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	214.140	0.000	214.140	1.610	0.0	1.100	379.242	Detached	0.00
02	214.370	0.000	214.370	1.610	0.0	1.100	379.649	Semi-detached	0.00
03	214.550	0.000	214.550	1.610	0.0	1.100	379.968	Semi-detached	0.00
04	214.400	0.000	214.400	1.610	0.0	1.100	379.702	Semi-detached	0.00
05	219.070	8.480	210.590	1.610	12.00	1.100	372.955	Semi-detached	381.43
06	142.500	7.720	134.780	1.610	12.00	1.100	238.695	Semi-detached	246.42
07	135.000	0.000	135.000	1.610	9.00	1.100	239.085	Semi-detached	0.00
08	135.000	0.000	135.000	1.610	9.00	1.100	239.085	Semi-detached	0.00
09	135.000	0.000	135.000	1.610	9.00	1.100	239.085	Semi-detached	0.00
10	135.000	0.000	135.000	1.610	9.00	1.100	239.085	Semi-detached	0.00
11	160.730	0.000	160.730	1.610	9.00	1.100	284.653	Semi-detached	0.00
12	126.240	0.000	126.240	1.610	9.00	1.100	223.571	Semi-detached	0.00
13	120.000	0.000	120.000	1.610	9.00	1.100	212.520	Row-House	0.00
14	120.000	0.000	120.000	1.610	9.00	1.100	212.520	Row-House	0.00
15	120.000	0.000	120.000	1.610	9.00	1.100	212.520	Row-House	0.00
16	120.000	0.000	120.000	1.610	9.00	1.100	212.520	Row-House	0.00
17	120.000	0.000	120.000	1.610	9.00	1.100	212.520	Row-House	0.00
18	135.000	7.720	127.280	1.610	12.00	1.100	225.413	Semi-detached	233.13
19	135.000	7.720	127.280	1.610	12.00	1.100	225.413	Semi-detached	233.13
20	124.500	0.000	124.500	1.610	9.00	1.100	220.490	Row-House	0.00
21	124.500	0.000	124.500	1.610	9.00	1.100	220.490	Row-House	0.00
22	124.500	0.000	124.500	1.610	9.00	1.100	220.490	Row-House	0.00
23	124.500	0.000	124.500	1.610	9.00	1.100	220.490	Row-House	0.00
24	109.670	0.000	109.670	1.610	9.00	1.100	194.226	Row-House	0.00
25	128.900	0.000	128.900	1.610	9.00	1.100	228.282	Semi-detached	0.00
26	135.000	7.720	127.280	1.610	12.00	1.100	225.413	Semi-detached	233.13
27	114.150	0.000	114.150	1.610	9.00	1.100	202.160	Row-House	0.00
28	114.150	0.000	114.150	1.610	9.00	1.100	202.160	Row-House	0.00
29	114.150	0.000	114.150	1.610	9.00	1.100	202.160	Row-House	0.00
30	135.160	0.000	135.160	1.610	9.00	1.100	239.368	Semi-detached	0.00
31	135.160	0.000	135.160	1.610	9.00	1.100	239.368	Semi-detached	0.00
32	114.150	0.000	114.150	1.610	9.00	1.100	202.160	Row-House	0.00
33	114.150	0.000	114.150	1.610	9.00	1.100	202.160	Row-House	0.00
34	114.150	0.000	114.150	1.610	9.00	1.100	202.160	Row-House	0.00
35	135.000	7.720	127.280	1.610	12.00	1.100	225.413	Semi-detached	233.13
36	174.960	0.000	174.960	1.610	9.00	1.100	309.854	Detached	0.00
37	176.610	0.000	176.610	1.610	9.00	1.100	312.776	Semi-detached	0.00
38	163.810	0.000	163.810	1.610	9.00	1.100	290.108	Semi-detached	0.00
39	126.370	0.000	126.370	1.610	9.00	1.100	223.801	Semi-detached	0.00
40	110.880	0.000	110.880	1.610	9.00	1.100	196.368	Row-House	0.00
41	134.650	7.720	126.930	1.610	9.00	1.100	224.793	Semi-detached	232.51
42	160.000	7.720	152.280	1.610	12.00	1.100	269.688	Semi-detached	277.41
43	120.000	0.000	120.000	1.610	12.00	1.100	212.520	Row-House	0.00
44	154.350	0.000	154.350	1.610	12.00	1.100	273.354	Semi-detached	0.00
45	132.810	0.000	132.810	1.610	9.00	1.100	235.207	Semi-detached	0.00
46	119.580	0.000	119.580	1.610	9.00	1.100	211.776	Row-House	0.00
47	106.990	0.000	106.990	1.610	9.00	1.100	189.479	Row-House	0.00
48	134.150	0.000	134.150	1.610	9.00	1.100	237.580	Semi-detached	0.00
49	130.770	4.520	126.250	1.610	12.00	1.100	223.589	Semi-detached	228.11
50	112.000	0.000	112.000	1.610	12.00	1.100	198.352	Row-House	0.00
51	144.000	7.720	136.280	1.610	12.00	1.100	241.352	Semi-detached	249.07
52	135.000	0.000	135.000	1.610	9.00	1.100	239.085	Semi-detached	0.00
53	120.000	0.000	120.000	1.610	9.00	1.100	212.520	Row-House	0.00
54	120.000	0.000	120.000	1.610	9.00	1.100	212.520	Row-House	0.00
55	148.490	0.000	148.490	1.610	9.00	1.100	262.976	Semi-detached	0.00
56	138.930	0.000	138.930	1.610	9.00	1.100	246.045	Semi-detached	0.00
57	129.900	0.000	129.900	1.610	9.00	1.100	230.053	Row-House	0.00
58	129.750	0.000	129.750	1.610	9.00	1.100	229.787	Row-House	0.00
59	129.750	0.000	129.750	1.610	9.00	1.100	229.787	Row-House	0.00
60	129.750	0.000	129.750	1.610	9.00	1.100	229.787	Row-House	0.00
61	138.750	7.720	131.030	1.610	12.00	1.100	232.054	Semi-detached	239.77
62	138.750	7.720	131.030	1.610	12.00	1.100	232.054	Semi-detached	239.77
63	129.750	0.000	129.750	1.610	9.00	1.100	229.787	Row-House	0.00
64	129.750	0.000	129.750	1.610	9.00	1.100	229.787	Row-House	0.00
65	129.750	0.000	129.750	1.610	9.00	1.100	229.787	Row-House	0.00
66	129.900	0.000	129.900	1.610	9.00	1.100	230.053	Row-House	0.00
67	164.350	0.000	164.350	1.610	9.00	1.100	291.064	Semi-detached	0.00
68	126.000	0.000	126.000	1.610	9.00	1.100	223.146	Semi-detached	0.00
69	117.900	0.000	117.900	1.610	9.00	1.100	208.801	Row-House	0.00
70	117.900	0.000	117.900	1.610	9.00	1.100	208.801	Row-House	0.00
71	138.750	7.720	131.030	1.610	12.00	1.100	232.054	Semi-detached	239.77
72	138.750	7.720	131.030	1.610	12.00	1.100	232.054	Semi-detached	239.77
73	117.900	0.000	117.900	1.610	9.00	1.100	208.801	Row-House	0.00
74	117.900	0.000	117.900	1.610	9.00	1.100	208.801	Row-House	0.00
75	126.000	0.000	126.000	1.610	9.00	1.100	223.146	Semi-detached	0.00
76	126.000	0.000	126.000	1.610	9.00	1.100	223.146	Semi-detached	0.00
77	117.900	0.000	117.900	1.610	9.00	1.100	208.801	Row-House	0.00
78	117.900	0.000	117.900	1.610	9.00	1.100	208.801	Row-House	0.00
79	138.750	7.720	131.030	1.610	12.00	1.100	232.054	Semi-detached	239.77
80	212.320	7.350	204.970	1.610	12.00	1.100	363.002	Semi-detached	370.35
81	205.600	0.000	205.600	1.610	0.0	1.100	364.118	Semi-detached	0.00
82	206.080	0.000	206.080	1.610	0.0	1.100	364.968	Semi-detached	0.00
83	208.210	0.000	208.210	1.610	0.0	1.100	368.740	Semi-detached	0.00
84	199.320	0.000	199.320	1.610	0.0	1.100	352.996	Semi-detached	0.00
85	201.610	0.000	201.610	1.610	0.0	1.100	357.051	Semi-detached	0.00
Total:	11957.080		11836.37				20962.21		

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
GOTALPANJRI	34/1 ,		19100.00	19100.00	0.00	19065.27	19065.27	19065.27
Total Amalgamated Plot			19100.00	19100.00	0.00	19065.27	19065.27	19065.27

Owner details		
Owner Name	Postal Address	Contact Number
TAJUDDINBABA HOUSING AGENCY NAGPUR	ghar kr 54/1,,near gondwana school,Khapri,Shankarpur,Nagpur-441108,Maharashtra	9326201864
TAJUDDINBABA HOUSING AGENCY NAGPUR	ghar kr 54/1,,near gondwana school,Khapri,Shankarpur,Nagpur-441108,Maharashtra	

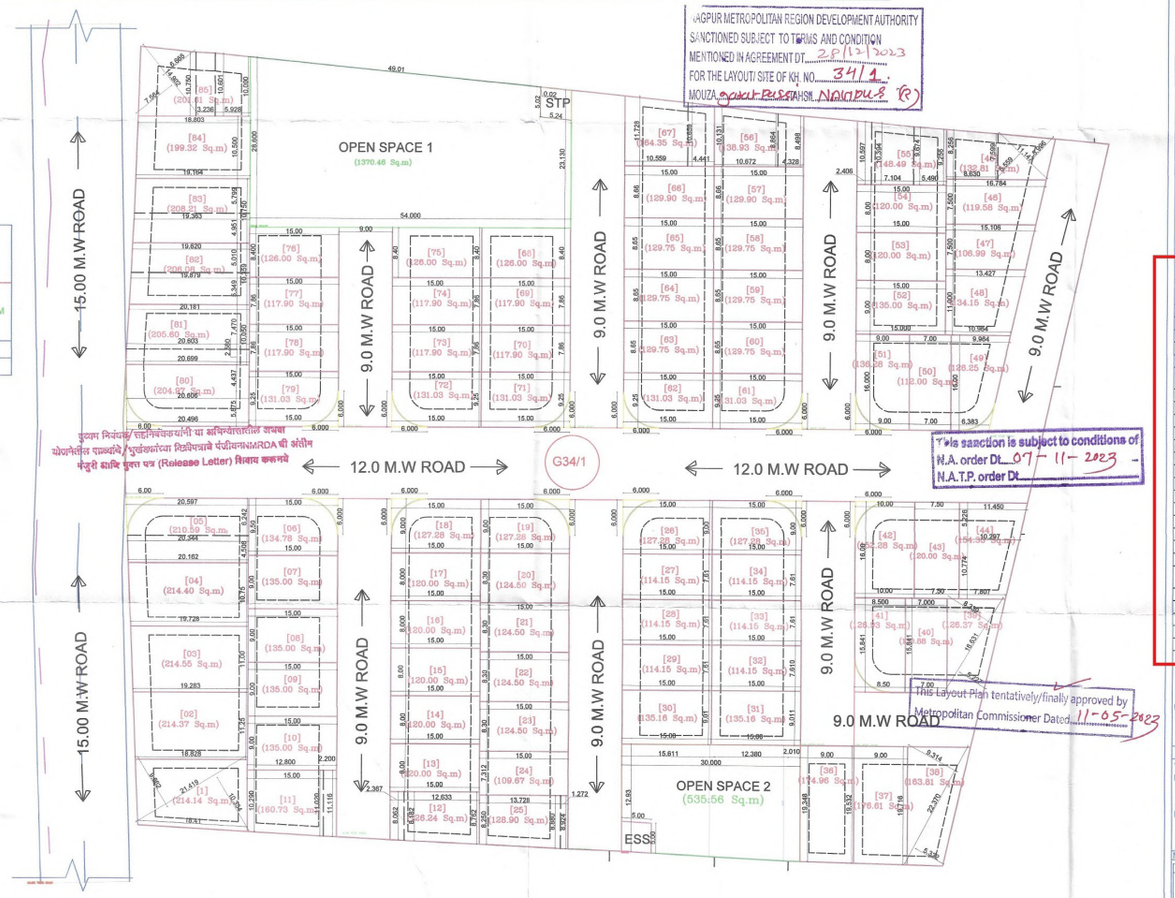
RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE 2	535.56
OPEN SPACE	1370.46
TOTAL	1906.02

Amenity CALCULATION	
Name	Area
TOTAL	0.00





PROPOSED SITE



LAYOU PLAN
SCALE:1:500

Project Details

Building Type - NMRDA-23-17465
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Demarcated/Final
Cts No./Servey No. - 0
Sheet No. - 34/1
Zone Number: Nagpur gramin
Ward Name : Gotalpanjri
Prorata Value : 1.61
Separation/CRZ Zone Area :

Signature valid
Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.10.06 20:56:49 IST
Reason: Approved Building Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-17465
Application Number : NMRDA/2300109
Proposal Number : 29905
Certificate Number : NMRDA/LF/2023/APL/00030

Assistant Director Town Planning / Additional Director of Town Planning
Date: 11/04/2023

Executive Engineer
Date: 28/03/2023

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 28/12/2023
FOR THE LAYOUT/ SITE OF KH. NO. 34/1
MOUZA GOTALPANJRI TAHSIL NAGPUR (R)

This sanction is subject to conditions of
N.A. order Dt. 07-11-2023
N.A.T.P. order Dt.

This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated 11-05-2023

मुख्य नियंत्रक सहनियंत्रकांनी या अभिन्यासातील अथवा योजनेतील पार्श्वभाग /पूर्वकार्यालय निर्देशभागाचे संदर्भीय NMRDA ची अंतीम मंजुरी आणि पुरक पत्र (Release Letter) शिवाय कब्जाचे

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	19065.27
	a) As per ownership document (7/12, CTS extract)	19100.00
	b) as per measurement sheet	19100.00
	(c) as per site	19065.27
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	5.89
	(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)		5.89
3.	Balance area of plot (1-2)	19059.38
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))	19059.38
6.	Recreational Open space (if applicable)	
	(a) Required -	1905.94
	(b) Proposed -	1906.02
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	5265.80
8.	Service road and Highway widening	---
9.	Plotable area	11836.37
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.61
11.	Area for inclusive housing	
	(a) Required -	3811.88
	(b) Proposed -	---

ghar kr 54/1,,near gondwana
school,Khapri,Shankarpur,Nagpur-441108,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
KH.NO.34/1 MOUZA GOTALPANJRI

Name Of Engineer : pawan raviprasad gupta

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

OWNERS SIGN -

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100 | 21/02/23
JOB NO - NMRDA-23-17465 | CHECK BY -

SUBMISSION DRAWING