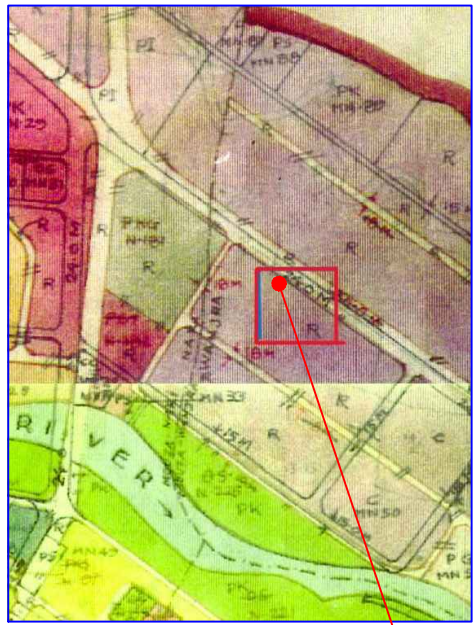




DP PLAN



GOOGLE PLAN

PROPOSED SITE

| TOTAL PLOTTABLE      |                    |         |                                                                                            | 11880.85   | SQM          |
|----------------------|--------------------|---------|--------------------------------------------------------------------------------------------|------------|--------------|
| RETAINABLE           |                    | B, 1, 2 |                                                                                            | 4017.64    | SQM          |
| BALANCE SURPLUS LAND |                    |         |                                                                                            | 7863.21    | SQM          |
| SN O                 | CATEGORY           | N O S   | PLOT DETAILS                                                                               | TOTAL AREA | % OF SURPLUS |
| 1                    | 100 SQM & BELOW    | 31      | 5,6,8,9,12,13,17,18,19,20,21,24, 25,26,27,19,30,31,32,33,36,37,3 8,39,41,42,45,46,47,48,49 | 2895.94    | 36.83%       |
| 2                    | 100 SQM TO 250 SQM | 15      | 4, 7,10,11,14, 15, 16, 22,23,28,34,35,40,43,44                                             | 3276.54    | 41.67%       |
| 3                    | 250 SQM TO 500 SQM | 1 3     |                                                                                            | 1690.73    | 21.50%       |
| TOTAL                |                    |         |                                                                                            |            | 100.0%       |

## AREA STATEMENT

|                 |                                                                                          |           |
|-----------------|------------------------------------------------------------------------------------------|-----------|
| 1.              | Area of Plot (Minimum area of a, b, c to be considered)                                  | 21183.677 |
| a)              | As per ownership document (7/12, CTS extract)                                            | 21500.000 |
| b)              | as per measurement sheet                                                                 | 21500.000 |
| c)              | as per site                                                                              | 21183.677 |
| 2.              | Deductions for                                                                           |           |
| (a)             | Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening                  | 3385.161  |
| (b)             | Any D.P. Reservation area                                                                | 347.990   |
| (c)             | External structure in plot                                                               | 0.000     |
| (d)             | Not in possession                                                                        | 0.000     |
| (Total a+b+c+d) |                                                                                          | 3733.151  |
| 3.              | Balance area of plot (1-2)                                                               | 17450.526 |
| 4.              | Amenity Space (if applicable)                                                            |           |
| (a)             | Required -                                                                               | 0.000     |
| (b)             | Adjustment of 2(b), if any -                                                             | ---       |
| (c)             | Proposed -                                                                               | 899.609   |
| 5.              | Net Plot Area (3-4 (c))                                                                  | 16550.917 |
| 6.              | Recreational Open space/Play Ground ( if applicable)                                     |           |
| (a)             | Required -                                                                               | 1745.053  |
| (b)             | Proposed -                                                                               | 1755.524  |
| 7.              | Internal Road area (net plot -(Plotable area + open space + MSEP + external structure )) | 2887.047  |
| 8.              | Service road and Highway widening                                                        | ---       |
| 9.              | Plotable area                                                                            | 11880.846 |
| 10.             | Pro-rata factor for FSI calculation on layout plots = (5/9)                              | 1.393     |
| 11.             | Area for inclusive housing                                                               |           |
| (a)             | Required -                                                                               | 0.000     |
| (b)             | Proposed -                                                                               | --        |

## Project Title

LAYOUT PLAN FOR LAND BEARING : KH.NO. 11-12/2,MOUZA WANJARA, TAH & DIST. NAGPUR UNDER SECTION 20 OF ULC ACT  
BELONGING TO:  
SHRI SK HASSAN HAJI IBRAHIM PATEL & OTHERS THROUGH P.O.A.SHRI GAURAV AGARWALA

## Project Details

Proposal code - NIT-25-51790  
Zone Type - Residential Zone  
Location - Non-Congested  
Name of service - Layout Approval  
Sub service - Layout Demarcated/Final  
Cis No./Survey No. - 916/10/22  
Tahsil - North Nagpur  
Mouza - Wanjara  
Prorata Value : 0.000  
Separation/CRZ Zone Area :

## Owner details

| Owner Name                 | Postal Address                                         | Contact Number |
|----------------------------|--------------------------------------------------------|----------------|
| Sandeep Dwellers Pvt. Ltd. | J.Katolroad<br>S.O.Nagpur Maharashtra-440013           | 9823111700     |
| Rahul Agarwal              | F NO 601 Silver Oak Reg Nager Katol Road Nagpur 440013 | 9823233633     |

## Signature Not Verified

Digitally signed by Kiran Ashok Agarwal  
Date: 2025.06.09 11:12:37 IST  
Reason: Approved Drawing Plan  
Designation : Deputy Director of Town Planner  
Location: Nagpur Improvement Trust  
Project Code : NIT-25-51790  
Application Number : NIT202500051  
Proposal Number : 3671508  
Certificate Number : NITL.F/2025/APL/00012



Joint director town planner  
Date: 23/05/2025



Assistant Director Town Planning / Additional Director of Town Planning  
Date: 19/05/2025

## DETAILS OF LAYOUT/SUBDIVISION OF LAND

| Village                | Parcel No.(S.No./H.No., C S No., P P No. Sub Plot No.Gut No) | Type(1.Raw/Adjoining Land,2.Sanctioned,3.Grant reward) | Area in SqM as per Revenue Record | Area as per Measurement Plan | Area as per POA | Area as per Demarcated | Area in possession | Stringent Area in SqM |
|------------------------|--------------------------------------------------------------|--------------------------------------------------------|-----------------------------------|------------------------------|-----------------|------------------------|--------------------|-----------------------|
| WANJARA                | 11 12 2                                                      | Raw/Adjoining Land                                     | 21500.000                         | 21500.000                    | 0.000           | 21183.677              | 21183.677          | 21183.677             |
| Total Amalgamated Plot |                                                              |                                                        | 21500.000                         | 21500.000                    | 0.000           | 21183.677              | 21183.677          | 21183.677             |

## 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 |
|---------|-----------|-----------------------|-----------|---------------------|------------------|-----------|-----------------------|---------------|--------------------------|
| 8       | 680.523   | 0.000                 | 680.523   | 1.000               | 24.000           | 1.100     | 748.575               | Detached      | 0.000                    |
| 1       | 1495.003  | 0.000                 | 1495.003  | 2.250               | 24.000           | 1.100     | 3699.317              | Detached      | 0.000                    |
| 2       | 1842.112  | 0.000                 | 1842.112  | 2.250               | 24.000           | 1.100     | 4558.223              | Detached      | 0.000                    |
| 3       | 1690.729  | 0.000                 | 1690.729  | 1.145               | 24.000           | 1.100     | 2130.236              | Detached      | 0.000                    |
| 4       | 105.322   | 0.000                 | 105.322   | 1.000               | 9.000            | 1.100     | 115.854               | Semi-detached | 0.000                    |
| 5       | 100.000   | 0.000                 | 100.000   | 1.000               | 9.000            | 1.100     | 110.000               | Row-House     | 0.000                    |
| 6       | 100.000   | 0.000                 | 100.000   | 1.000               | 9.000            | 1.100     | 110.000               | Row-House     | 0.000                    |
| 7       | 124.690   | 4.346                 | 120.344   | 1.000               | 9.000            | 1.100     | 132.378               | Semi-detached | 0.000                    |
| 8       | 96.875    | 0.000                 | 96.875    | 1.000               | 9.000            | 1.100     | 106.563               | Row-House     | 0.000                    |
| 9       | 96.875    | 0.000                 | 96.875    | 1.000               | 9.000            | 1.100     | 106.563               | Row-House     | 0.000                    |
| 10      | 265.904   | 15.904                | 250.000   | 1.089               | 24.000           | 1.100     | 299.349               | Semi-detached | 0.000                    |
| 11      | 265.904   | 15.904                | 250.000   | 1.089               | 24.000           | 1.100     | 299.349               | Semi-detached | 0.000                    |
| 12      | 96.875    | 0.000                 | 96.875    | 1.000               | 9.000            | 1.100     | 106.563               | Row-House     | 0.000                    |
| 13      | 96.875    | 0.000                 | 96.875    | 1.000               | 9.000            | 1.100     | 106.563               | Row-House     | 0.000                    |
| 14      | 124.689   | 4.345                 | 120.344   | 1.000               | 9.000            | 1.100     | 132.378               | Semi-detached | 0.000                    |
| 15      | 1278.251  | 0.000                 | 1278.251  | 1.145               | 9.000            | 1.100     | 1610.534              | Detached      | 0.000                    |
| 16      | 144.433   | 3.707                 | 140.726   | 1.089               | 9.000            | 1.100     | 168.505               | Semi-detached | 0.000                    |
| 17      | 96.875    | 0.000                 | 96.875    | 1.000               | 9.000            | 1.100     | 106.563               | Row-House     | 0.000                    |
| 18      | 96.875    | 0.000                 | 96.875    | 1.000               | 9.000            | 1.100     | 106.563               | Row-House     | 0.000                    |
| 19      | 96.875    | 0.000                 | 96.875    | 1.000               | 9.000            | 1.100     | 106.563               | Row-House     | 0.000                    |
| 20      | 96.875    | 0.000                 | 96.875    | 1.000               | 9.000            | 1.100     | 106.563               | Row-House     | 0.000                    |
| 21      | 96.875    | 0.000                 | 96.875    | 1.000               | 9.000            | 1.100     | 106.563               | Row-House     | 0.000                    |
| 22      | 125.000   | 0.000                 | 125.000   | 1.000               | 9.000            | 1.100     | 137.500               | Semi-detached | 0.000                    |
| 23      | 125.002   | 0.000                 | 125.002   | 1.000               | 9.000            | 1.100     | 137.502               | Semi-detached | 0.000                    |
| 24      | 96.879    | 0.000                 | 96.879    | 1.000               | 9.000            | 1.100     | 106.567               | Row-House     | 0.000                    |
| 25      | 96.882    | 0.000                 | 96.882    | 1.000               | 9.000            | 1.100     | 106.570               | Row-House     | 0.000                    |
| 26      | 96.884    | 0.000                 | 96.884    | 1.000               | 9.000            | 1.100     | 106.572               | Row-House     | 0.000                    |
| 27      | 96.882    | 0.000                 | 96.882    | 1.000               | 9.000            | 1.100     | 106.570               | Row-House     | 0.000                    |
| 28      | 150.204   | 17.933                | 132.271   | 1.089               | 9.000            | 1.100     | 158.381               | Semi-detached | 0.000                    |
| 29      | 97.219    | 3.707                 | 93.512    | 1.000               | 9.000            | 1.100     | 102.863               | Row-House     | 0.000                    |
| 30      | 96.875    | 0.000                 | 96.875    | 1.000               | 9.000            | 1.100     | 106.563               | Row-House     | 0.000                    |
| 31      | 96.875    | 0.000                 | 96.875    | 1.000               | 9.000            | 1.100     | 106.563               | Row-House     | 0.000                    |
| 32      | 96.875    | 0.000                 | 96.875    | 1.000               | 9.000            | 1.100     | 106.563               | Row-House     | 0.000                    |
| 33      | 96.875    | 0.000                 | 96.875    | 1.000               | 9.000            | 1.100     | 106.563               | Row-House     | 0.000                    |
| 34      | 125.000   | 0.000                 | 125.000   | 1.000               | 9.000            | 1.100     | 137.500               | Semi-detached | 0.000                    |
| 35      | 125.000   | 0.000                 | 125.000   | 1.000               | 9.000            | 1.100     | 137.500               | Semi-detached | 0.000                    |
| 36      | 96.874    | 0.000                 | 96.874    | 1.000               | 9.000            | 1.100     | 106.561               | Row-House     | 0.000                    |
| 37      | 96.874    | 0.000                 | 96.874    | 1.000               | 9.000            | 1.100     | 106.561               | Row-House     | 0.000                    |
| 38      | 96.874    | 0.000                 | 96.874    | 1.000               | 9.000            | 1.100     | 106.561               | Row-House     | 0.000                    |
| 39      | 102.979   | 17.928                | 85.051    | 1.000               | 9.000            | 1.100     | 93.556                | Row-House     | 0.000                    |
| 40      | 146.879   | 3.706                 | 143.173   | 1.000               | 9.000            | 1.100     | 157.490               | Semi-detached | 0.000                    |
| 41      | 96.875    | 0.000                 | 96.875    | 1.000               | 9.000            | 1.100     | 106.563               | Row-House     | 0.000                    |
| 42      | 96.875    | 0.000                 | 96.875    | 1.000               | 9.000            | 1.100     | 106.563               | Row-House     | 0.000                    |
| 43      | 125.000   | 0.000                 | 125.000   | 1.000               | 9.000            | 1.100     | 137.500               | Semi-detached | 0.000                    |
| 44      | 111.106   | 0.000                 | 111.106   | 1.000               | 9.000            | 1.100     | 122.217               | Semi-detached | 0.000                    |
| 45      | 80.898    | 0.000                 | 80.898    | 1.000               | 9.000            | 1.100     | 88.988                | Row-House     | 0.000                    |
| 46      | 77.527    | 0.000                 | 77.527    | 1.000               | 9.000            | 1.100     | 85.280                | Row-House     | 0.000                    |
| 47      | 74.157    | 0.000                 | 74.157    | 1.000               | 9.000            | 1.100     | 81.573                | Row-House     | 0.000                    |
| 48      | 70.786    | 0.000                 | 70.786    | 1.000               | 9.000            | 1.100     | 77.865                | Row-House     | 0.000                    |
| 49      | 82.735    | 0.000                 | 82.735    | 1.000               | 9.000            | 1.100     | 91.909                | Row-House     | 0.000                    |
| Total   | 11968.326 |                       | 11880.846 |                     |                  |           | 18205.823             |               |                          |

## LAYOUT PLAN

SCALE:1:500



| RECREATIONAL CALCULATION |          | Amenity CALCULATION |         |
|--------------------------|----------|---------------------|---------|
| Name                     | Area     | Name                | Area    |
| OPEN SPACE-2             | 1180.465 | AMENITY SPACE-A     | 899.609 |
| OPEN SPACE-1             | 595.059  | TOTAL               | 899.609 |
| TOTAL                    | 1755.524 |                     |         |

|                        |  |
|------------------------|--|
| DP ROADS               |  |
| GOVT. SHARE            |  |
| PROPOSED OPEN SPACE    |  |
| LAYOUT BOUNDARY        |  |
| PROPOSED PLOT BOUNDARY |  |

J. Katolroad S.O. Nagpur, Maharashtra-440013

## DESCRIPTION OF PROJECT :

Type of Proposal : Residential  
Layout Demarcated/Final

SITE ADDRESS :  
KH. NO. 11-12/2, MOUZA WANJARA, TAH & DIST. NAGPUR

Name Of Architect : Rahul Ashok Agarwal

ADDRESS OF OFFICE :

OFFICE :  
1C, Gulmohar, Temple Road, Civil Lines,  
Nagpur -440001

OWNERS SIGN -  
Verified by applicant

TECHNICAL PERSON SIGN  
Signature Not Verified

SCALE : 1:100

07/05/25

JOB NO - NIT-25-51790

CHECK BY -

SUBMISSION DRAWING