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	178.610	0.000	178.610	1.510	12.00	1.100	296.671	Semi-detached	0.00
2	144.000	0.000	144.000	1.510	12.00	1.100	239.184	Semi-detached	0.00
3	144.000	0.000	144.000	1.510	12.00	1.100	239.184	Semi-detached	0.00
4	144.000	0.000	144.000	1.510	12.00	1.100	239.184	Semi-detached	0.00
5	144.000	0.000	144.000	1.510	12.00	1.100	239.184	Semi-detached	0.00
6	193.180	8.160	185.020	1.510	12.00	1.100	307.318	Semi-detached	315.48
7	127.320	6.150	121.170	1.510	0.0	1.100	201.263	Semi-detached	207.41
8	105.100	0.000	105.100	1.510	0.0	1.100	174.571	Row-House	0.00
9	108.570	0.000	108.570	1.510	0.0	1.100	180.335	Row-House	0.00
10	112.030	0.000	112.030	1.510	0.0	1.100	186.082	Row-House	0.00
11	115.490	0.000	115.490	1.510	0.0	1.100	191.829	Row-House	0.00
12	118.950	0.000	118.950	1.510	0.0	1.100	197.576	Row-House	0.00
13	133.830	0.000	133.830	1.510	0.0	1.100	222.292	Semi-detached	0.00
14	168.990	9.690	159.300	1.510	0.0	1.100	264.597	Semi-detached	274.29
15	121.600	0.000	121.600	1.510	0.0	1.100	201.978	Row-House	0.00
16	121.870	0.000	121.870	1.510	0.0	1.100	202.426	Row-House	0.00
17	122.150	0.000	122.150	1.510	0.0	1.100	202.891	Row-House	0.00
18	122.420	0.000	122.420	1.510	0.0	1.100	203.340	Row-House	0.00
19	122.690	0.000	122.690	1.510	0.0	1.100	203.788	Row-House	0.00
20	131.180	0.000	131.180	1.510	0.0	1.100	217.890	Semi-detached	0.00
21	131.440	0.000	131.440	1.510	0.0	1.100	218.322	Semi-detached	0.00
22	123.370	0.000	123.370	1.510	0.0	1.100	204.918	Row-House	0.00
23	123.510	0.000	123.510	1.510	0.0	1.100	205.150	Row-House	0.00
24	123.660	0.000	123.660	1.510	0.0	1.100	205.399	Row-House	0.00
25	123.800	0.000	123.800	1.510	0.0	1.100	205.632	Row-House	0.00
26	123.940	0.000	123.940	1.510	0.0	1.100	205.864	Row-House	0.00
27	124.080	0.000	124.080	1.510	0.0	1.100	206.097	Row-House	0.00
28	164.790	0.000	164.790	1.510	0.0	1.100	273.716	Semi-detached	0.00
29	293.300	0.000	293.300	1.510	0.0	1.100	487.171	Detached	0.00
30	202.480	7.250	195.230	1.510	0.0	1.100	324.277	Semi-detached	331.53
31	209.680	0.000	209.680	1.510	0.0	1.100	348.278	Semi-detached	0.00
32	190.890	8.220	182.670	1.510	0.0	1.100	303.415	Semi-detached	311.63
33	119.000	0.000	119.000	1.510	0.0	1.100	197.659	Row-House	0.00
34	119.000	0.000	119.000	1.510	0.0	1.100	197.659	Row-House	0.00
35	119.000	0.000	119.000	1.510	0.0	1.100	197.659	Row-House	0.00
36	119.000	0.000	119.000	1.510	0.0	1.100	197.659	Row-House	0.00
37	119.000	0.000	119.000	1.510	0.0	1.100	197.659	Row-House	0.00
38	168.670	0.000	168.670	1.510	0.0	1.100	280.161	Semi-detached	0.00
39	182.330	0.000	182.330	1.510	12.00	1.100	302.850	Semi-detached	0.00
40	180.000	0.000	180.000	1.510	12.00	1.100	298.980	Semi-detached	0.00
41	180.000	0.000	180.000	1.510	12.00	1.100	298.980	Semi-detached	0.00
42	180.000	0.000	180.000	1.510	12.00	1.100	298.980	Semi-detached	0.00
43	180.000	0.000	180.000	1.510	12.00	1.100	298.980	Semi-detached	0.00
44	194.270	7.040	187.230	1.510	12.00	1.100	310.989	Semi-detached	318.03
Total:	6475.190		6428.68				10678.04		

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	KH NO 17/2/B ,		13500.00	13500.00	0.00	0.00	0.00	13500.00
Total Amalgamated Plot			13500.00	13500.00	0.00	0.00	0.00	13500.00

Amenity CALCULATION	
Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	975.64
TOTAL	975.64

SKH NO 17/2/B

Owner details

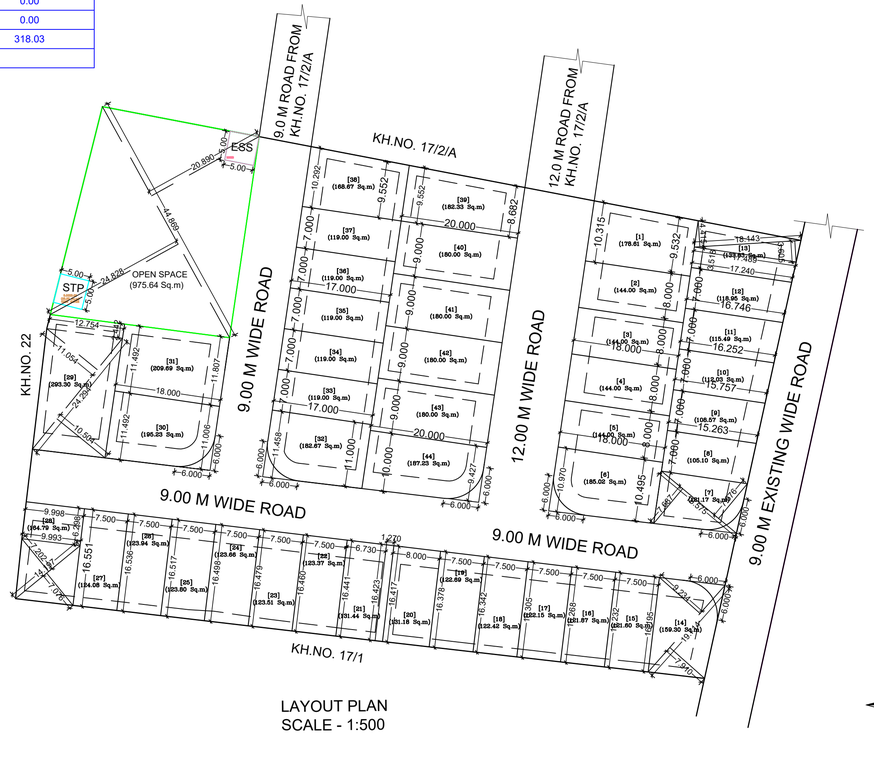
Owner Name	Postal Address	Contact Number
MAULI INFRA	H No.125,Misal Layout,Near Shiv Temple,Jaripatka,Jaripatka,Nagpur-440014,Maharashtra	9822488587
ASHWIN SIDDHARTH VAIRAGADE	201, PRINCE CASTLE, PLOT NO. 105, GAJANAN NAGAR, NAGPUR - 440015	9822488587
PRAVIN RATANLALJI JAIN	PLOT NO. 72, FLAT NO. 601, TRANQUIL APARTMENT, SATHE MARG, DHANTOLI, NAGPUR - 440012	
PRAVIN NATTHUJI RAHATE	FLAT NO. D-202, LAXMIVIHAR COMPLEX, WARDHA ROAD, NEAR HOTEL AIRPORT CENTRE POINT, SOMALWADA, KHAMLA, NAGPUR - 440025	

Project Details	
Building Type - NMRDA-23-32407	
Zone Type - Residential Zone - R-4 with payment of premium	
Location - Non-Congested	
Ward No - Layout Approval	
Plot No. - Layout Tentative	
Cts No./Servey No. - 17	
Sheet No. - KH NO 17/2/B	
Zone Number: Nagpur gramin	
Ward Name : SHANKARPUR	
Prorata Value :	1.51
Separation/CRZ Zone Area :	



PROPOSED SITE
KH.NO. 17/2/B





LAYOUT PLAN
SCALE - 1:500

Signature Not Verified

Digitally signed by SAWAI NARENDRA CHIMURKAR
Date: 2023.07.10 13:32:41 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-32407
Application Number : NMRDA20/2300166
Proposal Number : 31749
Certificate Number : NMRDA/ALT/2023/APL/00083

Executive Engineer
Date: 03/05/2023

Sectional Engineer
Date: 26/04/2023

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	9741.27
	(a) As per ownership document (7/12, CTS extract)	13500.00
	(b) as per measurement sheet	13500.00
	(c) as per site	9741.27
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)	9741.27
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))	9741.27
6.	Recreational Open space (if applicable)	
	(a) Required -	974.13
	(b) Proposed -	975.64
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	2286.95
8.	Service road and Highway widening	---
9.	Plotable area	6428.68
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.51

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & WTP SHOWN IN

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

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
MOUZA- SHANKARPUR KH NO 17/2/B

Name Of Engineer : pawan raviprasad gupta

ADDRESS OF OFFICE
OFFICE -
SHOP NO. 115, SECOND FLOOR, SHRI RAM SHYA
TOWER STATION ROAD SADAR NAGPUR,440001

OWNERS SIGN -
Signature Not Verified

TECHNICAL PERSON SIGN
Signature Not Verified

SCALE - 1:100	14/04/23
JOB NO - NMRDA-23-32407	CHECK BY -

SUBMISSION DRAWING

NOT FOR SALE