PLOT. NO	PLOT SIZE									PLOT AREA SQ.M.	CORNER ROUNDING AREA OF ROAD (IF ANY)	REMAINING PLOT AREA IN SQ.M.		PRO-RATA F.S.I. FACTOR	B/UP AREA ON PRO-RATA BASIS ie. (D X E)	FRONT ROAD WIDTH (M.)	BASIC F.S.I.	PERMISSIBLE B/UP AREA ON BASIC FSI	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)
A										B	C	D		E	F	G	H	I	J	K	L
1	1/2	X	28.800	+	31.949	30.375	X	13.800	=	419.160	0.000	419.160	X	2.000	838.32	18.000	1.100	922.15	1	419.160	838.320
2	1/2	X	31.949	+	35.145	33.547	X	14.000	=	469.650	0.000	469.650	X	2.000	939.30	18.000	1.100	1033.23	1	469.650	939.300
3	1/2	X	35.145	+	37.230	36.188	X	9.137	=	330.662	15.160	535.670	X	2.000	1071.34	18.000/9.000	1.100	1178.48	1	535.670	1071.341
	1/2	X	37.230	+	37.900	37.565	X	5.861	=	220.168											
4						10.561	X	17.000	=	179.530	7.720	171.810	X	1.165	200.16	9.000	1.100	220.17	1	171.810	200.159
5 to 8						9.000	X	17.000	=	153.000	0.000	153.000	X	1.165	178.25	9.000	1.100	196.07	4	612.000	712.980
9	1/2	X	9.000	+	9.410	9.205	X	17.000	=	156.480	0.000	156.480	X	1.165	182.30	9.000	1.100	200.53	1	156.480	182.299
10 to 13						8.000	X	16.000	=	128.000	0.000	128.000	X	1.165	149.12	9.000	1.100	164.03	4	512.000	596.480
14						10.892	X	16.000	=	174.260	7.720	166.540	X	1.165	194.02	9.000	1.100	213.42	1	166.540	194.019
15						8.400	X	20.000	=	168.000	0.000	168.000	X	1.165	195.72	9.000	1.100	215.29	1	168.000	195.720
16	1/2	X	8.524	+	8.429	8.477	X	20.000	=	169.520	0.000	169.520	X	1.165	197.49	9.000	1.100	217.24	1	169.520	197.491
17	1/2	X	8.500	+	8.424	8.462	X	16.000	=	135.390	0.000	135.390	X	1.165	157.73	9.000	1.100	173.50	1	135.390	157.729
18 to 24						8.500	X	16.000	=	136.000	0.000	136.000	X	1.165	158.44	9.000	1.100	174.28	7	952.000	1109.080
25	1/2	X	29.706	+	31.527	30.617	X	16.000	=	489.860	14.880	474.980	X	2.000	949.96	18.000/9.000	1.100	1044.96	1	474.980	949.960
26	1/2	X	11.232	+	11.979	11.606	X	31.669	=	367.530	0.000	367.530	X	2.000	735.06	18.000/9.000	1.100	808.57	1	367.530	735.060
																			26	5310.730	

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.Raw/Adjoining Land,2.Sanctioned,3.Gunthewari)	1.f)Area in SqM as per prevenue record	1.g)Area as per pMeasurement Plan	1.h)Area as per POA	1.i)Area as per pDemarcated	1.j)Area in possession	1.k)Stringent Area in SqM
GOTALPANJRI	KH NO 40/B/1 ,	Raw/Adjoining Land	8100.00	8100.00	0.00	0.00	0.00	8100.00
Total Amalgamated Plot			8100.00	8100.00	0.00	0.00	0.00	8100.00

Owner details

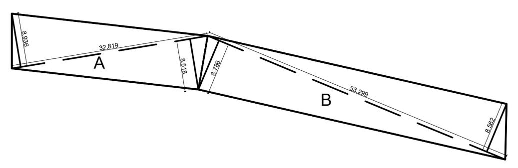
Owner Name	Postal Address	Contact Number
M/S ROYAL FORT INFRAVENTURES	FLAT NO 404 OMKAR ENCLAVE,,NEAR KABRA PETROL PUMP,Bagadganj,Bhandewadi,Nagpur-440008,Maharashtra	9527123456
SHRI KAMLESH SURESH SHARMA	FLAT NO 404 OMKAR ENCLAVE,,NEAR KABRA PETROL PUMP,Bagadganj,Bhandewadi,Nagpur-440008,Maharashtra	9527121345
SHRI LAVESH SANJAY AGRAWAL	1101,TATVA APARTMENTS CANAL ROAD RAMDASPETH NAGPUR	8605554326
SHRI MITESH MANOHARLAL KHAKKAR	1101,TATVA APARTMENTS CANAL ROAD RAMDASPETH NAGPUR	9373966660
SHRI KISHOR MADHUKARJI MEHAR	1101,TATVA APARTMENTS CANAL ROAD RAMDASPETH NAGPUR	9850385640

Amenity CALCULATION

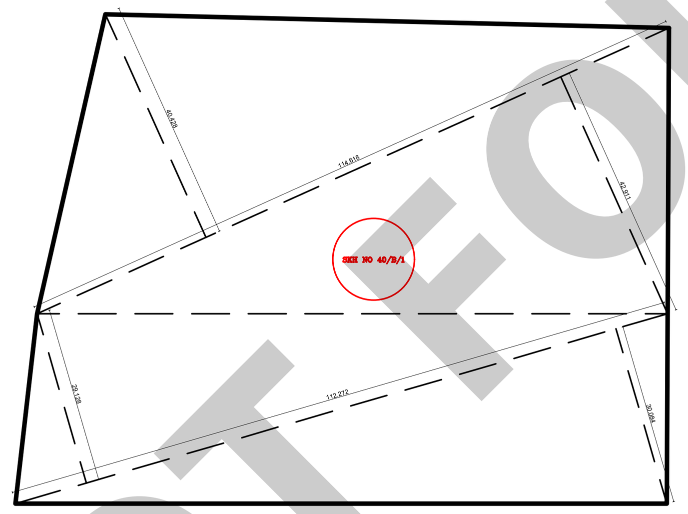
Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE	737.12
TOTAL	737.12



KEY PLAN FOR ROAD WIDENING CALCULATION
SCALE-1:1000



KEY PLAN FOR KHASARA CALCULATION
SCALE-1:1000

AREA UNDER OPEN SPACE

A	1/2	X	12.452	+	12.066	12.259	X	16	=	196.144	SQ.M
A	1/2	X	9.851	+	9.541	9.696	X	20.873	=	202.385	SQ.M
A	1/2	X	17.032	+	16.924	16.978	X	22.892	=	388.591	SQ.M
										787.120	
LESS AREA FOR WTP & ESS						5X5X2				50.000	SQ.M
						TOTAL			=	737.120	SQ.M

AREA UNDER KHASRA NO 40/B/1

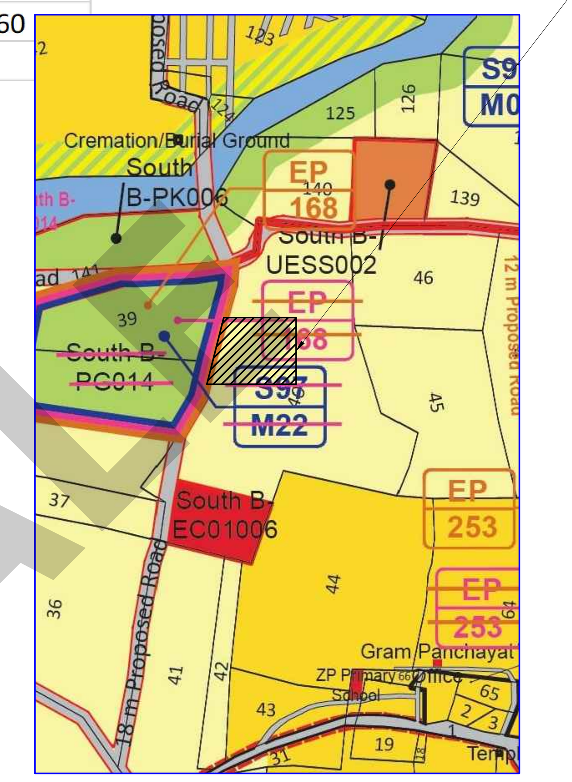
A	1/2	X	40.428	+	42.911	41.670	X	114.618	=	4776.075	SQ.M
B	1/2	X	29.128	+	30.084	29.606	X	112.272	=	3323.925	SQ.M
								TOTAL		8100.00	SQ.M

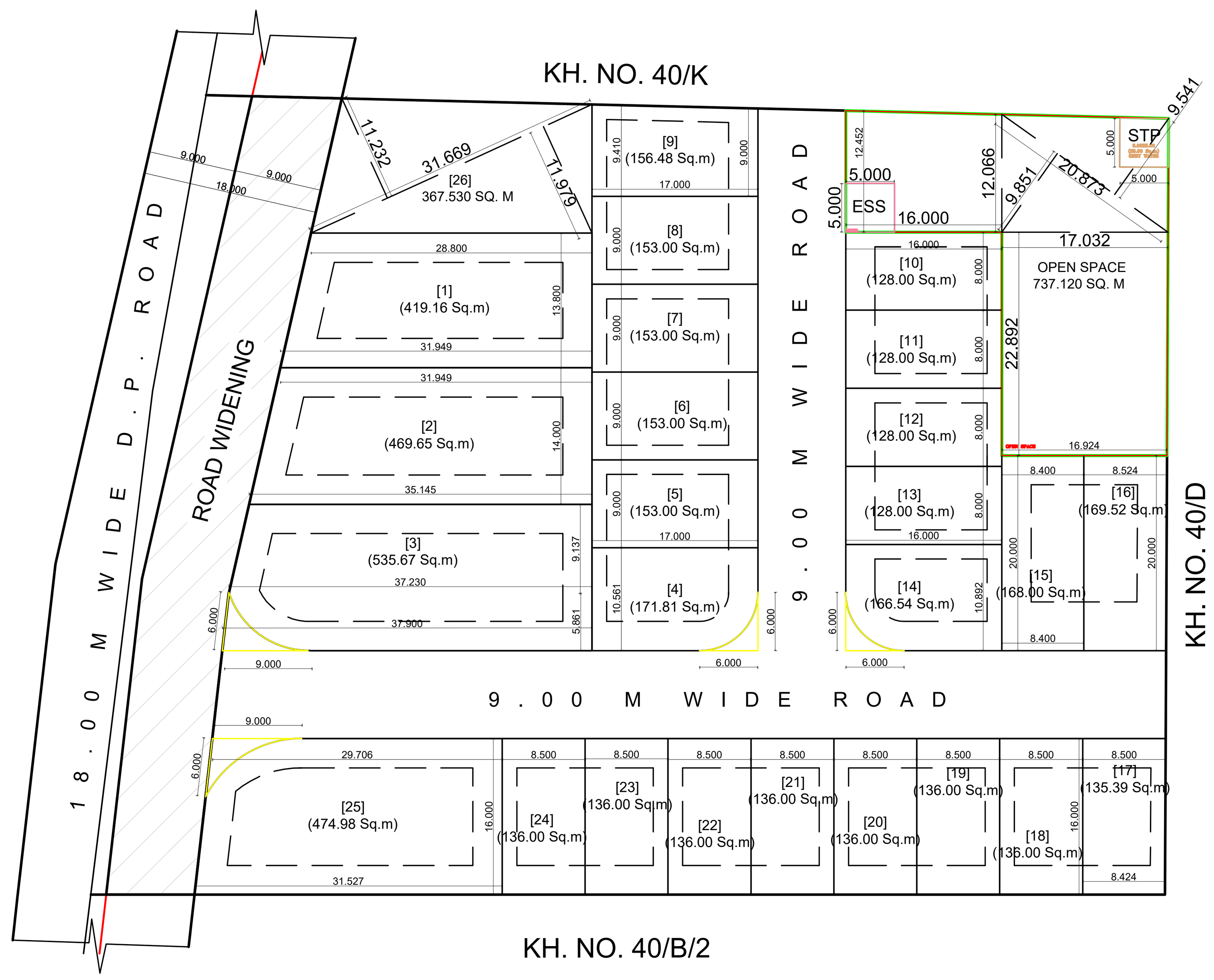
AREA UNDER ROAD WIDNING

A	1/2	X	8.936	+	8.518	8.727	X	32.819	=	286.411	SQ.M
B	1/2	X	8.786	+	8.562	8.674	X	53.299	=	462.316	SQ.M
						TOTAL			=	748.73	SQ.M
				TOTAL LAND AREA					=	7351.27	SQ.M

NOT FOR SALE

PROPOSED SITE
KH.NO. 40/B/1





LAYOUT PLAN
SCALE-1:500

Project Details

Building Type - NMRDA-23-31013
Zone Type - Residential Zone - R-4 with payment of premium
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Servey No. - 40/B/1
Sheet No. - 01
Zone Number: Nagpur gramin
Ward Name : Gotalpanjri
Prorata Value : 1.38
Separation/CRZ Zone Area :

Signature Not Verified

Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.09.21 02:46:03 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-31013
Application Number : NMRDA202300239
Proposal Number : 35076
Certificate Number : NMRDA/LT/2023/APL/00169

Assistant Director Town Planning / Additional Director of Town Planning
Date: 06/09/2023

Executive Engineer
Date: 01/09/2023

Sectional Engineer
Date: 26/08/2023

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 40/B/1 P.H.NO. 38, MOUZA-GOTAL PANJRI .TAH.- NAGPUR (RURAL) - DISTT. NAGPUR.

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	8100.00
	a) As per ownership document (7/12, CTS extract)	8100.00
	b) as per measurement sheet	8100.00
	(c) as per site	8100.00
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	748.73
	(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)		748.73
3.	Balance area of plot (1-2)	7351.27
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))	7351.27
6.	Recreational Open space (if applicable)	
	(a) Required -	735.13
	(b) Proposed -	737.12
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	1253.43
8.	Service road and Highway widening	---
9.	Plotable area	5310.73
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.38

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & WTP SHOWN IN

KHAKKAR,SHRI KISHOR MADHUKARJI MEHAR
FLAT NO 404 OMKAR ENCLAVE,,NEAR KABRA PETROL PUMP,Bagadganj,Bhandewadi,Nagpur-440008,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
GOTALPANJRI KH NO 40/B /1

Name Of Engineer : pawan raviprasad gupta

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

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by PAWAN RAVIPRASAD GUPTA
Date: 2023.09.20 18:47:35 IST
Reason: Technical Person DSC
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-31013
Application Number : NMRDA202300239
Proposal Number : 35076

A1	SCALE - 1:100	07/08/23
	JOB NO - NMRDA-23-31013	CHECK BY -

SUBMISSION DRAWING