Owner details		
Owner Name	Postal Address	Contact Number
Neeraj Chandrakant Shah	S102, Ivory Palms,4, Shree Nagar,It Park Road,Ranapratap Nagar,Ranapratap Nagar,Nagpur-440022,Maharashtra	9373104465
Chandan Chandrakant Shah	267, near tilak bhavan laxmi nagar, ranapratap nagar nagpur	
Aditi Pani	402, miraja heights, ghandi nagar, shankar nagar, nagpur	
Uma Nilesh Shah	267, near tilak bhavan laxmi nagar, ranapratap nagar nagpur	

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	1.g)Area as per	1.h)Area as per POA	1.i)Area as per	1.j)Area in possession	1.k)Stringent Area in SqM
MOUZA-DONGARGAON	61 ,		16400.00	16400.00	16383.87	16385.88	16385.88	16383.87
Total Amalgamated Plot			16400.00	16400.00	16383.87	16385.88	16385.88	16383.87

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

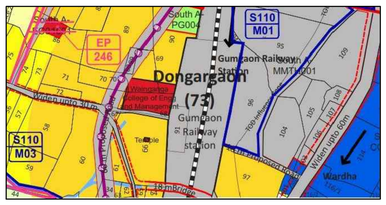
Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR apportionment on plot
1	529.260	0.000	529.260	1.190	60.00	1.100	692.801	Detached	0.00
2	525.000	0.000	525.000	1.190	60.00	1.100	687.225	Detached	0.00
3	525.000	0.000	525.000	1.190	60.00	1.100	687.225	Detached	0.00
4	525.000	0.000	525.000	1.190	60.00	1.100	687.225	Detached	0.00
5	525.000	0.000	525.000	1.190	60.00	1.100	687.225	Detached	0.00
6	525.000	0.000	525.000	1.190	60.00	1.100	687.225	Detached	0.00
7	670.310	56.910	613.400	1.190	60.00	1.100	802.941	Detached	859.85
8	469.630	0.000	469.630	1.190	30.00	1.100	614.746	Detached	0.00
9	503.340	0.000	503.340	1.190	30.00	1.100	658.872	Detached	0.00
10	549.340	27.150	522.190	1.190	30.00	1.100	683.547	Detached	710.70
11	675.320	31.080	644.240	1.190	30.00	1.100	843.310	Detached	874.39
12	601.950	0.000	601.950	1.190	30.00	1.100	787.953	Detached	0.00
13	689.430	0.000	689.430	1.190	30.00	1.100	902.464	Detached	0.00
14	776.910	0.000	776.910	1.190	30.00	1.100	1016.975	Detached	0.00
15	864.390	0.000	864.390	1.190	30.00	1.100	1131.487	Detached	0.00
16	1135.280	0.000	1135.280	1.190	30.00	1.100	1486.082	Detached	0.00
Total:	10090.160		9975.02				13057.30		

Amenity CALCULATION

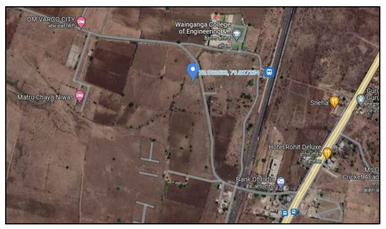
Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION

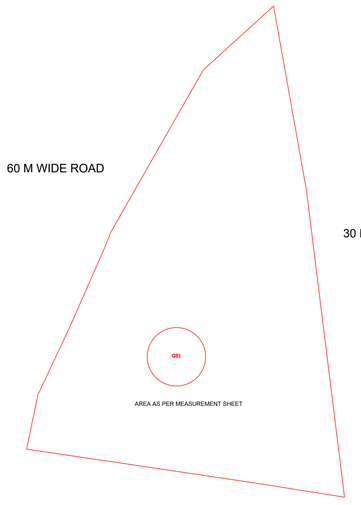
Name	Area
open 1	512.73
open 2	692.00
TOTAL	1204.73



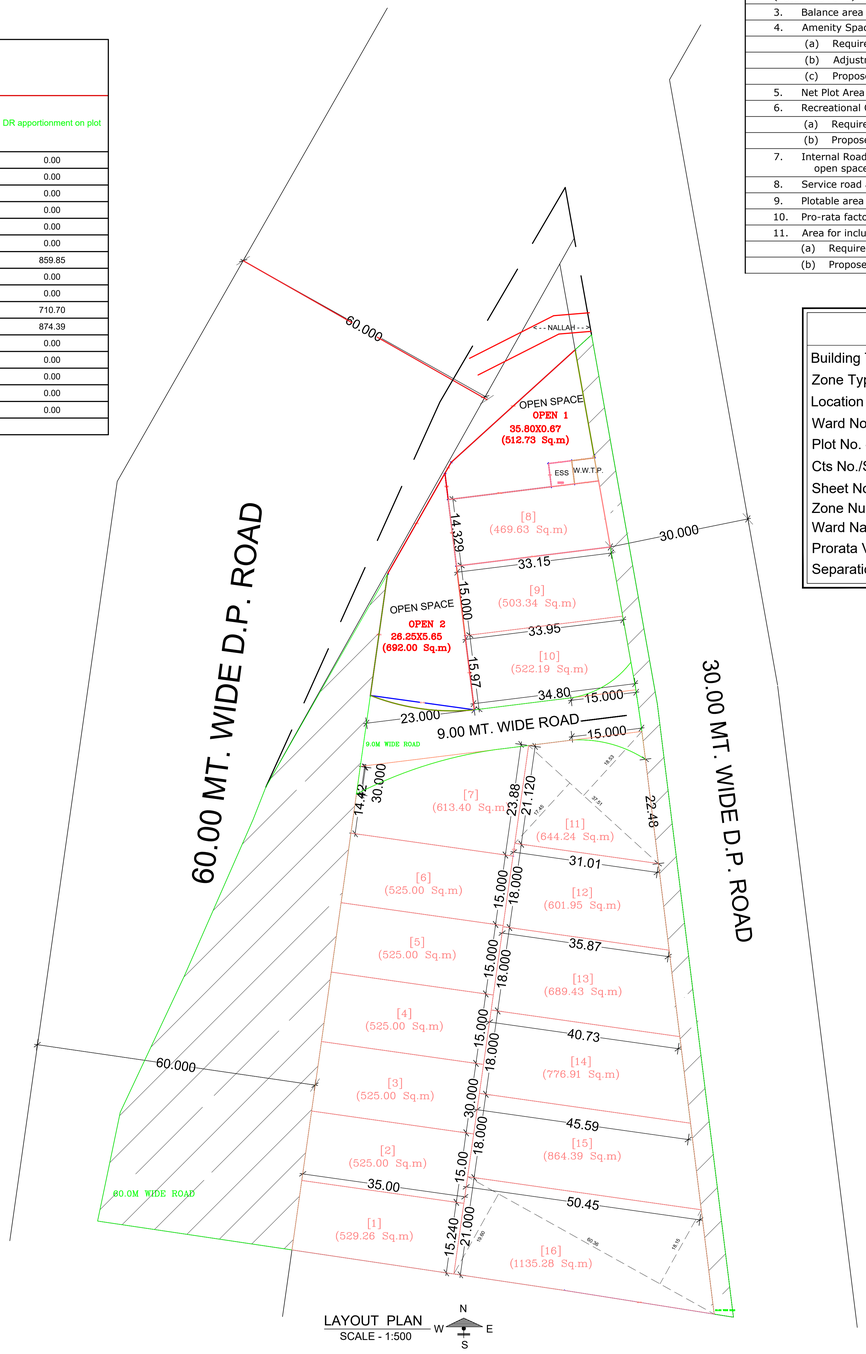
DP PLAN
SCALE - NTS



GOOGLE MAP
SCALE - NTS



LAYOUT PLAN
SCALE - 1:500



LAYOUT PLAN
SCALE - 1:500

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON
KH. NO. - 61, MOUZA - DONGARGAON
TAH. - NAGPUR (G), DIST. - NAGPUR.

BELONGING TO :-
1) SHRI. NIRAJ CHANDRKANT SHAH,
2) SHRI CHNDAN CHANDRKANT SHAH
3) ADITI PANI, 4) UMA N. SHAH

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	16385.88
	a) As per ownership document (7/12, CTS extract)	16400.00
	b) as per measurement sheet	16400.00
	(c) as per site	16385.88
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	4458.99
	(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)		4458.99
3.	Balance area of plot (1-2)	11926.89
4.	Amenity Space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	---
5.	Net Plot Area (3-4 (c))	11926.89
6.	Recreational Open space (if applicable)	
	(a) Required -	1192.69
	(b) Proposed -	1204.73
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	697.10
8.	Service road and Highway widening	---
9.	Plotable area	9975.02
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.19
11.	Area for inclusive housing	
	(a) Required -	2385.38
	(b) Proposed -	--

Project Details

Building Type - NMRDA-22-77888
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Servey No. - 61
Sheet No. - 61
Zone Number: Nagpur gramin
Ward Name : DONGARGAON
Prorata Value : 0.00
Separation/CRZ Zone Area :

Signature Not Verified
Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.03.31 19:11:14 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority

LEGENDS:

PLOT BOUNDRY 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 BRAWN
EXSTING SHOWN BLUE HATCHED

DIVINE PROJECTS
Architects. Engineers. Contractors.
1 Yo 206, Plot No.39 Jayoti Nivas, Siddharth nagar, Near Dhantoli Bus Stand,Nagpur-Nagpur
MB. No. - 9158855005

S102, Ivory Palms,4, Shree Nagar,It Park Road,Ranapratap Nagar,Ranapratap Nagar,Nagpur-440022,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
KH NO. 61 P.H NO. 73 MOUZA- DONGARGAON TAH-DIST- NAGPUR

Name Of Engineer : Dhawal Subhashrao Hanshe

ADDRESS OF OFFICE	
	OFFICE - 55 samrarg nagar hudkeshawar road near mhalgi nagar bustop nagpur

OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature Not Verified Digitally signed by Signature Not Verified Date: 23.01.2023 11:43:47 Reason: Approved Drawing Plan Location: Nagpur Metropolitan Region Development Authority

	SCALE - 1:100	23/01/23
	JOB NO - NMRDA-23-06948	CHECK BY -

SUBMISSION DRAWING