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
LONARA	KH NO 25/1/A/1/2	Raw/Adjoining Land	17200.000	16923.195	0.000	16923.195	16923.195	16923.195
Total Amalgamated Plot			17200.000	16923.195	0.000	16923.195	16923.195	16923.195

PLOT. NO A	PLOT SIZE									PLOT AREA SQ.M. B	CORNER ROUNDING AREA OF ROAD (IF ANY) C	REMAINING PLOT AREA IN SQ.M. D		PRO-RATA F.S.I. FACTOR E	B/UP AREA ON PRO-RATA BASIS ie. (D X E) F	FRONT ROAD WIDTH (M.) G	BASIC F.S.I. H	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H) I	NO.OF PLOTS J	NET AREA IN SQ.M. K	NET PLOT AREA FOR FSI (SQ.M) L
1	1/2	X	5.338	+	9.926	7.632	X	19.868	=	151.633	7.726	143.907	X	1.818	261.622	12.000/9.000	1.100	287.784	1	143.907	261.622
2	1/2	X	14.317	+	14.333	14.325	X	7.500	=	107.438	0.000	107.437	X	1.545	165.990	9.000	1.100	182.589	1	107.437	165.990
3	1/2	X	14.333	+	14.349	14.341	X	7.500	=	107.559	0.000	107.559	X	1.545	166.178	9.000	1.100	182.796	1	107.559	166.178
4	1/2	X	14.349	+	14.366	14.358	X	7.500	=	107.681	0.000	107.681	X	1.545	166.368	9.000	1.100	183.004	1	107.681	166.368
5	1/2	X	14.366	+	14.382	14.374	X	7.500	=	107.803	0.000	107.803	X	1.545	166.556	9.000	1.100	183.211	1	107.803	166.556
6	1/2	X	14.382	+	14.398	14.390	X	7.500	=	107.925	0.000	107.925	X	1.545	166.744	9.000	1.100	183.419	1	107.925	166.744
7	1/2	X	14.398	+	14.414	14.406	X	7.500	=	108.047	0.000	108.047	X	1.545	166.932	9.000	1.100	183.625	1	108.047	166.932
8	1/2	X	8.380	+	7.634	8.007	X	16.993	=	136.063	7.722	128.341	X	1.545	198.287	9.000	1.100	218.115	1	128.341	198.287
9	1/2	X	7.885	+	8.545	8.215	X	17.869	=	146.797	7.720	139.077	X	1.545	214.873	9.000	1.100	236.361	1	139.077	214.873
10	1/2	X	14.363	+	14.320	14.342	X	7.000	=	100.391	0.000	100.391	X	1.545	155.103	9.000	1.100	170.614	1	100.391	155.103
11	1/2	X	14.320	+	14.277	14.299	X	7.000	=	100.090	0.000	100.090	X	1.545	154.638	9.000	1.100	170.102	1	100.090	154.638
12	1/2	X	14.277	+	14.241	14.259	X	5.862	=	83.586	0	99.793	X	1.545	154.179	9.000	1.100	169.597	1	99.793	154.179
		X		+		1.138	X	14.241	=	16.206											
13	1/2	X	14.241	+	14.238	14.240	X	7.000	=	99.677	0.000	99.677	X	1.545	154.000	9.000	1.100	169.400	1	99.677	154.000
14	1/2	X	14.238	+	14.236	14.237	X	7.000	=	99.661	0.000	99.661	X	1.545	153.976	9.000	1.100	169.373	1	99.661	153.976
15	1/2	X	14.236	+	14.234	14.235	X	7.000	=	99.644	0.000	99.644	X	1.545	153.950	9.000	1.100	169.345	1	99.644	153.950
16	1/2	X	14.234	+	14.231	14.233	X	7.000	=	99.627	0.000	99.627	X	1.818	181.122	9.000	1.100	199.234	1	99.627	181.122
17	1/2	X	14.231	+	14.229	14.230	X	7.000	=	99.610	0.000	99.610	X	1.545	153.897	9.000	1.100	169.287	1	99.610	153.897
18	1/2	X	14.229	+	14.227	14.228	X	7.000	=	99.594	0.000	99.594	X	1.545	153.873	9.000	1.100	169.260	1	99.594	153.873
19	1/2	X	7.566	+	7.367	7.467	X	16.796	=	125.410	0.000	125.410	X	1.545	193.758	9.000	1.100	213.134	1	125.410	193.758
20	1/2	X	4.220	+	2.991	3.606	X	17.301	=	62.379	0	139.453	X	1.545	215.456	9.000	1.100	237.001	1	139.453	215.456
	1/2	X	16.731	+	16.498	16.615	X	4.639	=	77.075											
21	1/2	X	16.498	+	16.115	16.307	X	7.000	=	114.146	0.000	114.146	X	1.545	176.355	9.000	1.100	193.990	1	114.146	176.355
22	1/2	X	16.115	+	15.733	15.924	X	7.000	=	111.469	0.000	111.469	X	1.545	172.219	9.000	1.100	189.441	1	111.469	172.219
23	1/2	X	15.733	+	15.351	15.542	X	7.000	=	108.793	0.000	108.793	X	1.545	168.085	9.000	1.100	184.894	1	108.793	168.085
24	1/2	X	6.369	+	6.154	6.262	X	16.872	=	105.644	0.000	105.644	X	1.545	163.220	9.000	1.100	179.542	1	105.644	163.220
25	1/2	X	6.331	+	6.101	6.216	X	16.400	=	101.941	0.000	101.941	X	1.545	157.499	9.000	1.100	173.249	1	101.941	157.499
26	1/2	X	6.287	+	6.238	6.263	X	15.909	=	99.630	0.000	99.630	X	1.545	153.929	9.000	1.100	169.321	1	99.630	153.929
27	1/2	X	14.182	+	14.119	14.151	X	4.347	=	61.512	0	98.921	X	1.545	152.833	9.000	1.100	168.116	1	98.921	152.833
	1/2	X	14.119	+	14.081	14.100	X	2.653	=	37.407											
28	1/2	X	6.268	+	6.223	6.246	X	15.725	=	98.213	0.000	98.213	X	1.545	151.739	9.000	1.100	166.913	1	98.213	151.739
29	1/2	X	13.980	+	13.949	13.965	X	2.140	=	29.884	0	102.750	X	1.545	158.748	9.000	1.100	174.623	1	102.750	158.748
	1/2	X	4.665	+	4.562	4.614	X	15.794	=	72.866											
30		X				7.000	X	15.000	=	105.000	0.000	105.000	X	1.545	162.225	9.000	1.100	178.448	1	105.000	162.225
31 & 32		X		+		8.500	X	15.000	=	127.500	0.000	127.500	X	1.545	196.988	9.000	1.100	216.686	2	255.000	393.975
33 TO 40		X		+		7.500	X	15.000	=	112.500	0.000	112.500	X	1.545	173.813	9.000	1.100	191.194	8	900.000	1390.500
41	1/2	X	5.147	+	10.074	7.611	X	20.253	=	154.136	7.720	146.416	X	1.818	266.185	12.000/9.000	1.100	292.803	1	146.416	266.185
42	1/2	X	6.095	+	12.684	9.390	X	15.000	=	140.843	8.315	132.528	X	1.818	240.935	12.000/9.000	1.100	265.028	1	132.528	240.935
43 TO 51		X		+		7.500	X	15.000	=	112.500	0.000	112.500	X	1.545	173.813	9.000	1.100	191.194	9	1012.500	1564.313
52 & 53		X		+		9.000	X	15.000	=	135.000	0.000	135.000	X	1.545	208.575	9.000	1.100	229.433	2	270.000	417.150
54	1/2	X	10.795	+	10.055	10.425	X	12.060	=	125.724	0	154.987	X	1.545	239.455	9.000	1.100	263.401	1	154.987	239.455
	1/2	X	10.055	+	9.852	9.953	X	2.940	=	29.263											
55	1/2	X	11.814	+	10.814	11.314	X	10.147	=	114.802	0	160.370	X	1.545	247.772	9.000	1.100	272.549	1	160.370	247.772
	1/2	X	10.814	+	10.123	10.468	X	4.353	=	45.569											
56 TO 59						7.500	X	14.500	=	108.750	0.000	108.750	X	1.545	168.019	9.000	1.100	184.821	4	435.000	672.075
60 & 61		X		+		9.000	X	14.500	=	130.500	0.000	130.500	X	1.545	201.623	9.000	1.100	221.785	2	261.000	403.245
62 TO 67						7.500	X	14.500	=	108.750	0.000	108.750	X	1.545	168.019	9.000	1.100	184.821	6	652.500	1008.113
68	1/2	X	6.499	+	12.911	9.705	X	14.500	=	140.725	7.721	133.004	X	1.818	241.801	12.000/9.000	1.100	265.981	1	133.004	241.801
69	1/2	X	4.684	+	11.797	8.241	X	16.736	=	137.913	7.725	130.188	X	1.818	236.682	12.000/9.000	1.100	260.350	1	130.188	236.682
70	1/2	X	12.659	+	14.500	13.580	X	4.358	=	59.179	0	104.738	X	1.545	161.821	9.000	1.100	178.003	1	104.738	161.821
		X		+		3.142	X	14.500	=	45.559											
71 TO 75		X		+		7.500	X	14.500	=	108.750	0.000	108.750	X	1.545	168.019	9.000	1.100	184.821	5	543.750	840.094
76 & 77						9.000	X	14.500	=	130.500	0.000	130.500	X	1.545	201.623	9.000	1.100	221.785	2	261.000	403.245
78 TO 81		X		+		7.500	X	14.500	=	108.750	0.000	108.750	X	1.545	168.019	9.000	1.100	184.821	4	435.000	672.075
82	1/2	X	10.123	+	8.015	9.069	X	13.299	=	120.609	0	129.541	X	1.545	200.141	9.000	1.100	220.155	1	129.541	200.141
	1/2	X	8.015	+	6.860	7.438	X	1.201	=	8.932											
83						9.267	X	14.000	=	129.738	0.000	129.738	X	1.545	200.445	9.000	1.100	220.490	1	129.738	200.445
84 TO 86						7.200	X	14.000	=	100.800	0.000	100.800	X	1.545	155.736	9.000	1.100	171.310	3	302.400	467.208
87						9.000	X	14.000	=	126.000	0.000	126.000	X	1.545	194.670	9.000	1.100	214.137	1	126.000	194.670
88	1/2	X	4.140	+	8.805	6.473	X	19.729	=	127.700	0.000	127.700	X	1.545	197.296	9.000	1.100	217.025	1	127.700	197.296
89	1/2	X	7.063	+	7.453	7.258	X	16.139	=	117.141	0.000	117.141	X	1.545	180.983	9.000	1.100	199.081	1	117.141	180.983
90	1/2	X	8.254	+	7.827	8.041	X	17.284	=	138.974	7.720	131.254	X	1.818	238.619	12.000/9.000	1.100	262.481	1	131.254	238.619
																		TOTAL	90	10318.985	16193.15

AREA UNDER KHASRA

A	1/2	X	4.720	+	3.620	4.170	X	40.238	=	167.792	SQ.M
B	1/2	X	39.956	+	38.575	39.266	X	25.807	=	1013.325	SQ.M
C	1/2	X	38.575	+	37.948	38.262	X	8.412	=	321.856	SQ.M
D	1/2	X	37.948	+	37.520	37.734	X	5.577	=	210.443	SQ.M
E	1/2	X	37.520	+	37.410	37.465	X	7.520	=	281.737	SQ.M
F	1/2	X	14.113	+	13.872	13.993	X	40.281	=	563.632	SQ.M
G	1/2	X	16.412	+	20.592	18.502	X	41.523	=	768.259	SQ.M
H	1/2	X	31.177	+	35.537	33.357	X	12.391	=	413.327	SQ.M
I	1/2	X	35.537	+	38.577	37.057	X	8.852	=	328.029	SQ.M
J	1/2	X	38.577	+	42.380	40.479	X	12.233	=	495.173	SQ.M
K	1/2	X	42.380	+	46.670	44.525	X	17.350	=	772.509	SQ.M
L	1/2	X	51.448	+	40.921	46.185	X	108.859	=	5027.618	SQ.M
M	1/2	X	78.253	+	60.257	69.255	X	42.347	=	2932.741	SQ.M
N	1/2	X	18.139	+	8.024	13.082	X	37.053	=	484.709	SQ.M
O	1/2	X	28.741	+	32.372	30.557	X	21.871	=	668.301	SQ.M
P	1/2	X	32.372	+	32.701	32.537	X	23.028	=	749.251	SQ.M
Q	1/2	X	32.701	+	32.611	32.656	X	14.749	=	481.643	SQ.M
R	1/2	X	24.567	+	26.228	25.398	X	48.936	=	1242.852	SQ.M
								TOTAL	=	16923.195	SQ.M

AREA UNDER OPEN SPACE

A	1/2	X	9.745	+	13.457	11.601	X	50.772	=	589.006	0	589.006
B	1/2	X				27.608	X	28.714	=	396.374	0	396.374
C	1/2	X	28.650	+	3.123	15.887	X	47.704	=	757.850	0	757.850
												1743.230
					AREA UNDER ESS & STP							
						5.000	X	5.000	X	2	=	50.000
					TOTAL OPEN SPACE AREA							1693.230





PROPOSED SITE ON
KH. NO. 25/1/A/1/2
MOUZA - LONARA TAH - NAGPUR (R)
DISTT. NAGPUR.

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT 02/12/2025
FOR THE LAYOUT/ SITE OF KH.NO. 25/1/A/1/2
MOUZA Lonara TAHSIL Nagpur (R)

This sanction is subject to conditions of
N.A. order Dt. 30/06/2025
N.A.T.P. order Dt. ....

Amenity CALCULATION

Name	Area
TOTAL	0.000

RECREATIONAL CALCULATION

Name	Area
open space	1693.230
TOTAL	1693.230

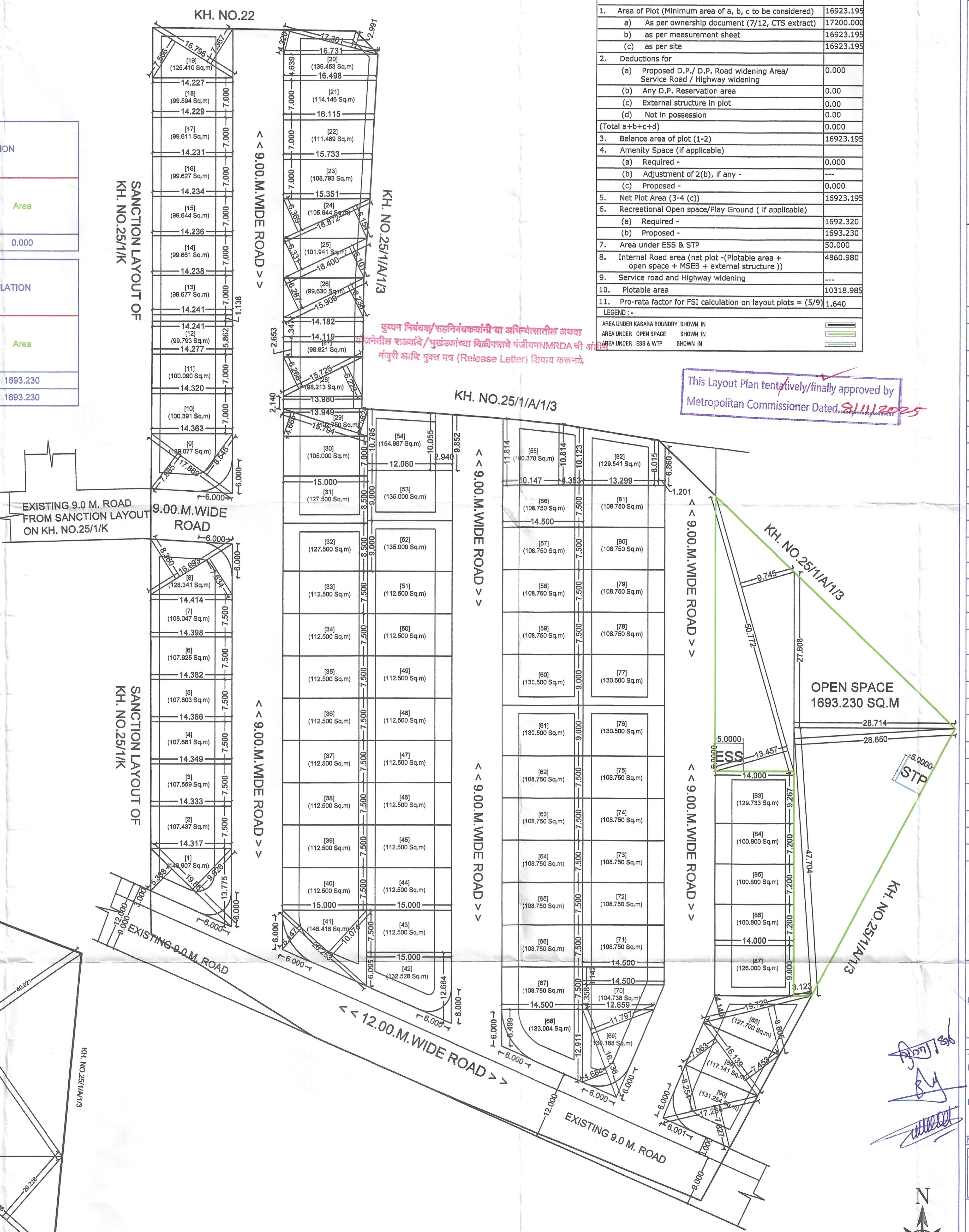
AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	16923.195
	a) As per ownership document (7/12, CTS extract)	17200.000
	b) as per measurement sheet	16923.195
	(c) as per site	16923.195
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.000
	(b) Any D.P. Reservation area	0.00
	(c) External structure in plot	0.00
	(d) Not in possession	0.00
	(Total a+b+c+d)	0.000
3.	Balance area of plot (1-2)	16923.195
4.	Amenity Space (if applicable)	
	(a) Required -	0.000
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	0.000
5.	Net Plot Area (3-4 (c))	16923.195
6.	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	1692.320
	(b) Proposed -	1693.230
7.	Area under ESS & STP	50.000
8.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	4860.980
9.	Service road and Highway widening	---
10.	Plotable area	10318.985
11.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.640

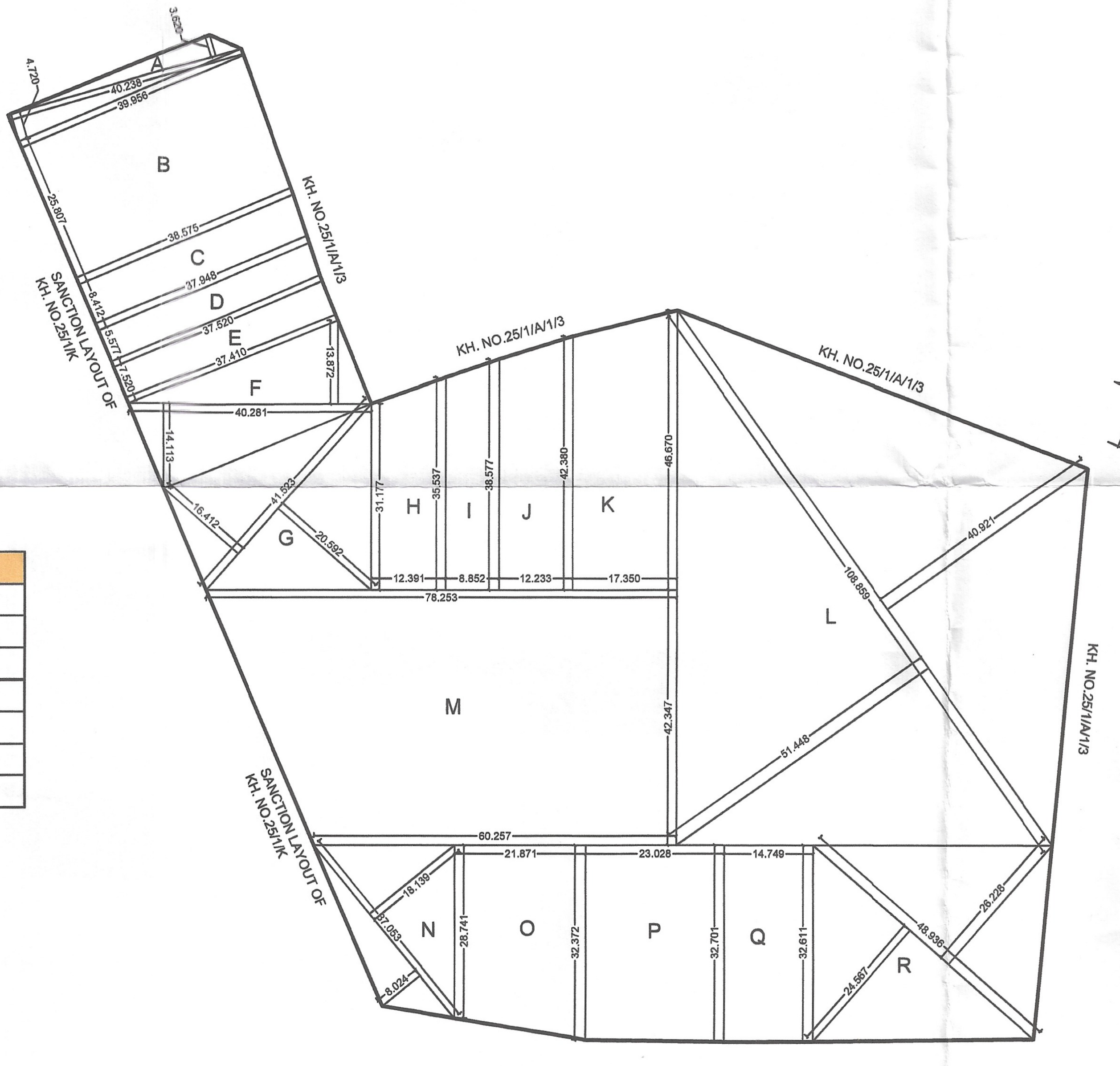
LEGEND : -
AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & WTP SHOWN IN

दुय्यम निबंधक/ सहनिबंधकयांनी या अभिन्यासातील अथवा योजनेतील राखंडे/भुखंडांच्या विक्रीपत्राचे पंजीयनNMRDA ची अंतीम मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय करूनये

This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 21/11/2025



LAYOUT PLAN
SCALE - 1:500



KEY PLAN FOR LAND AREA CALCULATION
SCALE - 1:1000

Project Details

Proposal code -NMRDA-25-113451
Zone Type - Agricultural Zone
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Cts No./Survey No. - 1(0.4125)
Tahsil : Nagpur gramin
Mouza : LONARA
Prorata Value : 0.000
Separation/CRZ Zone Area :

Signature valid
Digitally signed by LALIT YASHWANT RAUT
Date: 2025.11.20 12:52:10 IST
Reason: Approved Drawing Plan
Designation : Executive Engineer
Location:
Project Code : NMRDA-25-113451
Application Number : NMRDA202500613
Proposal Number : 3667331
Certificate Number : NMRDA/LF/2025/APL/00442

Reserved for Stamps of Approval plan

S. D. PAWADE
Assistant Engineer-II
Nagpur Metropolitan Region Development Authority

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO.25/1/A/1/2, P.H.NO.12A, MOUZA-LONARA, TAH.- NAGPUR (R) DISTT. NAGPUR.
BELONGING TO,
1) MR. SACHIN BALKRUSHNA INGLE
2) MR. PRAVIN SHAMDEORAOJI RAUT
3) MR. MILAN MADHUKAR KALE

AREA STATEMENT	
1. Area of Plot (Minimum area of a, b, c to be considered)	16923.195
a) As per ownership document (7/12, CTS extract)	17200.000
b) as per measurement sheet	16923.195
(c) as per site	16923.195
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.000
(b) Any D.P. Reservation area	0.000
(c) External structure in plot	0.000
(d) Not in possession	0.000
(Total a+b+c+d)	0.000
3. Balance area of plot (1-2)	16923.195
4. Amenity Space (if applicable)	
(a) Required -	0.000
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	0.000
5. Net Plot Area (3-4 (c))	16923.195
6. Recreational Open space/Play Ground (if applicable)	
(a) Required -	1692.320
(b) Proposed -	1693.230
7. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	4885.980
8. Service road and Highway widening	---
9. Plotable area	10318.985
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.640
11. Area for inclusive housing	
(a) Required -	0.000
(b) Proposed -	--

Certificate of Area:
Certified that the plot under reference was surveyed by me on__________ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

FLAT NO.204, B WING,RACHNA SAYANTARA, PHASE 1,Vayusena Nagar,Nagpur,Maharashtra-440007

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
MOUZA- LONARA KH NO 25/1/A/1/2 TAH-NAGPUR (RURAL) DISTT- NAHGPUR

Name Of Engineer : pawan raviprasad gupta

ADDRESS OF OFFICE
OFFICE -
SHOP NO. 115. SECOND FLOOR, SHRI RAM SHYAM TOWER STATION ROAD SADAR NAGPUR.440001

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

A1	SCALE - 1:100	04/10/25
	JOB NO - NMRDA-25-113451	CHECK BY -

SUBMISSION DRAWING