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
SUKLI-GUPCHUP	29-2 ,		8800.00	8530.56	0.00	8530.56	8530.56	8530.56
Total Amalgamated Plot			8800.00	8530.56	0.00	8530.56	8530.56	8530.56

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	204.900	0.000	204.900	1.600	15.00	1.100	360.624	Semi-detached	0.00
2	203.230	0.000	203.230	1.600	15.00	1.100	357.685	Semi-detached	0.00
3	205.330	0.000	205.330	1.600	15.00	1.100	361.381	Semi-detached	0.00
4	207.070	0.000	207.070	1.600	15.00	1.100	364.443	Semi-detached	0.00
5	208.570	0.000	208.570	1.600	15.00	1.100	367.083	Semi-detached	0.00
6	236.090	15.130	220.960	1.600	15.00	1.100	388.890	Semi-detached	404.02
7	140.000	7.720	132.280	1.600	9.00	1.100	232.813	Semi-detached	240.53
8	98.000	0.000	98.000	1.600	9.00	1.100	172.480	Row-House	0.00
9	98.000	0.000	98.000	1.600	9.00	1.100	172.480	Row-House	0.00
10	98.000	0.000	98.000	1.600	9.00	1.100	172.480	Row-House	0.00
11	98.000	0.000	98.000	1.600	9.00	1.100	172.480	Row-House	0.00
12	98.000	0.000	98.000	1.600	9.00	1.100	172.480	Row-House	0.00
13	98.000	0.000	98.000	1.600	9.00	1.100	172.480	Row-House	0.00
14	126.210	0.000	126.210	1.600	9.00	1.100	222.130	Semi-detached	0.00
15	156.350	0.000	156.350	1.600	9.00	1.100	275.176	Semi-detached	0.00
16	168.000	7.720	160.280	1.600	9.00	1.100	282.093	Semi-detached	289.81
17	148.450	0.000	148.450	1.600	9.00	1.100	261.272	Semi-detached	0.00
18	93.800	0.000	93.800	1.600	9.00	1.100	165.088	Row-House	0.00
19	93.800	0.000	93.800	1.600	9.00	1.100	165.088	Row-House	0.00
20	93.800	0.000	93.800	1.600	9.00	1.100	165.088	Row-House	0.00
21	93.800	0.000	93.800	1.600	9.00	1.100	165.088	Row-House	0.00
22	93.800	0.000	93.800	1.600	9.00	1.100	165.088	Row-House	0.00
23	140.000	7.820	132.180	1.600	9.00	1.100	232.637	Semi-detached	240.46
24	140.000	7.820	132.180	1.600	9.00	1.100	232.637	Semi-detached	240.46
25	93.800	0.000	93.800	1.600	9.00	1.100	165.088	Row-House	0.00
26	93.800	0.000	93.800	1.600	9.00	1.100	165.088	Row-House	0.00
27	93.800	0.000	93.800	1.600	9.00	1.100	165.088	Row-House	0.00
28	93.800	0.000	93.800	1.600	9.00	1.100	165.088	Row-House	0.00
29	93.800	0.000	93.800	1.600	9.00	1.100	165.088	Row-House	0.00
30	133.610	0.000	133.610	1.600	9.00	1.100	235.154	Semi-detached	0.00
31	143.510	0.000	143.510	1.600	9.00	1.100	252.578	Semi-detached	0.00
32	105.000	0.000	105.000	1.600	9.00	1.100	184.800	Row-House	0.00
33	105.000	0.000	105.000	1.600	9.00	1.100	184.800	Row-House	0.00
34	105.000	0.000	105.000	1.600	9.00	1.100	184.800	Row-House	0.00
35	105.000	0.000	105.000	1.600	9.00	1.100	184.800	Row-House	0.00
36	105.000	0.000	105.000	1.600	9.00	1.100	184.800	Row-House	0.00
37	105.000	0.000	105.000	1.600	9.00	1.100	184.800	Row-House	0.00
38	105.000	0.000	105.000	1.600	9.00	1.100	184.800	Row-House	0.00
39	105.000	0.000	105.000	1.600	9.00	1.100	184.800	Row-House	0.00
40	105.000	0.000	105.000	1.600	9.00	1.100	184.800	Row-House	0.00
41	105.000	0.000	105.000	1.600	9.00	1.100	184.800	Row-House	0.00
42	252.110	14.680	237.430	1.600	15.00	1.100	417.877	Semi-detached	432.56
Total:	5389.430		5328.54				9378.23		

Amenity CALCULATION	
Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	853.23
TOTAL	853.23

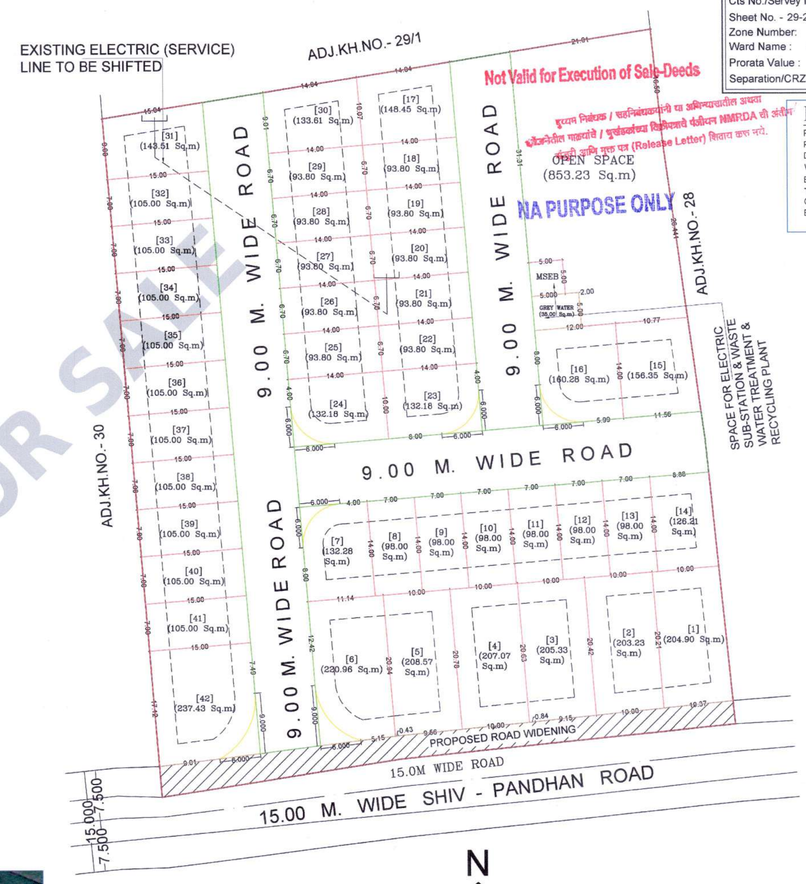
Owner details		
Owner Name	Postal Address	Contact Number
Prashant Manoharrao Bongirwar	11- A Khare Town,,Near dhanwantari Hospital,,Nagpur,Nagpur-440010,Maharashtra	9822577701
Rahul Arunrao Upganlawar	flat no. 304,Akshay heights plot no. 202 cement road ,shivaji nagar,shankar nagar,nagpur	9822943401

TITLE

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 29/2, P.H. NO. - 45, MOUZA - SUKALI (GUPCHUP), TAH. - HINGNA, DIST. - NAGPUR.
BELONGING TO :-

Signature valid
Digitally signed by SANJAY NARENDRA DHUMANKAR
Date: 2023.09.[illegible]:20 IST
Reason: Approved Lowing Plan
Location: Nagpur Metropolitan Region Development Authority

Project Details	
Building Type - NMRDA-23-24580	
Zone Type - Residential Zone	
Location - Non-Congested	
Ward No - Layout Approval	
Plot No. - Layout Tentative	
Cts No./Servey No. - 29	
Sheet No. - 29-2	
Zone Number: HINGNA	
Ward Name : SUKALI(G)	
Prorata Value :	0.00
Separation/CRZ Zone Area :	

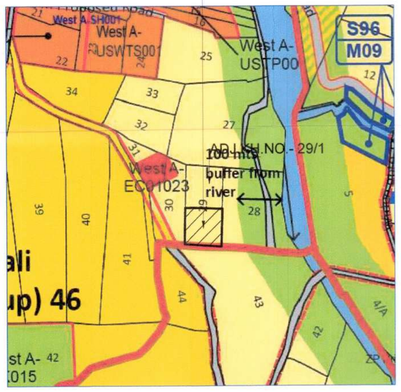


LAYOUT PLAN
SCALE - 1:500

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

PROPOSED SITE OF KH.NO.- 29/2



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO.- 96
SCALE - NTS

PROPOSED SITE OF KH.NO.- 29/2



GOOGLE IMAGE SHOWING PROPOSED SITE

GPS COORDINATES
LATITUDE - 21°03'25" N
LONGITUDE - 78°58'58" E

तहसिलदार हिंगणा यांचे कार्यालय,
रामाक ८५५ /एल.ए.पी-३४/प्रस्तु-१/२०२३/२०२३
मौजा- सुकळी (गु) प.ह.नं ८५
दिनांक ०५/०६/२०२३

AREA STATEMENT		
1.	Area of Plot (Minimum area of a, b, c to be considered)	8530.56
	(a) As per ownership document (7/12, CTS extract)	8800.00
	(b) as per measurement sheet	8530.56
	(c) as per site	8530.56
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.00
	(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)	0.00
3.	Balance area of plot (1-2)	8530.56
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))	8530.56
6.	Recreational Open space (if applicable)	
	(a) Required - (10.00% Of 8530.56 SQ. M.)	853.06
	(b) Proposed - (10.00% Of 8530.56 SQ. M.)	853.23
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	2288.79
8.	Service road and Highway widening	---
9.	Plotable area	5328.54
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.60
11.	Area for inclusive housing	
	(a) Required -	--
	(b) Proposed -	--

11- A Khare Town,,Near dhanwantari Hospital,,Nagpur,nagpur-440010,Maharashtra

DESCRIPTION OF PROJECT :
Type of Proposal : Residential Layout Tentative

SITE ADDRESS :
KH. NO.- 29/2, P.H. NO. - 45, I.J.,/ MOUZA - SUKALI (GUPCHUP), HINGNA, DIST. - NAGPUR. L. U

Name Of Architect : UMESH MORESHWAR LAMGE

ADDRESS OF OFFICE :
OFFICE -
402 daya chambers ajni sq., wardha road, NAGPUR.

OWNERS SIGN :
Verified by applicant

Signature valid
Digitally signed by UMESH MORESHWAR LAMGE
Date: 15-06-2023 16:03:23
Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100 | 16/03/23
JOB NO - NMRDA-23-24580 | CHECK BY -
SUBMISSION DRAWING