

DP PLAN



GOOGLE PLAN

PROPOSED SITE

TOTAL PLOTTABLE				11880.85	SQM
RETAINANBLE		B, 1, 2		4017.64	SQM
BALANCE SURPLUS LAND				7863.21	SQM
SNO	CATEGORY	NOS	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%



LAYOUT PLAN

SCALE-1:500

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 + MSEB + 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 -	--

DETAILS OF LAYOUT/SUBDIVISION OF LAND

Village	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.Gunthewari)	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
B	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	91.009	Row-House	0.000
Total:	11968.326		11880.846				18205.823		

Amenity CALCULATION		RECREATIONAL CALCULATION	
Name	Area	Name	Area
AMENITY SPACE-A	899.609	OPEN SPACE-2	1160.465
TOTAL	899.609	OPEN SPACE-1	595.059
		TOTAL	1755.524

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

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-24-116708
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Tentative
Cts 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.	,,Katolroad S.O,Nagpur,Maharashtra-440013	9823111700
Rahul Agarwala	F NO 601 Silver Oak Raj Nagar Katol Road Nagpur 440013	9823233633

Signature Not Verified

Digitally signed by Kiran Shrikrishnarao Raut
Date: 2025.03.28 13:49:35 IST
Reason: Approved Drawing Plan
Designation : Deputy Director Of Town Planner
Location: Nagpur Improvement Trust
Project Code : NIT-24-116708
Application Number : NIT/2024/00033
Proposal Number : 3655716
Certificate Number : NIT/LT/2025/APL/00018

Deputy Director Of Town Planner
Date: 28/02/2025

Assistant Director Town Planning / Additional Director of Town Planning
Date: 14/02/2025

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

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

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

Name Of Architect : Rahul Ashok Agarwala

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	06/03/25
JOB NO - NIT-24-116708	CHECK BY -

SUBMISSION DRAWING