Owner details		
Owner Name	Postal Address	Contact Number
Vinod Makhanlal Agrawal	Plot No 193, flat No 1102, Petal Apartment,Old Cement Road,Near Wazalwar Driving School,Shankar Nagar,Shankar Nagar,Nagpur-440010,Maharashtra	9767138000
Rajesh Mohanlalji Agrawal	Ganga Apartment, Ramdaspeth, Nagpur	
Anil Rameshwarlalji Agrawal	Omkar Tower, Dhantoli, 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.	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
BORKEDI	09 ,		9900.00	9900.00	0.00	9898.73	9898.73	9898.73
Total Amalgamated Plot			9900.00	9900.00	0.00	9898.73	9898.73	9898.73

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

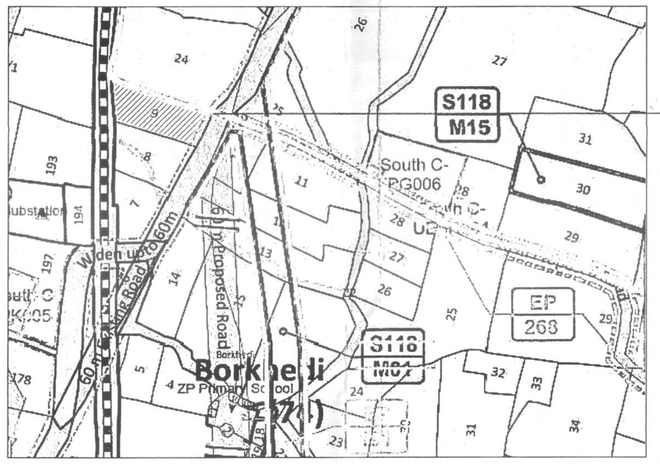
Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR apportionment on plot
1	299.320	7.730	258.590	1.620	12.00	1.100	460.807	Detached	468.54
2	295.420	7.730	287.690	1.620	12.00	1.100	512.664	Detached	520.39
3	330.100	0.000	330.100	1.620	60.00	1.100	588.238	Detached	0.00
4	427.860	0.000	427.860	1.620	12.00	1.100	762.447	Detached	0.00
5	428.870	0.000	428.870	1.620	12.00	1.100	764.246	Detached	0.00
6	135.000	7.720	127.280	1.620	12.00	1.100	226.813	Semi-detached	234.53
7	105.000	0.000	105.000	1.620	9.00	1.100	187.110	Row-House	0.00
8	105.000	0.000	105.000	1.620	9.00	1.100	187.110	Row-House	0.00
9	105.190	0.000	105.190	1.620	9.00	1.100	187.449	Row-House	0.00
10	107.740	0.000	107.740	1.620	9.00	1.100	191.993	Row-House	0.00
11	110.960	0.000	110.960	1.620	9.00	1.100	197.784	Row-House	0.00
12	114.240	0.000	114.240	1.620	9.00	1.100	203.576	Row-House	0.00
13	121.500	0.000	121.500	1.620	9.00	1.100	216.513	Semi-detached	0.00
14	112.460	0.000	112.460	1.620	9.00	1.100	200.404	Semi-detached	0.00
15	105.000	0.000	105.000	1.620	9.00	1.100	187.110	Row-House	0.00
16	105.000	0.000	105.000	1.620	9.00	1.100	187.110	Row-House	0.00
17	105.000	0.000	105.000	1.620	9.00	1.100	187.110	Row-House	0.00
18	105.000	0.000	105.000	1.620	9.00	1.100	187.110	Row-House	0.00
19	105.000	0.000	105.000	1.620	9.00	1.100	187.110	Row-House	0.00
20	105.000	0.000	105.000	1.620	9.00	1.100	187.110	Row-House	0.00
21	135.000	7.720	127.280	1.620	12.00	1.100	226.813	Semi-detached	234.53
22	135.000	7.720	127.280	1.620	12.00	1.100	226.813	Semi-detached	234.53
23	105.000	0.000	105.000	1.620	9.00	1.100	187.110	Row-House	0.00
24	105.000	0.000	105.000	1.620	9.00	1.100	187.110	Row-House	0.00
25	105.000	0.000	105.000	1.620	9.00	1.100	187.110	Row-House	0.00
26	105.000	0.000	105.000	1.620	9.00	1.100	187.110	Row-House	0.00
27	105.000	0.000	105.000	1.620	9.00	1.100	187.110	Row-House	0.00
28	105.000	0.000	105.000	1.620	9.00	1.100	187.110	Row-House	0.00
29	114.820	0.000	114.820	1.620	9.00	1.100	204.609	Semi-detached	0.00
30	177.940	7.720	170.320	1.620	12.00	1.100	303.510	Detached	311.23
31	128.640	0.000	128.640	1.620	12.00	1.100	229.236	Semi-detached	0.00
32	113.480	0.000	113.480	1.620	12.00	1.100	202.221	Row-House	0.00
33	113.770	0.000	113.770	1.620	12.00	1.100	202.738	Row-House	0.00
34	114.060	0.000	114.060	1.620	12.00	1.100	203.255	Row-House	0.00
35	114.360	0.000	114.360	1.620	12.00	1.100	203.790	Row-House	0.00
36	147.460	7.720	139.740	1.620	12.00	1.100	249.017	Semi-detached	256.74
37	148.420	7.720	140.700	1.620	12.00	1.100	250.727	Semi-detached	258.45
38	119.910	0.000	119.910	1.620	12.00	1.100	213.680	Row-House	0.00
39	120.220	0.000	120.220	1.620	12.00	1.100	214.232	Row-House	0.00
40	120.530	0.000	120.530	1.620	12.00	1.100	214.784	Row-House	0.00
41	120.840	0.000	120.840	1.620	12.00	1.100	215.337	Row-House	0.00
42	142.070	0.000	142.070	1.620	12.00	1.100	253.169	Semi-detached	0.00
Total:	6092.310		6030.53				10746.40		

Amenity CALCULATION

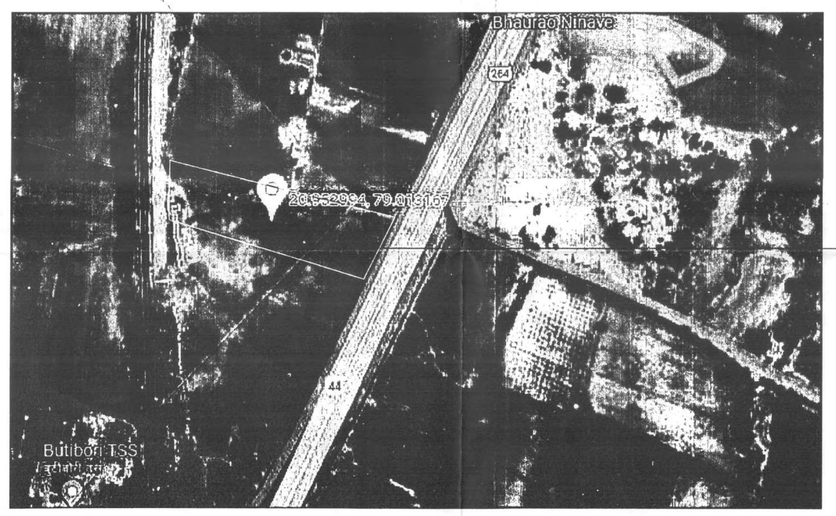
Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE	981.23
TOTAL	981.23



PROPOSED LAYOUT
KH NO. 09



PROPOSED LAYOUT
KH NO. 09

Project Details

Proposal Code- NMRDA-22-89060
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Layout Approval
Layout Tentative
Cts No./Servey No. - 9
Khasra No. -09
Tahsil : Nagpur gramin
Mouza : BORKEDI
Prorata Value : 0.00
Separation/CRZ Zone Area :

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 09 (PART), MOUZA - BORKHEDI, TAH. - NAGPUR (G), DIST. - NAGPUR.

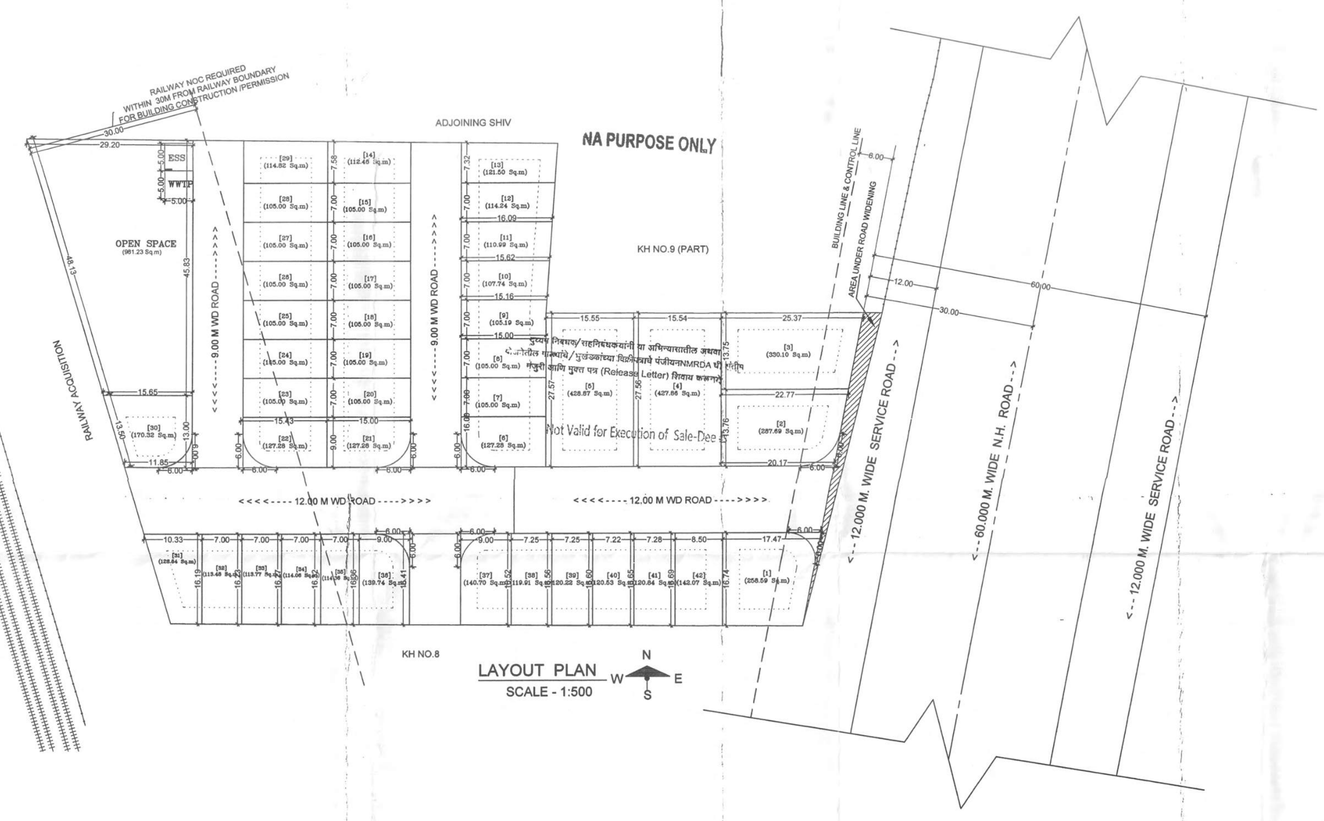
BELONGING TO :-

SHRI. ANIL RAMESHWARLALJI AGRAWAL
SHRI. RAJESH MOHANLALJI AGRAWAL
NIRMAL ARYAN TRADING COMPANY PVT.LTD.THROUGH
SHRI. VINOD MAKHANLAL AGRAWAL.

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	9898.73
	a) As per ownership document (7/12, CTS extract)	9900.00
	b) as per measurement sheet	9900.00
	(c) as per site	9898.73
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	94.29
	(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)		94.29
3.	Balance area of plot (1-2)	9804.44
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))	9804.44
6.	Recreational Open space (if applicable)	
	(a) Required -	980.44
	(b) Proposed -	981.23
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	2692.68
8.	Service road and Highway widening	---
9.	Plotable area	6030.53
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.62
11.	Area for inclusive housing	
	(a) Required -	1960.89
	(b) Proposed -	--

AREA AS PER MEASUREMENT SHEET



LAYOUT PLAN
SCALE - 1:500

Signature valid
Digitally signed by RAJESH NARAYANDAS MEGHRAJANI
Date: 2023.05.29 17:56:53 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority

WAVE
DESIGNER & PLANNERS
Flat no.G-6,Cheenab Apt.Chunnabhatti Road, Near Ajni Sq.Nagpur-440016

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
EXSTING SHOWN BLUE HATCHED

Plot No 193, flat No 1102, Petal Apartment,Old Cement Road,Near Wazalwar Driving School,Shankar Nagar,Shankar Nagar,Nagpur-440010,Maharashtra

DESCRIPTION OF PROJECT :
Type of Proposal : Residential Layout Tentative

SITE ADDRESS :
KH NO. 09, MOUZA- BORKEDI, TAH- NAGPUR

Name Of Engineer : Dhaiwat Subhashrao Harshe

ADDRESS OF OFFICE
OFFICE -
65 sainnarg nagar hudkeshwar road near mhalgi nagar bustop nagpur

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN Signature valid
Digitally signed by Dhaiwat Subhashrao Harshe (varifying)
Date: 2023.05.29 17:56:53 IST
Reason: Technical Person
Location: Nagpur

SCALE - 1:100 | 07/01/23
JOB NO - NMRDA-22-89060 | CHECK BY -

SUBMISSION DRAWING

NOT FOR SALE