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
1	812.330	0.000	812.330	1.690	0.0	1.100	1510.121	Detached	0.00
2	544.400	10.120	534.280	1.690	12.00	1.100	993.227	Detached	1003.35
3	446.740	1.790	444.950	1.690	12.00	1.100	827.162	Detached	828.95
4	216.000	7.720	208.280	1.690	12.00	1.100	387.193	Detached	394.91
5	180.000	0.000	180.000	1.690	9.00	1.100	334.620	Semi-detached	0.00
6	190.780	0.000	190.780	1.690	9.00	1.100	354.660	Semi-detached	0.00
7	148.170	0.000	148.170	1.690	9.00	1.100	275.448	Semi-detached	0.00
8	123.870	0.000	123.870	1.690	9.00	1.100	230.274	Row-House	0.00
9	123.870	0.000	123.870	1.690	9.00	1.100	230.274	Row-House	0.00
10	156.900	7.720	149.180	1.690	12.00	1.100	277.326	Semi-detached	285.05
11	221.190	7.720	213.470	1.690	12.00	1.100	396.841	Detached	404.56
12	152.770	0.000	152.770	1.690	9.00	1.100	283.999	Semi-detached	0.00
13	152.770	0.000	152.770	1.690	9.00	1.100	283.999	Semi-detached	0.00
14	152.770	0.000	152.770	1.690	9.00	1.100	283.999	Semi-detached	0.00
15	150.900	0.000	150.900	1.690	9.00	1.100	280.523	Semi-detached	0.00
16	138.180	0.000	138.180	1.690	9.00	1.100	256.877	Semi-detached	0.00
17	138.750	0.000	138.750	1.690	9.00	1.100	257.936	Semi-detached	0.00
18	138.750	0.000	138.750	1.690	9.00	1.100	257.936	Semi-detached	0.00
19	138.750	0.000	138.750	1.690	9.00	1.100	257.936	Semi-detached	0.00
20	200.890	7.720	193.170	1.690	12.00	1.100	359.103	Detached	366.82
21	142.500	7.720	134.780	1.690	12.00	1.100	250.556	Semi-detached	258.28
22	112.500	0.000	112.500	1.690	9.00	1.100	209.138	Row-House	0.00
23	112.500	0.000	112.500	1.690	9.00	1.100	209.138	Row-House	0.00
24	142.960	0.000	142.960	1.690	9.00	1.100	265.763	Semi-detached	0.00
25	126.860	0.000	126.860	1.690	9.00	1.100	235.833	Semi-detached	0.00
26	127.500	0.000	127.500	1.690	9.00	1.100	237.023	Semi-detached	0.00
27	127.500	0.000	127.500	1.690	9.00	1.100	237.023	Semi-detached	0.00
28	142.500	7.720	134.780	1.690	12.00	1.100	250.556	Semi-detached	258.28
29	200.890	7.720	193.170	1.690	12.00	1.100	359.103	Detached	366.82
30	138.750	0.000	138.750	1.690	9.00	1.100	257.936	Semi-detached	0.00
31	138.750	0.000	138.750	1.690	9.00	1.100	257.936	Semi-detached	0.00
32	138.750	0.000	138.750	1.690	9.00	1.100	257.936	Semi-detached	0.00
33	139.880	0.000	139.880	1.690	9.00	1.100	260.037	Semi-detached	0.00
34	140.730	0.000	140.730	1.690	9.00	1.100	261.617	Semi-detached	0.00
35	138.750	0.000	138.750	1.690	9.00	1.100	257.936	Semi-detached	0.00
36	138.750	0.000	138.750	1.690	9.00	1.100	257.936	Semi-detached	0.00
37	138.750	0.000	138.750	1.690	9.00	1.100	257.936	Semi-detached	0.00
38	200.890	7.720	193.170	1.690	12.00	1.100	359.103	Detached	366.82
39	150.000	7.720	142.280	1.690	12.00	1.100	264.499	Semi-detached	272.22
40	127.500	0.000	127.500	1.690	9.00	1.100	237.023	Semi-detached	0.00
41	127.500	0.000	127.500	1.690	9.00	1.100	237.023	Semi-detached	0.00
42	127.390	0.000	127.390	1.690	9.00	1.100	236.818	Semi-detached	0.00
43	140.390	0.000	140.390	1.690	9.00	1.100	260.985	Semi-detached	0.00
44	127.500	0.000	127.500	1.690	9.00	1.100	237.023	Semi-detached	0.00
45	127.500	0.000	127.500	1.690	9.00	1.100	237.023	Semi-detached	0.00
46	150.000	7.720	142.280	1.690	12.00	1.100	264.499	Semi-detached	272.22
47	200.890	7.720	193.170	1.690	12.00	1.100	359.103	Detached	366.82
48	138.750	0.000	138.750	1.690	9.00	1.100	257.936	Semi-detached	0.00
49	138.750	0.000	138.750	1.690	9.00	1.100	257.936	Semi-detached	0.00
50	138.750	0.000	138.750	1.690	9.00	1.100	257.936	Semi-detached	0.00
51	138.580	0.000	138.580	1.690	9.00	1.100	257.620	Semi-detached	0.00
52	138.830	0.000	138.830	1.690	9.00	1.100	258.085	Semi-detached	0.00
53	138.750	0.000	138.750	1.690	9.00	1.100	257.936	Semi-detached	0.00
54	138.750	0.000	138.750	1.690	9.00	1.100	257.936	Semi-detached	0.00
55	138.750	0.000	138.750	1.690	9.00	1.100	257.936	Semi-detached	0.00
56	200.890	7.720	193.170	1.690	12.00	1.100	359.103	Detached	366.82
57	150.000	7.720	142.280	1.690	12.00	1.100	264.499	Semi-detached	272.22
58	135.000	0.000	135.000	1.690	9.00	1.100	250.965	Semi-detached	0.00
59	135.000	0.000	135.000	1.690	9.00	1.100	250.965	Semi-detached	0.00
60	136.500	0.000	136.500	1.690	9.00	1.100	253.754	Semi-detached	0.00
61	153.740	0.000	153.740	1.690	9.00	1.100	285.803	Semi-detached	0.00
62	135.000	0.000	135.000	1.690	9.00	1.100	250.965	Semi-detached	0.00
63	135.000	0.000	135.000	1.690	9.00	1.100	250.965	Semi-detached	0.00
64	150.000	7.720	142.280	1.690	12.00	1.100	264.499	Semi-detached	272.22
65	150.000	7.720	142.280	1.690	12.00	1.100	264.499	Semi-detached	272.22
66	112.500	0.000	112.500	1.690	9.00	1.100	209.138	Row-House	0.00
67	112.500	0.000	112.500	1.690	9.00	1.100	209.138	Row-House	0.00
68	112.500	0.000	112.500	1.690	9.00	1.100	209.138	Row-House	0.00
69	112.500	0.000	112.500	1.690	9.00	1.100	209.138	Row-House	0.00
70	156.050	0.000	156.050	1.690	9.00	1.100	290.097	Semi-detached	0.00
71	155.070	0.000	155.070	1.690	9.00	1.100	288.275	Semi-detached	0.00
72	112.500	0.000	112.500	1.690	9.00	1.100	209.138	Row-House	0.00
73	112.500	0.000	112.500	1.690	9.00	1.100	209.138	Row-House	0.00
74	112.500	0.000	112.500	1.690	9.00	1.100	209.138	Row-House	0.00
75	112.500	0.000	112.500	1.690	9.00	1.100	209.138	Row-House	0.00
76	150.000	7.720	142.280	1.690	12.00	1.100	264.499	Semi-detached	272.22
77	150.000	7.720	142.280	1.690	12.00	1.100	264.499	Semi-detached	272.22
78	142.500	0.000	142.500	1.690	9.00	1.100	264.908	Semi-detached	0.00
79	142.500	0.000	142.500	1.690	9.00	1.100	264.908	Semi-detached	0.00
80	149.480	0.000	149.480	1.690	9.00	1.100	277.883	Semi-detached	0.00
81	178.170	0.000	178.170	1.690	9.00	1.100	331.218	Semi-detached	0.00
82	150.190	0.000	150.190	1.690	9.00	1.100	279.203	Semi-detached	0.00
83	150.190	0.000	150.190	1.690	9.00	1.100	279.203	Semi-detached	0.00
84	158.100	7.720	150.380	1.690	12.00	1.100	279.556	Semi-detached	287.28
85	158.100	7.720	150.380	1.690	12.00	1.100	279.556	Semi-detached	287.28
86	118.570	0.000	118.570	1.690	9.00	1.100	220.422	Row-House	0.00
87	118.570	0.000	118.570	1.690	9.00	1.100	220.422	Row-House	0.00
88	118.570	0.000	118.570	1.690	9.00	1.100	220.422	Row-House	0.00
89	118.570	0.000	118.570	1.690	9.00	1.100	220.422	Row-House	0.00
90	165.160	0.000	165.160	1.690	9.00	1.100	307.032	Semi-detached	0.00
91	163.930	0.000	163.930	1.690	9.00	1.100	304.746	Semi-detached	0.00
92	118.500	0.000	118.500	1.690	9.00	1.100	220.292	Row-House	0.00
93	118.500	0.000	118.500	1.690	9.00	1.100	220.292	Row-House	0.00
94	118.500	0.000	118.500	1.690	9.00	1.100	220.292	Row-House	0.00
95	118.500	0.000	118.500	1.690	9.00	1.100	220.292	Row-House	0.00
96	158.000	7.720	150.280	1.690	12.00	1.100	279.371	Semi-detached	287.09
97	158.000	7.720	150.280	1.690	12.00	1.100	279.371	Semi-detached	287.09
98	150.100	0.000	150.100	1.690	9.00	1.100	279.036	Semi-detached	0.00
99	150.100	0.000	150.100	1.690	9.00	1.100	279.036	Semi-detached	0.00
100	194.570	0.000	194.570	1.690	9.00	1.100	361.706	Semi-detached	0.00
Total:	15776.690		15602.66				29005.34		

Owner details

Owner Name	Postal Address	Contact Number
MAHALAXMI AEDIFICATORS PRIVATE LIMITED	Flat No. 303, Manglam Apartment,,Behind wazalwar Lawn,,NAGPUR,Nagpur-440010,Maharashtra	8939364222
MR HARSH ANISH CHHAJED	Flat No. 303, Manglam Apartment,,Behind wazalwar Lawn,,NAGPUR,Nagpur-440010,Maharashtra	8939364222
SHRI RAHUL JAGDISH BONDRE	plot no. 17 paradise society, new sonegaon, khamla road, nagpur	9850540601

Project Details

Building Type - NMRDA-23-00633
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Servey No. - 12/1 13/1
Sheet No. - 0
Zone Number: Nagpur gramin
Ward Name : MOHAGAON
Prorata Value : 1.69
Separation/CRZ Zone Area :

DETAILS OF LAYOUT/SUBDIVISION OF LAND

1.a) Village	1.b)Parcel No.(S.No./H.No., C S No., F P No.,Sub Plot No,Gut No)	Type(1. Sanction Layout and Sanction Layout ,2.	1.f)Area in SqM as per 7/12	1.g)Area as per site	1.h)Area as per POA	1.i)Area as per	1.j)Area in possession	1.k)Stringent Area in SqM
MOHGAON	12/1 13/1 ,		28500.00	28344.75	0.00	0.00	28344.75	28344.75
Total Amalgamated Plot			28500.00	28344.75	0.00	0.00	28344.75	28344.75

Amenity CALCULATION

Name	Area
AMENITY SPACE	1401.21
TOTAL	1401.21

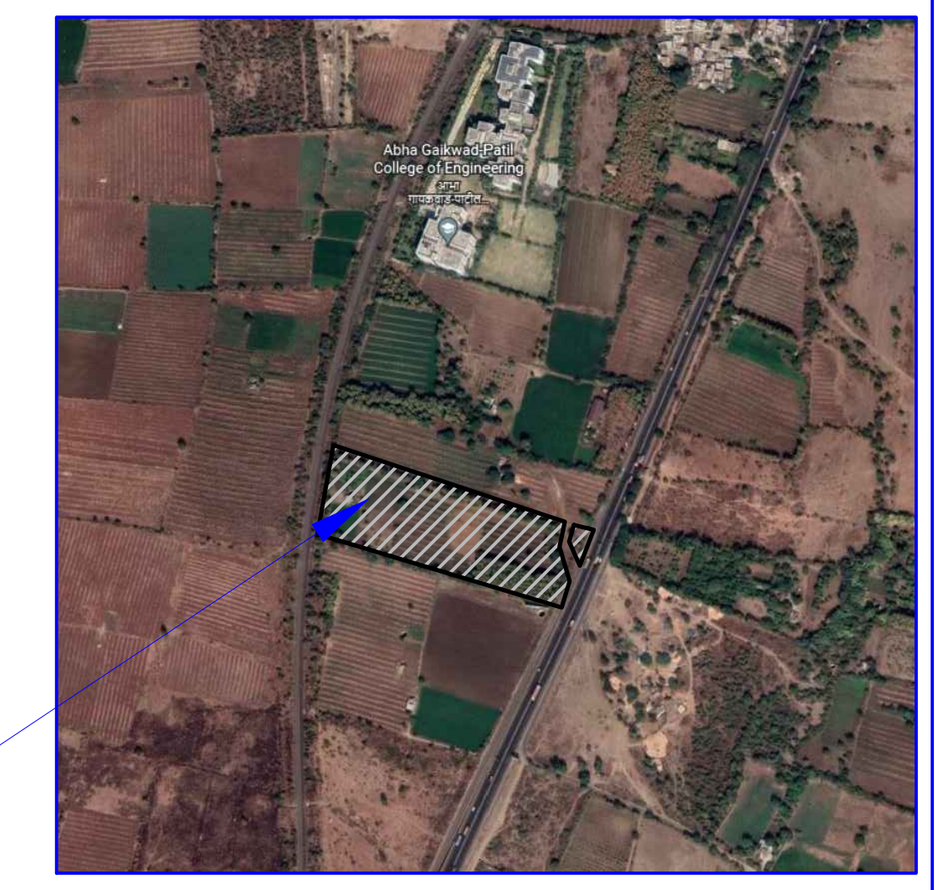
RECREATIONAL CALCULATION

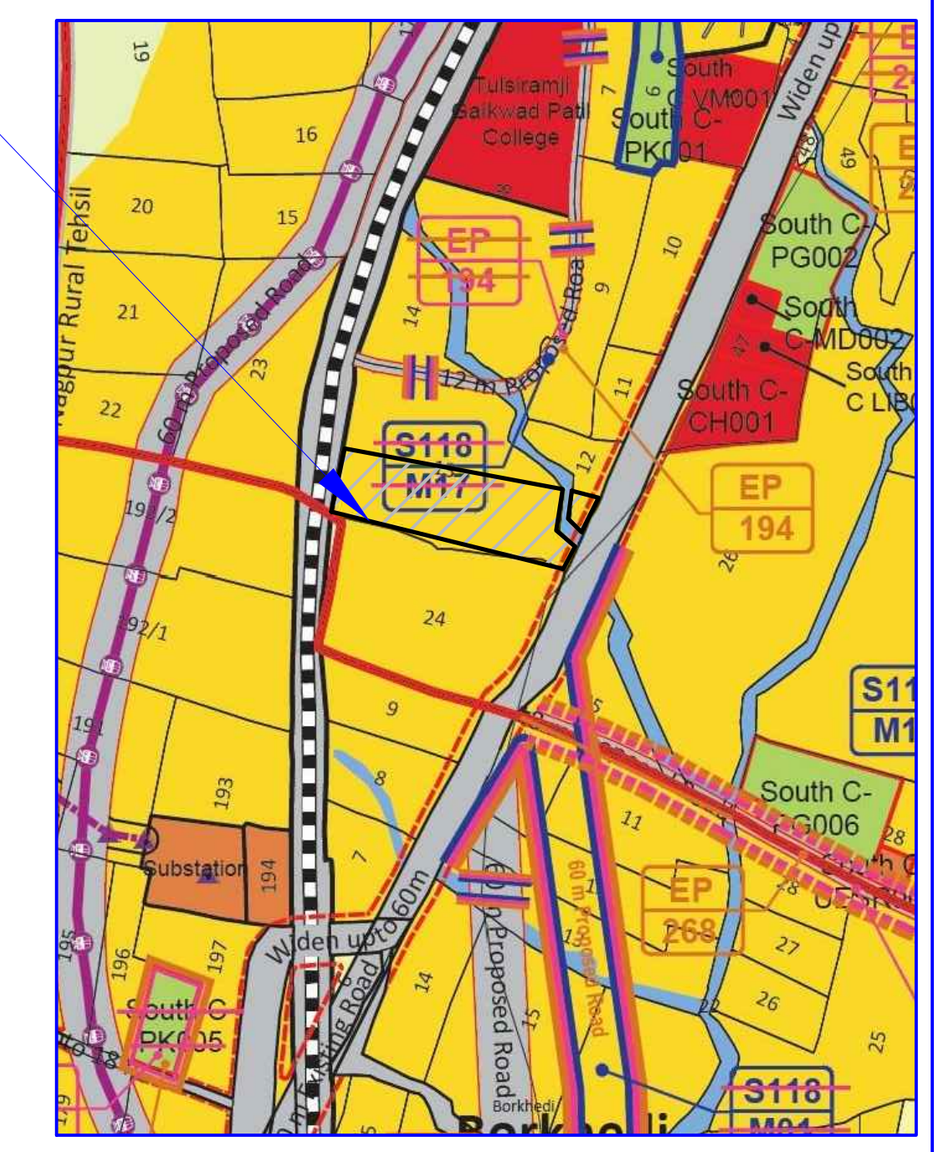
Name	Area
open space	2791.87
TOTAL	2791.87

NOT FOR SALE

Signature Not Verified
Digitally signed by RAJESH NARAYANDAS MEGHRAJANI
Date: 2023.03.14 18:29:09 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority

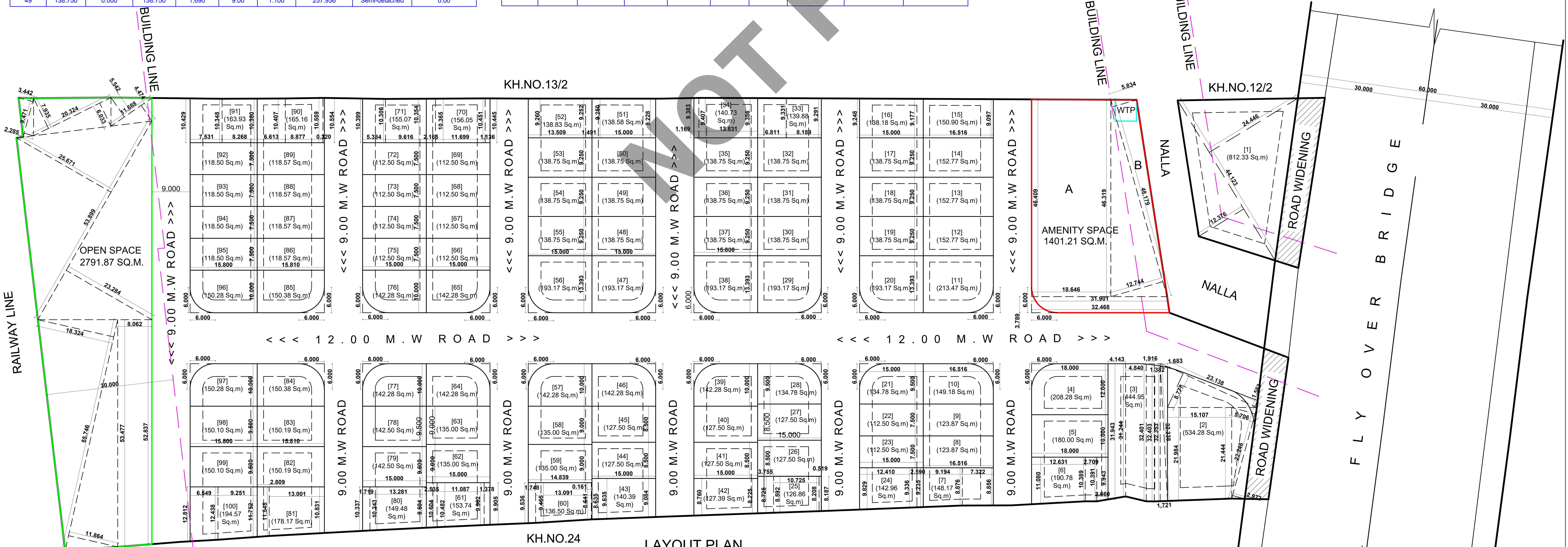
PROPOSED SITE





AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	28344.75
	a) As per ownership document (7/12, CTS extract)	28500.00
	b) as per measurement sheet	28344.75
	(c) as per site	28344.75
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	434.73
	(b) Any D.P. Reservation area	0.00
	(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)		434.73
3.	Balance area of plot (1-2)	27910.02
4.	Amenity Space (if applicable)	
	(a) Required -	1395.50
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	1401.21
5.	Net Plot Area (3-4 (c))	26508.80
6.	Recreational Open space (if applicable)	
	(a) Required -	2791.00
	(b) Proposed -	2791.87
7.	Internal Road area (net plot -(Plotable area +open space + MSEB + external structure))	8064.28
8.	Service road and Highway widening	---
9.	Plotable area	15602.66
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.69
11.	Area for inclusive housing	
	(a) Required -	--
	(b) Proposed -	--



LAYOUT PLAN
SCALE - 1:500

LEGENDS:

1) AREA UNDER KH. BOUNDARY SHOWN IN -------
2) AREA UNDER OPEN SPACE SHOWN IN -------
3) AREA UNDER AMENITY SHOWN IN -------
4) AREA UNDER E.S.S. AND S.T.P. SHOWN IN -------

Flat No. 303, Manglam Apartment,,Behind wazalwar Lawn,,NAGPUR,Nagpur-440010,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH. NO. 12/1, 13/1, MOUZA- MOHGAON, TAH- NAGPUR (G), DIST.- NAGPUR

Name Of Engineer : pawan raviprasad gupta

ADDRESS OF OFFICE
OFFICE -
SHOP NO. 115. SECOND FLOOR, SHRI RAM SHYAM TOWER STATION ROAD SADAR NAGPUR.440001
9923432949

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN

Signature Not Verified
Digitally signed by PAWAN RAVIPRASAD GUPTA
Date: 2023.03.14 18:41:03 IST
Reason: Technical Person DSC
Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100	03/01/23
JOB NO - NMRDA-23-00633	CHECK BY -

SUBMISSION DRAWING