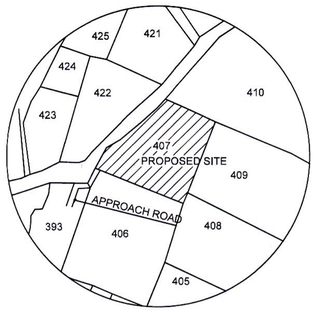
LOCATION PLAN :-



N

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



DEMARCATED/FINAL RESIDENTIAL LAY OUT PLAN ON KH.NO. 407, P.H.NO. 49 , MOUZA-HINGNA, TAH-HINGNA, DIST- NAGPUR.-

OWNER :- GLOBAL INFRA REAL ESTATE through authorized partner DIPAK UTTAMRAO KOMALKAR

Project Details	
Building Type - NPHIN-23-09300	
Zone Type - Residential Zone - (R1)	
Location - Non-Congested	
Ward No - Layout Approval	
Plot No. - Layout Demarcated/Final	
Cts No./Servey No. - 407	
Sheet No. - 407	
Zone Number:	
Ward Name :	
Prorata Value :	0.00
Separation/CRZ Zone Area :	



LAY OUT PLAN

SCALE 1:500

N

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
HINGNA	407 ,		13100.00	13000.00	0.00	13000.00	13000.00	13000.00
Total Amalgamated Plot			13100.00	13000.00	0.00	13000.00	13000.00	13000.00

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE 1	380.52
OPEN SPACE 2	539.42
TOTAL	919.94

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	150.000	4.350	145.650	1.770	9.00	1.100	283.581	Detached	287.63
02	120.000	0.000	120.000	1.770	9.00	1.100	233.640	Semi-detached	0.00
03	120.000	0.000	120.000	1.770	9.00	1.100	233.640	Semi-detached	0.00
04	120.000	0.000	120.000	1.770	9.00	1.100	233.640	Semi-detached	0.00
05	120.000	0.000	120.000	1.770	9.00	1.100	233.640	Semi-detached	0.00
06	120.000	0.000	120.000	1.770	9.00	1.100	233.640	Semi-detached	0.00
07	120.000	0.000	120.000	1.770	9.00	1.100	233.640	Semi-detached	0.00
08	120.000	0.000	120.000	1.770	9.00	1.100	233.640	Semi-detached	0.00
09	120.000	0.000	120.000	1.770	9.00	1.100	233.640	Semi-detached	0.00
10	120.000	0.000	120.000	1.770	9.00	1.100	233.640	Semi-detached	0.00
11	120.000	0.000	120.000	1.770	9.00	1.100	233.640	Semi-detached	0.00
12	120.000	0.000	120.000	1.770	9.00	1.100	233.640	Semi-detached	0.00
13	120.000	0.000	120.000	1.770	9.00	1.100	233.640	Semi-detached	0.00
14	117.750	0.000	117.750	1.770	9.00	1.100	229.259	Detached	0.00
15	335.400	4.350	331.050	1.770	9.00	1.100	644.554	Detached	648.90
16	117.600	4.350	113.250	1.770	9.00	1.100	220.498	Detached	224.85
17	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
18	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
19	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
20	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
21	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
22	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
23	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
24	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
25	126.000	4.350	121.650	1.770	9.00	1.100	236.853	Detached	241.20
26	126.000	4.350	121.650	1.770	9.00	1.100	236.853	Detached	241.20
27	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
28	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
29	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
30	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
31	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
32	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
33	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
34	84.000	0.000	84.000	1.770	9.00	1.100	163.548	Semi-detached	0.00
35	117.600	4.350	113.250	1.770	9.00	1.100	220.498	Detached	224.85
36	554.400	0.000	554.400	1.770	9.00	1.100	1079.417	Detached	0.00
37	681.300	4.350	676.950	1.770	9.00	1.100	1318.022	Detached	1322.37
Total	5110.050		5079.60				9889.98		

Signature valid

Digitally signed by DHANANJAY ASHOKRAO SARNAIK
Date: 2023.04.25 18:01:56 IST
Reason: Approved Drawing Plan
Location: Hingna Nagar Panchayat

NAGAR PANCHAYAT HINGNA

तहसिलदार हिंगणा यांचे कार्यालय,
रामाक ४८७/एस.ए.पी-३४/प्रस्तु-१/२०२२/२०२३
मौजा- हिंगणा प.ह.नं ४९
दिनांक २१/०५/२०२३

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	13000.00
	a) As per ownership document (7/12, CTS extract)	13100.00
	b) as per measurement sheet	13000.00
	(c) as per site	13000.00
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.00
	(b) Any D.P. Reservation area	4000.00
	(b) Any D.P. Reservation area	4000.00
	(c) External structure in plot	0.00
	(d) Not in possession	0.00
	(Total a+b+c+d)	4000.00
3.	Balance area of plot (1-2)	9000.00
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))	9000.00
6.	Recreational Open space (if applicable)	
	(a) Required -	900.00
	(b) Proposed -	919.94
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	3000.46
8.	Service road and Highway widening	---
9.	Plotable area	5079.60
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.77
11.	Area for inclusive housing	
	(a) Required -	--
	(b) Proposed -	--

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

Name Of Owner : GLOBAL INFRA REAL ESTATE through authorized partner Dipak Uttamrao Komalkar

Postal Address : Plot No.64,Kashiram Marg,Near Dr. Ambedkar Social Work College,Parvati Nagar,Parvati Nagar,Nagpur-440027,Maharashtra

Phone No.:9326826645

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
KHASARA NO. 407, 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 RING ROAD, NAGPUR, 440016.

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by ASHVIN ASHOK DARVHEKAR
Date: 2023.04.24 18:...
Reason: Technical Person Sign
Location: Hingna Nagar Panchayat

SCALE - 1:100	27/01/23
JOB NO - NPHIN-23-09300	CHECK BY -

SUBMISSION DRAWING