PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. -177/B & 178/B, P.H. NO. - 78, MOUZA - TAKALGHAT, TAH. - HINGNA , DIST. - NAGPUR.

BELONGING TO :- 1) SHRI. ASHISH RAMRAVJI BOBADE
2) SHRI. SATISH GUNVANT KHANGAN

Signature valid
Digitally signed by SANJAY NARENDRA DESHMUKH
Date: 2023.03.06 16:00:00 IST
Reason: Approved Sewing Plan
Location: Nagpur Metropolitan Region Development Authority

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
TAKALGHAT	177-B 178-B ,		9500.00	9499.80	0.00	9499.80	9499.80	9499.80
Total Amalgamated Plot			9500.00	9499.80	0.00	9499.80	9499.80	9499.80

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	135.840	8.140	127.700	1.760	9.00	1.100	247.227	Semi-detached	255.37
2	115.670	0.000	115.670	1.760	9.00	1.100	223.937	Row-House	0.00
3	154.920	0.000	154.920	1.760	9.00	1.100	299.925	Semi-detached	0.00
4	169.940	0.000	169.940	1.760	9.00	1.100	329.004	Detached	0.00
5	139.440	0.000	139.440	1.760	9.00	1.100	269.956	Semi-detached	0.00
6	112.500	0.000	112.500	1.760	9.00	1.100	217.800	Row-House	0.00
7	112.500	0.000	112.500	1.760	9.00	1.100	217.800	Row-House	0.00
8	159.300	7.130	152.170	1.760	9.00	1.100	294.601	Semi-detached	301.73
9	144.140	7.960	136.180	1.760	9.00	1.100	263.644	Semi-detached	271.60
10	112.500	0.000	112.500	1.760	9.00	1.100	217.800	Row-House	0.00
11	112.500	0.000	112.500	1.760	9.00	1.100	217.800	Row-House	0.00
12	139.440	0.000	139.440	1.760	9.00	1.100	269.956	Semi-detached	0.00
13	127.250	0.000	127.250	1.760	9.00	1.100	246.356	Semi-detached	0.00
14	83.160	0.000	83.160	1.760	9.00	1.100	160.996	Row-House	0.00
15	83.160	0.000	83.160	1.760	9.00	1.100	160.996	Row-House	0.00
16	133.420	6.840	126.580	1.760	9.00	1.100	245.059	Semi-detached	251.90
17	147.470	7.960	139.510	1.760	9.00	1.100	270.091	Semi-detached	278.05
18	97.680	0.000	97.680	1.760	9.00	1.100	189.108	Row-House	0.00
19	97.680	0.000	97.680	1.760	9.00	1.100	189.108	Row-House	0.00
20	97.680	0.000	97.680	1.760	9.00	1.100	189.108	Row-House	0.00
21	97.640	0.000	97.640	1.760	9.00	1.100	189.031	Row-House	0.00
22	150.700	6.930	143.770	1.760	9.00	1.100	278.339	Semi-detached	285.27
23	127.290	0.000	127.290	1.760	9.00	1.100	246.433	Semi-detached	0.00
24	89.400	0.000	89.400	1.760	9.00	1.100	173.078	Row-House	0.00
25	89.400	0.000	89.400	1.760	9.00	1.100	173.078	Row-House	0.00
26	89.400	0.000	89.400	1.760	9.00	1.100	173.078	Row-House	0.00
27	138.190	7.840	130.350	1.760	9.00	1.100	252.358	Semi-detached	260.20
28	153.290	0.000	153.290	1.760	9.00	1.100	296.769	Semi-detached	0.00
29	120.000	0.000	120.000	1.760	9.00	1.100	232.320	Row-House	0.00
30	120.000	0.000	120.000	1.760	9.00	1.100	232.320	Row-House	0.00
31	175.200	7.440	167.760	1.760	9.00	1.100	324.783	Semi-detached	332.22
32	101.040	0.000	101.040	1.760	9.00	1.100	195.613	Semi-detached	0.00
33	91.370	0.000	91.370	1.760	9.00	1.100	176.892	Row-House	0.00
34	142.730	7.960	134.770	1.760	9.00	1.100	260.915	Semi-detached	268.87
35	130.550	7.430	123.120	1.760	9.00	1.100	238.360	Semi-detached	245.79
36	91.370	0.000	91.370	1.760	9.00	1.100	176.892	Row-House	0.00
37	101.050	0.000	101.050	1.760	9.00	1.100	195.633	Semi-detached	0.00
38	109.950	0.000	109.950	1.760	9.00	1.100	212.863	Semi-detached	0.00
39	80.300	0.000	80.300	1.760	9.00	1.100	155.461	Row-House	0.00
40	80.300	0.000	80.300	1.760	9.00	1.100	155.461	Row-House	0.00
41	80.300	0.000	80.300	1.760	9.00	1.100	155.461	Row-House	0.00
42	121.200	7.960	113.240	1.760	9.00	1.100	219.233	Semi-detached	227.19
43	129.400	7.430	121.970	1.760	9.00	1.100	236.134	Semi-detached	243.56
44	88.000	0.000	88.000	1.760	9.00	1.100	170.368	Row-House	0.00
45	88.000	0.000	88.000	1.760	9.00	1.100	170.368	Row-House	0.00
46	88.000	0.000	88.000	1.760	9.00	1.100	170.368	Row-House	0.00
47	120.080	0.000	120.080	1.760	9.00	1.100	232.475	Semi-detached	0.00
Total:	5470.340		5379.32				10414.36		

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE 1	670.08
OPEN SPACE 2	282.52
TOTAL	952.60

Amenity CALCULATION

Name	Area
TOTAL	0.00

PROPOSED LAYOUT OF KH.NO.- 177/B & 178/B



GPS COORDINATES
LATITUDE 20'54'44" N
LONGITUDE 78'56'33" E

GOOGLE IMAGE SHOWING PROPOSED SITE

Owner details		
Owner Name	Postal Address	Contact Number
Ashish Ramraoji Bobade	,,Flat No. B/7, Ambe Residency,Mhalginagar,Hudkeshwar khurd.,Nagpur-440034,Maharashtra	9096586469
Ashish Ramraoji Bobade	plot no. 6, ramkrushna nagar, wardha road, ajni, nagpur	
Satish Gunwat Khangan	plot no. 6, ramkrushna nagar, wardha road, ajni, nagpur	

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

Project Details	
Building Type - NMRDA-23-02272	
Zone Type - Residential Zone	
Location - Non-Congested	
Ward No - Layout Approval	
Plot No. - Layout Tentative	
Cts No./Servey No. - 178	
Sheet No. - 177-B 178-B	
Zone Number: HINGNA	
Ward Name : TAKALGHAT	
Prorata Value :	0.00
Separation/CRZ Zone Area :	



LAYOUT PLAN
SCALE - 1:500

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PROPOSED LAYOUT OF KH.NO.- 177/B & 178/B



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 125
SCALE - NTS

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	9499.80
	a) As per ownership document (7/12, CTS extract)	9500.00
	b) as per measurement sheet	9499.80
	(c) as per site	9499.80
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)	9499.80
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))	9499.80
6.	Recreational Open space (if applicable)	
	(a) Required - (10.00% Of 9499.80 SQ.M.)	949.98
	(b) Proposed - (10.02% Of 9499.80 SQ.M.)	952.60
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	3117.88
8.	Service road and Highway widening	---
9.	Plotable area	5379.32
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.76
11.	Area for inclusive housing	
	(a) Required -	--
	(b) Proposed -	--

,Flat No. B/7, Ambe Residency,Mhalginagar,Hudkeshwar khurd.,Nagpur-440034,Maharashtra

DESCRIPTION OF PROJECT :
Type of Proposal : Residential Layout Tentative

SITE ADDRESS :
KH.NO - 177/B, 178/B, P.H. NO.- 78, MOUZA - TAKALGHAT, TAH. - HINGNA, DIST. - NAGPUR.

Name Of Architect : UMESH MORESHWAR LAMSE

ARCHITECTS OF OFFICE
OFFICE -
402 days chambers ajni sq., wardha road, NAGPUR.

OWNERS SIGN :

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by Umesh Moreshwar Lamse
Date: 2023.03.03 15:57:00 IST
Reason: Technically Verified
Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100 | 03/03/23
JOB NO : NMRDA-23-02272 | CHECK BY :
SUBMISSION DRAWING

NOT FOR SALE