

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 |
|------------------------|------------------------------------------------------------------|----------------------------------------------------|------------------------|-----------------|---------------------|-----------------|------------------------|---------------------------|
| HINGNA                 | 399 ,                                                            |                                                    | 11600.00               | 11600.00        | 0.00                | 10830.59        | 10830.59               | 10830.59                  |
| Total Amalgamated Plot |                                                                  |                                                    | 11600.00               | 11600.00        | 0.00                | 10830.59        | 10830.59               | 10830.59                  |

Project Details

Building Type - NPHIN-23-24066  
Zone Type - Residential Zone with Shop line. (R-2)  
Location - Non-Congested  
Ward No - Layout Approval  
Plot No - Layout Demarcated/Final  
Cts No./Survey No. - 399  
Sheet No. - 399  
Zone Number:  
Ward Name :  
Prorata Value : 0.00  
Separation/CRZ Zone Area :

Signature Not Verified

Digitally signed by DHANANJAY ASHOKRAO SARNI  
Date: 2023.04.06 14:27 IST  
Reason: Approved Drawing Plan  
Location: Hingna Nagar Panchayat

D.P. PLAN SHOWING PROPOSED SITE  
SHEET NO. - 95  
SCALE - NTS

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 |
|---------|-----------|-----------------------|----------|---------------------|------------------|-----------|-----------------------|---------------|--------------------------|
| 01      | 267.480   | 0.000                 | 267.480  | 1.500               | 0.0              | 1.100     | 441.342               | Semi-detached | 0.00                     |
| 02      | 252.070   | 0.000                 | 252.070  | 1.500               | 0.0              | 1.100     | 415.916               | Row-House     | 0.00                     |
| 03      | 252.070   | 0.000                 | 252.070  | 1.500               | 0.0              | 1.100     | 415.916               | Row-House     | 0.00                     |
| 04      | 252.070   | 0.000                 | 252.070  | 1.500               | 0.0              | 1.100     | 415.916               | Row-House     | 0.00                     |
| 05      | 300.580   | 11.860                | 288.720  | 1.500               | 0.0              | 1.100     | 476.388               | Semi-detached | 488.25                   |
| 06      | 307.600   | 11.860                | 295.740  | 1.500               | 9.00             | 1.100     | 487.971               | Detached      | 499.83                   |
| 07      | 104.020   | 0.000                 | 104.020  | 1.500               | 9.00             | 1.100     | 171.633               | Semi-detached | 0.00                     |
| 08      | 106.670   | 0.000                 | 106.670  | 1.500               | 9.00             | 1.100     | 176.008               | Row-House     | 0.00                     |
| 09      | 109.330   | 0.000                 | 109.330  | 1.500               | 9.00             | 1.100     | 180.395               | Row-House     | 0.00                     |
| 10      | 111.940   | 0.000                 | 111.940  | 1.500               | 9.00             | 1.100     | 184.701               | Row-House     | 0.00                     |
| 11      | 114.450   | 0.000                 | 114.450  | 1.500               | 9.00             | 1.100     | 188.843               | Row-House     | 0.00                     |
| 12      | 116.900   | 0.000                 | 116.900  | 1.500               | 9.00             | 1.100     | 192.885               | Row-House     | 0.00                     |
| 13      | 119.350   | 0.000                 | 119.350  | 1.500               | 9.00             | 1.100     | 196.928               | Row-House     | 0.00                     |
| 14      | 121.800   | 0.000                 | 121.800  | 1.500               | 9.00             | 1.100     | 200.970               | Semi-detached | 0.00                     |
| 15      | 124.260   | 0.000                 | 124.260  | 1.500               | 9.00             | 1.100     | 205.029               | Semi-detached | 0.00                     |
| 16      | 126.710   | 0.000                 | 126.710  | 1.500               | 9.00             | 1.100     | 209.072               | Row-House     | 0.00                     |
| 17      | 129.160   | 0.000                 | 129.160  | 1.500               | 9.00             | 1.100     | 213.114               | Row-House     | 0.00                     |
| 18      | 129.690   | 0.000                 | 129.690  | 1.500               | 9.00             | 1.100     | 213.989               | Semi-detached | 0.00                     |
| 19      | 127.710   | 0.000                 | 127.710  | 1.500               | 9.00             | 1.100     | 210.722               | Detached      | 0.00                     |
| 20      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Semi-detached | 0.00                     |
| 21      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Row-House     | 0.00                     |
| 22      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Row-House     | 0.00                     |
| 23      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Row-House     | 0.00                     |
| 24      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Row-House     | 0.00                     |
| 25      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Row-House     | 0.00                     |
| 26      | 112.510   | 0.000                 | 112.510  | 1.500               | 9.00             | 1.100     | 185.642               | Row-House     | 0.00                     |
| 27      | 150.090   | 4.340                 | 145.690  | 1.500               | 9.00             | 1.100     | 240.339               | Semi-detached | 244.68                   |
| 28      | 150.090   | 4.340                 | 145.690  | 1.500               | 9.00             | 1.100     | 240.339               | Semi-detached | 244.68                   |
| 29      | 112.510   | 0.000                 | 112.510  | 1.500               | 9.00             | 1.100     | 185.642               | Row-House     | 0.00                     |
| 30      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Row-House     | 0.00                     |
| 31      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Row-House     | 0.00                     |
| 32      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Row-House     | 0.00                     |
| 33      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Row-House     | 0.00                     |
| 34      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Row-House     | 0.00                     |
| 35      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Semi-detached | 0.00                     |
| 36      | 137.680   | 0.000                 | 137.680  | 1.500               | 9.00             | 1.100     | 227.172               | Detached      | 0.00                     |
| 37      | 157.500   | 0.000                 | 157.500  | 1.500               | 9.00             | 1.100     | 259.875               | Semi-detached | 0.00                     |
| 38      | 157.500   | 4.340                 | 153.160  | 1.500               | 9.00             | 1.100     | 252.714               | Semi-detached | 257.05                   |
| 39      | 187.180   | 0.000                 | 187.180  | 1.500               | 9.00             | 1.100     | 308.847               | Detached      | 0.00                     |
| 40      | 126.460   | 0.000                 | 126.460  | 1.500               | 9.00             | 1.100     | 208.659               | Detached      | 0.00                     |
| 41      | 97.500    | 0.000                 | 97.500   | 1.500               | 9.00             | 1.100     | 160.875               | Semi-detached | 0.00                     |
| 42      | 97.500    | 0.000                 | 97.500   | 1.500               | 9.00             | 1.100     | 160.875               | Row-House     | 0.00                     |
| 43      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Row-House     | 0.00                     |
| 44      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Row-House     | 0.00                     |
| 45      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Row-House     | 0.00                     |
| 46      | 112.500   | 0.000                 | 112.500  | 1.500               | 9.00             | 1.100     | 185.625               | Row-House     | 0.00                     |
| 47      | 97.500    | 0.000                 | 97.500   | 1.500               | 9.00             | 1.100     | 160.875               | Row-House     | 0.00                     |
| 48      | 123.420   | 4.340                 | 119.080  | 1.500               | 9.00             | 1.100     | 196.482               | Semi-detached | 200.82                   |
| Total:  | 6681.120  |                       | 6642.01  |                     |                  |           | 10956.07              |               |                          |

LAND AREA CALCULATION

| LAND AREA CALCULATION |          |
|-----------------------|----------|
| 103.985 X             |          |
| 1/2(46.711+44.977)    |          |
| 88.593 X              |          |
| 1/2(9.659+8.789)      |          |
| 90.295 X              |          |
| 1/2(13.331+14.447)    |          |
| 46.673 X              |          |
| 1/2(18.536+13.414)    |          |
| 60.333 X              |          |
| 1/2(30.236+30.078)    |          |
| 41.900 X              |          |
| 1/2(20.202+19.474)    |          |
| 36.457 X              |          |
| 1/2(16.508+16.183)    |          |
| TOTAL                 | 10830.59 |

LAND AREA CALCULATION

| LAND AREA CALCULATION |          |
|-----------------------|----------|
| 46.711 X              |          |
| 1/2(46.711+44.977)    |          |
| 88.593 X              |          |
| 1/2(9.659+8.789)      |          |
| 90.295 X              |          |
| 1/2(13.331+14.447)    |          |
| 46.673 X              |          |
| 1/2(18.536+13.414)    |          |
| 60.333 X              |          |
| 1/2(30.236+30.078)    |          |
| 41.900 X              |          |
| 1/2(20.202+19.474)    |          |
| 36.457 X              |          |
| 1/2(16.508+16.183)    |          |
| TOTAL                 | 10830.59 |

NOTE

AREA UNDER LAYOUT SHOWN THUS

AREA UNDER OPEN SPACE SHOWN THUS

RESIDENTIAL PLOTS SHOWN THUS

MAIN APPROACH ROAD SHOWN THUS

PROJECT TITLE

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 399, P.H. NO. - 49, MOUZA - HINGNA, TAH. - HINGNA, DIST. - NAGPUR. BELONGING TO M/S. M. B. DEVELOPERS ACTING THROUGH ITS PARTNER

1. SHRI. SANDIP GOPICHAND BADWAIK, 2. SHRI. CHANDRASHEKHAR KUSHNAJI REWATKAR & 3. SHRI. AJAYKUMAR VIJAYKUMAR TIWARI.

OWNER DETAILS

| Owner Name                                   | Postal Address                                                                                          | Contact Number |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------|
| Chandrashekhhar Krishnaji Rewatkar           | Quarter No. 1007, Budhwar Bazar Road, Near Gajanan Mandir, Hanuman Nagar, Nagpur-440000 Ma. Maharashtra | 9822567292     |
| AJAYKUMAR VIJAYKUMAR TIWARI                  | NAGPUR                                                                                                  |                |
| SANDIP GOPICHAND BADWAIK                     | BEHIND POST OFFICE MANEVARA ROAD PLOT NO 44 DURGHA NAGAR AYODHYA NAGAR NAGPUR                           |                |
| MS M B DEVELOPERS ACTING THROUGH ITS PARTNER | BEHIND POST OFFICE MANEVARA ROAD PLOT NO 44 DURGHA NAGAR AYODHYA NAGAR NAGPUR                           |                |

LEGENDS:

Plot boundary shown as per approved layout plan. The area under the layout plan is shown in yellow. The area under the open space is shown in green. The area under the residential plots is shown in red. The area under the main approach road is shown in blue. The area under the other side is shown in white.

ACTING THROUGH ITS PARTNER

Quarter No. 1007, Budhwar Bazar Road, Near Gajanan Mandir, Hanuman Nagar, Nagpur-440000 Maharashtra

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

SITE ADDRESS: KH. NO. - 399, P.H. NO. - 49, MOUZA - HINGNA, TAH. - HINGNA, DIST. - NAGPUR

Name Of Engineer - parag pandurangh urde

ADDRESS OF OFFICE: 221 bulding nagar, behind shikshak karkhan bank, manevarada road, nagpur

OWNERS SIGN: Sandip Badwaik

TECHNICAL PERSON SIGN: Digitally signed by DHANANJAY ASHOKRAO SARNI

SCALE - 1:100

14/03/23

JOB NO - NPHIN-23-24066

CHECK BY -

SUBMISSION DRAWING