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
SHANKARPUR	KHASRA NO 19 PART ,		3200.00	3200.00	0.00	3199.10	3199.10	3199.10
Total Amalgamated Plot			3200.00	3200.00	0.00	3199.10	3199.10	3199.10

PLOT. NO	PLOT SIZE								PLOT AREA SQ.M.	CORNER ROUNDING AREA OF ROAD (IF ANY)	REMAINING PLOT AREA IN SQ.M.		PRO-RATA F.S.I. FACTOR	B/UP AREA ON PRO-RATA BASIS ie. (D X E)	FRONT ROAD WIDTH (M.)	BASIC F.S.I.	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H)	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)
A									B	C	D		E	F	G	H	I	J	K	L
1	1/2	X	1.985	+	1.732	1.859	X	33.360	= 62.043	0.000	492.570	X	1.110	546.753	24.000	1.100	601.428	1	492.570	546.753
	1/2	X	12.532	+	11.806	12.169	X	35.379	= 430.527											
2	1/2	X	13.169	+	13.260	13.215	X	35.616	= 470.616	21.946	448.670	X	1.110	498.024	9.000	1.100	547.826	1	448.670	498.024
3	1/2	X	9.236	+	9.285	9.261	X	30.846	= 285.649	22.192	449.140	X	1.110	498.546	24.00/9.00	1.100	548.400	1	449.140	498.546
	1/2	X	5.815	+	5.831	5.823	X	31.886	= 185.683											
4	1/2	X	13.118	+	13.211	13.165	X	35.088	= 461.900	0.000	461.900	X	1.110	512.709	9.000	1.100	563.980	1	461.900	512.709
5	1/2	X	14.032	+	14.141	14.087	X	35.583	= 501.240	0.000	574.500	X	1.110	637.695	24.000	1.100	701.464	1	574.500	637.695
	1/2	X	0.984	+	3.760	2.372	X	30.891	= 73.260											
																	TOTAL	5	2426.780	2693.726







Signature valid
Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.06.13 04:56:51 IST
Reason: Approved Drawing
Location: Nagpur Metropolitan Region Development Authority

Assistant Director Town Planning / Additional Director of Town Planning
Date: 01/06/2023

Sectional Engineer
Date: 23/05/2023

Executive Engineer
Date: 24/05/2023

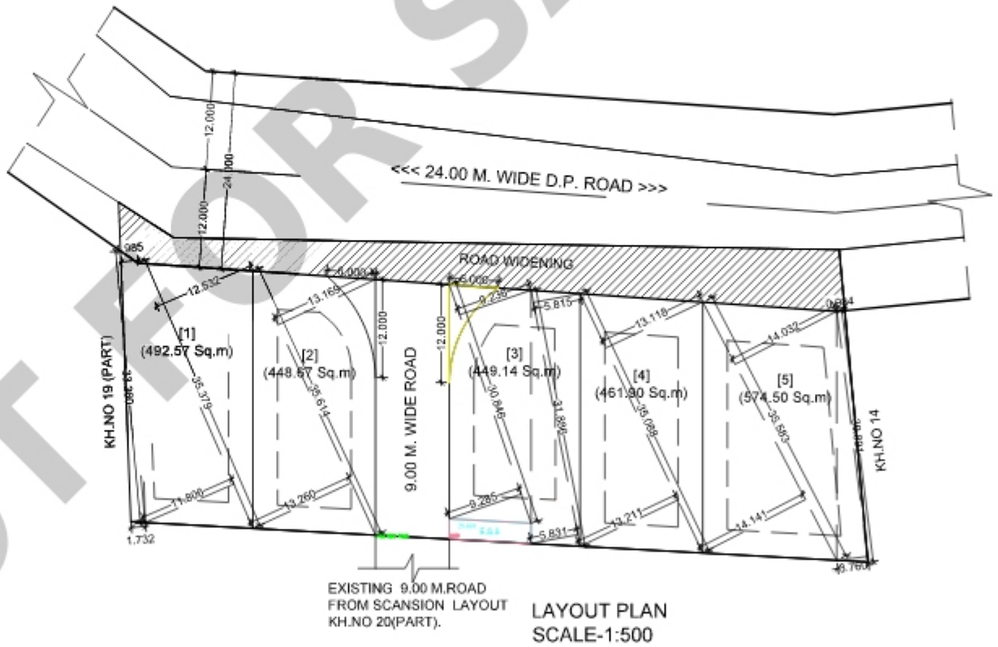
Amenity CALCULATION	
Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION	
Name	Area
TOTAL	0.00

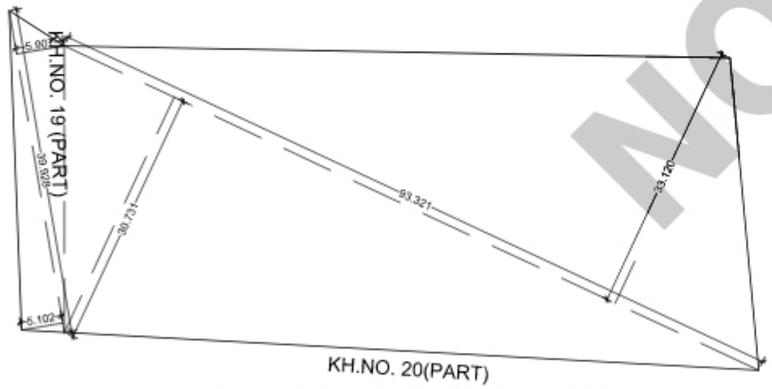
NOTE :- As per UDCPR, Clause no. 3.4- Recreational Open Spaces

For the lands which are sub-divided after 11th January, 1967 without taking prior permission from the Authority and having plot area below 0.4ha., the applicant may opt for any of the options from: -

c) avail full basic FSI and other permissible FSI / TDR by paying 10% value of the land under proposal as per Annual Statement of Rates for that year, without considering guidelines therein.

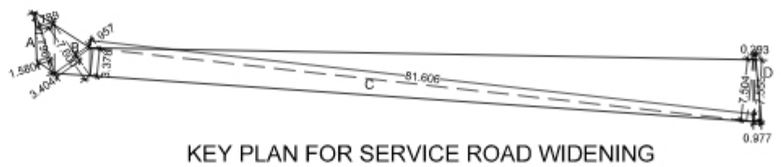


LAYOUT PLAN
SCALE-1:500



KEY PLAN FOR LAND AREA CALCULATION
SCALE - 1:500

AREA UNDER KHASARA NO-19(PART)											
A	1/2	X	5.907	+	5.102	5.505	X	39.928	=	219.784	0	219.784
B	1/2	X	30.731	+	33.120	31.926	X	93.321	=	2979.320	0	2979.320
										TOTAL		3199.103



KEY PLAN FOR SERVICE ROAD WIDENING
SCALE - 1:500

AREA UNDER SERVICE ROAD WIDENING												
A	1/2	X	1.789	+	1.580	1.685	X	7.796	=	13.132	0	13.132
B	1/2	X	1.957	+	3.404	2.681	X	7.600	=	20.372	0	20.372
C	1/2	X	3.378	+	7.504	5.441	X	81.606	=	444.018	0	444.018
D	1/2	X	0.293	+	0.977	0.635	X	7.555	=	4.797	0	4.797
										TOTAL		482.320



PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 19 (PART) P.H.NO.42 MOUZA- SHANKARPUR .TAH.- NAGPUR (GRAMIN) - DISTT. NAGPUR.

BELONGING TO,
SHRI. PURUSHOTTAM JAGOJI THUL

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	3199.10
	a) As per ownership document (7/12, CTS extract)	3200.00
	b) as per measurement sheet	3200.00
	(c) as per site	3199.10
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	482.32
	(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)		482.32
3.	Balance area of plot (1-2)	2716.78
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))	2716.78
6.	Recreational Open space (if applicable)	
	(a) Required -	0.00
	(b) Proposed -	---
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	265.05
8.	Service road and Highway widening	---
9.	Plotable area	2426.78
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.11

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN

AREA UNDER ESS & WTP SHOWN IN

Name Of Owner : Purushottam Jagoji Thul

Postal Address : plot no.30,galli no.2,rameshwari road,, Parvati Nagar,Parvati Nagar,Nagpur-440027,Maharashtra

Phone No.: 9730257711

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
MOUZA SHANKARPUR KH NO 19 PART TEHSIL NAGPUR (RURAL)

Name Of Engineer : pawan raviprasad gupta

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

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100 | 12/04/23
JOB NO - NMRDA-23-31036 | CHECK BY -

SUBMISSION DRAWING

NOT FOR SALE