

Center details		
Owner Name	Postal Address	Contact Number
IOIS CAPITAL PRIVATE LIMITED	PLOT NO 103 MASJALAM PARK APARTMENT FLAT NO 402, Shree Nagar Shree Nagar, Nagar-440110, Maharashtra	9822226723
Mahesh Chandrabhan Kirgani	Chandraspathi Building, Plot No. 7, 8th Floor, Dindyal Nagar, -450122.	9822226723

Project Details	
Building Type -	NMRDA-23-56306
Zone Type -	Residential Zone
Location -	Non-Congested
Ward No -	Layout Approval
Plot No. -	Layout Demarcated/Final
Cts No./Survey No. -	135
Sheet No. -	0
Zone Number -	Nagpur gramin
Ward Name -	BHOKARA
Pronote Value -	1.48
Separation/CRZ Zone Area	

Signature valid

Digitally signed by SANJAY NADARATHAN CHIVURKAR
Date: 2023.10.04 18:22:10 IST
Reason: Approved Online Plan
Location: Nagar Municipal Region Development
Authority
Project Code : NMRM/F/2023/INF/00062
Application Number : NMRM/F/2023/000325
Proposal Number : 37782
Certificate Number : NMRM/F/2023/INF/00062

Relative frequency cube contents

Technical Expertise

RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	2933.14
TOTAL	2933.14

Amenity CALCULATION	
Name	Area
AMENITY	1449.43
TOTAL	1449.43

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 09/10/2023
FOR THE LAYOUT/ SITE OF KH. NO. 135
WOUZA Bhokarwa TAHSIL Nagpur (R)

This sanction is subject to conditions of
N.A. order Dt. 16/06/2023.
N.A.T.P. order Dt.

This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated: 05/09/2023

LAYOUT PLAN

PROPOSED SITE



DP PLAN



GOOGLE IMAGE

PROPOSED RESIDENTIAL LAYOUT ON KH.
NO. 135/1 & 135/2, MOUZA BHOKARA, P.H.NO.
12(A), TAH- NAGPUR (GRAMIN, DIST.-
NAGPUR

AREA STATEMENT		
(1)	Area of Plot (Minimum area of a, b, c to be considered)	\$7799.09
(a)	As per ownership document (71/2, CHS extract)	\$7799.09
(b)	As per survey document (71/2, CHS extract)	\$7799.09
(c)	As per map	\$7799.09
(2)	deductions for	
(a)	Area of P.U./D.R. Road widening Area/Service Road / Highway widening	\$7123.34
(b)	Area of P.U./D.R. Road widening Area/Service Road / Highway widening	0.00
(c)	Area of P.U./D.R. Road widening Area/Service Road / Highway widening	0.00
(d)	External structures in plot	0.00
(e)	Plot in possession	\$15422.22
(f)	Plot in possession	\$7713.86
(3)	Balance area of plot (1-2)	\$6867.03
(4)	Intensity (Zone / applicable)	
(a)	As proposed	1669.80
(b)	As proposed	1669.80
(c)	As proposed	1669.80
(5)	Area of Plot (2-4)	\$7738.56
(6)	Structural/ Open Space (if applicable)	
(a)	As proposed	\$659.29
(b)	As proposed	\$659.29
(c)	As proposed	\$659.29
(7)	Internal Road Area (not plot + Portable area + Area of P.U./D.R. Road widening Area/Service Road / Highway widening)	\$971.91
(8)	Service road and highway widening	
(a)	As proposed	\$850.47
(b)	As proposed	\$850.47
(c)	As proposed	\$850.47

AGENDAS DE JUNIO

EA UNDER OPEN SPACE SHOWN AS 

EA UNDER EESS & STP SHOWN AS

EA UNDER ROADWAY/RAILROAD/UTILITY SHOWN AS

NO 105 MACALAM PARK APARTMENT FLAT NO 402...Shankar

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Proposal : Residential
Demarcated Final

ADDRESS:

NAGPUR.

ADDRESS OF OFFICE

SHOP NO. 115, SECOND FLOOR, SHRI RAM SHY
TOWER STATION ROAD SADAR NAOPUR, 44000

Signature valid

[illegible]

JOB NO - NMRCA-23-00009	CHECK BY -
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SUBMISSION DRAWING

