

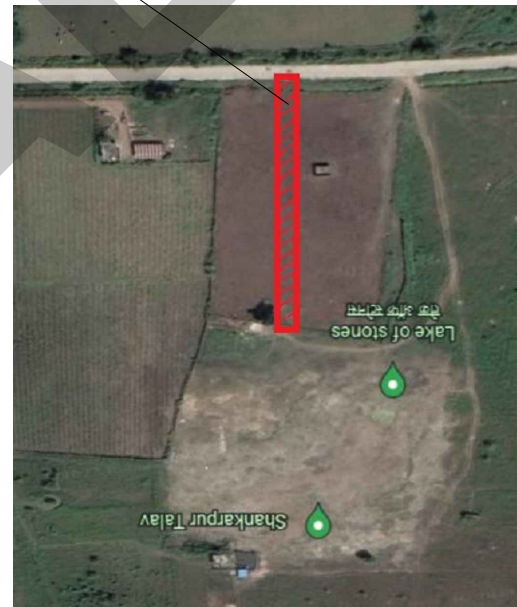
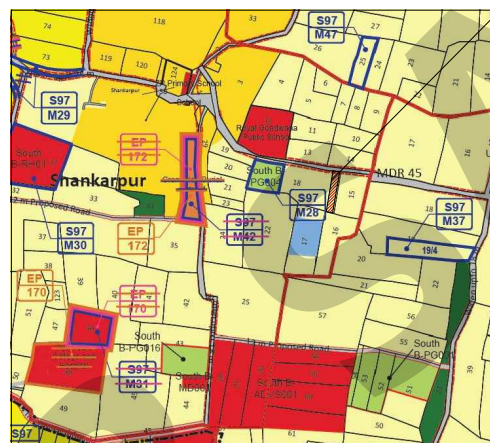
LAYOUT PLAN
SCALE - 1:500



PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. -18/1KH (PART-1), P.H. NO. -12A, MOUZA -SHANKARPUR TAH. - NAGPUR(GRAMIN) , DIST. - NAGPUR

BELONGING TO :- MAULI INFRA
THORUGH ITS PARTNER
1) SHRI. PRAVIN NATTHUJI RAHATE
2) SHRI. ASHWIN SIDHHARTH VAIRAGADE
3) SHRI. PRAVIN RATANLAL JAIN

PROPOSED LAYOUT OF
KH.NO.- 18/1KH(PART)



Project Details	
Building Type -	NMRDA-23-03024
Zone Type -	Residential Zone - (R1)
Location -	Non-Congested
Ward No -	Layout Approval
Plot No. -	Layout Tentative
Cts No./Survey No. -	0
Sheet No. -	18/1KH (PART-1)
Zone Number -	Nagpur gramin
Ward Name -	SHANKARPUR
Prorata Value -	0.00
Separation/CRZ Zone Area -	

LAND AREA CALCULATION
SCALE - 1:1000

Amenity CALCULATION	
Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION	
Name	Area
open	442.49
TOTAL	442.49

Owner details		
Owner Name	Postal Address	Contact Number
MAULI INFRA	H No.125,Misal Layout,Near Shiv Temple,Jaripatka,Jaripatka a,Nagpur-440014,Maharashtra	9822488587
PRAVIN RATANLAL JAIN	PLOT NO. 72, FLAT NO. 601, TRANQUIL APARTMENT, SATHE MARG, DHANTOLI, NAGPUR - 440012	
PRAVIN NATTHUJI RAHATE	FLAT NO. D-202, LAXMINIHAR COMPLEX, WARDHA ROAD, NEAR HOTEL AIRPORT CENTRE POINT, SOMALWADA, KHAMLA, NAGPUR - 440025	

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	18/1KH (PART-1) ,		4800.00	4613.42	0.00	4613.49	4613.49	4613.42
Total Amalgamated Plot			4800.00	4613.42	0.00	4613.49	4613.49	4613.42

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	572.980	26.300	546.680	1.440	6.00	1.100	865.941	Detached	892.24
2	285.690	0.000	285.690	1.440	6.00	1.100	452.533	Detached	0.00
3	292.620	0.000	292.620	1.440	6.00	1.100	463.510	Detached	0.00
4	357.190	0.000	357.190	1.440	6.00	1.100	565.789	Detached	0.00
5	364.160	0.000	364.160	1.440	6.00	1.100	576.829	Detached	0.00
6	369.190	0.000	369.190	1.440	6.00	1.100	584.797	Detached	0.00
7	374.220	0.000	374.220	1.440	6.00	1.100	592.764	Detached	0.00
8	434.830	0.000	434.830	1.440	6.00	1.100	688.771	Detached	0.00
Total	3050.880		3024.58				4790.93		

Signature Not Verified

Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.04.05 16:39:11 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority

WAVE
DESIGNER & PLANNERS
ph.no - 9176256659
Near Ajni Sq.Nagpur-440015

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)	4613.42
a) As per ownership document (7/12, CTS extract)	4606.00
b) as per measurement sheet	4613.42
c) as per site	4613.49
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	242.05
(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)	242.05
3. Balance area of plot (1-2)	4371.37
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))	4371.37
6. Recreational Open space (if applicable)	
(a) Required -	437.14
(b) Proposed -	442.49
7. Internal Road area (net plot -(Plotable area + open space + MSEB + STD)	984.30
8. Service road and Highway widening	---
9. Plotable area	3024.58
10. Pro-rata factor for FSI calculation on layout plans = (5/9)	1.44
11. Area for inclusive housing	
(a) Required -	874.27
(b) Proposed -	---

LEGENDS:

PLOT BOUNDARY 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 BROWN
EXISTING SHOWN BLUE HATCHED

H No.125,Misal Layout,Near Shiv Temple,Jaripatka,Jaripatka,Nagpur-440014,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
PROPOSED RESIDENTIAL LAYOUT ON KH.NO-18/1KH(PART-1) P.H. NO. -12A MOUZA-SHANKARPUR TAH.-NAGPUR(GRAMIN) ,

Name Of Architect : Priti Swapnil Shende

ADDRESS OF OFFICE	
OFFICE -	Plot 1, Lane 1, Ayodhya Nagar, Nagpur 440024

OWNERS SIGN -		TECHNICAL PERSON SIGN	
Verified by applicant		Signature Not Verified	

SCALE - 1:100 16/01/23

JOB NO - NMRDA-23-03024 CHECK BY -

SUBMISSION DRAWING