Details of plotted Amalgamation Subdivision

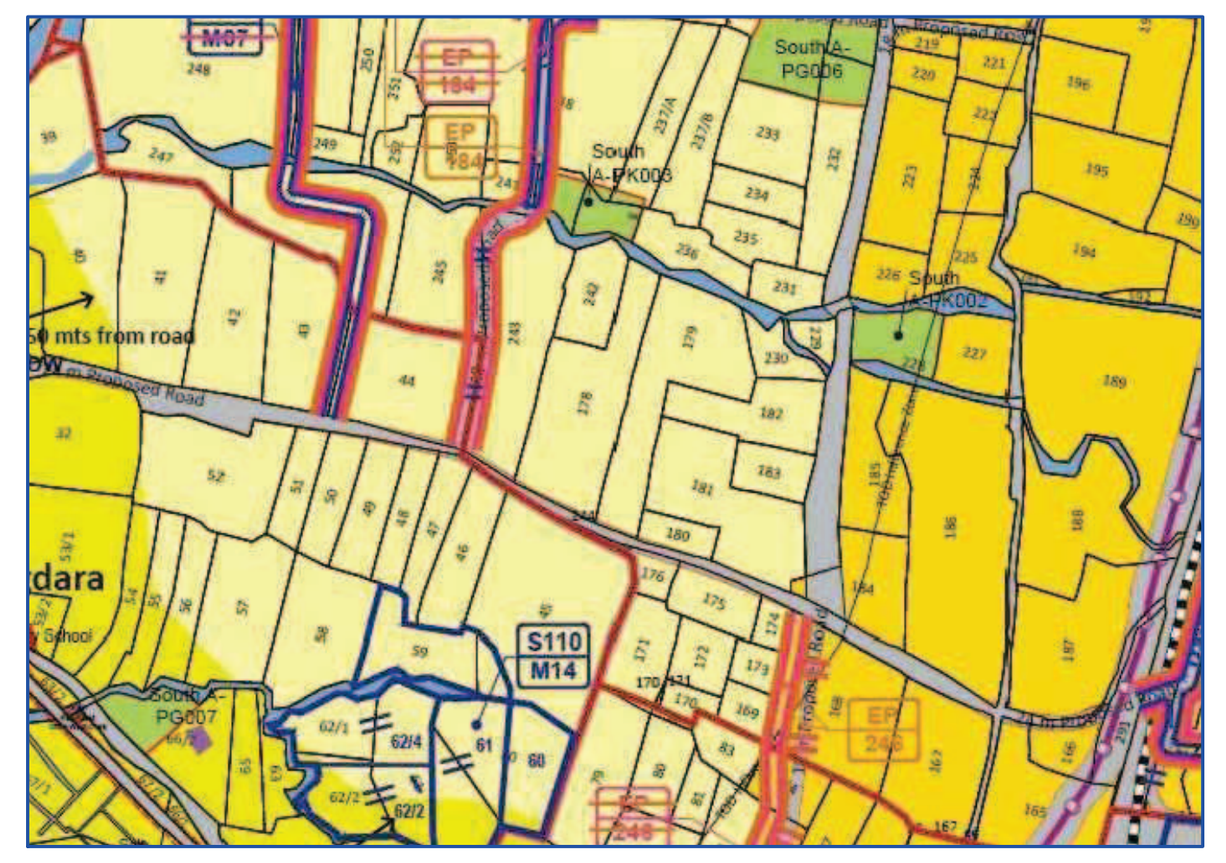
1.a) Village	1.b)Parcel No.(S.No./H.No., C S No., F P No.,Sub Plot No,Gut No)	Type(1. Sanction Layout and Sanction Layout ,2. Gunthewari and Gunthewari ,3.Sanction Layout and Gunthewari)	1.f)Area in SqM as per revenue record	1.g)Area as per Measurement Plan	1.h)Area as per POA	1.i)Area as per Demarcated	1.j)Area in possession	1.k)Stringent Area in SqM
JAMTHA	178/1 ,		19500.00	19499.92	0.00	19517.55	19517.55	19499.92
Total Amalgamated Plot			19500.00	19499.92	0.00	19517.55	19517.55	19499.92

Amenity CALCULATION

Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE	1956.98
TOTAL	1956.98





Project Details

Project Name:- NMRDA-22-22785
Name of Services:- Layout Approval
Type of Development:- Layout Tentative
Location:- Non-Congested
Zone Type:- Residential Zone - R-4 with payment of premium
City Survey No./Survey No./ Khasara No./ Gut No:- 178/1
Ward Name :- JAMTHA(PART)
Zone Number:- Nagpur gramin

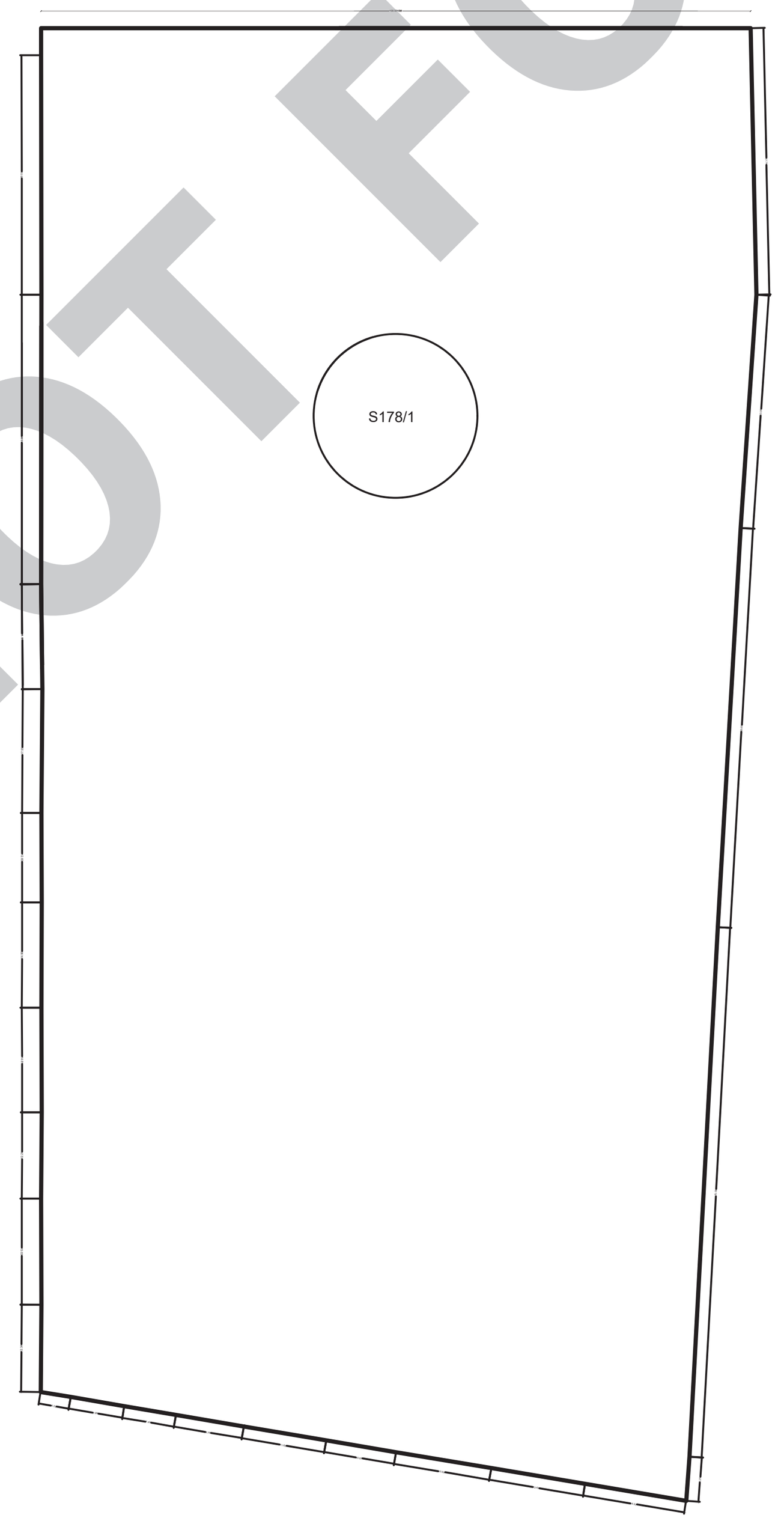
Signature valid
Digitally signed by RAJESH NARAYANDAS MEGHRAJANI
Date: 2022.05.18 17:11:12 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority

Join Director Of Town Planning
Date: 28/04/2022

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	369.680	0.000	369.680	1.640	0.00	1.100	666.90	Detached	666.90
2	401.660	0.000	401.660	1.640	0.00	1.100	724.59	Detached	724.59
3	490.750	22.380	468.370	1.640	12.00	1.100	844.94	Detached	867.32
4	952.440	21.440	931.000	1.640	12.00	1.100	1679.52	Detached	1700.96
5	450.930	0.000	450.930	1.640	12.00	1.100	813.48	Detached	813.48
6	210.000	7.720	202.280	1.640	12.00	1.100	364.91	Semi-detached	372.63
7	184.950	0.000	184.950	1.640	9.00	1.100	333.65	Semi-detached	333.65
8	184.950	0.000	184.950	1.640	9.00	1.100	333.65	Semi-detached	333.65
9	195.370	0.000	195.370	1.640	9.00	1.100	352.45	Semi-detached	352.45
10	175.870	7.720	168.150	1.640	9.00	1.100	303.34	Semi-detached	311.06
11	159.480	0.000	159.480	1.640	9.00	1.100	287.70	Semi-detached	287.70
12	159.300	0.000	159.300	1.640	9.00	1.100	287.38	Semi-detached	287.38
13	159.220	0.000	159.220	1.640	9.00	1.100	287.23	Semi-detached	287.23
14	158.470	0.000	158.470	1.640	9.00	1.100	285.88	Semi-detached	285.88
15	158.760	0.000	158.760	1.640	9.00	1.100	286.40	Semi-detached	286.40
16	159.860	0.000	159.860	1.640	9.00	1.100	288.39	Semi-detached	288.39
17	159.890	0.000	159.890	1.640	9.00	1.100	288.44	Semi-detached	288.44
18	159.820	0.000	159.820	1.640	9.00	1.100	288.32	Semi-detached	288.32
19	176.270	7.720	168.550	1.640	12.00	1.100	304.06	Semi-detached	311.78
20	198.630	7.720	190.910	1.640	12.00	1.100	344.40	Semi-detached	352.12
21	184.940	0.000	184.940	1.640	9.00	1.100	333.63	Semi-detached	333.63
22	163.190	0.000	163.190	1.640	9.00	1.100	294.39	Semi-detached	294.39
23	175.500	7.720	167.780	1.640	12.00	1.100	302.68	Semi-detached	310.40
24	156.000	7.720	148.280	1.640	12.00	1.100	267.50	Semi-detached	275.22
25	141.370	0.000	141.370	1.640	9.00	1.100	255.03	Semi-detached	255.03
26	141.370	0.000	141.370	1.640	9.00	1.100	255.03	Semi-detached	255.03
27	141.370	0.000	141.370	1.640	9.00	1.100	255.03	Semi-detached	255.03
28	141.370	0.000	141.370	1.640	9.00	1.100	255.03	Semi-detached	255.03
29	141.370	0.000	141.370	1.640	9.00	1.100	255.03	Semi-detached	255.03
30	141.370	0.000	141.370	1.640	9.00	1.100	255.03	Semi-detached	255.03
31	141.370	0.000	141.370	1.640	9.00	1.100	255.03	Semi-detached	255.03
32	141.370	0.000	141.370	1.640	9.00	1.100	255.03	Semi-detached	255.03
33	155.870	7.720	148.150	1.640	9.00	1.100	267.26	Semi-detached	274.98
34	179.850	7.720	172.130	1.640	12.00	1.100	310.52	Semi-detached	318.24
35	163.120	0.000	163.120	1.640	12.00	1.100	294.27	Semi-detached	294.27
36	163.120	0.000	163.120	1.640	12.00	1.100	294.27	Semi-detached	294.27
37	163.120	0.000	163.120	1.640	12.00	1.100	294.27	Semi-detached	294.27
38	163.120	0.000	163.120	1.640	12.00	1.100	294.27	Semi-detached	294.27
39	163.120	0.000	163.120	1.640	12.00	1.100	294.27	Semi-detached	294.27
40	163.120	0.000	163.120	1.640	12.00	1.100	294.27	Semi-detached	294.27
41	163.120	0.000	163.120	1.640	12.00	1.100	294.27	Semi-detached	294.27
42	163.120	0.000	163.120	1.640	12.00	1.100	294.27	Semi-detached	294.27
43	180.000	7.720	172.280	1.640	12.00	1.100	310.79	Semi-detached	318.51
44	202.500	7.720	194.780	1.640	12.00	1.100	351.38	Semi-detached	359.10
45	188.290	0.000	188.290	1.640	12.00	1.100	339.68	Semi-detached	339.68
46	238.220	7.720	230.500	1.640	12.00	1.100	415.82	Detached	423.54
47	171.000	0.000	171.000	1.640	9.00	1.100	308.48	Semi-detached	308.48
48	179.410	0.000	179.410	1.640	9.00	1.100	323.66	Semi-detached	323.66
49	134.200	0.000	134.200	1.640	9.00	1.100	242.10	Semi-detached	242.10
50	112.500	0.000	112.500	1.640	9.00	1.100	202.95	Row-House	202.95
51	112.500	0.000	112.500	1.640	9.00	1.100	202.95	Row-House	202.95
52	180.000	7.720	172.280	1.640	12.00	1.100	310.79	Row-House	318.51
53	198.000	7.720	190.280	1.640	12.00	1.100	343.27	Row-House	350.99
54	132.000	0.000	132.000	1.640	12.00	1.100	238.13	Row-House	238.13
55	132.000	0.000	132.000	1.640	12.00	1.100	238.13	Row-House	238.13
56	148.570	0.000	148.570	1.640	12.00	1.100	268.02	Row-House	268.02
57	150.950	0.000	150.950	1.640	12.00	1.100	272.31	Semi-detached	272.31
58	148.500	0.000	148.500	1.640	12.00	1.100	267.89	Semi-detached	267.89
59	202.500	7.720	194.780	1.640	12.00	1.100	351.38	Semi-detached	359.10
60	188.290	7.720	180.570	1.640	12.00	1.100	325.75	Semi-detached	333.47
61	138.080	0.000	138.080	1.640	0.00	1.100	249.10	Semi-detached	249.10
62	136.820	0.000	136.820	1.640	0.00	1.100	246.82	Semi-detached	246.82
Total:	11991.900		11832.28				21345.43		

NOT FOR SALE





LAYOUT PLAN

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	19499.92
	a) As per ownership document (7/12, CTS extract)	19500.00
	b) as per measurement sheet	19499.92
	(c) as per site	19517.55
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	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)	0.00
3.	Balance area of plot (1-2)	19499.92
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))	19499.92
6.	Recreational Open space (if applicable)	
	(a) Required -	1949.99
	(b) Proposed -	1956.98
7.	Internal Road area (net plot -(Plotable area +open space + MSEB + external structure))	5710.66
8.	Service road and Highway widening	---
9.	Plotable area	11832.28
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.64
11.	Area for inclusive housing	
	(a) Required -	--
	(b) Proposed -	--
	Area Statement	

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SERVEYED BY ME ON -- AND THE DIAMENSIONS OF SIDES etc. OF PLOT STATED ARE MEASURE ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P SCHEME RECORD / LAND RECORD / CITY SURVEY RECORDS.

Name Of : Owner Rahul Jagdish Bondre
Postal Address : Plot No 17,Kh amla Road,Near Sonegaon Lake,,nagpur,Nagpur-440025,Maharashtra
Phone No.:9850540601

DESCRIPTION OF PROJECT :
Type of Proposal :
Layout Tentative ON CTS. NO./SURVEY NO.-0
SITE ADDRESS :
MAUZA.JAMTHA. KH.NO.178/1(PART)

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

Verified by applicant

Signature valid
Digitally signed by PAWAN RAVIPRASAD GUPTA
Date: 2022.05.18 16:29:53 IST
Reason: Architect DSC
Location: Nagpur Metropolitan Region Development Authority

SCALE 1: 100
06/04/22
JOB No. NMRDA-22-22785

SUBMISSION DRAWING