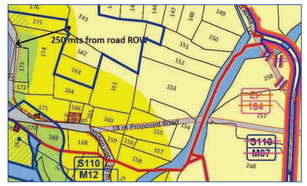
Owner details		
Owner Name	Postal Address	Contact Number
MES. MAHALAXMI INFRACON	Plot No 17,Khamla Road,Near Sonegaon Lake,,nagpur,Nagpur-440025,Maharashtra	9850540601
ANISH BHAWARILALJI CHHAJED	N-103-104, LAXMIVIHAR APARTMENTS, BESIDE HOTEL AIRPORT CENTRE POINT, WARDHA ROAD, SOMALWADA, NAGPUR-440025	9850540601
RAHUL JAGDISH BONDRE	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
KOTEWADA	154/2 ,		12100.00	11299.27	0.00	11299.25	11299.25	11299.25
Total Amalgamated Plot			12100.00	11299.27	0.00	11299.25	11299.25	11299.25

Project Details

Building Type - NMRDA-22-58200
Zone Type - Residential Zone - R-4 with payment of premium
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Servey No. - 0
Sheet No. - 154/2
Zone Number: HINGNA
Ward Name : KOTEWADA
Prorata Value : 0.00
Separation/CRZ Zone Area :

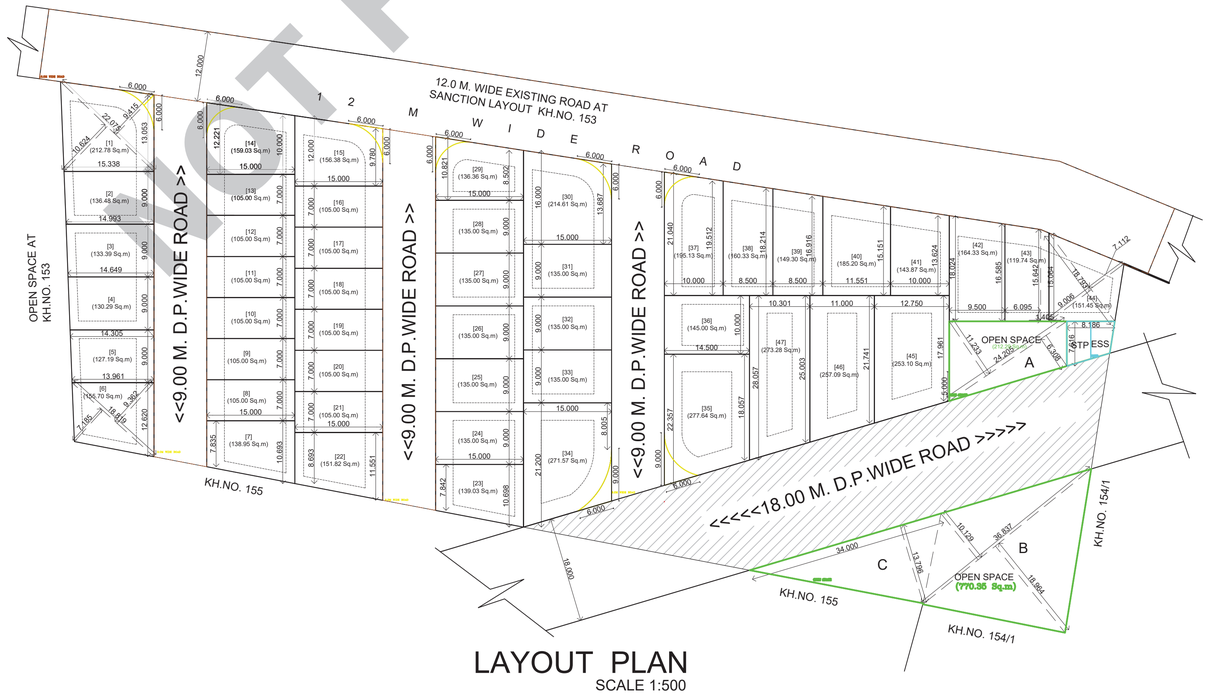




DETAILS OF SUBDIVIDED PLOT AREA STATEMENT									
Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR apportionment on plot
1	221.400	8.620	212.780	1.410	9.00	1.100	330.022	Semi-detached	338.64
2	136.480	0.000	136.480	1.410	9.00	1.100	211.680	Semi-detached	0.00
3	133.390	0.000	133.390	1.410	9.00	1.100	206.888	Semi-detached	0.00
4	130.290	0.000	130.290	1.410	9.00	1.100	202.080	Semi-detached	0.00
5	127.190	0.000	127.190	1.410	9.00	1.100	197.272	Semi-detached	0.00
6	155.700	0.000	155.700	1.410	9.00	1.100	241.491	Semi-detached	0.00
7	138.950	0.000	138.950	1.410	9.00	1.100	215.511	Semi-detached	0.00
8	105.000	0.000	105.000	1.410	9.00	1.100	162.855	Row-House	0.00
9	105.000	0.000	105.000	1.410	9.00	1.100	162.855	Row-House	0.00
10	105.000	0.000	105.000	1.410	9.00	1.100	162.855	Row-House	0.00
11	105.000	0.000	105.000	1.410	9.00	1.100	162.855	Row-House	0.00
12	105.000	0.000	105.000	1.410	9.00	1.100	162.855	Row-House	0.00
13	105.000	0.000	105.000	1.410	9.00	1.100	162.855	Row-House	0.00
14	166.650	7.620	159.030	1.410	9.00	1.100	246.656	Semi-detached	254.28
16	105.000	0.000	105.000	1.410	9.00	1.100	162.855	Row-House	0.00
17	105.000	0.000	105.000	1.410	9.00	1.100	162.855	Row-House	0.00
18	105.000	0.000	105.000	1.410	9.00	1.100	162.855	Row-House	0.00
19	105.000	0.000	105.000	1.410	9.00	1.100	162.855	Row-House	0.00
20	105.000	0.000	105.000	1.410	9.00	1.100	162.855	Row-House	0.00
21	105.000	0.000	105.000	1.410	9.00	1.100	162.855	Row-House	0.00
22	151.820	0.000	151.820	1.410	9.00	1.100	235.473	Semi-detached	0.00
23	139.030	0.000	139.030	1.410	9.00	1.100	215.636	Semi-detached	0.00
24	135.000	0.000	135.000	1.410	9.00	1.100	209.385	Semi-detached	0.00
25	135.000	0.000	135.000	1.410	9.00	1.100	209.385	Semi-detached	0.00
26	135.000	0.000	135.000	1.410	9.00	1.100	209.385	Semi-detached	0.00
27	135.000	0.000	135.000	1.410	9.00	1.100	209.385	Semi-detached	0.00
28	135.000	0.000	135.000	1.410	9.00	1.100	209.385	Semi-detached	0.00
29	144.920	8.560	136.360	1.410	9.00	1.100	211.494	Detached	220.05
30	222.650	8.040	214.610	1.410	9.00	1.100	332.860	Semi-detached	340.90
31	135.000	0.000	135.000	1.410	9.00	1.100	209.385	Semi-detached	0.00
32	135.000	0.000	135.000	1.410	9.00	1.100	209.385	Semi-detached	0.00
33	135.000	0.000	135.000	1.410	9.00	1.100	209.385	Semi-detached	0.00
34	284.630	13.060	271.570	1.410	9.00	1.100	421.205	Detached	434.27
35	292.990	15.350	277.640	1.410	9.00	1.100	430.620	Detached	445.97
36	145.000	0.000	145.000	1.410	9.00	1.100	224.895	Detached	0.00
37	202.750	7.620	195.130	1.410	9.00	1.100	302.647	Detached	310.27
38	160.330	0.000	160.330	1.410	0.0	1.100	248.672	Semi-detached	0.00
39	149.300	0.000	149.300	1.410	0.0	1.100	231.564	Semi-detached	0.00
40	185.200	0.000	185.200	1.410	0.0	1.100	287.245	Semi-detached	0.00
41	143.870	0.000	143.870	1.410	0.0	1.100	223.142	Semi-detached	0.00
42	164.330	0.000	164.330	1.410	0.0	1.100	254.876	Semi-detached	0.00
43	119.740	0.000	119.740	1.410	0.0	1.100	185.717	Row-House	0.00
44	151.450	0.000	151.450	1.410	0.0	1.100	234.899	Semi-detached	0.00
45	253.100	0.000	253.100	1.410	0.0	1.100	392.558	Detached	0.00
46	257.090	0.000	257.090	1.410	0.0	1.100	398.747	Detached	0.00
47	273.280	0.000	273.280	1.410	0.0	1.100	423.857	Detached	0.00
Total:	6991.530		6922.66				10737.05		

Amenity CALCULATION	
Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	770.35
OPEN SPACE	212.29
TOTAL	982.64



LAYOUT PLAN
SCALE 1:500

NOT FOR SALE

Signature valid
Digitally signed by RAJESH NARAYANDAS MEGHRAJANI
Date: 2022.10.06 17:25:48 IST
Reason: Approved Lawing Plan
Location: Nagpur Metropolitan Region Development Authority

Deputy Engineer
Date: 26/09/2022

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	11299.25
	a) As per ownership document (7/12, CTS extract)	12100.00
	b) as per measurement sheet	11299.27
	(c) as per site	11299.25
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	1484.45
	(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)	1484.45
3.	Balance area of plot (1-2)	9814.80
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))	9814.80
6.	Recreational Open space (if applicable)	
	(a) Required -	981.48
	(b) Proposed -	982.64
7.	Internal Road area (net plot -(Potable area + open space + MSEB + external structure))	1859.36
8.	Service road and Highway widening	----
9.	Potable area	6922.66
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.41
11.	Area for inclusive housing	
	(a) Required -	1962.96
	(b) Proposed -	...

LEGENDS:
PLOT BOUNDRY SHOWN BLACK
OPEN SPACE SHOWN GREEN

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

DESCRIPTION OF PROJECT :

Type of Proposal :
Layout Tentative

SITE ADDRESS :
KH. NO. 154/2 P.H.NO.72 MOUZA. KOTHEWADA. TAH. HINGNA. DIST NAGPUR.

Name Of Engineer : pawan raviprasad gupta

ADDRESS OF OFFICE
OFFICE -
SHOP NO. 115, SECOND FLOOR, SHRI RAM SHYAM TOWER STATION ROAD SADAR NAGPUR-440001.MOB.9923432949

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by PAWAN PRASAD GUPTA
Date: 2022.10.06 17:26:48 IST
Reason: Technical Person
Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100	17/08/22
JOB NO - NMRDA-22-58200	CHECK BY -

SUBMISSION DRAWING