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	280.270	0.000	280.270	1.380	12.00	1.100	425.450	Semi-detached	0.00
2	190.000	0.000	190.000	1.380	12.00	1.100	288.420	Semi-detached	0.00
3	190.000	0.000	190.000	1.380	12.00	1.100	288.420	Semi-detached	0.00
4	190.000	0.000	190.000	1.380	12.00	1.100	288.420	Semi-detached	0.00
5	190.000	0.000	190.000	1.380	12.00	1.100	288.420	Semi-detached	0.00
6	190.000	0.000	190.000	1.380	12.00	1.100	288.420	Semi-detached	0.00
7	190.000	0.000	190.000	1.380	12.00	1.100	288.420	Semi-detached	0.00
8	231.240	0.000	231.240	1.380	12.00	1.100	351.022	Semi-detached	0.00
9	200.070	0.000	200.070	1.380	0.0	1.100	303.706	Semi-detached	0.00
10	152.690	0.000	152.690	1.380	0.0	1.100	231.783	Semi-detached	0.00
11	158.420	0.000	158.420	1.380	0.0	1.100	240.482	Semi-detached	0.00
12	164.140	0.000	164.140	1.380	0.0	1.100	249.165	Semi-detached	0.00
13	169.860	0.000	169.860	1.380	0.0	1.100	257.847	Semi-detached	0.00
14	175.580	0.000	175.580	1.380	0.0	1.100	266.530	Semi-detached	0.00
15	181.300	0.000	181.300	1.380	0.0	1.100	275.213	Semi-detached	0.00
16	219.720	0.000	219.720	1.380	0.0	1.100	333.535	Semi-detached	0.00
17	249.670	0.000	249.670	1.380	12.00	1.100	378.999	Semi-detached	0.00
18	180.000	0.000	180.000	1.380	12.00	1.100	273.240	Semi-detached	0.00
19	180.000	0.000	180.000	1.380	12.00	1.100	273.240	Semi-detached	0.00
20	180.000	0.000	180.000	1.380	12.00	1.100	273.240	Semi-detached	0.00
21	180.000	0.000	180.000	1.380	12.00	1.100	273.240	Semi-detached	0.00
22	180.000	0.000	180.000	1.380	12.00	1.100	273.240	Semi-detached	0.00
23	180.000	0.000	180.000	1.380	12.00	1.100	273.240	Semi-detached	0.00
24	180.000	0.000	180.000	1.380	12.00	1.100	273.240	Semi-detached	0.00
25	214.820	0.000	214.820	1.380	12.00	1.100	326.097	Semi-detached	0.00
26	145.290	0.000	145.290	1.380	9.00	1.100	220.550	Semi-detached	0.00
27	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
28	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
29	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
30	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
31	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
32	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
33	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
34	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
35	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
36	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
37	167.120	0.000	167.120	1.380	9.00	1.100	253.688	Semi-detached	0.00
38	220.250	0.000	220.250	1.380	9.00	1.100	334.340	Detached	0.00
39	199.200	0.000	199.200	1.380	9.00	1.100	302.386	Semi-detached	0.00
40	164.430	0.000	164.430	1.380	9.00	1.100	249.605	Semi-detached	0.00
41	150.330	0.000	150.330	1.380	9.00	1.100	228.201	Semi-detached	0.00
42	160.530	0.000	160.530	1.380	9.00	1.100	243.685	Semi-detached	0.00
Total:	7194.930		7194.93				10921.90		

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	

Amenity CALCULATION

Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE	1002.94
TOTAL	1002.94

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/A ,		10000.00	10000.00	0.00	0.00	0.00	10000.00
Total Amalgamated Plot			10000.00	10000.00	0.00	0.00	0.00	10000.00

NOT FOR SALE

Project Details

Building Type - NMRDA-23-32331
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/A
Zone Number: Nagpur gramin
Ward Name : SHANKARPUR
Prorata Value : 1.38
Separation/CRZ Zone Area :



PROPOSED SITE
KH.NO. 17/2/A





LAYOUT PLAN
SCALE-1:500

Signature Not Verified

Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.06.20 12:30:36 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority

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)	9999.61
	a) As per ownership document (7/12, CTS extract)	10000.00
	b) as per measurement sheet	10000.00
	(c) as per site	9999.61
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)	9999.61
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))	9999.61
6.	Recreational Open space (if applicable)	
	(a) Required -	999.96
	(b) Proposed -	1002.94
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	1751.74
8.	Service road and Highway widening	---
9.	Plotable area	7194.93
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.38

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/A

Name Of Engineer : pawan raviprasad gupta

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

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by PAWAN RAVIPRASAD GUPTA
Date: 2023.06.19 15:57:47
Reason: Technical Person
Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100 | 13/04/23
JOB NO - NMRDA-23-32331 | CHECK BY -

SUBMISSION DRAWING