

Executive Engineer
Nagpur Metropolitan Region Development Authority

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

PROPOSED LAYOUT ON GAT.NO. 25/1/A(PART)

LAYOUT PLAN

SCALE : 1:500

दुय्यम निबंधक/सहनिबंधक यांनी या अभिन्यासातील अथवा योजनेतील नागरीचे / भूखंडांच्या विक्रीबाबत पंतीय नागपूर MRDA ची अंतीम/पक्की आणि मुलत पत्र (Release Letter) सिवाय व्यवहार

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT.....14/8/25
FOR THE LAYOUT/ SITE OF KH. NO.....25/1/A
MOUZA LONARA TAHSIL NAGPUR (R)

AREA OF ROAD WIDENING

SR.NO.	SIZE(M) A			AREA B	ROUNDING AREA OF ROAD (SQ.M.) C	REMAINING AREA (SQ.M.) D
1	0.50	98.062	2.998	146.995	0.000	146.995
2	0.50	98.062	2.993	146.750	0.000	146.750
TOTAL				293.745		293.745

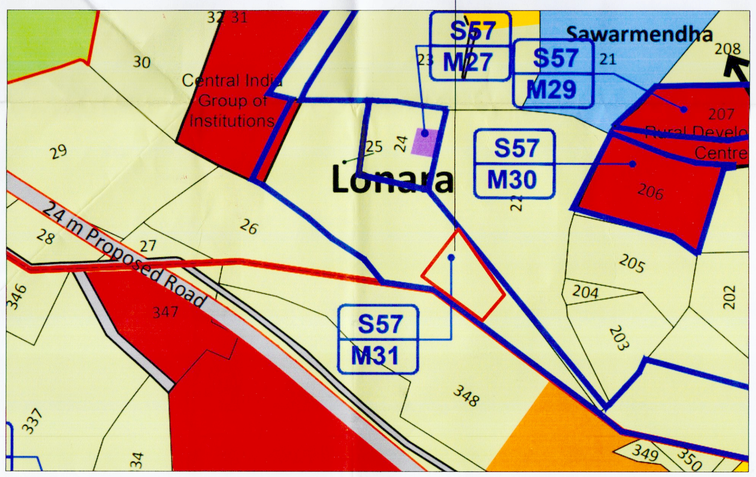
AREA OF OPEN SPACE

SR.NO.		SIZE(M) A			AREA B	ROUNDING AREA OF ROAD (SQ.M.) C	REMAINING AREA (SQ.M.) D
			BASE	HEIGHT			
1	O1	0.50	41.000	20.500	420.250	0.000	420.250
2	O2	0.50	41.000	12.000	246.000	0.000	246.000
WWTP DEDUCTION			5.000	5.000	25.000		
ESS			5.000	5.000	25.000		
TOTAL					616.250		616.250
AREA OF AMENITY SPACE							
1	A1	0.50	30.000	15.000	225.000	0.000	225.000
2	A2	0.50	30.000	5.242	78.630	0.000	78.630
TOTAL					303.630		303.630

This sanction is subject to conditions of
N.A. order Dt..... 12-02-2025
N.A.T.P. order Dt.....

This Layout Plan is tentatively/finally approved by Metropolitan Commissionar Dated 16.09.2024.

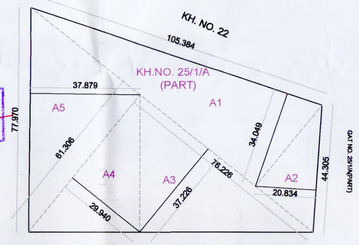
LOCATION



DP MAP ON SHEET NO. 57

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Sr. No.	Plot No.	Size (M) A	B BASE	B HEIGHT	Plot Area (Sq.m.) C	Rounding area of Road (Sq.m.) D	Remaining plot Area (Sq.m.) E=(C-D)	Built up area on prorata basis (Sq.m.) F=(E*1.682)	No. of Plots G	Total Plot Area (Sq.m.) H=E*G	Front Road Width (m) I	Basic FSI J	Total Built ip area on Prorata basis (Sq.m.) K=F*G	Permissible Builtup Area on Basic FSI (Sq.m.) L=F*J
1	1	0.50	16.971	8.249	140.036	7.720	132.316	222.556	1	132.316	12.00	1.10	222.556	244.811
		0.50	16.971	8.254										
2	2	0.50	16.262	7.638	124.242	0.000	124.242	208.975	1	124.242	12.00	1.10	208.975	229.872
		0.50	16.262	7.642										
3	3	0.50	16.257	7.637	124.187	0.000	124.187	208.883	1	124.187	12.00	1.10	208.883	229.771
		0.50	16.257	7.641										
4	4	0.50	16.251	7.635	124.117	0.000	124.117	208.765	1	124.117	12.00	1.10	208.765	229.641
		0.50	16.251	7.640										
5	5	0.50	16.245	7.634	124.047	0.000	124.047	208.647	1	124.047	12.00	1.10	208.647	229.511
		0.50	16.245	7.638										
6	6	0.50	16.239	7.633	123.985	0.000	123.985	208.542	1	123.985	12.00	1.10	208.542	229.397
		0.50	16.239	7.637										
7	7	0.50	16.233	7.631	123.915	0.000	123.915	208.424	1	123.915	12.00	1.10	208.424	229.267
		0.50	16.233	7.636										
8	8	0.50	15.750	7.862	118.157	0.000	118.157	198.739	1	118.157	12.00	1.10	198.739	218.613
		0.50	15.750	7.142										
9	9	0.50	16.429	7.676	132.023	0.000	132.023	222.063	1	132.023	9.00	1.10	222.063	244.270
		0.50	16.429	8.396										
10	10 to 15		9.321	13.529	126.104	0.000	126.104	212.107	6	756.623	9.00	1.10	1272.63964	233.317
11	16		10.500	13.529	142.055	7.720	134.335	225.951	1	134.335	9.00	1.10	225.951	248.546
12	17	0.50	16.479	7.385	122.175	7.720	114.455	192.514	1	114.455	12.00	1.10	192.514	211.765
		0.50	16.479	7.443										
13	18	0.50	16.473	7.454	123.202	0.000	123.202	207.225	1	123.202	9.00	1.10	207.225	227.948
		0.50	16.473	7.504										
14	19	0.50	16.395	7.440	122.389	0.000	122.389	205.858	1	122.389	9.00	1.10	205.858	226.444
		0.50	16.395	7.490										
15	20	0.50	16.316	7.425	121.554	0.000	121.554	204.454	1	121.554	9.00	1.10	204.454	224.900
		0.50	16.316	7.475										
16	21	0.50	16.238	7.410	120.738	0.000	120.738	203.081	1	120.738	9.00	1.10	203.081	223.389
		0.50	16.238	7.461										
17	22	0.50	16.160	7.395	119.915	0.000	119.915	201.698	1	119.915	9.00	1.10	201.698	221.867
		0.50	16.160	7.446										
18	23	0.50	16.082	7.380	119.095	0.000	119.095	200.318	1	119.095	9.00	1.10	200.318	220.350
		0.50	16.082	7.431										
19	24	0.50	18.799	6.225	147.798	0.000	147.798	248.596	1	147.798	9.00	1.10	248.596	273.455
		0.50	18.799	9.499										
20	25	0.50	22.000	11.000	209.000	0.000	209.000	351.538	1	209.000	9.00	1.10	351.538	386.692
		0.50	22.000	8.000										
21	26		15.000	14.557	218.355	7.720	210.635	354.288	1	210.635	9.00	1.10	354.288	389.717
									26	3426.726			5763.754	5173.543

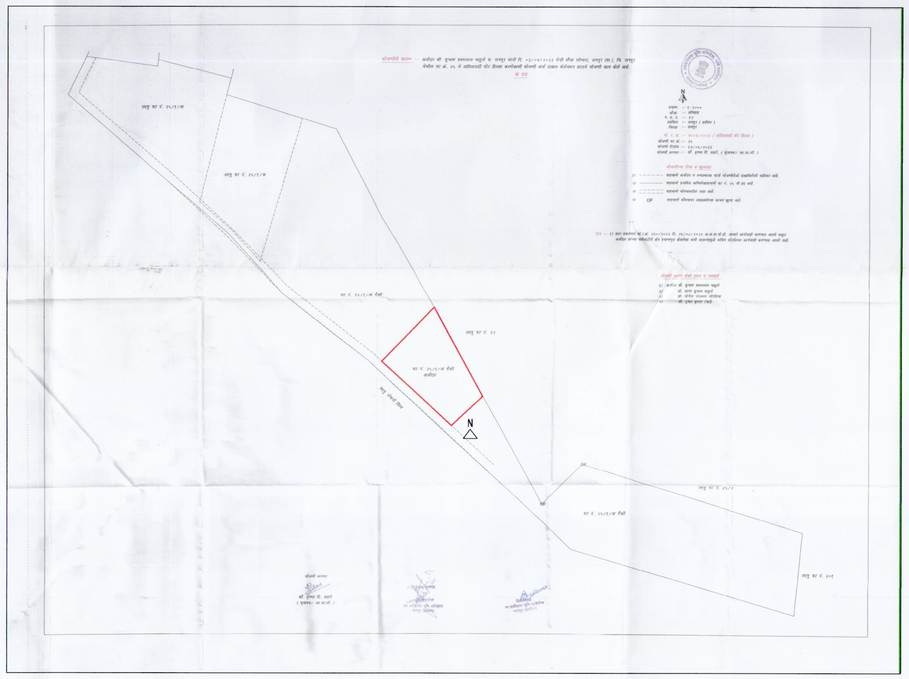


KEY PLAN AS PER 'K'-PRAT

SCALE : 1:1000

AREA CALCULATION AS PER 'K'-PRAT

SR.NO.		SIZE(M)	BASE	HEIGHT	AREA (SQ.M.) C	Rounding area of Road (sq.m.) D	Remaining plot Area (Sq.m.) E=(C-D)
1	A1	0.50	105.384	34.049	1794.110	0.00	1794.110
2	A2	0.50	44.305	20.834	461.525	0.00	461.525
3	A3	0.50	76.226	37.226	1418.795	0.00	1418.795
4	A4	0.50	61.306	29.940	917.751	0.00	917.751
5	A5	0.50	77.970	37.879	1476.713	0.00	1476.713
TOTAL							6068.893



K-PRAT

PROPOSED RESIDENTIAL LAYOUT PLAN ON MOUZA - LONARA , GAT NO. 25, KH.NO. 25/1/A(PART), PH NO. 12 , TAH. - NAGPUR (RURAL), DIST. - NAGPUR.

BELONGS TO:
MR. SUBHASH SHYAMLAL MAHULE

PROFORMA - I
AREA STATEMENT

1	**AREA OF LAND OF KH.NO. -126 (Minimum area of a,b,c, to be considered)**			
	a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	6070.000	SQ.M.	1.12 H.
	b) AS PER MEASURMENT SHEET	6068.893	SQ.M.	
	c) AS PER SITE	**6068.893**	SQ.M.	
2	**DEDUCTIONS FOR**		SQ.M.	
	a) PROPOSED D.P./ D.P. ROAD WIDENING AREA	0.00	SQ.M.	
	b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WAETR COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	**GROSS AREA OF PLOT (1 - 2)**	**6068.893**	SQ.M.	100%
4	**RECREATIONAL OPEN SPACE**			
	a) REQUIRED	606.889	SQ.M.	
	ESS AND WWTP DEDUCTION	50.000	SQ.M.	
	b) PROPOSED	616.250	SQ.M.	10.15
5	**AMENITY SPACE**			
	a) REQUIRED AMENITY	303.444	SQ.M.	
	b) PROPOSED AMENITY	303.630	SQ.M.	5.00
6	**SERVICE ROAD & HIGHWAY WIDENING**	0.00	SQ.M.	0.00
7	**INTERNAL ROAD AREA (EXISTING ROAD WIDENING AREA)**	1672.287	SQ.M.	27.56
8	**AREA UNDER LAYOUT PLOTS**	**3426.726**	**SQ.M.**	56.46
9	**NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)**	5765.263	SQ.M.	
10	**PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8)**	1.682	SQ.M.	
11	**ESS AND WWTP**	50.00	SQ.M.	

LEGEND

LAYOUT BOUNDARY SHOWN THUS

OPEN SPACE SHOWN THUS

Certificate of area :

Certified that the plot under reference was surveyed by me 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.

AR. SANJAY S. BASANTANI
B.Arch. CA/2011/53937
NMC/R-654, NIT/2639

AR.SANJAY S. BASANTANI

Owner's declaration :

I/we undersigned hereby confirm that I/we should abide by plans approved by authority/ collector. I/ We would execute the structure as per approved plan also I/We should execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Subhash d. Mahule

MR. SUBHASH SHYAMLAL MAHULE

Job No.	Drg. No.	Scale	Drawn by	Checked by
		1:500, 1:1000	AR. Prabal	Ar. Sanjay Basantani

C.O.A. REG. NO CA / 2011/ 53937
N.I.T. REG. NO 2639
29-04-2024
N.M.C. REG. NO R-654

SSB ASSOCIATES
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