

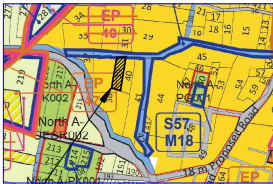
Owner details		
Owner Name	Postal Address	Contact Number
SHAYONA VALLEY AOP	Plot No. 4, Wathoda Chandmari Road, Near Jagat Public School, Bhandewadi, Wathoda, Nagpur-440035, Maharashtra	9422804962
SHRI JIGNESHKUMAR POONAMBHAI PATEL	PLOT NO.4, WATHODA CHANDMARI ROAD NEAR JAGAT PUBLIC SCHOOLSARJU TOWN, WATHODA, NAGPUR	9422804962
HARIS NIYAZ ALI	NEAR BUS STOP, 33 SURANA LAYOUT ANANT NAGAR, KATOL ROAD S.O, NAGPUR	9975432501
TAUSEEF AHMAD NOOR MOHAMMAD	C/12, RATHOD LAYOUT, NOORI MASJID, KATOL ROAD, NAGPUR	7867842786

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./Out 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
GODHANI	39		3200,00	3199,25	0,00	3199,25	3199,25	3199,25
Total Amalgamated Plot			3200,00	3199,25	0,00	3199,25	3199,25	3199,25

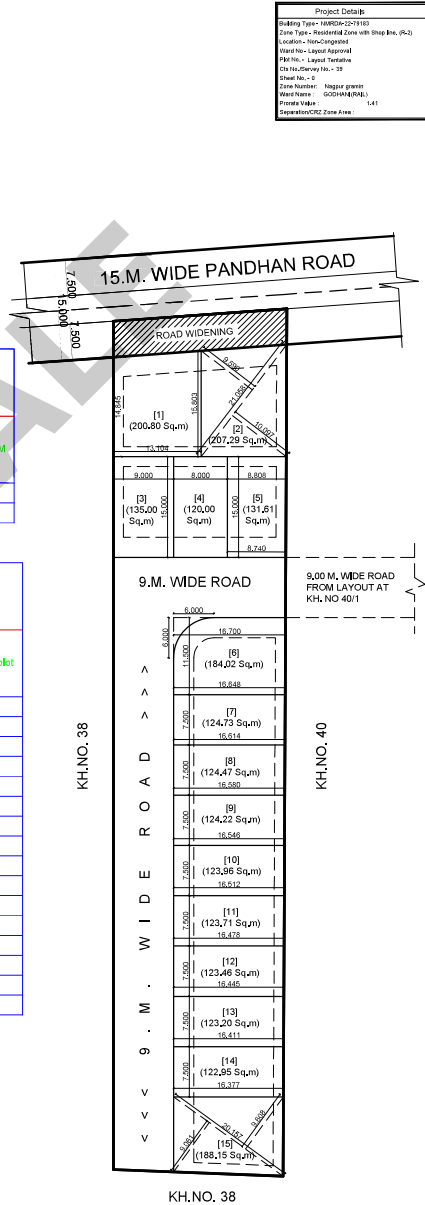
DETAILS OF SUBDIVIDED PLOT AREA STATEMENT									
Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro-rata basis	Type of Plot	DR apportionment on plot
1	200,800	0,000	200,800	1,410	0,0	1,100	311,441	Semi-detached	0,00
2	207,290	0,000	207,290	1,410	0,0	1,100	321,507	Semi-detached	0,00
3	135,000	0,000	135,000	1,410	9,00	1,100	209,385	Semi-detached	0,00
4	120,000	0,000	120,000	1,410	9,00	1,100	186,120	Semi-detached	0,00
5	131,610	0,000	131,610	1,410	9,00	1,100	204,127	Semi-detached	0,00
6	191,740	7,720	184,020	1,410	9,00	1,100	285,415	Semi-detached	293,14
7	124,730	0,000	124,730	1,410	9,00	1,100	193,456	Row-House	0,00
8	124,470	0,000	124,470	1,410	9,00	1,100	193,053	Row-House	0,00
9	124,220	0,000	124,220	1,410	9,00	1,100	192,665	Row-House	0,00
10	123,960	0,000	123,960	1,410	9,00	1,100	192,262	Row-House	0,00
11	123,710	0,000	123,710	1,410	9,00	1,100	191,874	Row-House	0,00
12	123,460	0,000	123,460	1,410	9,00	1,100	191,486	Row-House	0,00
13	123,200	0,000	123,200	1,410	9,00	1,100	191,083	Row-House	0,00
14	122,950	0,000	122,950	1,410	9,00	1,100	190,695	Row-House	0,00
15	188,150	0,000	188,150	1,410	9,00	1,100	291,821	Semi-detached	0,00
Total	2165,290		2157,57				3346,39		

Amenity CALCULATION	
Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION	
Name	Area
TOTAL	0.00



PROPOSED SITE



LAYOUT PLAN
SCALE: 1:500

Signature valid
Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.04.24 19:00:40 +05'30'
Reason: Approved Drawing
Location: Nagpur Metropolitan Region Development Authority



AREA STATEMENT	
1. Area of Plot (Minimum area of a, b, c to be considered)	3199,25
a) As per ownership document (7/12, CTS extract)	3200,00
b) as per measurement sheet	3199,25
c) as per site	3199,25
2. Deductions for	
(a) Proposed D/P, D/P, Road widening Area/ Service Road / Highway widening	138,39
(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)	138,39
3. Balance area of plot (1-2)	3060,86
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))	3060,86
6. Recreational Open space (if applicable)	
(a) Required -	0,00
(b) Proposed -	---
7. Internal Road area (net plot -Platible area + open space + MSEB + external structure)	903,29
8. Service road and Highway widening	---
9. Platible area	2157,57
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1,41
11. Area for inclusive housing	---
(a) Required -	---
(b) Proposed -	---

Plot No. 4, Wathoda Chandmari Road, Near Jagat Public School, Bhandewadi, Wathoda, Nagpur-440035, Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal: Residential
Layout Tentative

SITE ADDRESS :
KH, NO, 39, MOUZA- GODHANI, TAH, -NAGPUR (GRAMIN)

Name Of Engineer - [sanjay narendra chmurkar](#)

ADDRESS OF OFFICE

OFFICE -
SHOP NO. 115, SECOND FLOOR, SHRI RAM SHYAM TOWER STATION ROAD SADAR NAGPUR, 440001 9923452949

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100	30/11/22
JOB NO - NMRDA-22-79183	CHECK BY -
SUBMISSION DRAWING	