Owner details		
Owner Name	Postal Address	Contact Number
SHAYONA VALLEY AOP	Plot No. 4,Wathoada Chandmari Road,Near Jagat Public School,Bhandewadi,Vathoda,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

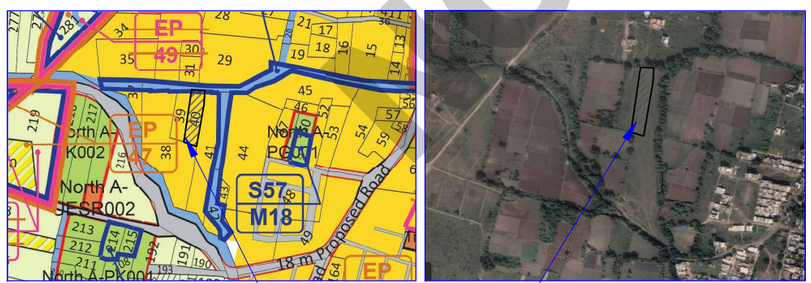
1.a) Village	1.b)Parcel No.(S.No./H.No., C S No., F P No.,Sub Plot No,Gut No)	Type(1. Sanction Layout and Sanction Layout ,2.	1.f)Area in SqM as per	1.g)Area as per	1.h)Area as per POA	1.i)Area as per	1.j)Area in possession	1.k)Stringent Area in SqM
GODHANI	40/1 ,		3200.00	3184.33	0.00	3184.33	3184.33	3184.33
Total Amalgamated Plot			3200.00	3184.33	0.00	3184.33	3184.33	3184.33

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	330.430	15.190	315.240	1.780	0.0	1.100	617.240	Detached	632.43
2	128.060	0.000	128.060	1.780	9.00	1.100	250.741	Semi-detached	0.00
3	138.860	10.970	127.890	1.780	9.00	1.100	250.409	Semi-detached	261.38
4	187.820	11.880	175.940	1.780	9.00	1.100	344.491	Semi-detached	356.37
5	117.860	0.000	117.860	1.780	0.0	1.100	230.770	Row-House	0.00
6	113.430	0.000	113.430	1.780	0.0	1.100	222.096	Row-House	0.00
7	108.960	0.000	108.960	1.780	0.0	1.100	213.344	Row-House	0.00
8	111.520	0.000	111.520	1.780	0.0	1.100	218.356	Row-House	0.00
9	113.290	0.000	113.290	1.780	0.0	1.100	221.822	Row-House	0.00
10	114.100	0.000	114.100	1.780	0.0	1.100	223.408	Row-House	0.00
11	108.090	0.000	108.090	1.780	0.0	1.100	211.640	Row-House	0.00
12	167.110	0.000	167.110	1.780	0.0	1.100	327.201	Semi-detached	0.00
Total:	1739.530		1701.49				3331.52		

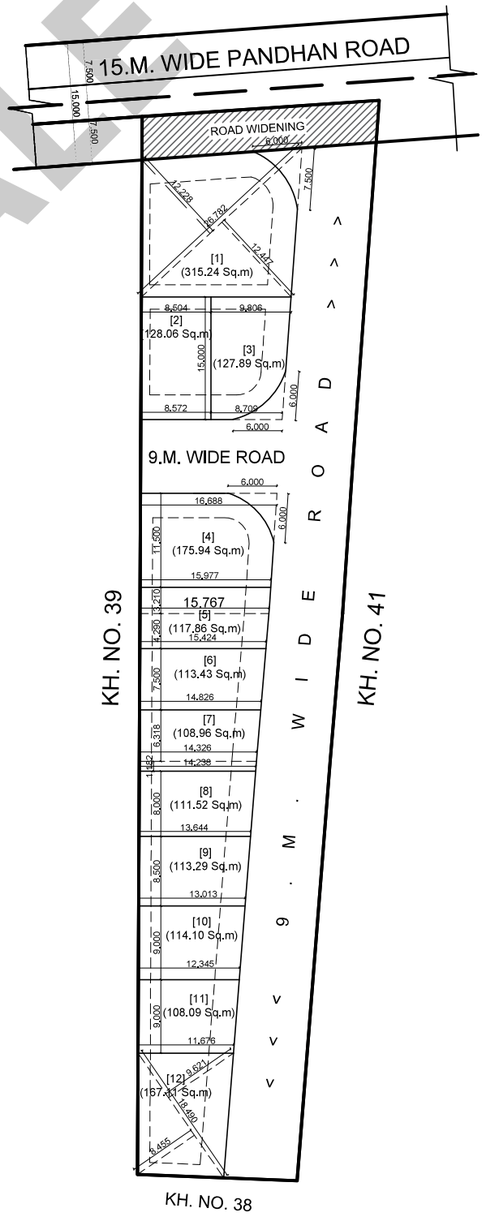
Amenity CALCULATION	
Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION	
Name	Area
TOTAL	0.00



PROPOSED SITE

Project Details
Building Type - NMRDA-22-79198
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Survey No. - 40/1
Sheet No. - –
Zone Number: Nagpur gramin
Ward Name : GODHANI(RAIL)
Prorata Value : 1.78
Separation/CRZ Zone Area :



LAYOUT PLAN

SCALE: 1:500

Signature valid

Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.05.18 17:01:03 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority

Executive Engineer
Date: 05/04/2023

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	3184.33
	a) As per ownership document (7/12, CTS extract)	3200.00
	b) as per measurement sheet	3184.33
	(c) as per site	3184.33
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	150.51
	(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)		150.51
3.	Balance area of plot (1-2)	3033.82
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))	3033.82
6.	Recreational Open space (if applicable)	
	(a) Required -	0.00
	(b) Proposed -	---
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	1332.33
8.	Service road and Highway widening	---
9.	Plotable area	1701.49
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.78
11.	Area for inclusive housing	
	(a) Required -	--
	(b) Proposed -	--

LEGENDS:

1)AREA UNDER KH. BOUNDARY SHOWN IN ——

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

DESCRIPTION OF PROJECT :

Type of Proposal :
Layout Tentative

SITE ADDRESS :
KH. NO. 40/1, MOUZA - GODHANI, TAH.- NAGPUR (GRAMIN)

Name Of Engineer : pawan raviprasad gupta

ADDRESS OF OFFICE
OFFICE -
SHOP NO. 115, SECOND FLOOR, SHRI RAM SHYAM TOWER STATION ROAD SADAR NAGPUR,440001
9923432949

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by PAWAN RAVIPRASAD GUPTA
Date: 2023.05.17 17:58:55 IST
Reason: Technical Person Sign
Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100	11/11/22
JOB NO - NMRDA-22-79198	CHECK BY -

SUBMISSION DRAWING

NOT FOR SALE