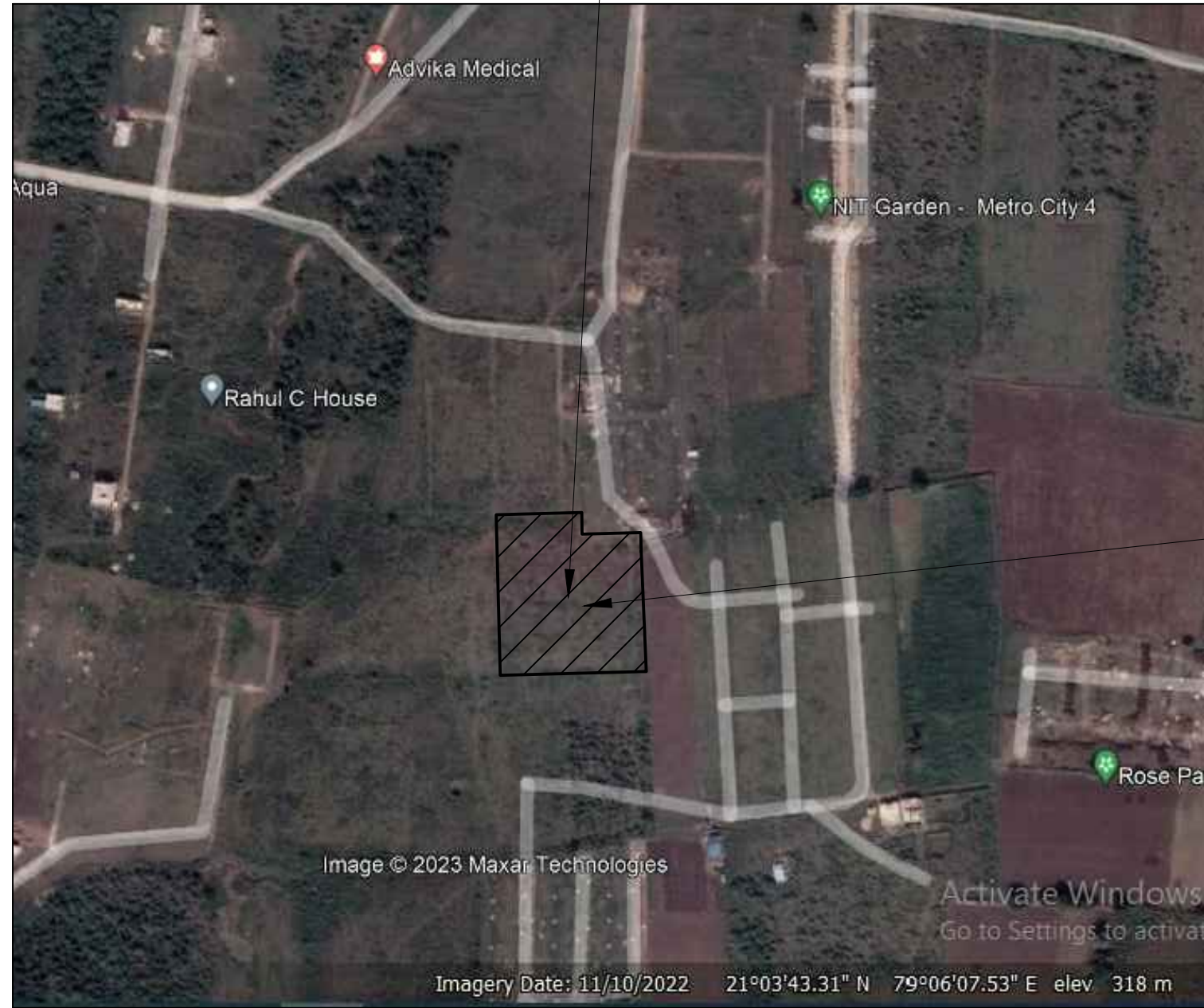


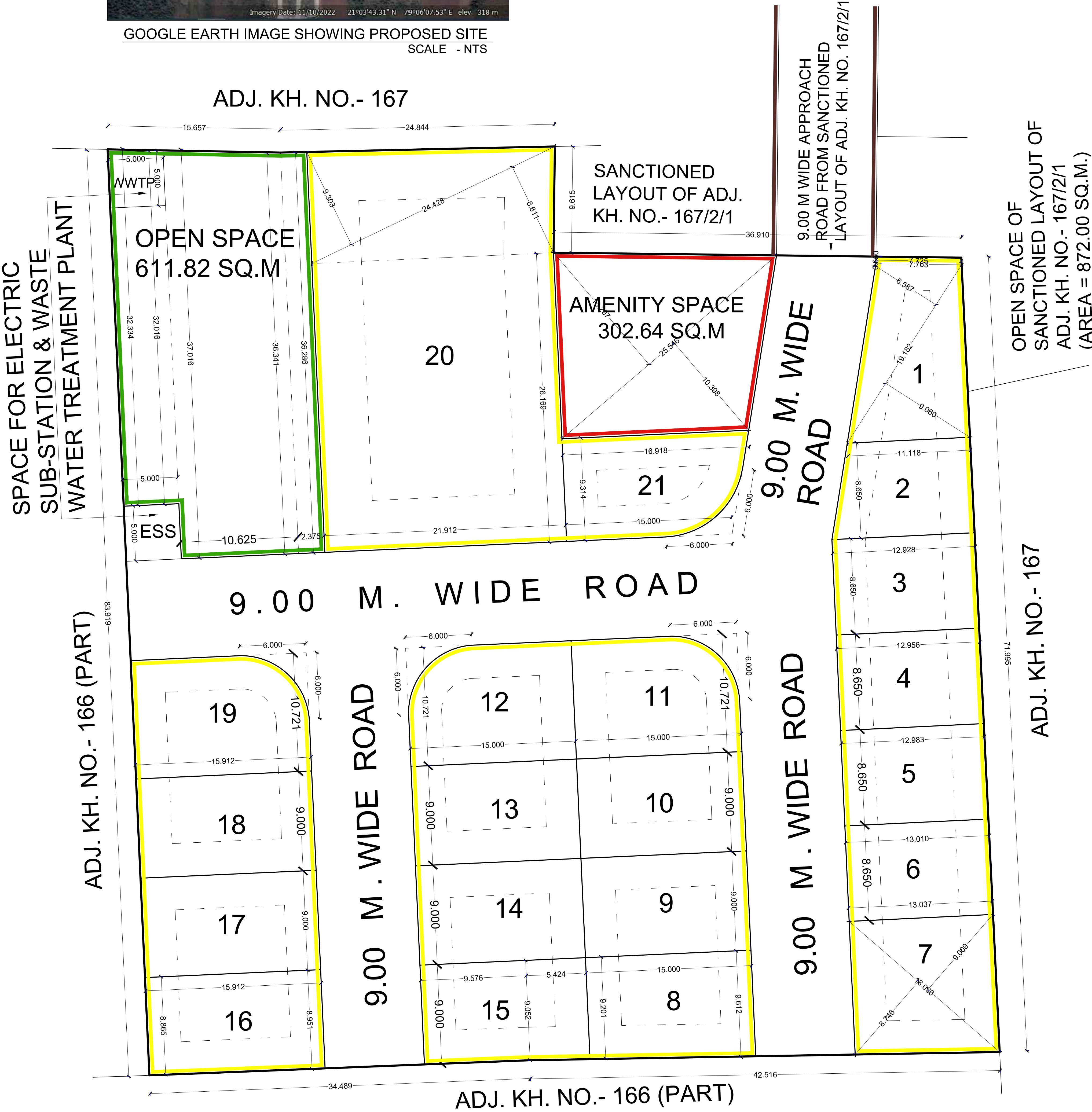
PROPOSED LAYOUT OF
KH.NO.166/2(PART)



GPS CO-ORDINATES
LATITUDE - 21°03'43\" N
LONGITUDE - 79°06'07\" E

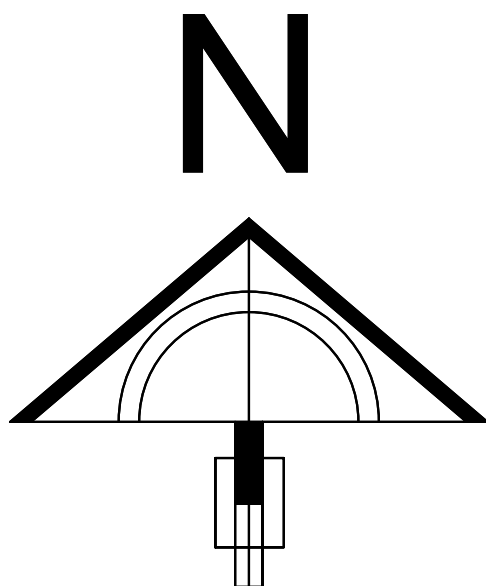
GOOGLE EARTH IMAGE SHOWING PROPOSED SITE
SCALE - NTS

ADJ. KH. NO.- 167



LAYOUT PLAN

SCALE - 1:500



DETAILS OF LAYOUT/SUBDIVISION OF LAND								
1.a) Village	1.b)Parcel No.(S.No./H.No., F.P.No., Sub Plot No./Cut No.)	Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gurt hewari)	1.f)Area in SqM as per previous record	1.g)Area as per pMeasurement Plan	1.h)Area as per POA	1.i)Area as per dDemarcated	1.j)Area in possession	1.k)Stringent Area in SqM
WELA HARISHCHANDRA	166-2 PART ,	Raw/Adjoining Land	6000.00	5999.23	0.00	5999.23	5999.23	5999.23
Total Amalgamated Plot			6000.00	5999.23	0.00	5999.23	5999.23	5999.23

Project Details	
Building Type -	NMRDA-23-53375
Zone Type -	Residential Zone
Location -	Non-Congested
Ward No -	Layout Approval
Plot No -	Layout Demarcated/Final
Cs No./Survey No. -	166
Sheet No. -	166-2 PART
Zone Number -	Nagpur gramim
Ward Name -	wela(Hari)
Prorate 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

PROPOSED RESIDENTIAL LAYOUT PLAN ON
KH.NO. - 166/2(PART), P.H. NO. - 38,
MOUZA - WELA (HARISHCHANDRA),
TAH.- NAGPUR (GRAMIN), DIST. - NAGPUR.
BELONGING TO :- 1) SHRI. TUSHAR SHARADRAO DAWARE
2) SHRI. DIGVIJAY SHARADRAO DAWARE

Owner details		
Owner Name	Postal Address	Contact Number
Tushar Sharadrao Daware	Fiat no104 Shree Nayana apartment,Dattatrya Nagar,Mahakalkar sabhagruha,Ayodhya Nagar,Nagpur-440024,Ma harashtra	9923808001
Tushar Tushar Daware	Fiat no104 Shree Nayana apartment,Dattatrya Nagar,Mahakalkar sabhagruha,Ayodhya Nagar,Nagpur-440024,Ma harashtra	9923808001
Digvijay Sharadrao Daware	Fiat no104 Shree Nayana apartment,Dattatrya Nagar,Mahakalkar sabhagruha,Ayodhya Nagar,Nagpur-440024,Ma harashtra	9325894425

Amenity CALCULATION

Name	Area
amenity space	302.64
TOTAL	302.64

RECREATIONAL CALCULATION

Name	Area
open space	611.82
TOTAL	611.82

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	155.100	0.000	155.100	1.620	9.00	1.100	276.388	Semi-detached	0.00
2	104.000	0.000	104.000	1.620	9.00	1.100	185.328	Row-House	0.00
3	111.840	0.000	111.840	1.620	9.00	1.100	199.477	Row-House	0.00
4	112.180	0.000	112.180	1.620	9.00	1.100	199.905	Row-House	0.00
5	112.410	0.000	112.410	1.620	9.00	1.100	200.315	Row-House	0.00
6	112.650	0.000	112.650	1.620	9.00	1.100	200.742	Row-House	0.00
7	160.100	0.000	160.100	1.620	9.00	1.100	285.298	Semi-detached	0.00
8	141.090	0.000	141.090	1.620	9.00	1.100	251.422	Semi-detached	0.00
9	135.000	0.000	135.000	1.620	9.00	1.100	240.570	Semi-detached	0.00
10	135.000	0.000	135.000	1.620	9.00	1.100	240.570	Semi-detached	0.00
11	160.780	8.190	152.590	1.620	9.00	1.100	271.915	Semi-detached	280.11
12	160.780	8.180	152.600	1.620	9.00	1.100	271.933	Semi-detached	280.11
13	135.000	0.000	135.000	1.620	9.00	1.100	240.570	Semi-detached	0.00
14	135.000	0.000	135.000	1.620	9.00	1.100	240.570	Semi-detached	0.00
15	135.930	0.000	135.930	1.620	9.00	1.100	242.227	Semi-detached	0.00
16	141.740	0.000	141.740	1.620	9.00	1.100	292.581	Semi-detached	0.00
17	143.200	0.000	143.200	1.620	9.00	1.100	255.182	Semi-detached	0.00
18	143.200	0.000	143.200	1.620	9.00	1.100	255.182	Semi-detached	0.00
19	170.580	8.200	162.380	1.620	9.00	1.100	289.361	Semi-detached	297.56
20	792.210	0.000	792.210	1.620	9.00	1.100	1411.718	Detached	0.00
21	148.630	7.210	141.420	1.620	9.00	1.100	252.010	Detached	259.22
Total:	3546.520		3514.74				6263.27		

PROPOSED LAYOUT OF
KH.NO.166/2(PART)



D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 97 & 98

SCALE - NTS

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)	5999.23
a) As per ownership document (7/12, CTS extract)	6000.00
b) as per measurement sheet	5999.23
c) as per site	5999.23
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) Any D.P. Reservation area	0.00
(d) External structure in plot	0.00
(e) Not in possession	0.00
(Total a+b+c+d)	0.00
3. Balance area of plot (1-2)	5999.23
4. Amenity Space (if applicable)	
(a) Required -	299.96
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	302.64
5. Net Plot Area (3-4 (c))	5696.59
6. Recreational Open space (if applicable)	
(a) Required -	599.92
(b) Proposed -	611.82
7. Space for Electric Sub-Station (ESS = 25.00 SQ.M.) + Space for Waste Water Treatment Plant (WWTP 25.00 SQ.M.)	50.00
8. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	1520.03
9. Service road and Highway widening	---
10. Plotable area	3514.74
11. Pro-rata factor for FSI calculation on layout plots = (5/10)	1.62
12. Area for inclusive housing	---
(a) Required -	---
(b) Proposed -	---

Signature Not Verified

Digitally signed by Shri. Tushar Sharadrao Daware
Date: 2023.06.23 11:45:15
Reason: Approved Drawing
Location: Nagpur Maharashtra
Project Code: NMRDA-23-53375
Application Number: MMRDA/23-53375
Proposal Number: 3639
Certificate Number: NMRDA/23-53375/00046

Assistant Director Town Planning / Additional Director of Town Planning
Date: 20/06/2023

Executive Engineer
Date: 20/06/2023

Executive Engineer
Date: 20/06/2023

Fiat no104 Shree Nayana apartment,Dattatrya Nagar,Mahakalkar sabhagruha,Ayodhya Nagar,Nagpur-440024,Ma harashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
KH.NO. - 166/2(PART), P.H. NO. - 38, MOUZA - WELA (HARISHCHANDRA)
TAH.- NAGPUR (GRAMIN), DIST. - NAGPUR.

Name Of Architect : UMESH MORESHWARJI,ADGE

ADDRESS OF OFFICE :
Office:
402 daya chambers ajni sq., wardha road,
NAGPUR.

OWNERS SIGN :

Noted by applicant

TECHNICAL PERSON SIGN
Signature Not Verified

SCALE - 1:100

18/06/23

JOB NO - NMRDA-23-53375

CHECK BY -

SUBMISSION DRAWING