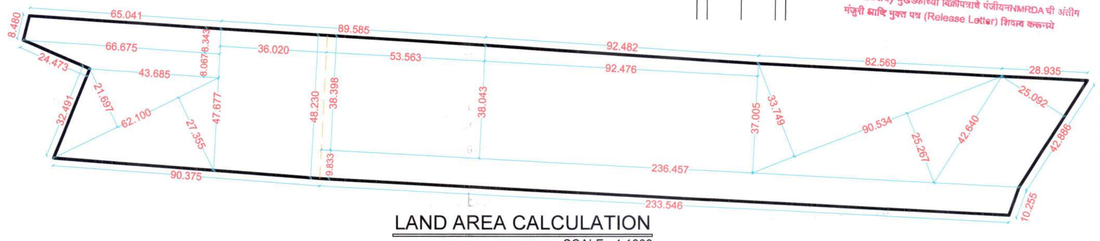


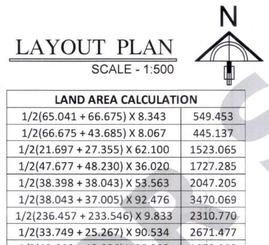
Signature valid
Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2024.02.28 13:02:27 IST
Reason: Approved Building Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-55453
Application Number : NMRDA/2300320
Proposal Number : 37615
Certificate Number : NMRDA/LT/2024/APL/00264

Assistant Director Town Planning / Additional Director of Town Planning
Date:05/12/2023

Executive Engineer
Date:04/12/2023

मुख्य निबंधक/सहनिबंधकांनी या अभिन्यासातील अखेरा योजनेतील बाबतीचे/मुखंडजांच्या विलीपत्राचे पंजीयनNMRDA की अंतीम मंजुरी आदि मुक्त पत्र (Release Letter) मिळाय बरुनये





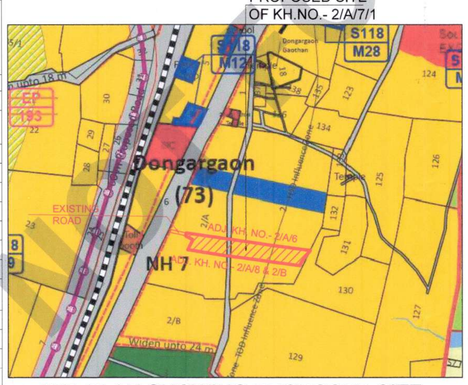
LAND AREA CALCULATION

1/2(65.041 + 66.675) X 8.343	549.453
1/2(66.675 + 43.685) X 8.067	445.137
1/2(21.697 + 27.355) X 62.100	1523.065
1/2(47.677 + 48.230) X 36.020	1727.285
1/2(38.398 + 38.043) X 53.563	2047.205
1/2(38.043 + 37.005) X 92.476	3470.069
1/2(236.457 + 233.546) X 9.833	2310.770
1/2(33.749 + 25.267) X 90.534	2671.477
1/2(42.640 + 42.886) X 25.092	1073.009
TOTAL	**15817.470**

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*1.5927)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(12.000 + 12.807) X 19.000	235.667	12.165	223.502	355.971	1	223.502	15.000	1.10	391.568	355.971
2	2 TO 8 11 TO 18	7.800 X 19.000	148.200		148.200	236.038	15	2223.000	9.000	1.10	259.642	3540.572
3	9	9.400 X 19.000	178.600	7.702	170.898	272.189	1	170.898	9.000	1.10	299.408	272.189
4	10	9.600 X 19.000	182.400	7.702	174.698	278.242	1	174.698	9.000	1.10	306.066	278.242
5	19	10.566 X 19.000	200.754	7.702	193.052	307.474	1	193.052	12.000	1.10	338.221	307.474
6	20	1/2(18.892 + 18.877) X 9.566	180.649	7.935	172.714	275.082	1	172.714	12.000	1.10	302.590	275.082
7	21	1/2(18.877 + 18.864) X 8.000	150.964		150.964	240.440	1	150.964	9.000	1.10	264.484	240.440
8	22	1/2(18.864 + 18.852) X 8.000	150.864		150.864	240.281	1	150.864	9.000	1.10	264.309	240.281
9	23	1/2(18.852 + 18.840) X 8.000	150.768		150.768	240.128	1	150.768	9.000	1.10	264.141	240.128
10	24	1/2(18.840 + 18.838) X 1.262 + 1/2(18.838 + 18.913) X 6.738	150.958		150.958	240.431	1	150.958	9.000	1.10	264.474	240.431
11	25	1/2(18.913 + 19.003) X 8.000	151.664		151.664	241.555	1	151.664	9.000	1.10	265.711	241.555
12	26	1/2(19.003 + 19.093) X 8.000	152.384		152.384	242.702	1	152.384	9.000	1.10	266.972	242.702
13	27	1/2(19.093 + 19.183) X 8.000	153.104		153.104	243.849	1	153.104	9.000	1.10	268.234	243.849
14	28	1/2(19.183 + 19.273) X 8.000	153.824		153.824	244.995	1	153.824	9.000	1.10	269.495	244.995
15	29	1/2(19.273 + 19.374) X 9.000	173.912	7.702	166.210	264.722	1	166.210	9.000	1.10	291.194	264.722
16	30	1/2(19.475 + 19.578) X 9.190	179.449	7.702	171.747	273.541	1	171.747	9.000	1.10	300.895	273.541
17	31	1/2(19.578 + 19.668) X 8.000	156.984		156.984	250.028	1	156.984	9.000	1.10	275.031	250.028
18	32	1/2(19.668 + 19.758) X 8.000	157.704		157.704	251.175	1	157.704	9.000	1.10	276.293	251.175
19	33	1/2(19.758 + 19.847) X 8.000	158.420		158.420	252.316	1	158.420	9.000	1.10	277.547	252.316
20	34	1/2(19.847 + 19.876) X 2.548 + 1/2(19.876 + 19.912) X 5.452	159.069		159.069	253.349	1	159.069	9.000	1.10	278.684	253.349
21	35	1/2(19.912 + 19.965) X 8.000	159.508		159.508	254.048	1	159.508	9.000	1.10	279.453	254.048
22	36	1/2(19.965 + 20.018) X 8.000	159.932		159.932	254.724	1	159.932	9.000	1.10	280.196	254.724
23	37	1/2(20.018 + 20.071) X 8.000	160.356		160.356	255.399	1	160.356	9.000	1.10	280.939	255.399
24	38	1/2(10.117 + 10.793) X 23.907	249.948	11.749	238.199	379.379	1	238.199	15.000	1.10	417.317	379.379
25	39	1/2(8.783 + 9.840) X 22.979	213.969	12.249	201.720	321.279	1	201.720	15.000	1.10	353.407	321.279
26	40	1/2(20.008 + 19.885) X 8.000	159.572		159.572	254.150	1	159.572	9.000	1.10	279.565	254.150
27	41	1/2(19.885 + 19.762) X 8.000	158.588		158.588	252.583	1	158.588	9.000	1.10	277.841	252.583
28	42	1/2(19.762 + 19.666) X 6.253 + 1/2(19.666 + 19.652) X 1.747	157.616		157.616	251.035	1	157.616	9.000	1.10	276.138	251.035
29	43	1/2(19.652 + 19.591) X 8.000	156.972		156.972	250.009	1	156.972	9.000	1.10	275.010	250.009
30	44	1/2(19.591 + 19.529) X 8.000	156.480		156.480	249.226	1	156.480	9.000	1.10	274.148	249.226
31	45	1/2(19.529 + 19.467) X 8.000	155.984		155.984	248.436	1	155.984	9.000	1.10	273.279	248.436
32	46	1/2(19.467 + 19.406) X 8.000	155.492		155.492	247.652	1	155.492	9.000	1.10	272.417	247.652
33	47	1/2(10.519 + 9.576) X 2.921 + 1/2(9.576 + 32.743) X 7.888 + 1/2(8.314 + 7.712) X 33.853	467.519		467.519	744.617	1	467.519	9.000	1.10	819.079	744.617
34	48	1/2(20.693 + 26.823) X 19.000	451.402		451.402	718.948	1	451.402	9.000	1.10	790.843	718.948
35	49 TO 54	8.000 X 19.000	152.000		152.000	242.090	6	912.000	9.000	1.10	266.299	1452.542
36	55	1/2(13.837 + 12.611) X 19.000	251.256	11.613	239.643	381.679	1	239.643	15.000	1.10	419.847	381.679
		TOTAL					55	9433.51				15024.750

PROPOSED SITE
OF KH.NO.- 2/A/7/1



D.P. PLAN SHOWING PROPOSED SITE

SHEET NO.- 118

SCALE - NTS

PROPOSED SITE
OF KH.NO.- 2/A/7/1



GPS COORDINATES
LATITUDE - 20°58'56" N
LONGITUDE - 79°01'51" E

GOOGLE IMAGE SHOWING PROPOSED SITE

SCALE - NTS

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(10.008 + 10.055) X 30.741 + 1/2(9.476 + 7.738) X 30.702 + 1/2(58.878 + 48.235) X 18.850	1582.170		**1582.170**	**1582.170**
AMENITY SPACE	1/2(48.235 + 43.590) X 8.227 + 1/2(43.590 + 40.679) X 9.833	792.031		**792.031**	**792.031**
SPACE FOR ELECTRIC SUB-STATION	5.000 X 5.000	25.000		**25.000**	**50.020**
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(5.008 + 5.000) X 5.000	25.020		**25.020**	
PROPOSED 15.00 M. WIDE ROAD AREA	1/2(48.261 + 48.288) X 1.711 + 1/2(12.651 + 12.675) X 50.627	723.687		**723.687**	**723.687**

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	15817.47	SQ.M.	
	a) As per ownership document (7/12, CTS extract)	16000.00	SQ.M.	
	b) as per measurement sheet	15817.47	SQ.M.	
	(c) as per site	15817.47	SQ.M.	
2.	Deductions for			
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.00	SQ.M.	
	(b) Any D.P. Reservation area	0.00	SQ.M.	
	(b) Any D.P. Reservation area	0.00	SQ.M.	
	(c) External structure in plot	0.00	SQ.M.	
	(d) Not in possession	0.00	SQ.M.	
(Total a+b+c+d)		0.00	SQ.M.	
3.	Balance area of plot (1-2)	15817.47	SQ.M.	100.00%
4.	Amenity Space (if applicable)			
	(a) Required - (5.00 % OF 15817.47 SQ.M.)	790.87	SQ.M.	5.00%
	(b) Adjustment of 2(b), if any -	---		
	(c) Proposed -	792.03	SQ.M.	5.00%
5.	Net Plot Area (3-4 (c))	15025.44	SQ.M.	
6.	Recreational Open space (if applicable)			
	(a) Required - (10.00% OF 15817.47 SQ.M.)	1581.75	SQ.M.	10.00%
	(b) Proposed -	1582.17	SQ.M.	10.00%
7.	Space for Electric Sub-Station (ESS = 25.00 SQ.M.) + Space for Waste Water Treatment Plant (WWTP = 25.02 SQ.M.)	50.02	SQ.M.	0.32%
8.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	3236.17	SQ.M.	20.46%
9.	Proposed 15.00 M Wide Road Area	723.68	SQ.M.	4.58%
10.	Plotable area	9433.40	SQ.M.	59.64%
11.	Pro-rata factor for FSI calculation on layout plots = (5/10)	1.59		
12.	Area for inclusive housing			
	(a) Required -	--		
	(b) Proposed -	--		

Name Of Owner : Aninder Kaur Vij

Postal Address :...Katolroad S.O,Nagpur,Maharashtra-440013

Phone No.:8600968946

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH. NO.- 2/A/7/1, P. H. NO. - 73, MOUZA - DONGARGAON ,TAL.- NAGPUR (GRAMIN), DIST.- NAGPUR.

Name Of Architect : UMESH MORESHWAR LAMDE

ADDRESS OF OFFICE

Signature valid
Digitally signed by UMESH MORESHWAR LAMDE
Date: 2023.12.04 13:04:27 IST
Reason: Approved Building Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-55453
Application Number : NMRDA/2300320
Proposal Number : 37615
Certificate Number : NMRDA/LT/2024/APL/00264

OWNERS SIGN - | TECHNICAL PERSON SIGN

SCALE - 1:100	21/10/23
JOB NO - NMRDA-23-55453	CHECK BY -

SUBMISSION DRAWING

SALE