

Owner details		
Owner Name	Postal Address	Contact Number
Zamin Mohasin Bhai Amin	...Katoiroad S.O.Nagpur-440113,Maha rashtra	9373874562
PRASANNA DEVELOPERS	Plot No. 6,Wardha Road,,Nagpur,Nagpur-44 0015,Maharashtra	8446546360

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./Out 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
JAMTHA	110/2/3/A ,		10900.00	10735.74	10735.74	0.00	0.00	10735.74
Total Amalgamated Plot			10900.00	10735.74	10735.74	0.00	0.00	10735.74

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

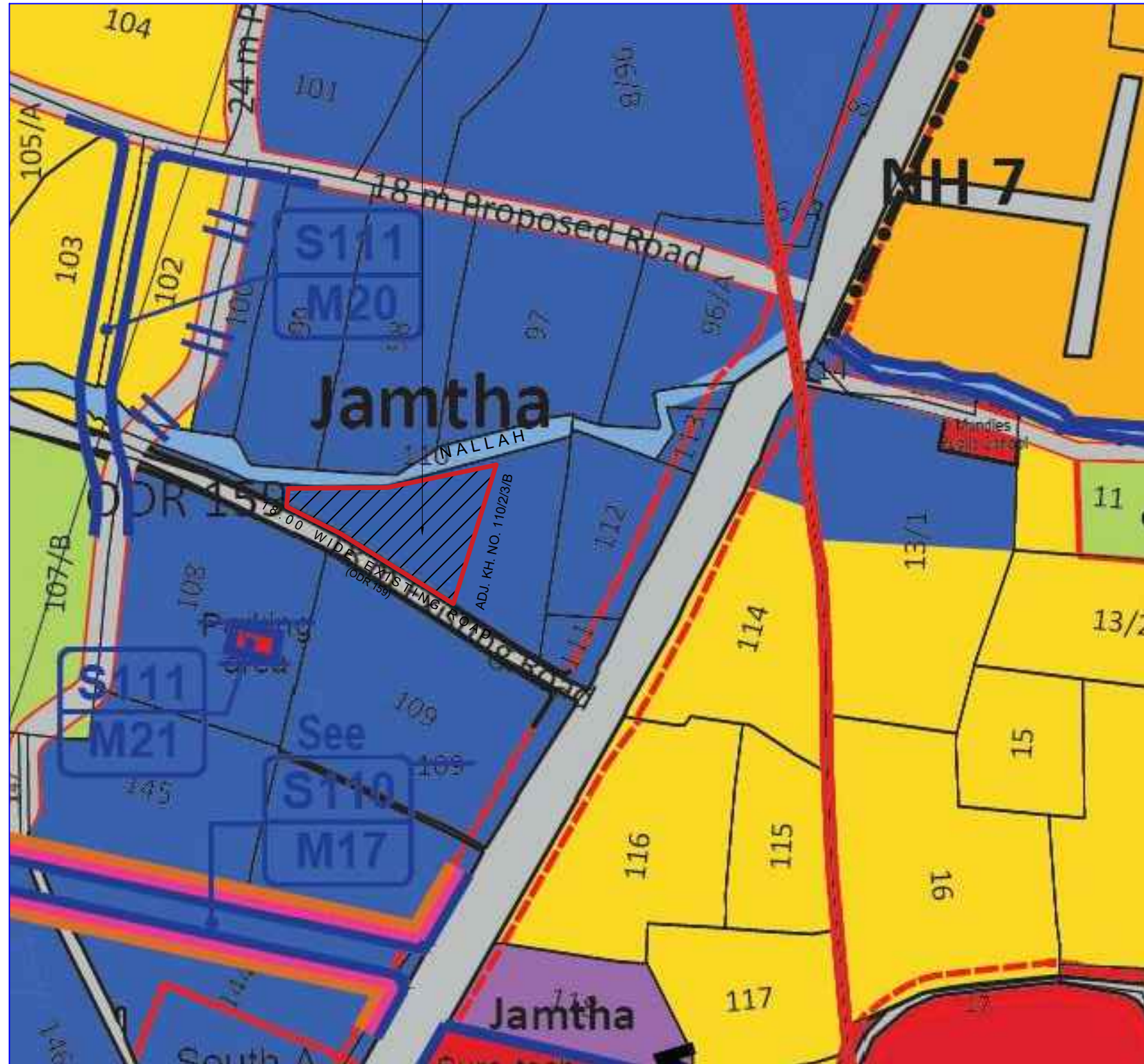
Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR apportionment on plot
1	409.310	16.540	392.770	1.460	12.00	1.100	630.789	Detached	647.33
2	339.790	0.000	339.790	1.460	18.00	1.100	545.703	Detached	0.00
3	350.360	0.000	350.360	1.460	18.00	1.100	562.678	Detached	0.00
4	351.540	0.000	351.540	1.460	18.00	1.100	564.573	Detached	0.00
5	354.970	0.000	354.970	1.460	18.00	1.100	570.082	Detached	0.00
6	358.860	0.000	358.860	1.460	18.00	1.100	576.329	Detached	0.00
7	362.740	0.000	362.740	1.460	18.00	1.100	582.560	Detached	0.00
8	367.380	0.000	367.380	1.460	18.00	1.100	590.012	Detached	0.00
9	689.670	0.000	689.670	1.460	18.00	1.100	1107.610	Detached	0.00
11	142.500	0.000	142.500	1.460	9.00	1.100	228.855	Semi-detached	0.00
12	120.000	0.000	120.000	1.460	9.00	1.100	192.720	Row-House	0.00
13	120.000	0.000	120.000	1.460	9.00	1.100	192.720	Row-House	0.00
14	120.000	0.000	120.000	1.460	9.00	1.100	192.720	Row-House	0.00
15	120.000	0.000	120.000	1.460	9.00	1.100	192.720	Row-House	0.00
16	120.000	0.000	120.000	1.460	9.00	1.100	192.720	Row-House	0.00
17	120.000	0.000	120.000	1.460	9.00	1.100	192.720	Row-House	0.00
18	167.150	6.740	160.410	1.460	12.00	1.100	257.618	Semi-detached	264.36
19	206.010	9.730	196.280	1.460	12.00	1.100	315.226	Semi-detached	324.96
20	99.180	0.000	99.180	1.460	12.00	1.100	159.283	Row-House	0.00
21	99.180	0.000	99.180	1.460	12.00	1.100	159.283	Row-House	0.00
22	160.520	0.000	160.520	1.460	12.00	1.100	257.795	Semi-detached	0.00
23	184.020	0.000	184.020	1.460	12.00	1.100	295.536	Semi-detached	0.00
24	135.000	0.000	135.000	1.460	12.00	1.100	216.810	Semi-detached	0.00
25	135.000	0.000	135.000	1.460	12.00	1.100	216.810	Semi-detached	0.00
26	135.000	0.000	135.000	1.460	12.00	1.100	216.810	Semi-detached	0.00
27	135.000	0.000	135.000	1.460	12.00	1.100	216.810	Semi-detached	0.00
28	135.000	0.000	135.000	1.460	12.00	1.100	216.810	Semi-detached	0.00
29	135.000	0.000	135.000	1.460	12.00	1.100	216.810	Semi-detached	0.00
30	135.000	0.000	135.000	1.460	12.00	1.100	216.810	Semi-detached	0.00
31	135.020	0.000	135.020	1.460	12.00	1.100	216.842	Semi-detached	0.00
32	135.800	0.000	135.800	1.460	12.00	1.100	218.095	Semi-detached	0.00
33	136.980	0.000	136.980	1.460	12.00	1.100	219.990	Detached	0.00
34	281.150	15.470	265.680	1.460	12.00	1.100	426.682	Detached	442.15
Total	6997.130		6948.65				11159.53		

Amenity CALCULATION

Name	Area
AMENITY SPACE	537.86
TOTAL	537.86

RECREATIONAL CALCULATION

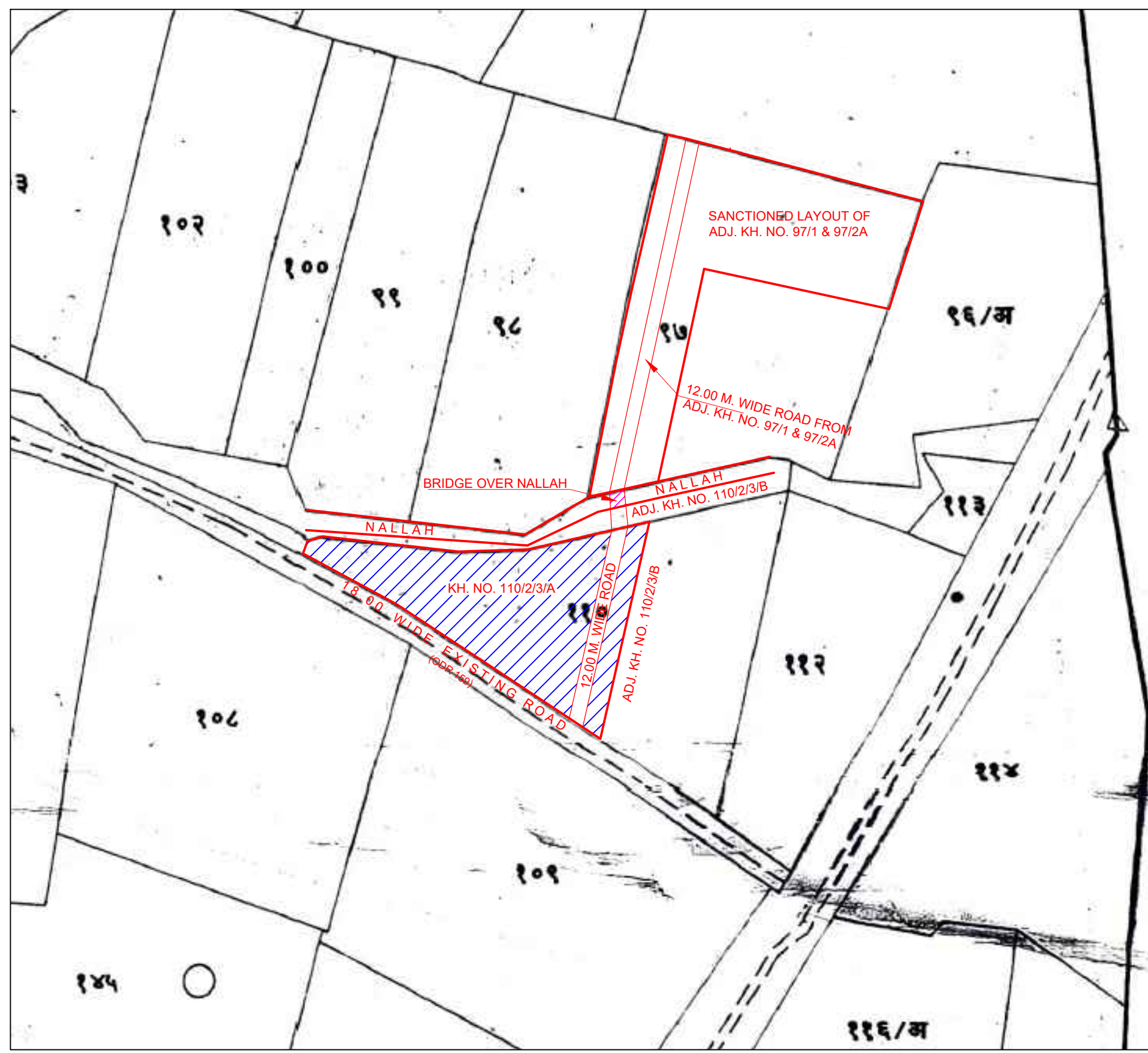
Name	Area
open space	1075.20
TOTAL	1075.20

PROPOSED SITE OF
KH. NO. 110/2/3/A

D.P. PLAN SHOWING PROPOSED SITE

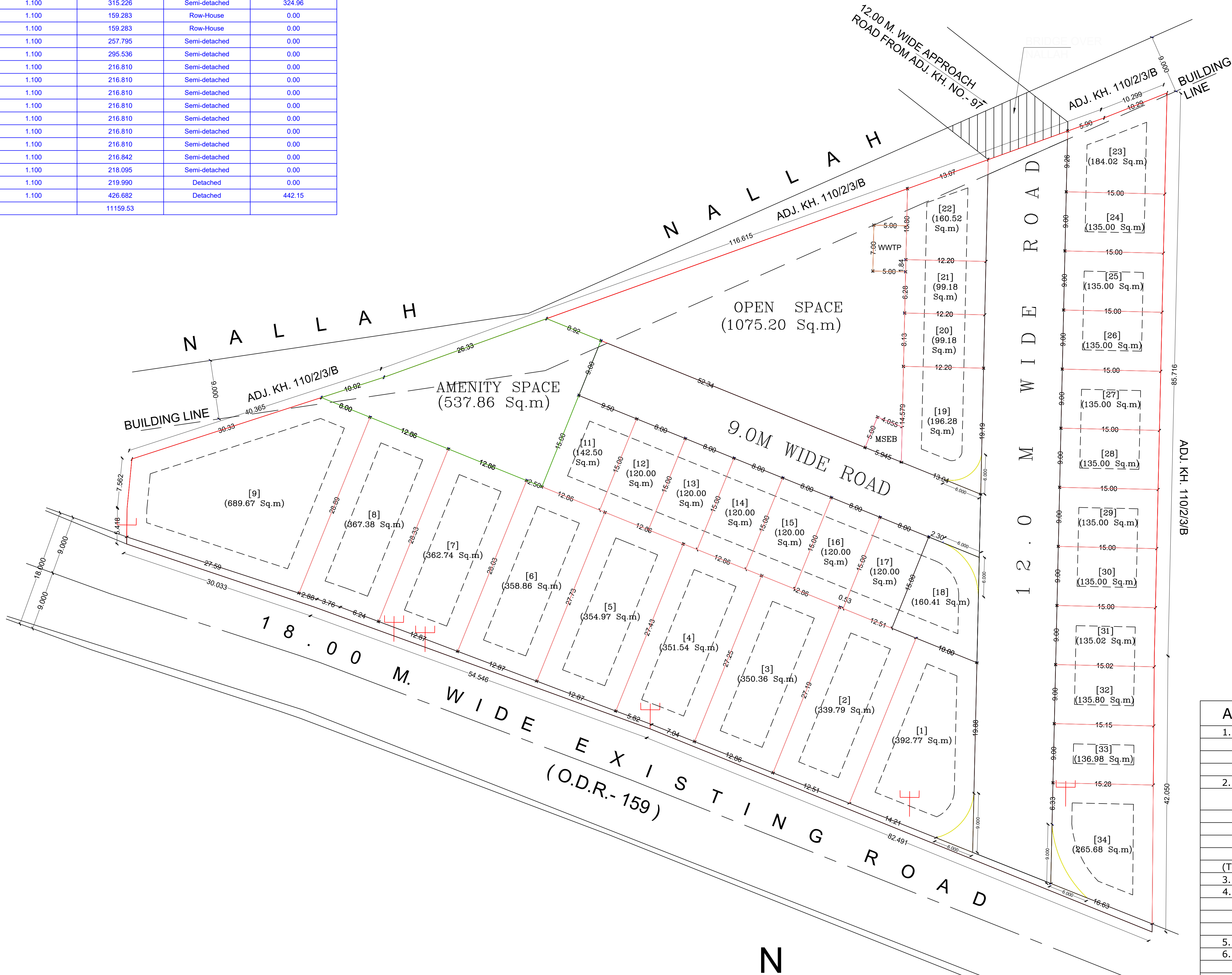
SHEET NO. 111

SCALE : N.T.S.



LOCATION PLAN

SCALE : N.T.S.



LAYOUT PLAN

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)	10735.74
a) As per ownership document (7/12, CTS extract)	10900.00
b) as per measurement sheet	10735.74
c) as per site	10735.74
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
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(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)	10735.74
4. Amenity Space (if applicable)	
(a) Required - (5.00% Of 10735.74 Sq.M.)	536.78
(b) Adjustment of 2(b), if any -	
(c) Proposed - (5.00% Of 10735.74 Sq.M.)	537.86
5. Net Plot Area (3-4 (c))	10197.88
6. Recreational Open space (if applicable)	
(a) Required - (10.00% Of 10735.74 Sq.M.)	1073.57
(b) Proposed - (10.01% Of 10735.74 Sq.M.)	1075.20
7. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	2114.04
8. Service road and Highway widening	---
9. Plotable area	6948.65
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.46
11. Area for inclusive housing	
(a) Required -	2039.58
(b) Proposed -	--

Project Details

Building Type - NMRDA-23-00766
Zone Type - Residential Zone
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Demarcated/Final
Cts No./Survey No. - 110/2/3/
Sheet No. - 110/2/3/A
Zone Number: Nagpur gramin
Ward Name : JAMTHA(PART)
Prorata Value : 0.00
Separation/CRZ Zone Area :

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 BROWN
EXISTING SHOWN BLUE HATCHED

Signature Not Verified

Digitally signed by NARENDRA CHIMURAR
Date: 2023.05.03 15:22:29 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region
Development Authority

TITLE

FINAL DEMARCATED RESIDENTIAL LAYOUT
PLAN ON KH. NO. - 110/2/3/A, P.H. NO. - 42,
MOUZA - JAMTHA, TAH. - NAGPUR (GRAMIN).
DIST. - NAGPUR
BELONGING TO : ZAMIN MOHASIN BHAI AMIN
THROUGH P.O.A. HOLDER
PRASANNA DEVELOPERS
THROUGH PROPRIETOR
SHRI. NIKHIL PRAKASH CHAPLE

...Katoiroad S.O.Nagpur-440113,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal - Residential

Layout Demarcated/Final

SITE ADDRESS -
Mouza - Jamtha, Kh. No. 110/2/3/A, Tah. - Nagpur (Gramin) Dist. -
Nagpur.

Name Of Architect - UMESH MORESHWARJI LADGE

ADDRESS OF OFFICE

402 daya chambers ajni sq., wardha road,
NAGPUR

OWNERS SIGN :

Noted by applicant

TECHNICAL PERSON SIGN

Signature Not Verified

Date: 2023.05.03 15:22:29 IST

Reason: Approved Drawing Plan

Location: Nagpur Metropolitan Region

Development Authority

SCALE - 1:100

10/02/23

JOB NO - NMRDA-23-00766

CHECK BY -

SUBMISSION DRAWING