PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 41/3, P.H. NO. - 45, MOUZA - SUKLI (GUPCHUP), TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :- SMT. SANDHYA NARESH PATIL

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.Gunt hewari)	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
SUKALI GUPCHUP	KH.NO. 41-3 ,	Raw/Adjoining Land	9000.00	8987.35	0.00	8987.50	8987.50	8987.35
Total Amalgamated Plot			9000.00	8987.35	0.00	8987.50	8987.50	8987.35

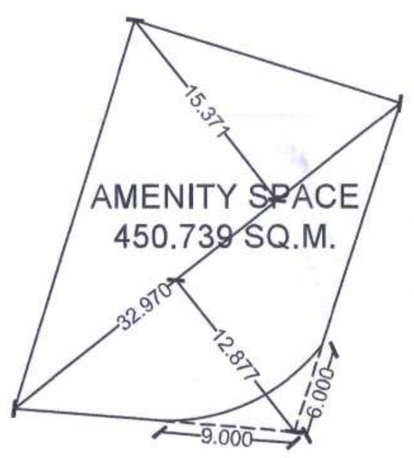
DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

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	276.140	15.800	260.340	2.030	18.00	1.100	581.339	Detached	597.14
2	128.000	0.000	128.000	2.030	9.00	1.100	285.824	Semi-detached	0.00
3	112.000	0.000	112.000	2.030	9.00	1.100	250.096	Row-House	0.00
4	112.000	0.000	112.000	2.030	9.00	1.100	250.096	Row-House	0.00
5	128.000	0.000	128.000	2.030	9.00	1.100	285.824	Semi-detached	0.00
6	170.230	0.000	170.230	2.030	9.00	1.100	380.124	Semi-detached	0.00
7	112.000	0.000	112.000	2.030	9.00	1.100	250.096	Row-House	0.00
8	112.000	0.000	112.000	2.030	9.00	1.100	250.096	Row-House	0.00
9	112.000	0.000	112.000	2.030	9.00	1.100	250.096	Row-House	0.00
10	141.770	0.000	141.770	2.030	9.00	1.100	316.572	Semi-detached	0.00
11	139.740	7.910	131.830	2.030	9.00	1.100	294.376	Semi-detached	302.29
12	96.000	0.000	96.000	2.030	9.00	1.100	214.368	Row-House	0.00
13	96.000	0.000	96.000	2.030	9.00	1.100	214.368	Row-House	0.00
14	99.080	0.000	99.080	2.030	9.00	1.100	221.246	Row-House	0.00
15	105.480	0.000	105.480	2.030	9.00	1.100	235.537	Row-House	0.00
16	110.610	0.000	110.610	2.030	9.00	1.100	246.992	Row-House	0.00
17	155.010	0.000	155.010	2.030	9.00	1.100	346.137	Semi-detached	0.00
18	129.530	0.000	129.530	2.030	9.00	1.100	289.240	Semi-detached	0.00
19	93.600	0.000	93.600	2.030	9.00	1.100	209.009	Row-House	0.00
20	93.600	0.000	93.600	2.030	9.00	1.100	209.009	Row-House	0.00
21	93.600	0.000	93.600	2.030	9.00	1.100	209.009	Row-House	0.00
22	93.600	0.000	93.600	2.030	9.00	1.100	209.009	Row-House	0.00
23	93.600	0.000	93.600	2.030	9.00	1.100	209.009	Row-House	0.00
24	93.600	0.000	93.600	2.030	9.00	1.100	209.009	Row-House	0.00
25	157.640	7.420	150.220	2.030	9.00	1.100	335.441	Semi-detached	342.86
26	142.370	7.170	135.200	2.030	9.00	1.100	301.902	Semi-detached	309.07
27	93.600	0.000	93.600	2.030	9.00	1.100	209.009	Row-House	0.00
28	93.600	0.000	93.600	2.030	9.00	1.100	209.009	Row-House	0.00
29	93.600	0.000	93.600	2.030	9.00	1.100	209.009	Row-House	0.00
30	93.600	0.000	93.600	2.030	9.00	1.100	209.009	Row-House	0.00
31	93.600	0.000	93.600	2.030	9.00	1.100	209.009	Row-House	0.00
32	93.600	0.000	93.600	2.030	9.00	1.100	209.009	Row-House	0.00
33	132.120	0.000	132.120	2.030	9.00	1.100	295.024	Semi-detached	0.00
34	126.000	0.000	126.000	2.030	9.00	1.100	281.358	Semi-detached	0.00
35	81.600	0.000	81.600	2.030	9.00	1.100	182.213	Row-House	0.00
36	134.900	8.150	126.750	2.030	9.00	1.100	283.033	Semi-detached	291.18
Total:	4233.420		4186.97				9349.50		

Amenity CALCULATION		RECREATIONAL CALCULATION	
Name	Area	Name	Area
AMENITY SPACE	450.80	OPEN SPACE	898.84
TOTAL	450.80	TOTAL	898.84

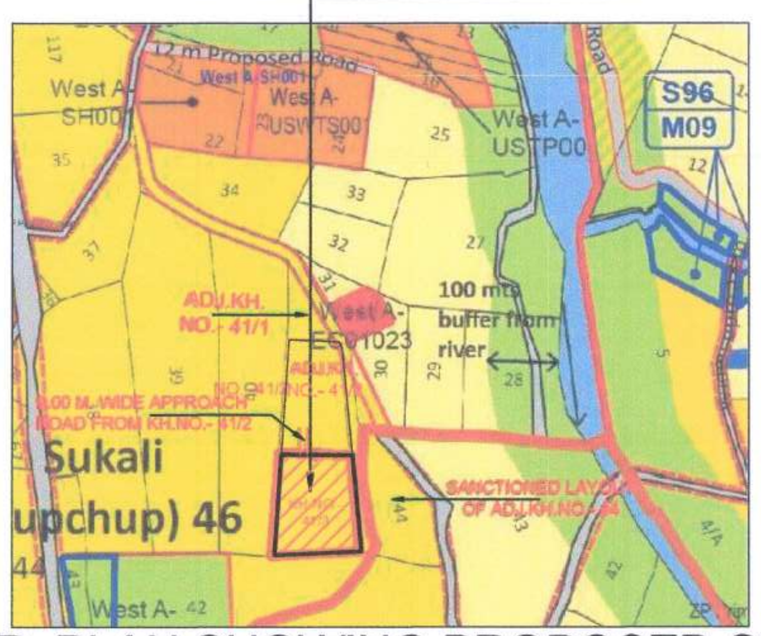
Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
SPACE FOR ELECTRIC SUB-STATION	5.000 X 5.000	25.000		25.000	50.193
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(5.077 + 5.000) X 5.000	25.193		25.193	

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
AMENITY SPACE	1/2(12.877 + 15.371) X 32.970	465.668	14.929	450.739	450.739



AMENITY SPACE AREA CALCULATION
SCALE - 1:1000

PROPOSED SITE ON KH.NO.- 41/3



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO.- 97
SCALE - NTS

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	8987.35	SQ.M.	
	a) As per ownership document (7/12, CTS extract)	9000.00	SQ.M.	
	b) as per measurement sheet	8987.35	SQ.M.	
	(c) as per site	8987.35	SQ.M.	
2.	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		
	(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)	0.00		
3.	Balance area of plot (1-2)	8987.35	SQ.M.	100%
4.	Amenity Space (if applicable)			
	(a) Required -	0.00		
	(b) Adjustment of 2(b), if any -	---		
	(c) Proposed -	450.80	SQ.M.	5.01%
5.	Net Plot Area (3-4 (c))	8536.55	SQ.M.	
6.	Recreational Open space (if applicable)			
	(a) Required -	898.74	SQ.M.	
	(b) Proposed -	898.84	SQ.M.	10.00%
7.	Space For Electric Sub-Station(ESS = 25.00 SQ.M.) Space for Waste Water Treatment Plant(WWTP = 25.19 SQ.M.)	50.19	SQ.M.	0.58%
8.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	3400.55	SQ.M.	37.83%
9.	Service road and Highway widening	---		
10.	Plotable area	4186.97	SQ.M.	46.58%
11.	Pro-rata factor for FSI calculation on layout plots = (5/9)	2.03	SQ.M.	
12.	Area for inclusive housing			
	(a) Required -	1707.31	SQ.M.	
	(b) Proposed -	--		

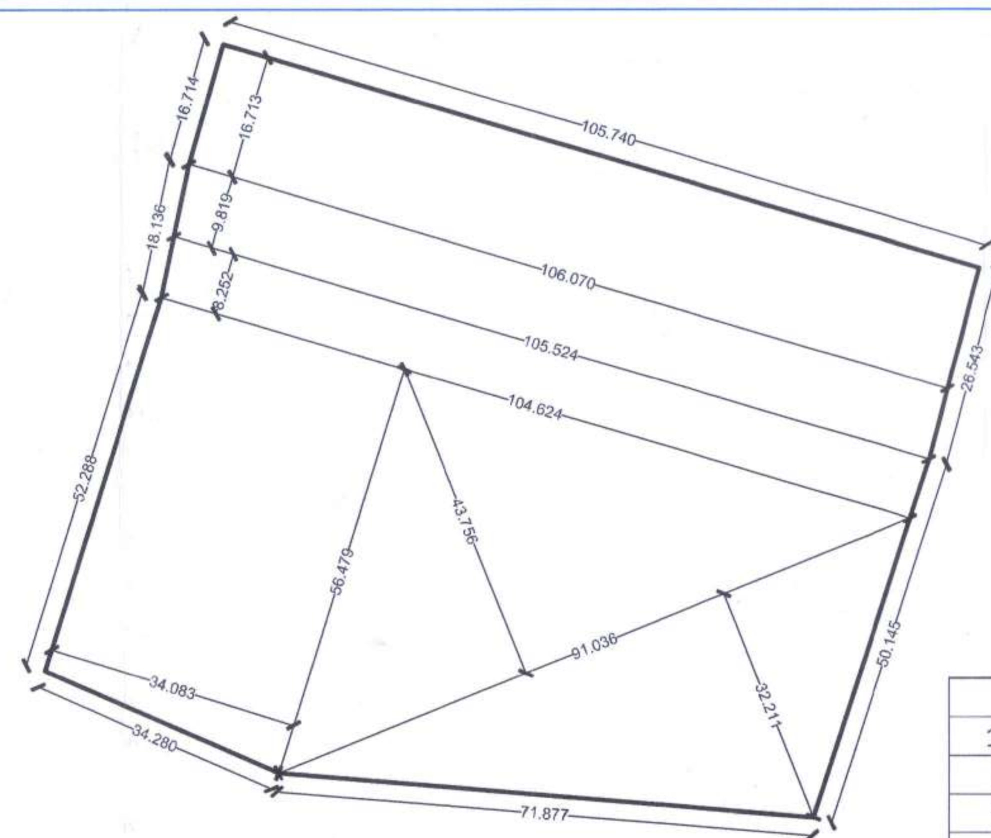
GPS COORDINATES
LATITUDE - 21'03'18" N
LONGITUDE - 78'58'51" E

PROPOSED SITE OF KH.NO.- 41/3



GOOGLE IMAGE SHOWING PROPOSED SITE
SCALE - NTS

NOT FOR SALE



LAND AREA CALCULATION
SCALE - 1:1000

NA PURPOSE ONLY

LAND AREA CALCULATION	
1/2(105.740 + 106.070) X 16.713	1769.990
1/2(106.070 + 105.524) X 9.819	1038.821
1/2(105.524 + 104.624) X 8.252	867.071
1/2(32.211 + 43.756) X 91.036	3457.866
1/2(56.479 + 52.288) X 34.084	1853.607
TOTAL	8987.355

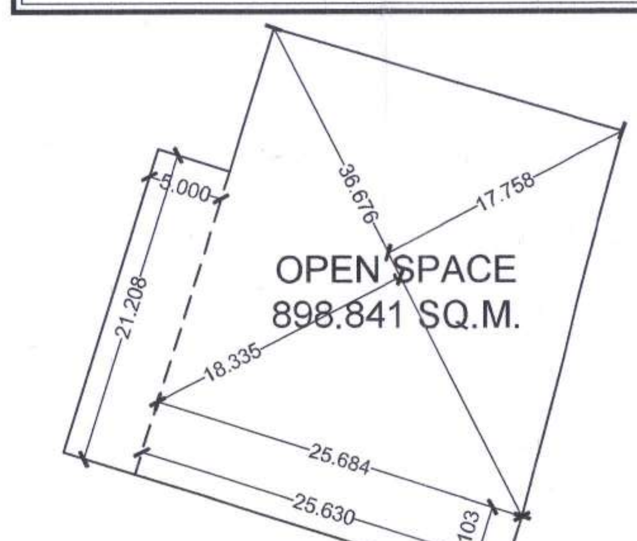
Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(17.758 + 18.335) X 36.676 + 5.000 X 21.208 + 1/2(25.684 + 25.630) X 5.103	898.841		898.841	898.841

LEGENDS:

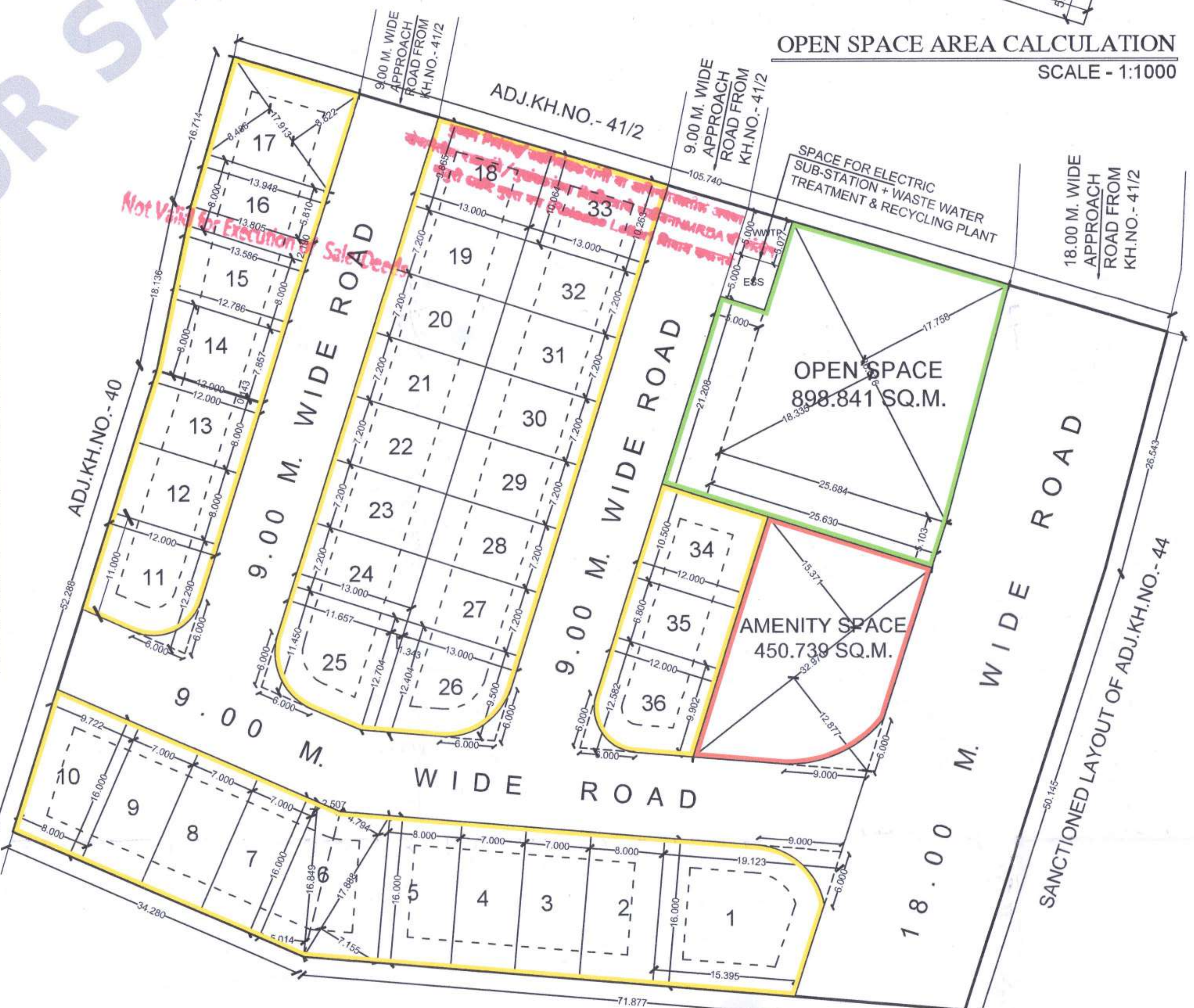
PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXSTING SHOWN BLUE HATCHED

Project Details

Building Type - NMRDA-23-65195
Zone Type - Residential Zone
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Servey No. - 41
Sheet No. - KH.NO. 41-3
Zone Number: HINGNA
Ward Name : SUKALI(G)
Prorata Value : 0.00
Separation/CRZ Zone Area :



OPEN SPACE AREA CALCULATION
SCALE - 1:1000



LAYOUT PLAN
SCALE - 1:500

N

Signature valid

Name Of Owner : Sandhya Naresh Patil
Postal Address : Parvati Nagar S.O.Nagpur Maharashtra-440027
Phone No. 9975115070
DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Tentative
SITE ADDRESS
KH.NO.- 41-3, P.H.NO. - 45, MOUZA - SUKLI GUPCHUP, TAH. - HINGNA, DIST. - NAGPUR.
Name Of Architect : UMESH MORESHWAR LANJE
ADDRESS OF OFFICE
OFFICE - 402 daya chambers ajni sq., wardha road, NAGPUR.
OWNERS SIGN -
TECHNICAL PERSON SIGN
SCALE - 1:100 | 28/08/23
JOB NO - NMRDA-23-65195 | CHECK BY -
SUBMISSION DRAWING