Owner details		
Owner Name	Postal Address	Contact Number
M/S ARA HABITATS LLP THROUGH PARTNERS	Plot No 17,Khamla Road,Near Sonegaon Lake,,nagpur,Nagpur-440025,Maharashtra	9850540601
RAHUL JAGDISH BONDRE	N-103-104, LAXMIVIHAR APARTMENTS, BESIDE HOTEL AIRPORT CENTRE POINT, WARDHA ROAD, SOMALWADA, NAGPUR-440025	9850540601
ATUL PREMCHAND TAJPURIYA	N-103-104, LAXMIVIHAR APARTMENTS, BESIDE HOTEL AIRPORT CENTRE POINT, WARDHA ROAD, SOMALWADA, NAGPUR-440025	9850540601

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
SONDAPAR	56/B ,		10800.00	10457.13	0.00	10457.13	10457.13	10457.13
Total Amalgamated Plot			10800.00	10457.13	0.00	10457.13	10457.13	10457.13

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	138.280	0.000	138.280	1.760	9.00	1.100	267.710	Semi-detached	0.00
2	131.410	0.000	131.410	1.760	9.00	1.100	254.410	Semi-detached	0.00
3	152.140	0.000	152.140	1.760	9.00	1.100	294.543	Semi-detached	0.00
4	172.870	0.000	172.870	1.760	9.00	1.100	334.676	Semi-detached	0.00
5	193.560	0.000	193.560	1.760	9.00	1.100	374.732	Semi-detached	0.00
6	214.230	0.000	214.230	1.760	9.00	1.100	414.749	Semi-detached	0.00
7	296.850	0.000	296.850	1.760	9.00	1.100	574.702	Detached	0.00
8	264.470	8.190	256.280	1.760	12.00	1.100	496.158	Detached	504.35
9	253.650	0.000	253.650	1.760	12.00	1.100	491.066	Detached	0.00
10	185.650	7.810	177.840	1.760	12.00	1.100	344.298	Detached	352.11
11	162.000	0.000	162.000	1.760	12.00	1.100	313.632	Semi-detached	0.00
12	162.000	0.000	162.000	1.760	12.00	1.100	313.632	Semi-detached	0.00
13	162.000	0.000	162.000	1.760	12.00	1.100	313.632	Semi-detached	0.00
14	162.000	0.000	162.000	1.760	12.00	1.100	313.632	Detached	0.00
15	162.000	0.000	162.000	1.760	12.00	1.100	313.632	Semi-detached	0.00
16	162.000	0.000	162.000	1.760	12.00	1.100	313.632	Semi-detached	0.00
17	162.000	0.000	162.000	1.760	12.00	1.100	313.632	Semi-detached	0.00
18	168.370	7.720	160.650	1.760	12.00	1.100	311.018	Semi-detached	318.74
19	168.280	7.720	160.560	1.760	12.00	1.100	310.844	Semi-detached	318.56
20	119.990	0.000	119.990	1.760	9.00	1.100	232.301	Row-House	0.00
21	119.990	0.000	119.990	1.760	9.00	1.100	232.301	Row-House	0.00
22	119.990	0.000	119.990	1.760	9.00	1.100	232.301	Row-House	0.00
23	119.990	0.000	119.990	1.760	9.00	1.100	232.301	Row-House	0.00
24	163.490	0.000	163.490	1.760	9.00	1.100	316.517	Semi-detached	0.00
25	226.160	0.000	226.160	1.760	9.00	1.100	437.846	Semi-detached	0.00
26	181.750	0.000	181.750	1.760	9.00	1.100	351.868	Semi-detached	0.00
27	180.330	0.000	180.330	1.760	9.00	1.100	349.119	Semi-detached	0.00
28	178.910	0.000	178.910	1.760	9.00	1.100	346.370	Semi-detached	0.00
29	197.110	7.720	189.390	1.760	12.00	1.100	366.659	Semi-detached	374.38
30	149.070	0.000	149.070	1.760	12.00	1.100	288.600	Semi-detached	0.00
31	163.930	7.720	156.210	1.760	12.00	1.100	302.423	Semi-detached	310.14
32	152.710	7.720	144.990	1.760	12.00	1.100	280.701	Semi-detached	288.42
33	150.290	0.000	150.290	1.760	12.00	1.100	290.961	Semi-detached	0.00
34	152.080	0.000	152.080	1.760	12.00	1.100	294.427	Semi-detached	0.00
35	143.620	0.000	143.620	1.760	12.00	1.100	278.048	Semi-detached	0.00
Total:	5993.170		5938.57				11497.07		

Amenity CALCULATION	
Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	1047.18
TOTAL	1047.18

NOT FOR SALE



LAYOUT PLAN

SCALE:- 1:500

Project Details

Project Name - NMRDA-22-61824
Name of Services:- Layout Approval
Type of Development:- Layout Tentative
Location - Non-Congested
Zone Type - Residential Zone - R-4 with payment of premium
Cts No./Servey No. /
Khasra No./Gut No :- 56/B
Ward Name : SONDAPAR
Zone Number: HINGNA

Signature valid
Digitally signed by RAJESH NARAYANDAS MEGHRAJANI
Date: 2022.10.[illegible]17:29:35 IST
Reason: Approved Lawing Plan
Location: Nagpur Metropolitan Region Development Authority

AREA STATEMENT		
1.	Area of Plot (Minimum area of a, b, c to be considered)	10457.13
	a) As per ownership document (7/12, CTS extract)	10800.00
	b) as per measurement sheet	10457.13
	(c) as per site	10457.13
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
	(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)	10457.13
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))	10457.13
6.	Recreational Open space (if applicable)	
	(a) Required -	1045.71
	(b) Proposed -	1047.18
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	3421.38
8.	Service road and Highway widening	---
9.	Plotable area	5938.57
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.76
11.	Area for inclusive housing	
	(a) Required -	--
	(b) Proposed -	--

LEGENDS:

1)AREA UNDER KH. BOUNDARY SHOWN IN -------
2) AREA UNDER OPEN SPACE SHOWN IN -------
3) AREA UNDER AMENITY SHOWN IN -------
4) AREA UNDER E.S.S. AND S.T.P. SHOWN IN -------

Plot No 17,Khamla Road,Near Sonegaon
Lake,,nagpur,Nagpur-440025,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal :
Layout Tentative

SITE ADDRESS :
MOUZA SONDAPAR, KH. NO. 56/B, TAH. HINGNA

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 -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by PAWAN RAVIPRASAD GUPTA
Date: 2022.10.17 17:29:35 IST
Reason: Technical Person
Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100	29/09/22
JOB NO - NMRDA-22-61824	CHECK BY -

SUBMISSION DRAWING