DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	DEDUCTION FOR AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B - C)	NATURE OF PLOTS	TOTAL AREA	PERMISSIBLE F.S.I. FACTOR	BUILT UP AREA ON PRO RATA BASIS (F PRORATA FSI FACTOR) H	TIGHT ROAD WIDTH (M)	RASE FSI	PERMISSIBLE BUILT UP AREA UN BASIC FSI (D*I) SQ.M	TYPE OF HOUSE
A		B	C	D	E	F	G	H	I	J	K	L
1	0.5*(11.07+12.12)*26.84+0.5*(2.28*14.65)	334.78		334.78	1	334.78	1.41	457.17	12.00	1.10	502.88	Detached
2	0.5*(20.40+20.57)*10.50	326.59		326.59	1	326.59	1.41	218.09	12.00	1.10	240.89	Semi-Detached
3	0.5*(20.57+18.60)*10.50	200.91		200.91	1	200.91	1.41	250.03	12.00	1.10	275.26	Semi-Detached
4	0.5*(18.60+18.72)*10.50	185.89		185.89	1	185.89	1.41	261.83	12.00	1.10	288.01	Semi-Detached
5	0.5*(9.00+8.90)*10.75	167.68		167.68	1	167.68	1.41	236.43	12.00	1.10	260.07	Semi-Detached
6	0.5*(14.75+14.59)*9.50	139.27		139.27	1	139.27	1.41	196.50	12.00	1.10	216.16	Semi-Detached
7	0.5*(14.59+14.30)*9.50	139.60		139.60	1	139.60	1.41	196.84	12.00	1.10	216.52	Semi-Detached
8	0.5*(14.30+13.01)*9.50	141.80		141.80	1	141.80	1.41	199.95	12.00	1.10	219.62	Semi-Detached
9	0.5*(15.01+15.25)*10.81	163.56	7.72	155.84	1	155.84	1.41	219.73	12.00	1.10	241.70	Semi-Detached
10	0.5*(11.13+10.44)*22.25	239.86	7.72	232.14	1	232.14	1.41	327.31	12.00	1.10	360.04	Detached
11	0.5*(8.53+9.83)*15.00	137.70		137.70	1	137.70	1.41	194.16	12.00	1.10	213.57	Semi-Detached
12 TO 17	9.30 *15.00	139.50		139.50	6	837.00	1.41	1180.17	12.00	1.10	1298.19	Semi-Detached
18	0.5*(10.77+15.00)*25.79	332.30	7.72	324.58	1	324.58	1.41	457.66	12.00	1.10	503.43	Semi-Detached
19	16.49 *14.00	230.86	7.72	223.14	1	223.14	1.41	314.63	9.00	1.10	346.09	Detached
20 TO 26	9.30 *14.00	130.20		130.20	7	911.40	1.41	1285.07	9.00	1.10	1413.58	Semi-Detached
27	0.5*(10.59+9.81)*14.00	143.50		143.50	1	143.50	1.41	202.32	9.00	1.10	222.55	Semi-Detached
28 TO 34	9.00 *13.00	117.00		117.00	7	819.00	1.41	1154.79	9.00	1.10	1270.27	Semi-Detached
35	10.46 *13.00	135.98	7.72	128.26	1	128.26	1.41	180.85	9.00	1.10	198.93	Semi-Detached
36	10.46 *13.00	135.98	7.72	128.26	1	128.26	1.41	180.85	9.00	1.10	198.93	Semi-Detached
37 TO 43	9.00 *13.00	117.00		117.00	7	819.00	1.41	1154.79	9.00	1.10	1270.27	Semi-Detached
44	0.5*(11.74+10.99)*11.00	376.57		376.57	1	229.57	1.41	323.69	9.00	1.10	356.06	Semi-Detached
45	0.5*(10.20+10.23)*11.00	210.21		210.21	1	210.21	1.41	296.40	9.00	1.10	326.04	Semi-Detached
46	0.5*(10.23+10.47)*11.00	190.85		190.85	1	190.85	1.41	269.10	9.00	1.10	296.01	Semi-Detached
47	0.5*(16.47+16.71)*11.00	171.49		171.49	1	171.49	1.41	241.80	9.00	1.10	265.98	Semi-Detached
48	0.5*(14.71+17.09)*11.00	152.13		152.13	1	152.13	1.41	214.50	9.00	1.10	235.95	Semi-Detached
49	0.5*(12.05+10.00)*16.46	213.03	7.72	204.11	1	204.11	1.41	287.79	9.00	1.10	316.57	Semi-Detached
50	0.5*(10.52+7.35)*24.31	224.36		224.36	1	224.36	1.41	316.30	9.00	1.10	348.02	Detached
51	0.5*(13.14+19.00)*10.00	201.70		201.70	1	201.70	1.41	287.22	9.00	1.10	315.94	Semi-Detached
52	0.5*(19.60+18.07)*10.00	188.35		188.35	1	188.35	1.41	265.57	9.00	1.10	292.13	Semi-Detached
53	0.5*(18.07+16.13)*10.00	170.00		170.00	1	170.00	1.41	242.02	9.00	1.10	266.23	Semi-Detached
54	0.5*(16.33+15.00)*10.00	157.05		157.05	1	157.05	1.41	222.20	9.00	1.10	244.42	Semi-Detached
55	0.5*(15.00+17.47)*11.00	178.59		178.59	1	178.59	1.41	254.80	9.00	1.10	276.99	Semi-Detached
56	0.5*(10.29+6.03)*21.68	209.43	7.72	201.71	1	201.71	1.41	284.41	12.00	1.10	312.85	Semi-Detached
TOTAL					66	9877.34		13516.01			13768.60	

DETAILS OF LAYOUT/SUBDIVISION OF LAND

LAY OUT NO.	As per Sanctioned Layout Plan / Plot No. / Khasra No. / Survey No.	LAND / Town Planning Scheme / Village Panchayat / Gram Panchayat / CIDCO / Industrial Area	As per Sanctioned Layout Plan (Sq.m.)	As per Site Measurement Plan	Difference (+/-)	% Difference	Layout / Conveyance	Layout / Open space / Area of Road
SUNDRY PLOT	---	Town Planning Land	12547.08	12547.08	0.00	0.00	12547.08	12547.08
Total Amalgamated Plot	---		12547.08	12547.08	0.00	0.00	12547.08	12547.08

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITIONS
MENTIONED IN AGREEMENT DATED ... Fill 2014
FOR THE LAYOUT/SUB DIVISION OF KH. No. 47/1
MOUZA Shankarpur TAHSIL PARSEONI (R)

This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 07-05-2024

This sanction is subject to conditions of N.A. order Dt. 20-3-2024 N.A.T.P. order Dt. ...

Assistant Engineer
Nagpur Metropolitan Region Development Authority

Project Details

Proposal code : MAHDA_24 08566
Zone Type - Residential Zone
Location - Non-Congested
Name of service - (layout Approval
Sub service - Layout Demarcated/Final
LIS NO./SURVEY NO. - 47
Tahsil : Nagpur gramin
Mouza : SHANKARPUR
Prorata Value : 0.00
Reservation/TP/ Zone Area -

Signature valid

FINAL DEMARCATED PLAN OF RESIDENTIAL LAY-OUT ON KH. NO. 47, P.H.NO- 12, MOUZA - SHANKARPUR, TAH. - NAGPUR(GRAMIN), DIST :- NAGPUR.

BELONGING TO :-

A. A. DEVELOPERS THROUGH PARTNER, SH. PREMRAO GOVINDRAO SATPUTE

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	12547.08
	a] As per ownership document (7/12, CTS extract)	12600.00
	b] as per measurement sheet	12547.08
	c] as per site	12547.08
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
	(c) Any T.P. Reservation area	0.00
	(d) Internal structure in plot	0.00
	(e) Not in possession	0.00
(total a+b+c+d+e)		0.00
3.	Balance area of plot (1-2)	12547.08
4.	Amenity space (if applicable)	
	(a) Required	0.00
	(b) Adjustment of 20% if any -	---
	(c) Proposed	---
5.	Net Plot Area (3-4 (c))	12547.08
6.	Recreational Open space(Play Ground (if applicable)	
	(a) Required -	1154.79
	(b) Proposed -	1255.57
7.	Internal Road area (net plot <Plotable area + open space + 50% x external structure))	3768.77
8.	Service road and highway widening	---
9.	Plotable area	6877.24
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.41
11.	Area for Industrial housing	
	(a) Required -	---
	(b) Proposed	---
12.	Basic Zonal F.S.I.	1.10

OPEN SPACE AREA CALCULATIONS

i) 0.5 (18.37 + 21.55) X 55.66	= 1310.573	SQ.M.
DEDUCT W.W.T.P. & E.S.S. (6.00 X 6.00) (6.00 X 6.00)	=(-) 55.000	SQ.M.
TOTAL	= 1255.573	SQ.M.

LAY-OUT PLAN

SCALE- 1 : 500

KH. NO. 51 | KH. NO. 48

SANCTIONED LAYOUT OF KH. NO. 123 | SANCTIONED LAYOUT OF KH. NO. 39 | SANCTIONED LAYOUT OF KH. NO. 46 | SANCTIONED LAYOUT OF KH. NO. 39 | SANCTIONED LAYOUT OF KH. NO. 46

12.00 M. WIDE EXISTING COMMON ROAD OF SANCTIONED LAYOUT OF KH. NO. 39 & 123

9.00 M. WIDE EXISTING ROAD OF SANCTIONED LAYOUT OF KH. NO. 46

<< - - 9.00 M. WIDE ROAD - - >> | << - - 12.00 M. WIDE ROAD - - >> | << - - 9.00 M. WIDE ROAD - - >> | << - - 12.00 M. WIDE ROAD - - >>

9.00 M. WIDE ROAD | 9.00 M. WIDE EXISTING ROAD OF SANCTIONED LAYOUT OF KH. NO. 40

OPEN SPACE (1122.57 Sq.m)

INDEX :

KHASRA BOUNDARY SHOWN THUS	:	
OPEN SPACE BOUNDARY SHOWN THUS	:	
AMENITY SPACE BOUNDARY SHOWN THUS	:	
(EWS/ LIG) AFFORDABLE PLOT SHOWN THUS	:	
SPACE FOR WASTE WATER TREATMENT SHOWN THUS	:	W.W.T.P.
ELECTRIC SUB-STATION SHOWN THUS	:	E.S.S.

KEY PLAN AS PER K'PRAT

SCALE- 1 : 1000

KH. NO. 48

AREA OF LAND AS PER 'K' PRAT KEY PLAN		
i) ½ (43.34 + 51.88) X 132.08	= 6096.077	SQ.M.
ii) ½ (109.90 + 114.67) X 34.37	= 3859.235	SQ.M.
iii) ½ (18.85 + 13.64) X 65.25	= 1059.986	SQ.M.
iv) ½ (13.97 + 10.84) X 30.93	= 631.786	SQ.M.
TOTAL NET K' PRAT AREA	= 12547.084	SQ.M.

PART D.P. PLAN

KH. NO. 47
D.P. SHEET NO. 97

GOOGLE IMAGE

PROPOSED SITE
LATITUDE :- 21° 2'49.27"N
LONGITUDE:- 79° 4'21.36"E

N W E S

LEGENDS:

PROPOSED BOUNDARY
PROPOSED NEW ROADS WIDENING
DRAINAGE LINE SHOWN YELLOW LIGHT
SEWER LINE SHOWN GREEN DOTTED
WATER LINE SHOWN BLUE
TERRACE SHOWN DARK YELLOW
EXISTING BOUNDARY
EXISTING SHOWN BLUE DOTTED