| Owner details | | |
|---|---|---|
| Owner Name | Postal Address | Contact Number |
| Shilpa Ajit Mishra | Plot no 8,Manewada Ring road,Near Hanuman Temple,Ayodhya Nagar,Ayodhya Nagar,Nagpur-440024,Maharashtra | 9765494455 |
| Shashikala Keshavrao Khapre | 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.Out No) | Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gunthewari) | 1.f)Area in SqM as per prevenue record | 1.g)Area as per pMeasurement Plan | 1.h)Area as per POA | 1.i)Area as per pDemarcated | 1.j)Area in possession | 1.k)Bringent Area in SqM |
|---|---|---|---|---|---|---|---|---|
| PANJRI FARM | KH NO 126 , KH NO 126 | Raw/Adjoining Land | 5200.00 | 4222.59 | 0.00 | 0.00 | 0.00 | 4222.59 |
| Total Amalgamated Plot | | | 5200.00 | 4222.59 | 0.00 | 0.00 | 0.00 | 4222.59 |

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

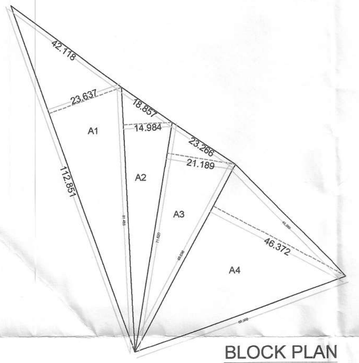
| Plot NO | Plot Size | Plot Area | Rounding area of road | Net Area | Pro rata FSI factor | Front Road Width | Basic FSI | BUA on pro rata basis | Type of Plot | DR apportionment on plot |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 27.000*17.000 | 459.00 | 7.710 | 451.410 | 1.560 | 12.00 | 1.100 | 774.620 | Detached | 782.33 |
| 2 | 27.000*17.000 | 459.00 | 0.000 | 459.000 | 1.560 | 12.00 | 1.100 | 787.747 | Detached | 0.00 |
| 3 | 0.5*(13.481*25.998)*27.00 | 532.690 | 0.000 | 532.690 | 1.560 | 12.00 | 1.100 | 914.596 | Detached | 0.00 |
| 4 | 0.5*(8.961*15.461)*14.00 | 170.950 | 0.000 | 170.950 | 1.560 | 9.00 | 1.100 | 293.350 | Detached | 0.00 |
| 5 | 8.000*14.000 | 112.000 | 0.000 | 112.000 | 1.560 | 9.00 | 1.100 | 192.192 | Semi-detached | 0.00 |
| 6 | 8.000*14.000 | 112.000 | 0.000 | 112.000 | 1.560 | 9.00 | 1.100 | 192.192 | Semi-detached | 0.00 |
| 7 | 8.000*14.000 | 112.000 | 0.000 | 112.010 | 1.560 | 9.00 | 1.100 | 192.209 | Semi-detached | 0.00 |
| 8 | 8.000*14.000 | 112.000 | 7.700 | 104.300 | 1.560 | 9.00 | 1.100 | 178.979 | Semi-detached | 186.68 |
| 9 | 9.000*14.000 | 126.000 | 7.710 | 118.290 | 1.560 | 9.00 | 1.100 | 202.934 | Semi-detached | 210.84 |
| 10 | 9.000*14.000 | 126.000 | 0.000 | 126.010 | 1.560 | 9.00 | 1.100 | 216.233 | Semi-detached | 0.00 |
| 11 | 0.5*(8.70*17.109)*14.00 | 166.66 | 0.000 | 166.780 | 1.560 | 9.00 | 1.100 | 286.194 | Detached | 0.00 |
| 12 | 0.5*(18.43*24.70)*11.50 | 236.49 | 0.000 | 236.800 | 1.560 | 9.00 | 1.100 | 406.009 | Detached | 0.00 |
| Total: | | 2725.190 | | 2702.07 | | | | 4636.75 | | |

| Amenity CALCULATION | |
|---|---|
| Name | Area |
| TOTAL | 0.00 |
| RECREATIONAL CALCULATION | |
| Name | Area |
| OPEN SPACE | 473.52 |
| TOTAL | 473.52 |

**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 | 45.196 | 20.954 | 473.52 | 0.000 | 473.518 |
| WWTP DEDUCTION | | | 5.000 | 5.000 | -25.00 | | |
| ESS | | | 5.000 | 5.000 | -25.00 | | |
| TOTAL | | | | | 423.52 | | 423.518 |

| SR.NO. | | SIZE(M) | | | AREA (SQ.M.) | Rounding area of Road (sq.m.) | Remaining plot Area (Sq.m.) |
|---|---|---|---|---|---|---|---|
| | | | BASE | HEIGHT | C | D | E=(C-D) |
| 1 | A1 | 0.50 | 112.851 | 23.637 | 1333.730 | 0.00 | 1333.73 |
| 2 | A2 | 0.50 | 81.495 | 14.984 | 610.561 | 0.00 | 610.56 |
| 3 | A3 | 0.50 | 71.620 | 21.189 | 758.778 | 0.00 | 758.78 |
| 4 | A4 | 0.50 | 65.536 | 46.372 | 1519.518 | 0.00 | 1519.52 |
| TOTAL | | | | | | | **4222.59** |




BLOCK PLAN

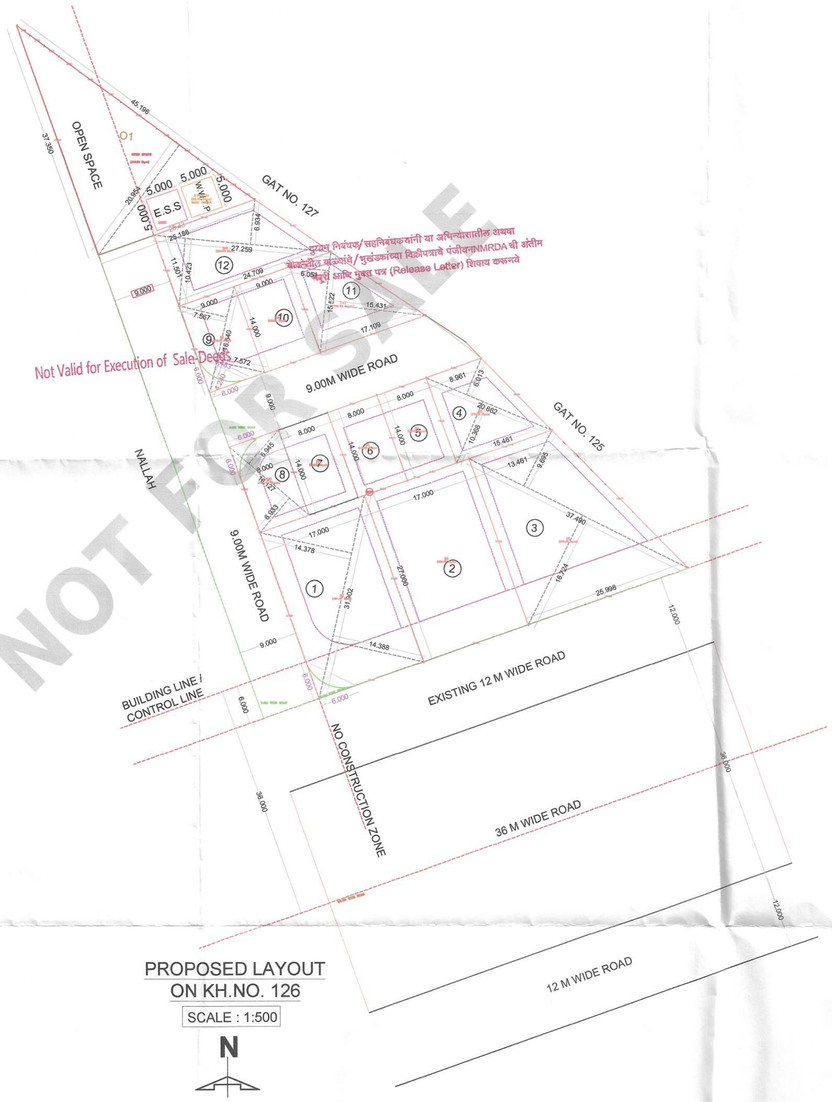
SCALE : 1:1000

NA PURPOSE ONLY






PROPOSED SITE




Not Valid for Execution of Sale Deed

NOT FOR

PROPOSED LAYOUT
ON KH.NO. 126

SCALE : 1:500

N

| Project Details |
|---|
| Building Type : MAP(As-23-76228 |
| Land Use : Residential (R1) |
| Location : Non-Congested |
| Road No : Layout Approval |
| Plot No : - Layout Tentative |
| City Survey No. : - 126 |
| Village Name : PANJRI |
| Zone Number : Nagpur gramin |
| Ward Name : PANJRI(P-MINV) |
| Pin-code Value : 440 |
| Regulation/CNZ Zone Area : |

LEGENDS:

Signature valid

Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2024.02.26 13:00:32 IST
Reason: Approved Zoning Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA/23/76225
Application Number : NMRDA/2023/00412
Proposal Number : 41725
Certificate Number : NMRDA/LT/20023/APL/00186

Architect/ Director Town Planning / Additional Director of Town Planning
Date: 26/09/2023

Executive Engineer
Date: 25/09/2023

Sectional Engineer
Date: 25/09/2023

| AREA STATEMENT | |
|---|---|
| 1 | Area of Plot (Minimum area of a, b, c to be considered) 4222.59 |
| | (a) Deduction for Proposed 12.00 M.Wide D.P.Road 0.00 |
| | (b) As per measurement sheet 4222.59 |
| | (c) As per site 4222.59 |
| 2 | Deductions for |
| | (a) Proposed D.P./ T.P. Road widening Area/ Proposed Reservation Area (Road wise) 0.00 |
| | (b) Any D.P. Reservation shown 0.00 |
| | (c) Any G.P. Reservation area 0.00 |
| | (d) Reserved structure if exist 0.00 |
| | (e) Net-in-possession 0.00 |
| | Total Deductions 0.00 |
| 3 | Balance area of plot (a-b) 4222.59 |
| 4 | Amenity space (if applicable) |
| | (a) Required 0.00 |
| | (b) Adjustment of 20% (if any + or -) |
| | (c) Provided 0.00 |
| 5 | Net Plot Area (3-4 (c)) 4222.59 |
| 6 | Permissible FSI/ Density/Plot Yield(if applicable) |
| | (a) Permissible 4636.75 |
| | (b) Proposed 4636.75 |
| 7 | Internal Road area (net)excl. of Roads( area + open space + RG/BS + external structure ) 2340.08 |
| 8 | Surface road and Highway widening 0.00 |
| 9 | Built up area proposed 2702.07 |
| 10 | Ground Coverage (%) (calculation on Net-of plots + 5(14)) 64.00 |
| 11 | Area for Industrial Housing 0.00 |
| | (a) Required 844.52 |
| | (b) Provided 0.00 |

Plot no 8,Manewada Ring road,Near Hanuman Temple,Ayodhya Nagar,Ayodhya Nagar,Nagpur-440024,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH.NO.126,MOUZA PANJRI FARM,NAGPUR GRAMIN,DIST-NAGPUR

Name Of Architect : sanjay SURESH hasanbhi

ADDRESS OF OFFICE :
OFFICE -
sindhi colony hinganghat

OWNERS SIGN :
Verified by applicant

TECHNICAL DESIGN SIGN
Signature valid

| | |
|---|---|
| SCALE - 1:100 | 14/09/23 |
| JOB NO - NMRDA-23-76225 | CHECK BY - |

SUBMISSION DRAWING