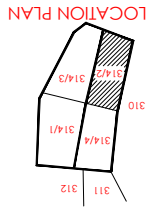
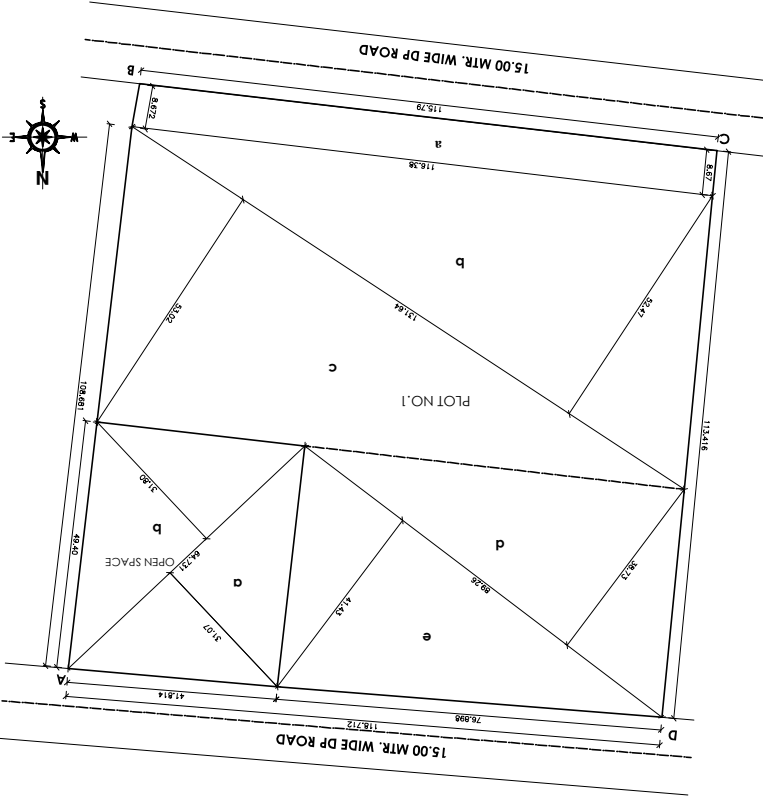
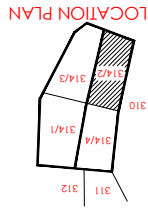
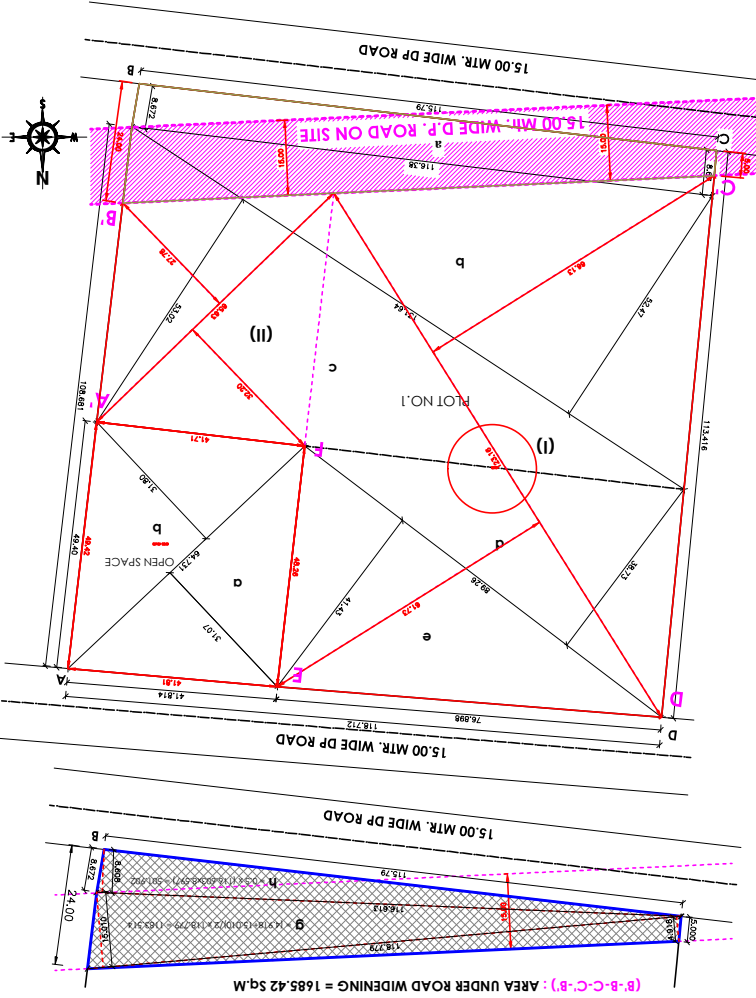


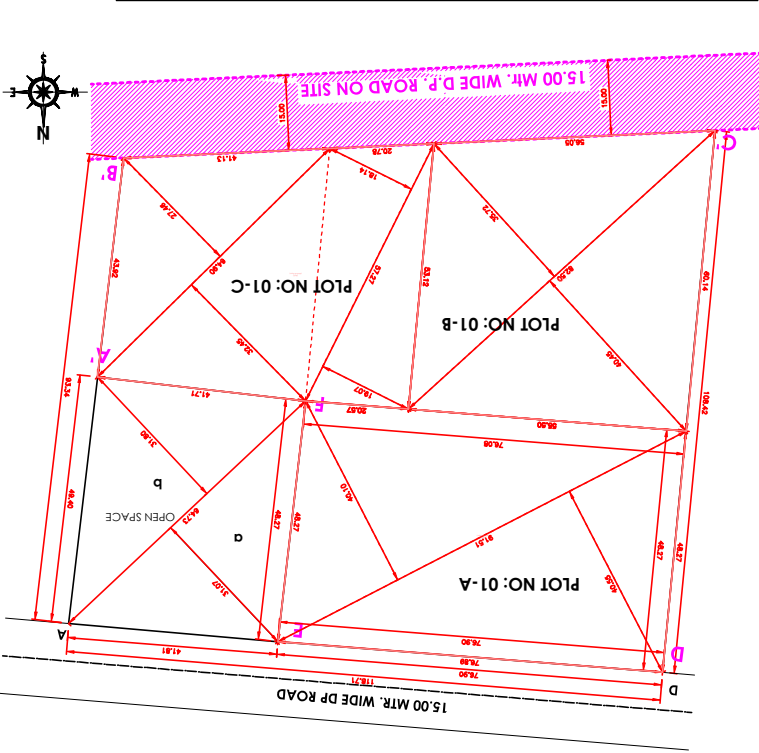
(A-B-C-D-D-A) EXISTING LAYOUT PLAN <> BEFORE SUB-DIVISION
SCALE: 1:5000



(A-B-C-C-D-E-F-A) EXISTING ACTUAL ON SITE LAYOUT PLAN <> BEFORE SUB-DIVISION
SCALE: 1:5000



(A-B-C-C-D-E-F-A) EXISTING ACTUAL ON SITE LAYOUT PLAN <> PROPOSED SUB-DIVISION
SCALE: 1:5000



Owner Name		Postal Address		Contact Number	
M/s. PYRAMID REALTORS.		FLAT NO. G-2, HIMALAYA PARADISE, NEAR GPO, Nagpur (Rural), Nagpur-440001, Maharashtra		9372922204	
Praashant Babashree Wasade		FLAT NO. G-2, HIMALAYA PARADISE, NEAR GPO, Nagpur (Rural), Nagpur-440001, Maharashtra		9372922204	

PLOT NO	Plot Area	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR apportionment on plot
01-A	3690.820	0.000	0.990	1.100	4019.30	Detached	Detached	3278.62
01-B	3142.870	0.000	0.990	1.100	3422.59	Detached	Detached	3278.62
01-C	3010.670	0.000	0.990	1.100	3278.62	Detached	Detached	3278.62
Total:	9844.360	9844.36						10720.51

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

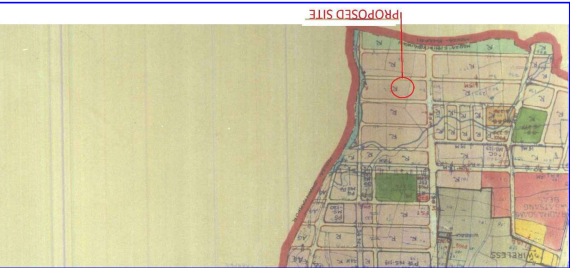
CHINCHIBHUVAN		485 , 1		14200.00		11527.35		11529.50		11527.35	
1.a) Village		No., F No., Sub Plot, and Gunthewari		1.7)Area in SqM as per revenue record		1.9)Area as per Measurement Plan		1.h)Area as per POA		1.i)Area as per Demarcated	
1.b)Parcel No., F No., Sub Plot, and Gunthewari		1.7)Area in SqM as per revenue record		1.9)Area as per Measurement Plan		1.h)Area as per POA		1.i)Area as per Demarcated		1.j)Area in possession	
1.c)Sanction Layout and Gunthewari		1.7)Area in SqM as per revenue record		1.9)Area as per Measurement Plan		1.h)Area as per POA		1.i)Area as per Demarcated		1.j)Area in possession	
1.d)Sanction Layout and Gunthewari		1.7)Area in SqM as per revenue record		1.9)Area as per Measurement Plan		1.h)Area as per POA		1.i)Area as per Demarcated		1.j)Area in possession	
1.e)Sanction Layout and Gunthewari		1.7)Area in SqM as per revenue record		1.9)Area as per Measurement Plan		1.h)Area as per POA		1.i)Area as per Demarcated		1.j)Area in possession	
1.f)Sanction Layout and Gunthewari		1.7)Area in SqM as per revenue record		1.9)Area as per Measurement Plan		1.h)Area as per POA		1.i)Area as per Demarcated		1.j)Area in possession	
1.g)Sanction Layout and Gunthewari		1.7)Area in SqM as per revenue record		1.9)Area as per Measurement Plan		1.h)Area as per POA		1.i)Area as per Demarcated		1.j)Area in possession	
1.h)Sanction Layout and Gunthewari		1.7)Area in SqM as per revenue record		1.9)Area as per Measurement Plan		1.h)Area as per POA		1.i)Area as per Demarcated		1.j)Area in possession	
1.i)Sanction Layout and Gunthewari		1.7)Area in SqM as per revenue record		1.9)Area as per Measurement Plan		1.h)Area as per POA		1.i)Area as per Demarcated		1.j)Area in possession	
1.j)Sanction Layout and Gunthewari		1.7)Area in SqM as per revenue record		1.9)Area as per Measurement Plan		1.h)Area as per POA		1.i)Area as per Demarcated		1.j)Area in possession	

Details of plotted Amalgamation Subdivision

Amenity CALCULATION	
Name	Area

RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	2039.54
TOTAL	2039.54

Project Details	
Project Name:-	NMO-22-30083
Name of Service:-	Layout Approval
Type of Development:-	Sub-division
Location:-	Non-Compacted
Zone Type:-	Residential Zone with Shop line (R-2)
City Survey No./ Survey No.	485
Ward Number:-	21/339/788
Zone Number:-	Maruza Chichbhavan



LEGENDS:
PLOT BOUNDARY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW
WATER LINE SHOWN BLUE DOTTED
ENCLOSURE SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN SPACE SHOWN GREEN
EXISTING SHOWN BLUE HATCHED

SUBMISSION DRAWING	
JOB No. NMO-22-30083	SCALE 1:100
05/05/22	Verified by applicant
OWNERS SIGN:	
TECHNICAL PERSON SIGN	
ADDRESS OF OFFICE	
OFFICE:	
Name of Applicant: SATYENDRA GUPTA	
PLOT NO. 1, KOT NO. 314/2, C.T.S. NO. 485, MARUZA-CHINCHIBHUVAN, NAGPUR	
Type of Proposal: Sub-division CTS. NO. 485, SURVEY NO. 485	
DESCRIPTION OF PROJECT:	
Phase No. 53722204	
DOCUMENT OF OWNERSHIP / IF SCHEME RECORD / LAND RECORD / CITY SURVEY RECORDS	
CERTIFICATE OF AREA	
Area Statement	
1. Area of Plot (Minimum area of a, b, c to be considered)	11527.35
a) As per ownership document (7/12, CTS extract)	14200.00
b) as per measurement sheet	11527.35
c) as per site	11529.50
2. Deductions for	
a) Proposed D.P./ P.P./ D.P./ Road widening Area/Service Road / Highway widening	1685.88
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)	1685.88
3. Balance area of plot (1-2)	9841.47
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))	9841.47
6. Recreational open space (if applicable)	
a) Required -	0.00
(b) Proposed -	---
7. Internal road area (net plot -(Putable area + open space + MSEB + external structure))	0.00
8. Service road and highway widening	---
9. Putable area	9844.36
10. Pro-rata factor for FSI calculation on layout plot = (5/9)	0.99
11. Area for inclusive housing	---
(a) Required -	---
(b) Proposed -	---

AREA STATEMENT	
1. Area of Plot (Minimum area of a, b, c to be considered)	
a) As per ownership document (7/12, CTS extract)	
b) as per measurement sheet	
c) as per site	
2. Deductions for	
a) Proposed D.P./ P.P./ D.P./ Road widening Area/Service Road / Highway widening	
b) Any D.P. Reservation area	
c) External structure in plot	
d) Not in possession	
(Total a+b+c+d)	
3. Balance area of plot (1-2)	
4. Amenity Space (if applicable)	
a) Required -	
(b) Adjustment of 2(b), if any -	
c) Proposed -	
5. Net Plot Area (3-4-(c))	
6. Recreational open space (if applicable)	
a) Required -	
(b) Proposed -	
7. Internal road area (net plot -(Putable area + open space + MSEB + external structure))	
8. Service road and highway widening	
9. Putable area	
10. Pro-rata factor for FSI calculation on layout plot = (5/9)	
11. Area for inclusive housing	
(a) Required -	
(b) Proposed -	

Signature valid
Digitally signed by PRAMOD BHURAOGAWANDE
Date: 2022.05.21 17:08:49 IST
Reason: Approved Drawing Plan
Location: Nagpur Municipal Corporation