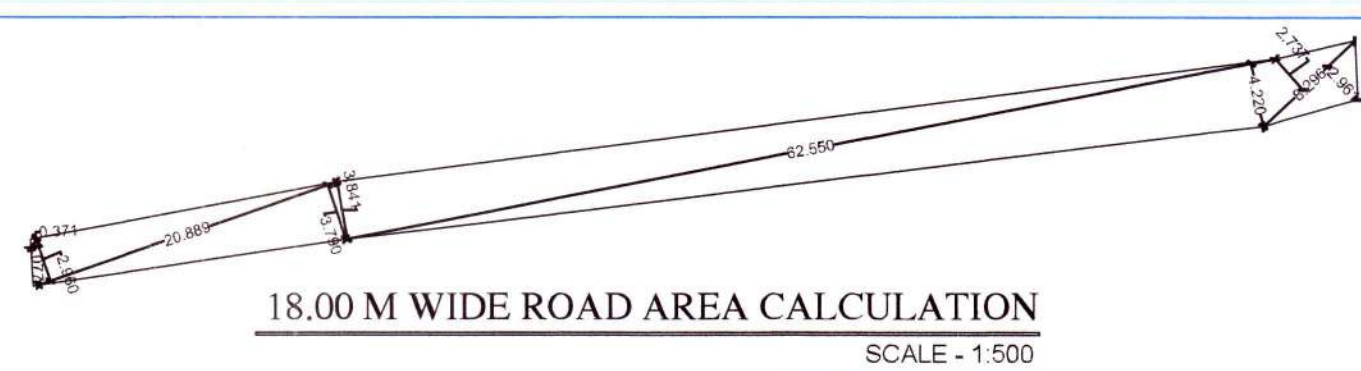


Project Details	
Building Type -	IRMRD-2341091
Zone Type -	Residential Zone
Location -	Non-Congested
Ward No -	Layout Approval
PLOT No. -	Layout Tentative
Cts No./Survey No. -	30
Sheet No. -	35-2-A
Zone Number -	Nagpur gramin
Ward Name -	GAWASRI (NANAPUR)
Prorate Value	0.00
Separation/CRZ Zone Area	

LEGENDS:
 PLOT BOUNDARY 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 BROWN
 EXISTING SHOWN BLUE HATCHED



Sr. No.	Plot NO.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.m.)
1	18.00 M. WIDE ROAD WIDENING AREA	1/2(18.051 + 3.077) X 0.371 + 1/2(2.960 + 3.750) X 20.889 + 1/2(3.841 + 4.220) X 62.550 + 1/2(2.737 + 2.961) X 8.296	347.380		347.380	347.380



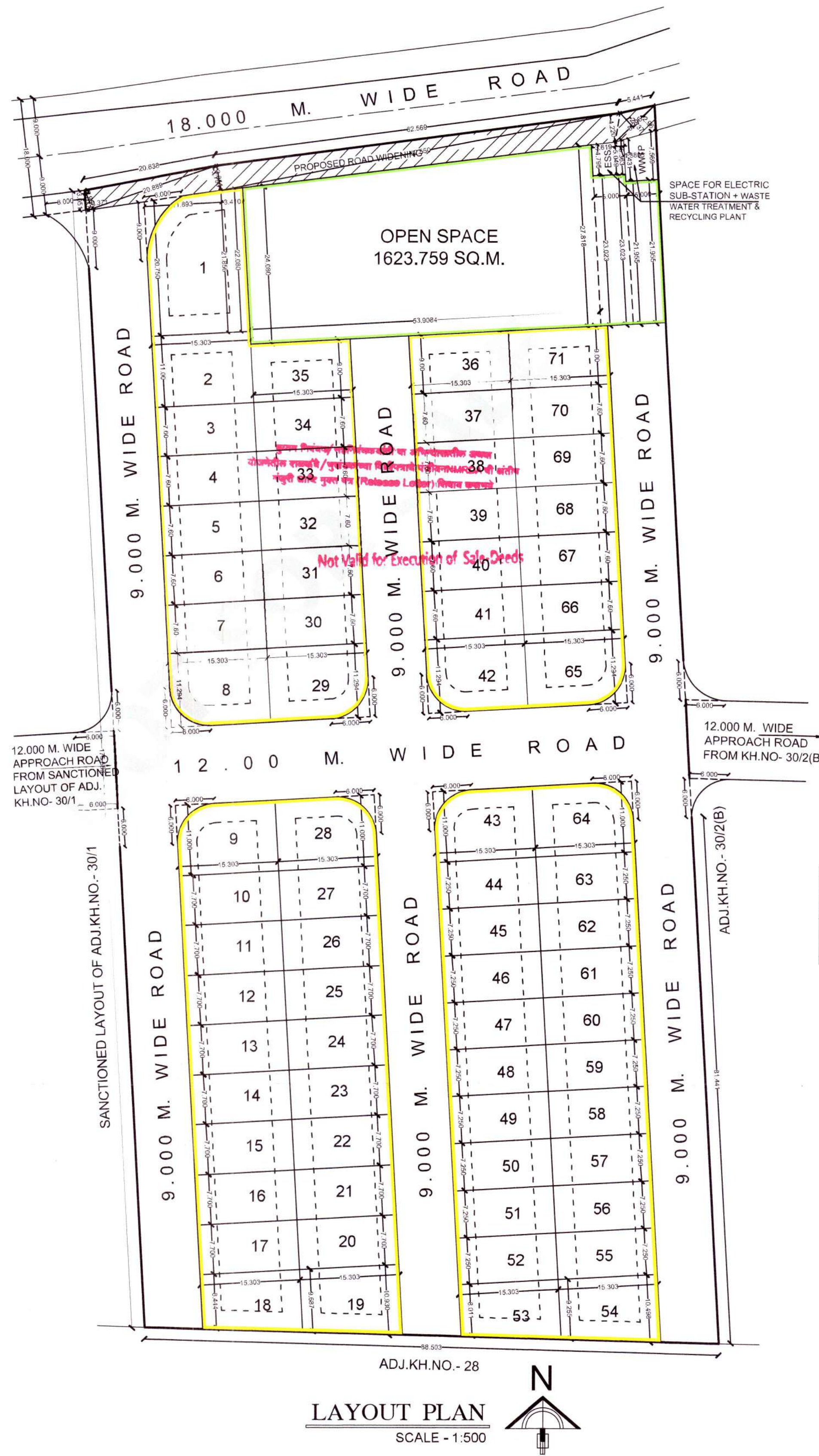
GPS COORDINATES
LATITUDE - 21'00'52" N
LONGITUDE - 79'03'30" E

NA PURPOSE ONLY

Owner details		
Owner Name	Postal Address	Contact Number
METRO CITY DEVELOPERS Through B.T. Pathan Prasad Marathe, Prasad Marathe, K.P. Through B. K. Prasad Marathe, Bangalore	15-A Khairat Tower, Near shrawanpur Hospital, Nagpur, Nagpur-440010, Maharashtra	9822577021
Virajal Vasant Gokhroder, Bangalore	15-A Khairat Tower, Near shrawanpur Hospital, Nagpur, Nagpur-440010, Maharashtra	
Virajal Pathan, Bangalore	15-A Khairat Tower, Near shrawanpur Hospital, Nagpur, Nagpur-440010, Maharashtra	
Vasant Prasad, Bangalore	15-A Khairat Tower, Near shrawanpur Hospital, Nagpur, Nagpur-440010, Maharashtra	

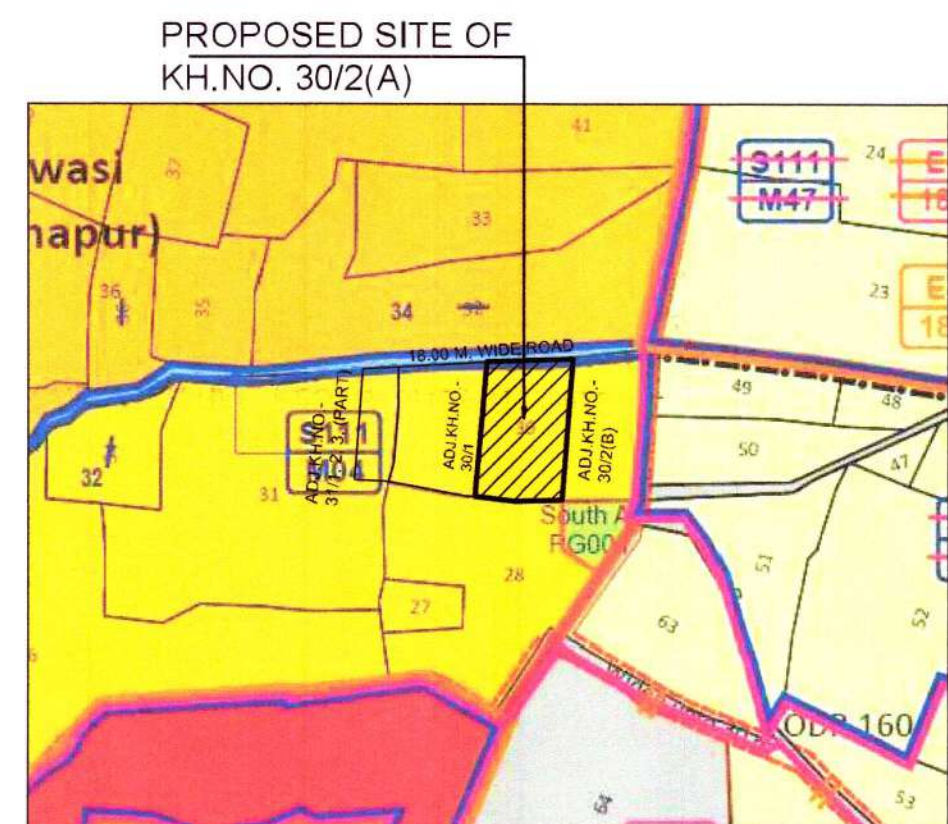
Sr. No.	Plot NO.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.m.)
1	SPACE FOR ELECTRIC SUB-STATION	1/2(4.795 + 5.049) X 3.619 + 1/2(5.049 + 5.363) X 1.3805	25.000		25.000	
2	SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(6.431 + 7.569) X 5.000	35.000		35.000	60.000

DETAILS OF SUBSIDIZED 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 allotment on plot
1	326.260	15.279	312.990	1.800	9.00	1.100	616.728	Detached	634.96
2	166.330	0.000	166.330	1.800	9.00	1.100	332.293	Semi-detached	0.00
3	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
4	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
5	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
6	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
7	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
8	172.820	7.720	165.100	1.800	12.00	1.100	336.898	Semi-detached	334.62
9	166.330	7.720	160.610	1.800	12.00	1.100	316.008	Semi-detached	325.73
10	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
11	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
12	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
13	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
14	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
15	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
16	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
17	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
18	138.720	0.000	138.720	1.800	9.00	1.100	274.666	Semi-detached	0.00
19	157.750	0.000	157.750	1.800	9.00	1.100	317.345	Semi-detached	0.00
20	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
21	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
22	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
23	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
24	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
25	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
26	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
27	117.830	0.000	117.830	1.800	9.00	1.100	233.303	Row/House	0.00
28	166.330	7.720	160.610	1.800	12.00	1.100	316.008	Semi-detached	325.73
29	172.820	7.720	165.100	1.800	12.00	1.100	336.898	Semi-detached	334.62
30	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
31	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
32	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
33	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
34	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
35	137.720	0.000	137.720	1.800	9.00	1.100	272.686	Semi-detached	0.00
36	137.720	0.000	137.720	1.800	9.00	1.100	272.686	Semi-detached	0.00
37	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
38	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
39	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
40	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
41	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
42	172.820	7.720	165.100	1.800	12.00	1.100	336.898	Semi-detached	334.62
43	166.330	7.720	160.610	1.800	12.00	1.100	316.008	Semi-detached	325.73
44	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
45	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
46	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
47	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
48	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
49	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
50	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
51	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
52	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
53	132.110	0.000	132.110	1.800	9.00	1.100	261.573	Semi-detached	0.00
54	151.130	0.000	151.130	1.800	9.00	1.100	296.237	Semi-detached	0.00
55	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
56	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
57	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
58	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
59	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
60	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
61	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
62	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
63	110.940	0.000	110.940	1.800	9.00	1.100	219.661	Row/House	0.00
64	166.330	7.720	160.610	1.800	12.00	1.100	316.008	Semi-detached	325.73
65	172.820	7.720	165.100	1.800	12.00	1.100	336.898	Semi-detached	334.62
66	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
67	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
68	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
69	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
70	116.300	0.000	116.300	1.800	9.00	1.100	230.274	Row/House	0.00
71	137.720	0.000	137.720	1.800	9.00	1.100	272.686	Semi-detached	0.00
Total	9082.260		8985.23				17730.78		



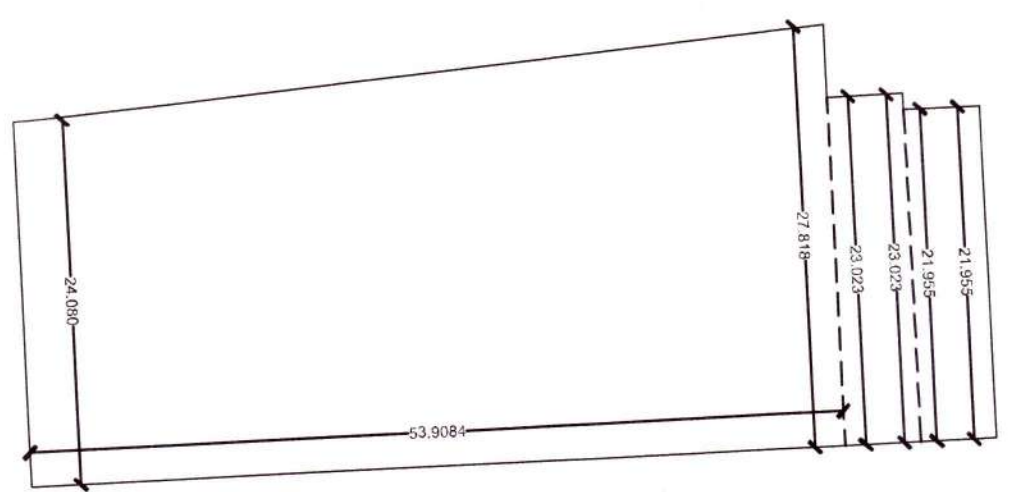
**PROPOSED RESIDENTIAL LAYOUT PLAN
ON KH. NO. - 30/2(A) , P.H. NO. - 42, MOUZA -
GAWSI (MANAPUR), TAH. - NAGPUR (GRAMIN),
DIST. - NAGPUR.**

M/s. METROCITY DEVELOPER'S
THROUGH ITS AUTHORIZED PARTNER'S
1) SHRI. PRASHANT M. BONGIRWAR (HUF)
THROUGH IT'S KARTA
SHRI. PRASHANT M. BONGIRWAR
2) MRS. VRUSHALI PRASHANT BONGIRWAR
3) SHRI. VISHAL VASANT GANDHEWAR
4) SHRI. VEDANT PRASHANT BONGIRWAR



D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 111
SCALE - NTS



OPEN SPACE AREA CALCULATION

Sr. No.	Plot NO.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.m.)
1	OPEN SPACE	1/2(24.080 + 27.818) X 53.9084 + (5.000 X 23.023) + (5.000 X 21.955)	1623.759		1623.759	1623.759

NOTE: -

- x AREA UNDER LAYOUT SHOWN THUS
x AREA UNDER OPEN SPACE SHOWN THUS
x RESIDENTIAL PLOTS SHOWN THUS
x APPROACH ROAD SHOWN THUS

AREA STATEMENT			
1.	Area of Plot (Minimum area of a, b, c to be considered) a) as per ownership document (7/12, CTS extract) b) as per measurement sheet c) as per site	16192.78 18200.00 16192.78 16192.78	SQ.M. SQ.M. SQ.M. SQ.M.
2.	Deductions for (a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening (b) Any D.P. Reservation area (c) External structure in plot (d) Not in possession	0.00 0.00 0.00 0.00	SQ.M. SQ.M. SQ.M. SQ.M.
	(Total a+b+c+d)	0.00	SQ.M.
3.	Balance area of plot (1-2)	16192.78	SQ.M., 100.00%
4.	Amenity Space (if applicable) (a) Required (c) Adjustment of 2(b), if any - (c) Proposed -	0.00 --- ---	SQ.M. ---
5.	Net Plot Area (3-4 (c)) Recreational Open space (if applicable) (a) Required - (16.00% of 16192.78 SQ.M.) (b) Proposed -	16192.78 1619.28 16272.76	SQ.M. SQ.M., 10.00% SQ.M., 10.02%
6.	Space for Electric Sub-Station (ESS = 25.00 SQ.M.) + Space for Waste Water Treatment Plant (WWTP = 35.00 SQ.M.)	60.00	SQ.M., 0.37%
7.	Internal Road area (net plot - (Platiable area + open space + MSS (external structure))	5177.42	SQ.M., 31.97%
8.	18.00 M Wide Road Widening Area	347.38	SQ.M., 2.15%
9.	Platiable area	1985.23	SQ.M., 55.49%
10.	Proportion factor for FSI calculation on layout plots = (5/10)	0.50	
11.	Area for inclusive housing (a) Required - (b) Proposed -	---	

Signature valid

Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.09.12 14:44:21 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development
Authority
Project Code : NMRDA/2023/191
Application Number : NMRDA/2023/100209
Proposal Number : 33586
Certificate Number : NMRDA/LT/2023/APL/00161

John Plante
Date: 22/06/22

Extended Abstracts
June 21-23, 2012

Not Used Engineer
Date: 08/08/2013

ant Gandhewar, Vrushi F.

OF PROJECT :

-NO. 42 MCI/ZA. GM

ADDRESS OF OFFICE

TECHNICAL

Worked by applicant		
103		1

SUBMISSION DRAFT