

Owner details		
Owner Name	Postal Address	Contact Number
RKJ ESTATE PRIVATE LIMITED	Flat 301 Paramount Heights,Cement Road, Shankar Nagar,Nagpur-440010,Ma harashtra	9923206249
	PLOT NO 39/40, NEAR KACHORE GARDEN, PATIL NAGAR, NAGPUR -08	9923406249

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
RUIKHAIRI	51/2 ,		15100.00	13443.38	13443.38	13443.38	13443.38	13443.38
Total Amalgamated Plot			15100.00	13443.38	13443.38	13443.38	13443.38	13443.38

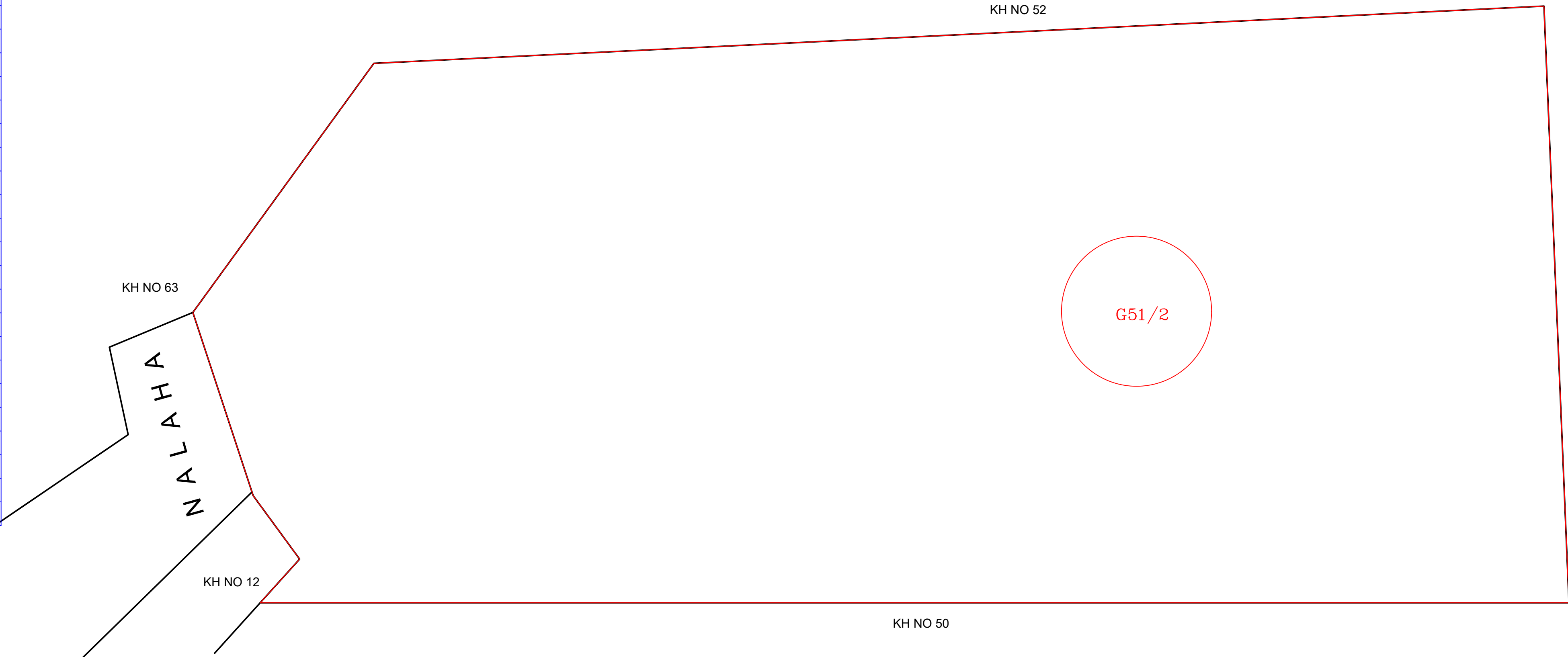
DETAILS OF SUBDIVIDED PLOT AREA STATEMENT									
Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR apportionment on plot
1	1356.180	0.000	1356.180	1.610	0.0	1.100	2401.795	Detached	0.00
2	1308.740	7.730	1301.010	1.610	12.00	1.100	2304.089	Detached	2311.82
3	157.320	7.720	149.600	1.610	12.00	1.100	264.942	Semi-detached	272.66
4	116.250	0.000	116.250	1.610	9.00	1.100	205.879	Row-House	0.00
5	116.250	0.000	116.250	1.610	9.00	1.100	205.879	Row-House	0.00
6	116.250	0.000	116.250	1.610	9.00	1.100	205.879	Row-House	0.00
7	116.250	0.000	116.250	1.610	9.00	1.100	205.879	Row-House	0.00
8	152.260	0.000	152.260	1.610	9.00	1.100	269.652	Semi-detached	0.00
9	161.720	0.000	161.720	1.610	9.00	1.100	286.406	Semi-detached	0.00
10	112.370	0.000	112.370	1.610	9.00	1.100	199.007	Row-House	0.00
11	112.370	0.000	112.370	1.610	9.00	1.100	199.007	Row-House	0.00
12	112.370	0.000	112.370	1.610	9.00	1.100	199.007	Row-House	0.00
13	112.370	0.000	112.370	1.610	9.00	1.100	199.007	Row-House	0.00
14	144.770	7.720	137.050	1.610	12.00	1.100	242.716	Semi-detached	250.44
15	144.770	7.720	137.050	1.610	12.00	1.100	242.716	Semi-detached	250.44
16	112.370	0.000	112.370	1.610	9.00	1.100	199.007	Row-House	0.00
17	112.370	0.000	112.370	1.610	9.00	1.100	199.007	Row-House	0.00
18	112.370	0.000	112.370	1.610	9.00	1.100	199.007	Row-House	0.00
19	112.370	0.000	112.370	1.610	9.00	1.100	199.007	Row-House	0.00
20	149.950	0.000	149.950	1.610	9.00	1.100	265.561	Semi-detached	0.00
21	139.110	0.000	139.110	1.610	9.00	1.100	246.364	Semi-detached	0.00
22	108.500	0.000	108.500	1.610	9.00	1.100	192.154	Row-House	0.00
23	108.500	0.000	108.500	1.610	9.00	1.100	192.154	Row-House	0.00
24	108.500	0.000	108.500	1.610	9.00	1.100	192.154	Row-House	0.00
25	108.500	0.000	108.500	1.610	9.00	1.100	192.154	Row-House	0.00
26	152.520	7.720	144.800	1.610	12.00	1.100	256.441	Semi-detached	264.16
27	114.300	0.000	114.300	1.610	12.00	1.100	202.425	Semi-detached	0.00
28	127.500	7.720	119.780	1.610	12.00	1.100	212.130	Semi-detached	219.85
29	140.670	7.730	132.940	1.610	12.00	1.100	235.437	Semi-detached	243.17
30	138.750	0.000	138.750	1.610	12.00	1.100	245.726	Semi-detached	0.00
31	138.750	0.000	138.750	1.610	12.00	1.100	245.726	Semi-detached	0.00
32	140.100	0.000	140.100	1.610	12.00	1.100	248.117	Semi-detached	0.00
33	468.990	7.730	461.260	1.610	12.00	1.100	816.891	Detached	824.62
Total:	6934.360		6872.57				12171.32		

Amenity CALCULATION	
Name	Area
AMENITY	690.15
TOTAL	690.15
RECREATIONAL CALCULATION	
Name	Area
OPEN 2	205.29
OPEN 1	974.11
TOTAL	1179.40

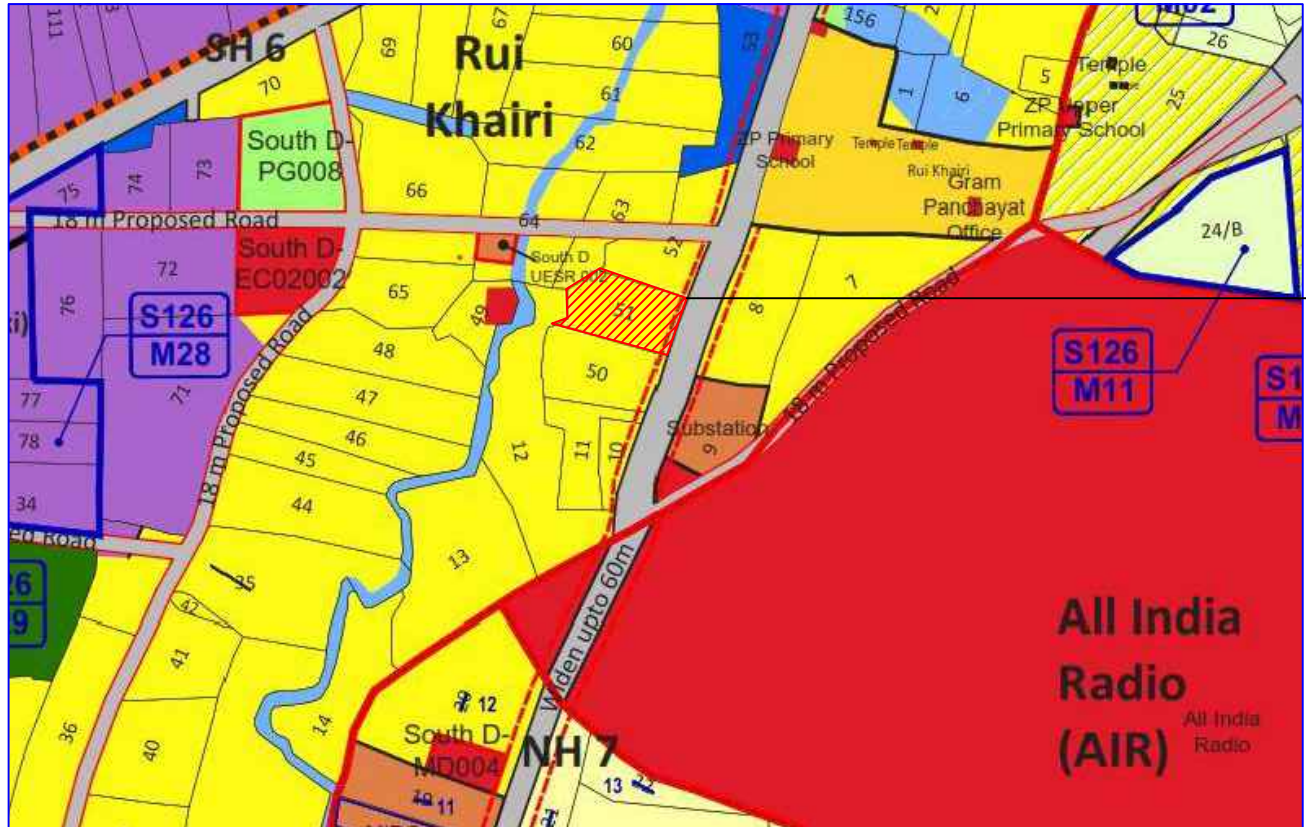
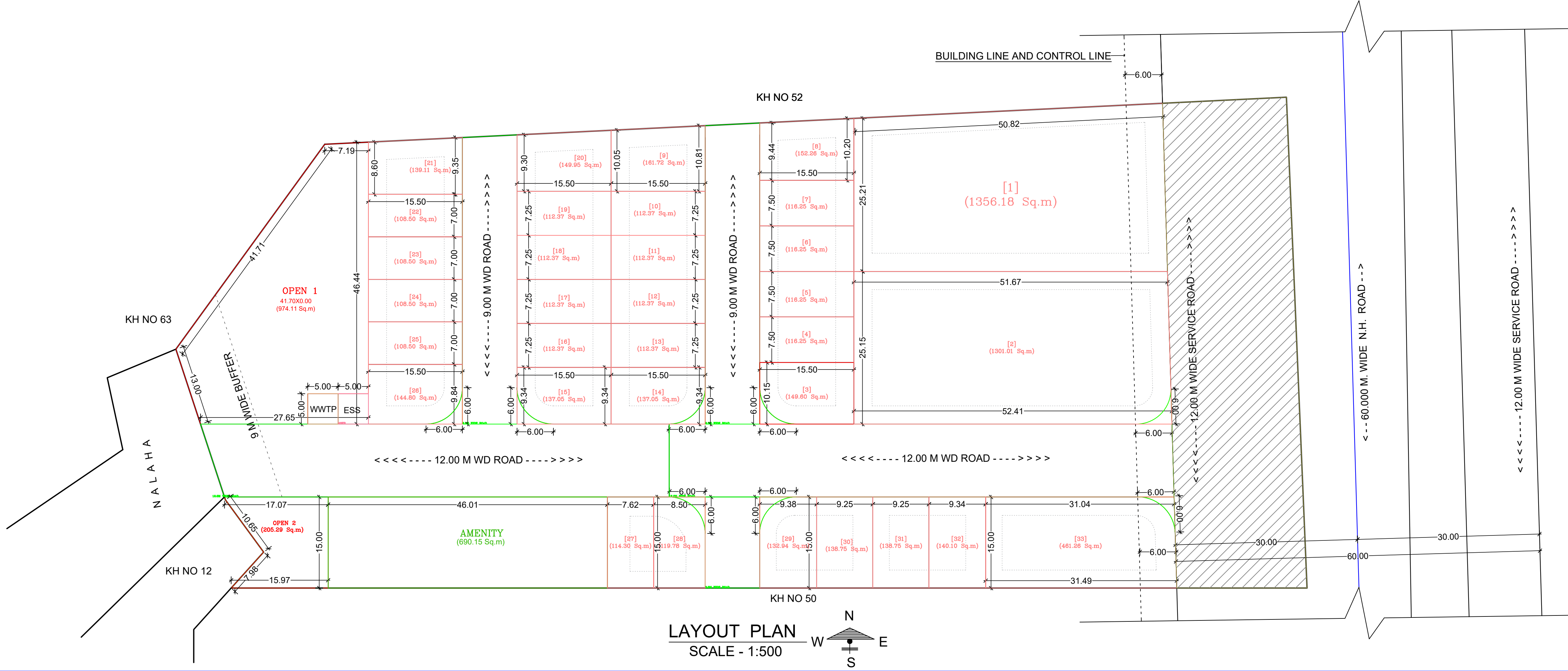
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH NO: 51/2 , P.H.NO.: -76
MOUZA:- RUIKHAIRY TAH- NAGPUR(GRAMIN)
BELONGING TO:-
RKJ ESTATE PVT. LTD. THROUGH ITS DIRECTOR
JOLLY Z. KHAN

AREA STATEMENT

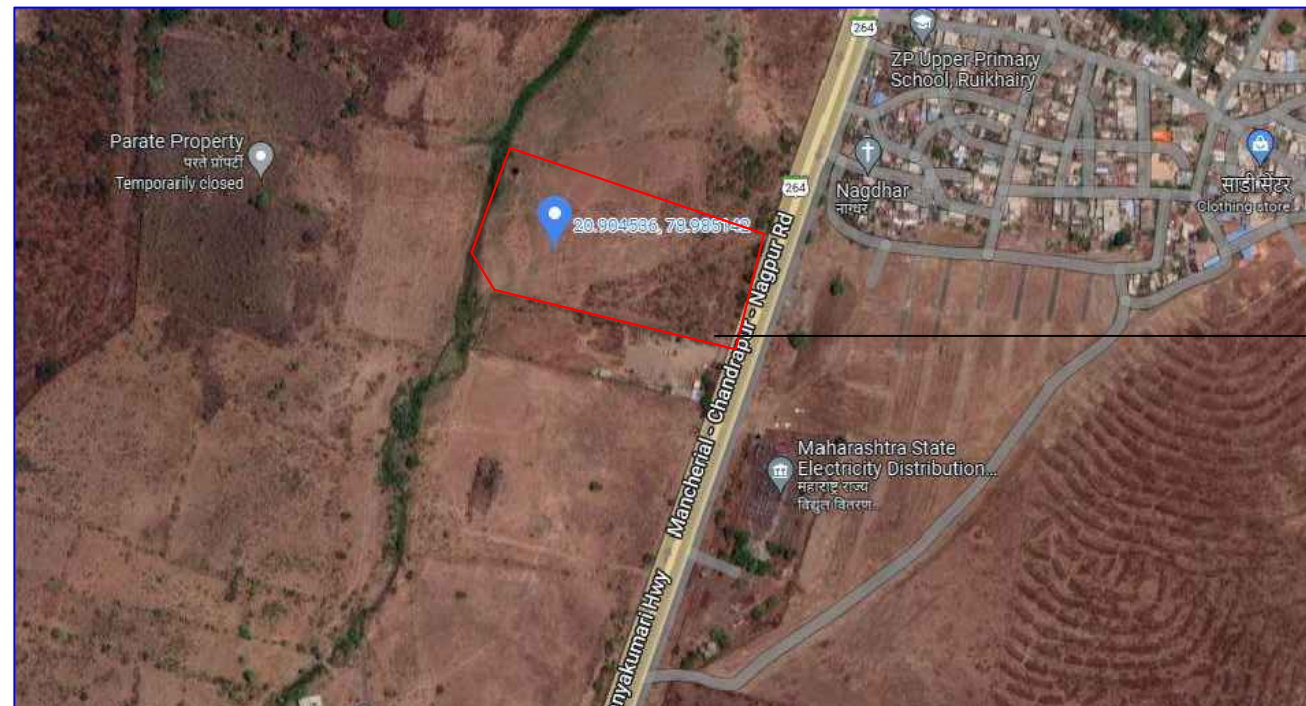
1.	Area of Plot (Minimum area of a, b, c to be considered)	13443.38
a)	As per ownership document (7/12, CTS extract)	15100.00
b)	as per measurement sheet	13443.38
c)	as per site	13443.38
2.	Deductions for	
(a)	Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	1684.13
(b)	Any D.P. Reservation area	0.00
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(c)	External structure in plot	0.00
(d)	Not in possession	0.00
(Total a+b+c+d)		1684.13
3.	Balance area of plot (1-2)	11759.25
4.	Amenity Space (if applicable)	
(a)	Required -	0.00
(b)	Adjustment of 2(b), if any -	---
(c)	Proposed -	690.15
5.	Net Plot Area (3-4 (c))	11069.10
6.	Recreational Open space (if applicable)	
(a)	Required -	1175.93
(b)	Proposed -	1179.40
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	2967.13
8.	Service road and Highway widening	---
9.	Plotable area	6872.57
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.61
11.	Area for inclusive housing	
(a)	Required -	2213.82
(b)	Proposed -	--



AREA AS PER MEASUREMENT SHEET



KH NO 51/2



KH NO 51/2

Signature Not Verified

Digitally signed by NARENDRA CHIMURUR Date: 2023.04.27 17:54:15 Reason: Approved Drawing Plan Location: Nagpur Metropolitan Region Development Authority

Assistant Director (Town Planning) / Additional Director of Town Planning New 27/02/23

Executive Engineer New 27/02/23

WAVE DESIGNERS & PLANNERS

Flat no G-6,Chivenuh Apt,Chumabhatti Road, Near Ajni Sq,Nagpur-440003

LEGENDS:

PLOT BOUNDARY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN BLUE DOTTED
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BROWN
EXISTING SHOWN BLUE HATCHED

Flat 301 Paramount Heights,Cement Road, Shankar Nagar Shankar Nagar,Nagpur-440010,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Demarcated/Full

SITE ADDRESS :
KH NO 51/2, MUZA-RUIKHAIRI, TAH.-DIST- NAGPUR.

Name Of Engineer : Chandra Subhashrao Hanke

ADDRESS OF OFFICE :

Office : 85 samrang nagar hudekshwar road near mha nagpur nagpur nagpur

OWNERS SIGN :
Noted by applicant

TECHNICAL PERSON SIGN :
Signature Not Verified

Scale : 1:100
Date : 27/02/23
Job No : NMRDA-23-17407
Check By :
SUBMISSION DRAWING