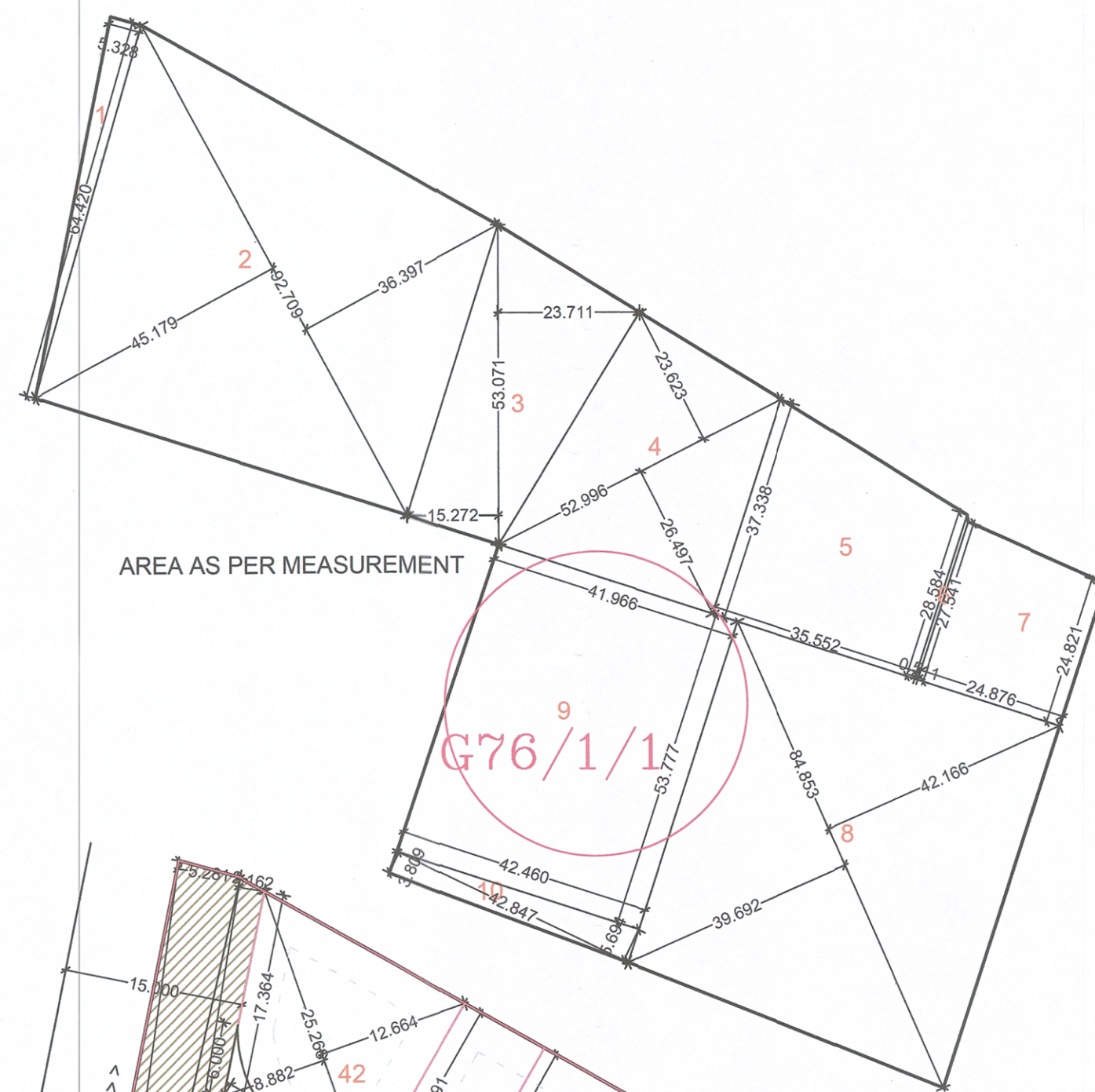




AREA AS PER MEASUREMENT

AREA AS PER MEASUREMENT		
1) 0.5 * 64.420 * 5.328	=	171.614 SQ.M.
2) 0.5 * (45.179 + 36.397) * 92.709	=	3781.414 SQ.M.
3) 0.5 * (23.711 + 15.272) * 53.071	=	1034.433 SQ.M.
4) 0.5 * (23.623 + 26.497) * 52.996	=	1328.079 SQ.M.
5) 0.5 * (37.338 + 28.584) * 35.552	=	1171.829 SQ.M.
6) 0.5 * (28.584 + 27.541) * 0.511	=	14.339 SQ.M.
7) 0.5 * (27.541 + 24.821) * 24.876	=	651.278 SQ.M.
8) 0.5 * (42.166 + 39.692) * 84.853	=	3472.948 SQ.M.
9) 0.5 * (41.966 + 42.460) * 53.777	=	2270.088 SQ.M.
10) 0.5 * (3.809 + 5.694) * 42.847	=	203.587 SQ.M.
TOTAL		= 14099.609 SQ.M.

ROAD WIDENING CALCULATION

A) 15.00 M ROAD WIDENING		
1) 0.5 * (5.281 + 3.720) * 65.115	=	293.050 SQ.M.
2) 0.5 * (2.162 + 3.734) * 65.052	=	191.773 SQ.M.
TOTAL		= 484.823 SQ.M.

B) 30.00 M ROAD WIDENING		
1) 0.5 * (3.765 + 2.904) * 42.843	=	142.859 SQ.M.
2) 0.5 * (9.690 + 9.693) * 2.911	=	28.204 SQ.M.
3) 0.5 * (2.905 + 4.956) * 47.105	=	185.145 SQ.M.
TOTAL		= 356.208 SQ.M.

OPEN SPACE		
1) 0.5 * (26.391 + 17.579) * 64.949	=	1427.903 SQ.M.
DEDUCTION OF E.S.S. = 5 * 5 = 25.000 SQ.M.		
DEDUCTION OF W.W.T.P. = 5 * 5 = 25.000 SQ.M.		
TOTAL		= 1377.903 SQ.M.

Project Details

Proposal code -NMRDA-24-25384

Zone Type - Residential Zone - R-2, R-3

Location - Non-Congested

Name of service - Layout Approval

Sub service - Layout Demarcated/Final

Cts No./Survey No. - 76/1/1

Tahsil : Nagpur gramin

Mouza : DONGARGAON

Prorata Value : 0.00

Separation/CRZ Zone Area :

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY

NOTIONED SUBJECT TO TERMS AND CONDITION

AS MENTIONED IN AGREEMENT DT. 13/05/2024

FOR THE LAYOUT SITE OF KH. NO. 76/1/1

MOUZA DONGARGAON, NAGPUR (G)

This section is subject to conditions of

N.A.T.P. order Dt. 07/03/2024

This Layout Plan tentatively/finally approved by

Metropolitan Commissioner Dated. 26/04/2024

FINAL DEMARCATED LAYOUT PLAN ON

KH. NO. - 76/1/1, P.H. NO. 73, MOUZA - DONGARGAON

TAH. - NAGPUR (G), DIST. - NAGPUR.

BELONGING TO :-

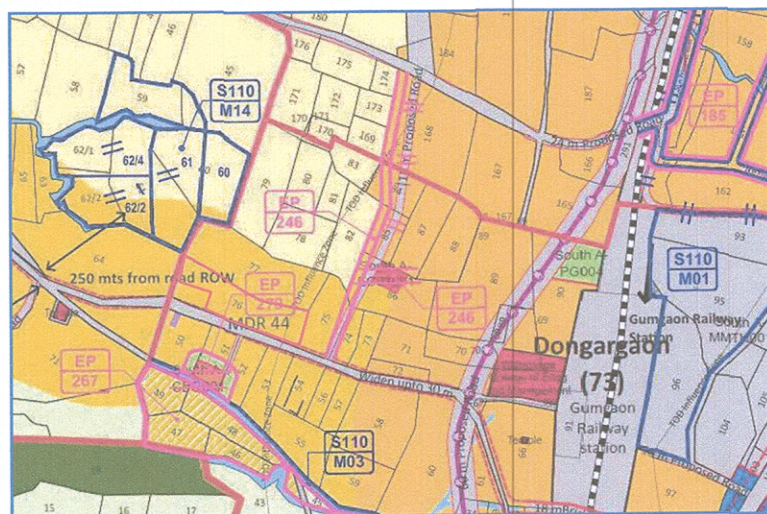
1) SHRI. AMOL VISHVANATHRAO WAIRALE

2) SMT. SUDHAKAR VITTHALRAO KOHLE

AREA STATEMENTS :

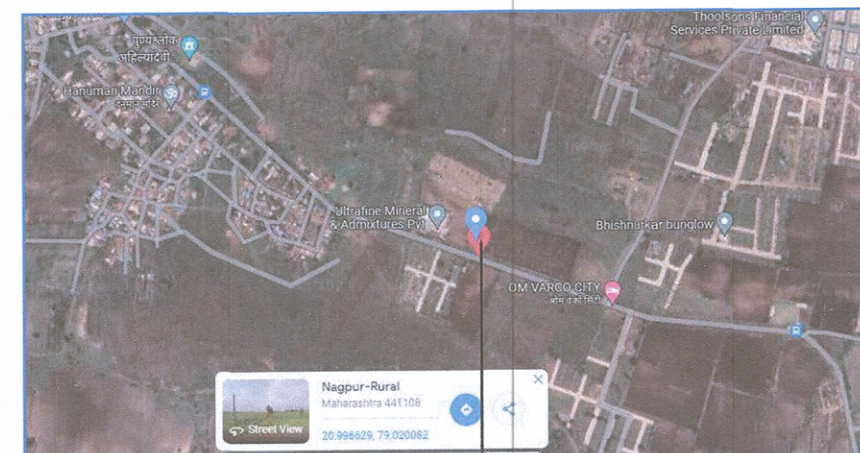
1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 14100.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 14099.609 SQ.M
	C) AS PER SITE	= 14099.609 SQ.M
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P./D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	= 356.208 SQ.M
	B) ANY D.P. RESERVATION AREA	= 0.000 SQ.M
	C) AREA NOT UNDER LAYOUT	= 0.000 SQ.M
	TOTAL A+B+C	= 356.208 SQ.M
3	BALANCE AREA OF PLOT (1- 2)	= 13743.401 SQ.M (100 %)
4	AMENITY SPACE :	
	A) REQUIRED	= 000.000 SQ.M
	B) ADJUSTMENT OF 2(A), if any	= 0.00 SQ.M
	C) BALANCE PROPOSED	= 000.000 SQ.M
	NET PLOT AREA (3- 4C)	= 13743.401 SQ.M
	RECREATIONAL OPEN SPACE :	
6	A) REQUIRED	= 1374.340 SQ.M
	B) PROPOSED	= 1377.903 SQ.M
7	INTERNAL ROAD AREA	= 2544.422 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	= 484.823 SQ.M
9	PLOTTABLE AREA	= 9286.253 SQ.M
10	SPACE FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M.
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = (5/9) = 1.480	

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT											
PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	FACTOR FOR PRORATA FSI	BUILT UP AREA ON PRO-RATA BASIS (F * PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*F) SQ.M
A		B	C	D	E	F	G	G	H	I	J
1	0.5*(14.337 + 14.675) * 41.865	607.294	0.000	607.294	1	607.294	1.480	898.795	30.000	1.100	988.674
2	0.5*(38.556 + 38.402) * 15.500	596.425	0.000	596.425	1	596.425	1.480	882.708	30.000	1.100	970.979
3	0.5*(38.402 + 38.239) * 15.500	593.968	0.000	593.968	1	593.968	1.480	879.072	30.000	1.100	966.979
4	0.5*(14.702 + 15.630) * 31.190	473.028	18.260	454.768	1	454.768	1.480	673.056	12.000	1.100	740.362
5	0.5*(25.675 + 26.690) * 18.000	471.285	18.260	453.025	1	453.025	1.480	670.477	12.000	1.100	737.525
6 TO 9	18.000 * 9.000	162.000	0.000	162.000	4	648.000	1.480	959.040	12.000	1.100	1054.944
10	0.5*(12.271 + 8.627) * 18.000	188.082	7.720	180.362	1	180.362	1.480	266.936	9.000	1.100	293.629
11	22.188 * 9.000	199.692	0.000	199.692	1	199.692	1.480	295.544	12.000	1.100	325.099
12	0.5*(22.188 + 22.224) * 9.000	199.854	0.000	199.854	1	199.854	1.480	295.784	12.000	1.100	325.362
13	0.5*(22.224 + 22.242) * 9.000	200.097	0.000	200.097	1	200.097	1.480	296.144	12.000	1.100	325.758
14	0.5*(22.242 + 22.259) * 9.000	200.255	0.000	200.255	1	200.255	1.480	296.377	12.000	1.100	326.014
15	0.5*(11.128 + 7.231) * 25.699	235.904	7.720	228.184	1	228.184	1.480	337.712	9.000	1.100	371.484
16	0.5*(10.528 + 11.640) * 30.836	341.786	0.000	341.786	1	341.786	1.480	505.844	9.000	1.100	556.428
17	0.5*(25.512 + 23.306) * 11.000	268.499	0.000	268.499	1	268.499	1.480	397.379	9.000	1.100	437.116
18	0.5*(23.306 + 21.101) * 11.000	244.239	0.000	244.239	1	244.239	1.480	361.473	9.000	1.100	397.620
19	0.5*(8.965 + 10.240) * 24.159	231.987	0.000	231.987	1	231.987	1.480	343.340	9.000	1.100	377.675
20	0.5*(6.754 + 9.022) * 18.895	149.044	0.000	149.044	1	149.044	1.480	220.585	9.000	1.100	242.643
21	0.5*(14.504 + 15.216) * 7.100	105.506	0.000	105.506	1	105.506	1.480	156.149	9.000	1.100	171.764
22	0.5*(14.504 + 13.791) * 7.100	100.447	0.000	100.447	1	100.447	1.480	148.662	9.000	1.100	163.528
23	0.5*(13.791 + 13.501) * 2.889 + 0.5*(13.501 + 14.415) * 0.716 + 0.5*(14.415 + 14.529) * 3.495	99.997	0.000	99.997	1	99.997	1.480	147.995	9.000	1.100	162.795
24	0.5*(14.529 + 14.760) * 7.100	103.976	0.000	103.976	1	103.976	1.480	153.884	9.000	1.100	169.273
25	0.5*(14.760 + 14.990) * 7.100	105.613	0.000	105.613	1	105.613	1.480	156.307	9.000	1.100	171.937
26	0.5*(14.990 + 15.221) * 7.100	107.249	0.000	107.249	1	107.249	1.480	158.729	9.000	1.100	174.601
27	0.5*(15.221 + 15.452) * 7.100	108.889	0.000	108.889	1	108.889	1.480	161.156	9.000	1.100	177.272
28	0.5*(15.452 + 15.676) * 7.100	110.504	0.000	110.504	1	110.504	1.480	163.547	9.000	1.100	179.901
29	0.5*(15.676 + 15.887) * 7.100	112.049	0.000	112.049	1	112.049	1.480	165.832	9.000	1.100	182.415
30	0.5*(15.887 + 16.099) * 7.100	113.550	0.000	113.550	1	113.550	1.480	168.054	9.000	1.100	184.860
31	0.5*(16.099 + 16.352) * 8.500	137.917	0.000	137.917	1	137.917	1.480	204.117	9.000	1.100	224.528
32	0.5*(16.352 + 16.605) * 8.500	140.067	0.000	140.067	1	140.067	1.480	207.300	9.000	1.100	228.029
33	0.5*(16.605 + 16.831) * 7.620	127.391	0.000	127.391	1	127.391	1.480	188.539	9.000	1.100	207.393
34	0.5*(16.831 + 17.058) * 7.620	129.117	0.000	129.117	1	129.117	1.480	191.093	9.000	1.100	210.203
35	0.5*(17.058 + 17.247) * 7.620	130.702	0.000	130.702	1	130.702	1.480	193.439	9.000	1.100	212.783
36	0.5*(17.247 + 17.154) * 7.620	131.068	0.000	131.068	1	131.068	1.480	193.980	9.000	1.100	213.378
37	0.5*(17.154 + 17.061) * 7.620	130.359	0.000	130.359	1	130.359	1.480	192.932	9.000	1.100	212.225
38	0.5*(17.061 + 17.061) * 7.620	129.654	0.000	129.654	1	129.654	1.480	191.888	9.000	1.100	211.077
39	0.5*(17.061 + 16.876) * 7.620	128.949	0.000	128.949	1	128.949	1.480	190.845	9.000	1.100	209.930
40	0.5*(16.876 + 16.784) * 7.620	128.245	0.000	128.245	1	128.245	1.480	189.802	9.000	1.100	208.782
41	0.5*(16.784 + 16.691) * 7.620	127.540	0.000	127.540	1	127.540	1.480	188.759	9.000	1.100	207.635
42	0.5*(16.691 + 12.664) * 25.266	272.191	9.610	262.581	1	262.581	1.480	388.619	15.000	1.100	427.481
43	0.5*(17.798 + 10.829) * 20.718	296.547	9.610	286.937	1	286.937	1.480	424.667	15.000	1.100	467.134
44	20.718 * 10.000	207.180	0.000	207.180	1	207.180	1.480	306.626	15.000	1.100	337.289
45	0.5*(10.321 + 8.369) * 23.894	223.289	0.000	223.289	1	223.289	1.480	330.468	15.000	1.100	363.515
TOTAL					45	9286.253		13743.654			15118.020



FINAL DEMARCATED LAYOUT PLAN

KH. NO. 76/1/1

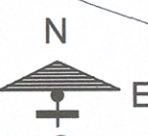


GOOGLE PLAN FINAL DEMARCATED LAYOUT PLAN

KH. NO. 76/1/1

LAYOUT PLAN

SCALE - 1:500



Signature valid

Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2024.04.30 18:11:08 IST
Reason: Approved Drawing
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-25384
Application Number : N/A
Prorata Number : 56558
Certificate Number : NMRDA/PL/2024/APL00159

Town Planner

Date: 24/04/2024

Deputy Director Of Town Planning

Date: 23/04/2024

Executive Engineer

Date: 22/04/2024



MB. No. - 9158855005

LEGENDS:

PLOT BOUNDARY 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 BROWN

EXISTING SHOWN BLUE HATCHED

Name Of Owner : Amol Vishwanath Wairale SUDHAKAR VITTHALRAO KOHLE

Postal Address : 40/41 Kachore Patil Nagar,Chinchbawani,Near Hanuman Mandir,Khapti,Khapti,Nagpur-441108,Maharashtra

Phone No.-9007650557

DESCRIPTION OF PROJECT :

Type of Proposal : Residential

Layout Demarcated/Final

SITE ADDRESS : KH. NO. - 76/1/1, P.H. NO. 73, MOUZA - DONGARGAON TAH. - NAGPUR DIST. - NAGPUR.

Name Of Engineer : Dhawal Subhashrao Harsh

ADDRESS OF OFFICE

OFFICE - 85 sunnang nagar hudkeshwar road near mhalgi nagar bustop nagpur

OWNERS SIGN -

Verified by applicant

Signature valid

Signature valid

SCALE - 1:100 12/03/24

JOB NO - NMRDA-24-25384 CHECK BY -

SUBMISSION DRAWING