KH. NO. 87/1

KH. NO. 87/3
SANCTIONED LAYOUT

KH. NO. 87/2

KH. NO. 90/2
SANCTIONED
LAYOUT

KH. NO. 106
SANCTIONED
LAYOUT

BLOCK-A
(G+21)H=+0.000 M

BLOCK-B
(PROPOSED CONSTRUCTION (H 70.20) (G+21)H=+0.000 M

BLOCK-C
(PROPOSED CONSTRUCTION (67.10) (G+21)H=+0.000 M

BLOCK-D
(PROPOSED CONSTRUCTION (67.10) (G+21)H=+0.000 M

BLOCK-E
(PROPOSED CONSTRUCTION (67.10) (G+21)H=+0.000 M

BLOCK-F
(PROPOSED CONSTRUCTION (67.10) (G+21)H=+0.000 M

4.5M WIDE INTERNAL PATHWAY

9.0M WIDE INTERNAL ROAD

9.0 M WIDE INTERNAL ROAD

OPEN SPACE

AMINITY SPACE

S.T.P.

E.S.S.

PROPOSED SITE

12.0 M WIDE EXISTING APPROACH ROAD
(SANCTION LAYOUT FROM KH. NO. 89)

## SITE PLAN

SCALE 1:200

### PARKING AREA STATEMENT

| SR. NO. | BUILDING UNIT/AREA | REQUIRED | CAR | SCOOTER | UNIT/AREA | PROPOSED CAR LARGE | CAR SMALL | SCOOTER |
|---|---|---|---|---|---|---|---|---|
| 4 | ROW HOUSE | FOR EVERY TENEMENTS CARPET AREA EQUAL TO OR ABOVE 150 sq.m. | 2 | 1 | 38 | 76 | | 38 |
| | BLOCK (A)-12, BLOCK (B)- 4, BLOCK ( C )-4, BLOCK (D) - 4, BLOCK ( E ) - 4, BLOCK (F) - 10 | | | TOTAL | = | | 76 | 38 |
| | 5 % VISITORS PAKING | | | | | 3.8 | | 1.9 |
| | | | | | | 4 | | 2 |
| | | | | TOTAL | = | 80 | | 40 |
| | MULTIPLYING FACTOR FOR NAGPUR REGION | | | 0.7 | = | 56 | | - |
| | TOTAL REQUIRED PARKING | | | | = | 56 | | 40 |
| | TOTAL PROPOSED PARKING | | | | = | 28 | 28 | 40 |
| | | | | | | 2.5X5X28 | 2.3X4.5X28 | 1X2X40 |
| | | | | TOTAL PARKING AREA | | 350 | 289.8 | 80 |
| | ROW HOUSE 14 TO 69 | FOR EVERY TENEMENTS CARPET AREA EQUAL TO OR ABOVE 80 sq.m. LESS THAN 150 sq.m. | 1 | 1 | 63 | 63 | | 63 |
| | BLOCK (B) - 22, BLOCK ( C ) - 18, BLOCK (D) - 18, BLOCK (E ) - 4, BLOCK (F) - 1 | | | TOTAL | = | 63 | | 63 |
| | 5 % VISITORS PAKING | | | | | 3.15 | | 3.15 |
| | | | | | | 3 | | 3 |
| | | | | TOTAL | = | 66 | | 66 |
| | MULTIPLYING FACTOR FOR NAGPUR REGION | | | 0.7 | = | 46.2 | | - |
| | TOTAL REQUIRED PARKING | | | | = | 46 | | 66 |
| | TOTAL PROPOSED PARKING | | | | = | 23 | 23 | 66 |
| | | | | | = | 2.5X5X23 | 2.3X4.5X23 | 1X2X66 |
| | | | | TOTAL PARKING AREA | | 287.5 | 238.05 | 132 |
| | TOTAL REQUIRED PARKING | | | | | 51 | 51 | 105 |
| | TOTAL PROPOSED PARKING | | | | | 51 | 51 | 105 |

### Project Details

| | |
|---|---|
| Building Type - | Building Development |
| Zone Type - | Residential Zone with Shop line. (R-2) |
| Location - | Non-Congested |
| Ward No - | A |
| Plot No. - | - |
| Cts No./Servey No. - | 87 |
| Sheet No. - | 1 |
| Zone Number: | Nagpur gramin |
| Ward Name : | PANJRI(FARM) |
| Prorata Value : | 0.00 |

Signature valid
Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2023.11.07 13:25:19 IST
Reason: Approved by Competent Authority
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA/23/0740
Application Number : NMRDA/2300740
Proposal Number : 215511
Certificate Number : NMRDA/B/2023/APL/00617

Executive Engineer
Date: 06/10/2023

SHEET NO. - 02 OF 24

SITE PLAN (TENAMENTS 01 TO 101)

PROPOSED MULTI TY - FAMILY RESIDENTIAL BUILDING PLAN ON KH.- NO.- 87/ 7/5,P.H. NO.- 42 MOUZA- PANJARI (BU), TAH.- NAGPUR dIN), DIST. - NAGPUR

Sectional Engineer
Date: 06/10/2023

BELONGING TO :
M/S GOLDEN LAND DEVELOPERS THROUGH PARTNER
SHRI. NITIN MAROTRAO UPARE

| Proforma I : Area Statement | |
|---|---|
| 1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No. | 18886.45 |
| (a) As per ownership document (7/12, CTS extract) | 20900.00 |
| (b) as per TILR or City Survey measurement sheet | 19911.43 |
| (c) as per Demarcated drawing area | 18886.45 |
| LESS | |
| 2.Area not in possession | 0.00 |
| 3. Entire area (1-2) | 18886.45 |
| 4.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 |
| (Total a+b) | 0.00 |
| 5.Balance area of plot (3-4) | 18886.45 |
| 6. Amenity Space | 0.00 |
| (Applicable if (1) > 20000 sqmt | - |
| (Required -(a) Upto 20000 sqmt - Nil | - |
| (b) Above 20000 sqmt - (a) + 5 % of Total area | 0.00 |
| 7. Net Plot Area (5-6) | 18886.45 |
| 8. Recreational Open Space | - |
| (a) If area (6) is more than 4000 sqmt - 10 % of (6) is required. | 1888.64 |
| Proposed___ | 0.00 |
| (b) If area is less than 4000 sqmt -Check - | - |
| i) If it is full number like 1,2,125,419,etc. As per 7,12 abstract or City Survey Number - No Recreational open space is required | - |
| ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required, | - |
| (A) 10 % Subject to minimum 200 sqmt | 0.00 |
| Proposed ___ | 0.00 |
| (B) Exemption to leave open space subject to availing basic F.S.I of 75 % | - |
| (C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate. | - |

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-08-01 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records, Signature
(Name of Architects/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector, I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Postal Address : G 801,Eminus Apartment,,N.Ia.,Pune City,Pune-411045,Maharashtra,G 801,Eminus Apartment,,N.Ia.,Pune City,Pune-411045

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS, NO/SURVEY NO.- 87

SITE ADDRESS :
KH.-NO.- 87/4 & 87/5,P.H. NO.- 42,MOUZA- PANJARI (BU), □ □ TAH.- NAGPUR (GRAMIN), DIST.- NAGPUR□ □ □ □

Name Of Architect : Chandrashekher DEOCHAND Ghipurse

| LOGO | ADDRESS OF OFFICE |
|---|---|
| | OFFICE - 40,2/2 MIG COLONY, RAMBAG ROAD, MEDICAL SQUARE |

OWNERS SIGN - Verified by applicant

Signature valid

SCALE - 1:100 | Date: 27/09/23

JOB NO - NMRDA-/23-72159 | CHECK BY -.-

SUBMISSION DRAWING

**LEGENDS:**
PLOT BOUNDRY SHOWN DHATE
PROPOSED WORK SHOWN RED
CENTER LINE SHOWN CHAIN DOT LIGHT
OTHER WORK SHOWN BLUE/TYED
ENCLOSED B/L SHOWN BROWN
TERRACE B/CHN DARK YELLOW
OPEN B/L SHOWN BRAWN
EXISTING B/CHN BLUE HATCHED