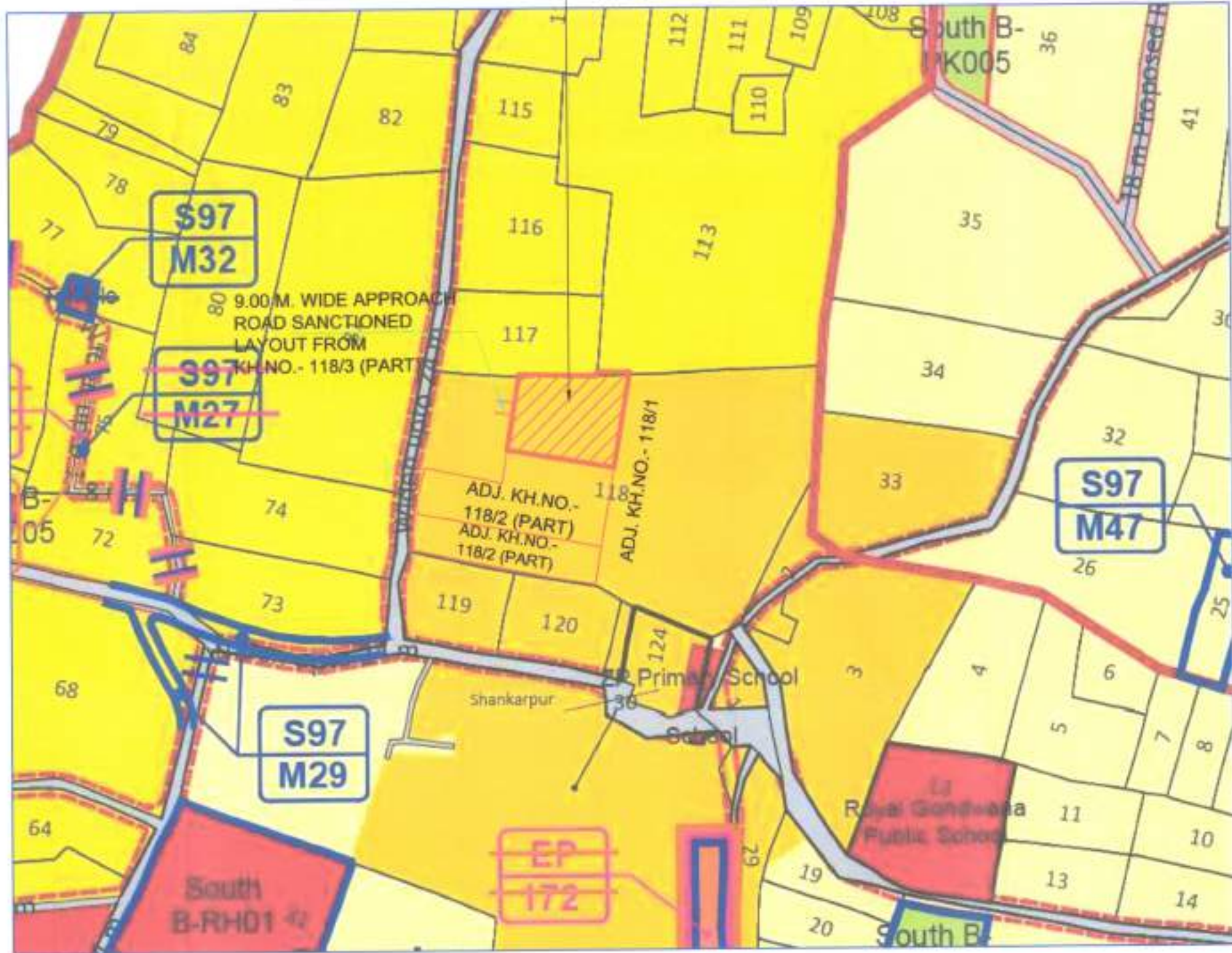


DETAILS OF LAYOUT/SUBDIVISION OF LAND								
1.a) Village	1.b) Parcel No. (S No./J No., C S No., F P No. Sub Plot No./Gut No)	Type 1. Sanction Layout and Sanction Layout 2.	1.f)Area in SqM as per	1.g)Area as per	1.h)Area as per POA	1.i)Area as per	1.j)Area in possession	1.k)Stringent Area in SqM
SHANKARPUR	118-2-A,		10000.00	9999.82	0.00	9999.82	9999.82	9999.82
Total Amalgamated Plot			10000.00	9999.82	0.00	9999.82	9999.82	9999.82

NA PURPOSE ONLY

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	146.060	7.720	138.340	1.720	9.00	1.100	261.739	Semi-detached	269.46
2	102.240	0.000	102.240	1.720	9.00	1.100	193.438	Row-House	0.00
3	102.240	0.000	102.240	1.720	9.00	1.100	193.438	Row-House	0.00
4	133.940	0.000	133.940	1.720	9.00	1.100	253.414	Semi-detached	0.00
5	126.680	0.000	126.680	1.720	9.00	1.100	239.679	Semi-detached	0.00
6	109.960	0.000	109.960	1.720	9.00	1.100	208.044	Row-House	0.00
7	109.960	0.000	109.960	1.720	9.00	1.100	208.044	Row-House	0.00
8	146.050	7.720	138.330	1.720	9.00	1.100	261.720	Semi-detached	269.44
9	146.050	7.720	138.330	1.720	12.00	1.100	261.720	Semi-detached	269.44
10	109.960	0.000	109.960	1.720	12.00	1.100	208.044	Row-House	0.00
11	109.960	0.000	109.960	1.720	12.00	1.100	208.044	Row-House	0.00
12	131.750	0.000	131.750	1.720	12.00	1.100	249.271	Semi-detached	0.00
13	137.960	7.720	130.240	1.720	12.00	1.100	246.414	Semi-detached	254.13
14	104.370	0.000	104.370	1.720	9.00	1.100	197.468	Row-House	0.00
15	104.360	0.000	104.360	1.720	9.00	1.100	197.449	Row-House	0.00
16	104.360	0.000	104.360	1.720	9.00	1.100	197.449	Row-House	0.00
17	104.360	0.000	104.360	1.720	9.00	1.100	197.449	Row-House	0.00
18	133.330	0.000	133.330	1.720	9.00	1.100	252.260	Semi-detached	0.00
19	133.220	7.720	125.500	1.720	9.00	1.100	237.446	Semi-detached	245.17
20	104.420	0.000	104.420	1.720	9.00	1.100	197.563	Row-House	0.00
21	105.490	0.000	105.490	1.720	9.00	1.100	199.587	Row-House	0.00
22	105.560	0.000	105.560	1.720	9.00	1.100	201.612	Row-House	0.00
23	107.630	0.000	107.630	1.720	9.00	1.100	203.636	Row-House	0.00
24	109.200	0.000	109.200	1.720	9.00	1.100	206.606	Row-House	0.00
25	158.870	0.000	158.870	1.720	9.00	1.100	300.582	Semi-detached	0.00
26	135.780	0.000	135.780	1.720	9.00	1.100	256.896	Semi-detached	0.00
27	97.300	0.000	97.300	1.720	9.00	1.100	184.092	Row-House	0.00
28	97.300	0.000	97.300	1.720	9.00	1.100	184.092	Row-House	0.00
29	97.300	0.000	97.300	1.720	9.00	1.100	184.092	Row-House	0.00
30	136.500	7.720	128.780	1.720	9.00	1.100	243.652	Semi-detached	251.37
31	136.500	7.720	128.780	1.720	12.00	1.100	243.652	Semi-detached	251.37
32	97.300	0.000	97.300	1.720	12.00	1.100	184.092	Row-House	0.00
33	97.300	0.000	97.300	1.720	12.00	1.100	184.092	Row-House	0.00
34	97.300	0.000	97.300	1.720	12.00	1.100	184.092	Row-House	0.00
35	128.000	0.000	128.000	1.720	12.00	1.100	242.176	Semi-detached	0.00
36	141.200	0.000	141.200	1.720	12.00	1.100	267.150	Semi-detached	0.00
37	105.930	0.000	105.930	1.720	12.00	1.100	200.420	Row-House	0.00
38	105.930	0.000	105.930	1.720	12.00	1.100	200.420	Row-House	0.00
39	105.930	0.000	105.930	1.720	12.00	1.100	200.420	Row-House	0.00
40	146.050	7.720	138.330	1.720	12.00	1.100	261.720	Semi-detached	269.44
41	146.050	7.720	138.330	1.720	9.00	1.100	261.720	Semi-detached	269.44
42	105.930	0.000	105.930	1.720	9.00	1.100	200.420	Row-House	0.00
43	105.930	0.000	105.930	1.720	9.00	1.100	200.420	Row-House	0.00
44	105.930	0.000	105.930	1.720	9.00	1.100	200.420	Row-House	0.00
45	129.830	0.000	129.830	1.720	9.00	1.100	245.638	Semi-detached	0.00
46	129.830	0.000	129.830	1.720	9.00	1.100	245.638	Semi-detached	0.00
47	102.240	0.000	102.240	1.720	9.00	1.100	193.438	Row-House	0.00
48	102.240	0.000	102.240	1.720	9.00	1.100	193.438	Row-House	0.00
49	102.240	0.000	102.240	1.720	9.00	1.100	193.438	Row-House	0.00
50	138.750	7.720	131.030	1.720	9.00	1.100	247.909	Semi-detached	255.63
Total	5883.670		5806.37				10985.65		

PROPOSED SITE OF KH.NO.- 118/2A



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 97
SCALE - NTS

PROPOSED SITE OF KH.NO.- 118/2A



GOOGLE IMAGE SHOWING PROPOSED SITE

Owner details		
Owner Name	Postal Address	Contact Number
TIRUPATI DEVELOPERS THROUGH ITS PARTNERS	11-A Khare Town, Near Shrawantari Hospital, Nagpur-440010, Maharashtra	9822577701
Prashant Manoharrao Bongirwar	trupati.nagpur@gmail.com	9822577701
Rahul Anurao Uganilawar	flat no. 304 Akshay heights plot no. 202 cement road, shivaji nagar shankar nagar, nagpur	9822943401

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 118/2 A , P.H. NO. - 42, MOUZA - SHANKARPUR, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

M/s. TIRUPATI DEVELOPER'S THROUGH PARTNER'S
1) SHRI. PRASHANT M. BONGIRWAR
2) RAHUL A. UPGANALAWAR

Project Details	
Building Type -	NMRDA-23-21105
Zone Type -	Residential Zone
Location -	Non-Congested
Ward No -	Layout Approval
Plot No. -	Layout Tentative
Cts No./Survey No. -	118-2 A
Zone Number:	Nagpur gramin
Ward Name :	SHANKARPUR
Prorata Value :	0.00
Separation/CRZ Zone Area :	

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



LAYOUT PLAN
SCALE - 1:500

GPS COORDINATES
LATITUDE - 21°03'27" N
LONGITUDE - 79°04'30" E

AREA STATEMENT	
1. Area of Plot (Minimum area of a, b, c to be considered)	9999.82
a) As per ownership document (7/12, CTS extract)	10000.00
b) as per measurement sheet	9999.82
c) as per site	9999.82
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
(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)	9999.82
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))	9999.82
6. Recreational Open space (if applicable)	
(a) Required - (10.00% Of 9999.82 SQ.M.)	999.98
(b) Proposed - (10.05% Of 9999.82 SQ.M.)	1005.77
7. Internal Road area (net plot - (Plotable area + open space + MSEB + external structure)	3137.68
8. Service road and Highway widening	---
9. Plotable area	5806.37
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.72
11. Area for inclusive housing	
(a) Required -	---
(b) Proposed -	---

Signature valid

Digitally signed by NARENDRA JAKUMJI K. Date: 2023.05.17 12:27:18T Reason: Approved Drawing Plan Location: Nagpur Metropolitan Region Development Authority

Approved Drawing Plan (Drawing) / Additional Section of Drawing Plan Date: 19/05/2023

Electronic Engineer Date: 19/05/2023

11-A Khare Town, Near Shrawantari Hospital, Nagpur-440010 Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal - Residential

Layout Tentative

SITE ADDRESS -

ADJ. KH.NO.- 118/2 A, P.H. NO.- 42, MOUZA - SHANKARPUR, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

Name of Applicant -

OWNERS SIGN -

Noted by applicant

Signature valid

Digitally signed by NARENDRA JAKUMJI K. Date: 2023.05.17 12:27:18T Reason: Approved Drawing Plan Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100

JOB NO - NMRDA-23-21105

CHECK BY -

SUBMISSION DRAWING