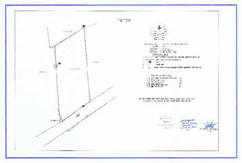
PROPOSED RESIDENTIAL LAY OUT PLAN ON KH NO-95/1, P.H. NO.- 49, MOUZA- HINGNA, TAH.- HINGNA, DIST.-NAGPUR

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,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
HINGNA	95/1 ,		16800.00	16800.00	16800.00	15774.89	15774.89	15774.89
Total Amalgamated Plot			16800.00	16800.00	16800.00	15774.89	15774.89	15774.89

Amenity CALCULATION	
Name	Area

RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	1656.46
TOTAL	1656.46

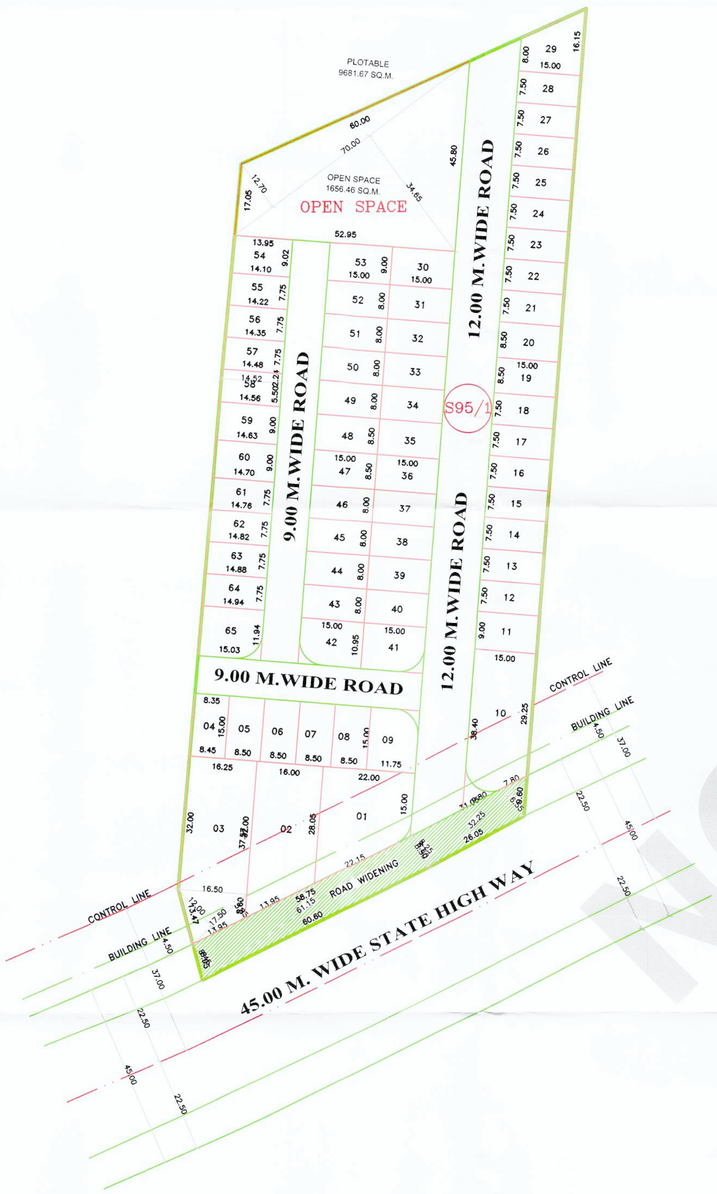
Owners Name	Owners Address	Contact Number
Kulwaup Shetpaji Deshmukh	Plot No.-836, Kanakpushp,Hingna Road,Nagpur-440016,Maharashtra Email:Nagpur440016@rediffmail.com	9225155993
Bhaiyaji Shamdeoo Deshmukh	AWARD NO03- RAGHE LAY OUT, DEGDOH, HINGNA, Maharashtra	9270155993
Actrel Marketer Pltd	AWARD NO.-,AT MOKSHA, Hingna, Nagpur, Maharashtra	
Krunal Estateenss Pltd	PLOT NO.-04, NEW AMAR NAGAR, AMARTOLA, Nagpur, Maharashtra	



Project Details

Project Name:- NPHIN-22-47170
Name of Services:- Layout Approval
Type of Development:- Layout Tentative

Location:- Non-Congested
Zone Type:- Residential Zone - (R1)
City Survey No./Survey No./ Khasara No./ Gut No:- 95/1
Ward Name :-
Zone Number:-



LAY OUT PLAN
SCALE 1:500

SITE PLAN

MOUZA- HINGNA
P.H. NO. 49
TAH.- HINGNA
DIST- NAGPUR
SCALE 1:5000

SR.NO.	NAME	AREA
01	AREA AS PER 7/12	16800.00 SQ. MT.
02	AREA AS PER DEMARCATED	15774.89 SQ.MT.
03	DP ROAD WIDENING	758.85 SQ. MT.
04	OPEN SPACE	1656.46 SQ. MT.
05	INTERNAL ROAD	3677.91 SQ. MT.
06	PLOTABLE AREA	9681.67 SQ. MT.
	TOTAL	15774.89 SQ. MT.

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
01	473.500	1.860	471.640	1.550	12.00	1.100	804.15	Detached	806.01
02	525.110	0.000	525.110	1.550	0.00	1.100	895.31	Detached	0.00
03	661.850	0.000	661.850	1.550	0.00	1.100	1128.45	Detached	0.00
04	126.080	0.000	126.080	1.550	9.00	1.100	214.97	Semi-detached	0.00
05	127.500	0.000	127.500	1.550	9.00	1.100	217.39	Semi-detached	0.00
06	127.500	0.000	127.500	1.550	9.00	1.100	217.39	Semi-detached	0.00
07	127.500	0.000	127.500	1.550	9.00	1.100	217.39	Semi-detached	0.00
08	127.500	0.000	127.500	1.550	9.00	1.100	217.39	Semi-detached	0.00
09	176.380	7.720	168.660	1.550	12.00	1.100	287.57	Semi-detached	295.29
10	506.510	25.670	480.840	1.550	12.00	1.100	819.83	Detached	845.50
11	135.000	0.000	135.000	1.550	12.00	1.100	230.18	Semi-detached	0.00
12	112.500	0.000	112.500	1.550	12.00	1.100	191.81	Semi-detached	0.00
13	112.500	0.000	112.500	1.550	12.00	1.100	191.81	Semi-detached	0.00
14	112.500	0.000	112.500	1.550	12.00	1.100	191.81	Semi-detached	0.00
15	112.500	0.000	112.500	1.550	12.00	1.100	191.81	Semi-detached	0.00
16	112.500	0.000	112.500	1.550	12.00	1.100	191.81	Semi-detached	0.00
17	112.500	0.000	112.500	1.550	12.00	1.100	191.81	Semi-detached	0.00
18	112.500	0.000	112.500	1.550	12.00	1.100	191.81	Semi-detached	0.00
19	127.500	0.000	127.500	1.550	12.00	1.100	217.39	Semi-detached	0.00
20	127.500	0.000	127.500	1.550	12.00	1.100	217.39	Semi-detached	0.00
21	112.500	0.000	112.500	1.550	12.00	1.100	191.81	Semi-detached	0.00
22	112.500	0.000	112.500	1.550	12.00	1.100	191.81	Semi-detached	0.00
23	112.500	0.000	112.500	1.550	12.00	1.100	191.81	Semi-detached	0.00
24	112.500	0.000	112.500	1.550	12.00	1.100	191.81	Semi-detached	0.00
25	112.500	0.000	112.500	1.550	12.00	1.100	191.81	Semi-detached	0.00
26	112.500	0.000	112.500	1.550	12.00	1.100	191.81	Semi-detached	0.00
27	112.500	0.000	112.500	1.550	12.00	1.100	191.81	Semi-detached	0.00
28	112.500	0.000	112.500	1.550	12.00	1.100	191.81	Semi-detached	0.00
29	181.160	0.000	181.160	1.550	12.00	1.100	308.88	Semi-detached	0.00
30	135.120	0.000	135.120	1.550	12.00	1.100	230.38	Semi-detached	0.00
31	120.000	0.000	120.000	1.550	12.00	1.100	204.60	Semi-detached	0.00
32	120.000	0.000	120.000	1.550	12.00	1.100	204.60	Semi-detached	0.00
33	120.000	0.000	120.000	1.550	12.00	1.100	204.60	Semi-detached	0.00
34	120.000	0.000	120.000	1.550	12.00	1.100	204.60	Semi-detached	0.00
35	127.500	0.000	127.500	1.550	12.00	1.100	217.39	Semi-detached	0.00
36	127.500	0.000	127.500	1.550	12.00	1.100	217.39	Semi-detached	0.00
37	120.000	0.000	120.000	1.550	12.00	1.100	204.60	Semi-detached	0.00
38	120.000	0.000	120.000	1.550	12.00	1.100	204.60	Semi-detached	0.00
39	120.000	0.000	120.000	1.550	12.00	1.100	204.60	Semi-detached	0.00
40	120.000	0.000	120.000	1.550	12.00	1.100	204.60	Semi-detached	0.00
41	164.330	7.720	156.610	1.550	12.00	1.100	267.02	Semi-detached	274.74
42	164.330	7.720	156.610	1.550	9.00	1.100	267.02	Semi-detached	274.74
43	120.000	0.000	120.000	1.550	9.00	1.100	204.60	Semi-detached	0.00
44	120.000	0.000	120.000	1.550	9.00	1.100	204.60	Semi-detached	0.00
45	120.000	0.000	120.000	1.550	9.00	1.100	204.60	Semi-detached	0.00
46	120.000	0.000	120.000	1.550	9.00	1.100	204.60	Semi-detached	0.00
47	127.500	0.000	127.500	1.550	9.00	1.100	217.39	Semi-detached	0.00
48	127.500	0.000	127.500	1.550	9.00	1.100	217.39	Semi-detached	0.00
49	120.000	0.000	120.000	1.550	9.00	1.100	204.60	Semi-detached	0.00
50	120.000	0.000	120.000	1.550	9.00	1.100	204.60	Semi-detached	0.00
51	120.000	0.000	120.000	1.550	9.00	1.100	204.60	Semi-detached	0.00
52	120.000	0.000	120.000	1.550	9.00	1.100	204.60	Semi-detached	0.00
53	135.110	0.000	135.110	1.550	9.00	1.100	230.36	Semi-detached	0.00
54	126.440	0.000	126.440	1.550	9.00	1.100	215.58	Semi-detached	0.00
55	109.740	0.000	109.740	1.550	9.00	1.100	187.11	Semi-detached	0.00
56	110.730	0.000	110.730	1.550	9.00	1.100	188.79	Semi-detached	0.00
57	111.730	0.000	111.730	1.550	9.00	1.100	190.50	Semi-detached	0.00
58	112.590	0.000	112.590	1.550	9.00	1.100	191.97	Semi-detached	0.00
59	131.360	0.000	131.360	1.550	9.00	1.100	223.97	Semi-detached	0.00
60	131.990	0.000	131.990	1.550	9.00	1.100	225.04	Semi-detached	0.00
61	114.170	0.000	114.170	1.550	9.00	1.100	194.66	Semi-detached	0.00
62	114.630	0.000	114.630	1.550	9.00	1.100	195.44	Semi-detached	0.00
63	115.080	0.000	115.080	1.550	9.00	1.100	196.21	Semi-detached	0.00
64	115.570	0.000	115.570	1.550	9.00	1.100	197.05	Semi-detached	0.00
65	179.070	7.720	171.350	1.550	9.00	1.100	292.15	Semi-detached	299.87
Total:	9740.080		9681.67				16507.25		

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	15774.89
	a) As per ownership document (7/12, CTS extract)	16800.00
	b) as per measurement sheet	16800.00
	(c) as per site	15774.89
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	758.85
	(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)	758.85
3.	Balance area of plot (1-2)	15016.04
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))	15016.04
6.	Recreational Open space (if applicable)	
	(a) Required -	1501.60
	(b) Proposed -	1656.46
7.	Internal Road area (net plot -(Plotable area +open space + MSEB + external structure))	3677.91
8.	Service road and Highway widening	---
9.	Plotable area	9681.67
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.55
11.	Area for inclusive housing	
	(a) Required -	--
	(b) Proposed -	--
	Area Statement	

LEGENDS:
PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SERVEYED BY ME ON -- AND THE DIMENSIONS 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.

Phone No.:9325103993,9373103993,

DESCRIPTION OF PROJECT :

Type of Proposal :
Layout Tentative ON CTS. NO./SURVEY NO.- 95

SITE ADDRESS :
KHASARA NO. 95/1, P.H.NO. 49, MOUZA-HINGNA, TAH-HINGNA, DIST-NAGPUR.

Name Of Engineer : ASHVIN ASHOK DARVHEKAR

ADDRESS OF OFFICE
OFFICE :
SATKAR APARTMENT NO.5, TRICHARAN HOUSING SOCIETY, HINGNA, NAGPUR.

OWNERS SIGN:	TECHNICAL PERSON SIGN
Verified by applicant	Signature valid Digitally signed by ASHVIN ASHOKRAO DARVHEKAR Date: 2022.07.19 09:43:00 IST Reason: Approved Drawing Plan Location: Hingna Nagar Panchayat

SCALE 1: 100	05/07/22
JOB No. NPHIN-22-47170	

SUBMISSION DRAWING

Signature valid
Digitally signed by RAHUL BHARATSING PARIHAR
Date: 2022.07.19 09:43:00 IST
Reason: Approved Drawing Plan
Location: Hingna Nagar Panchayat

कार्यालय नगरपंचायत हिंगणा
जा.क. दि.
हिं. नागपूर

NOT FOR SALE