DETAILS OF LAYOUT/SUBDIVISION OF LAND

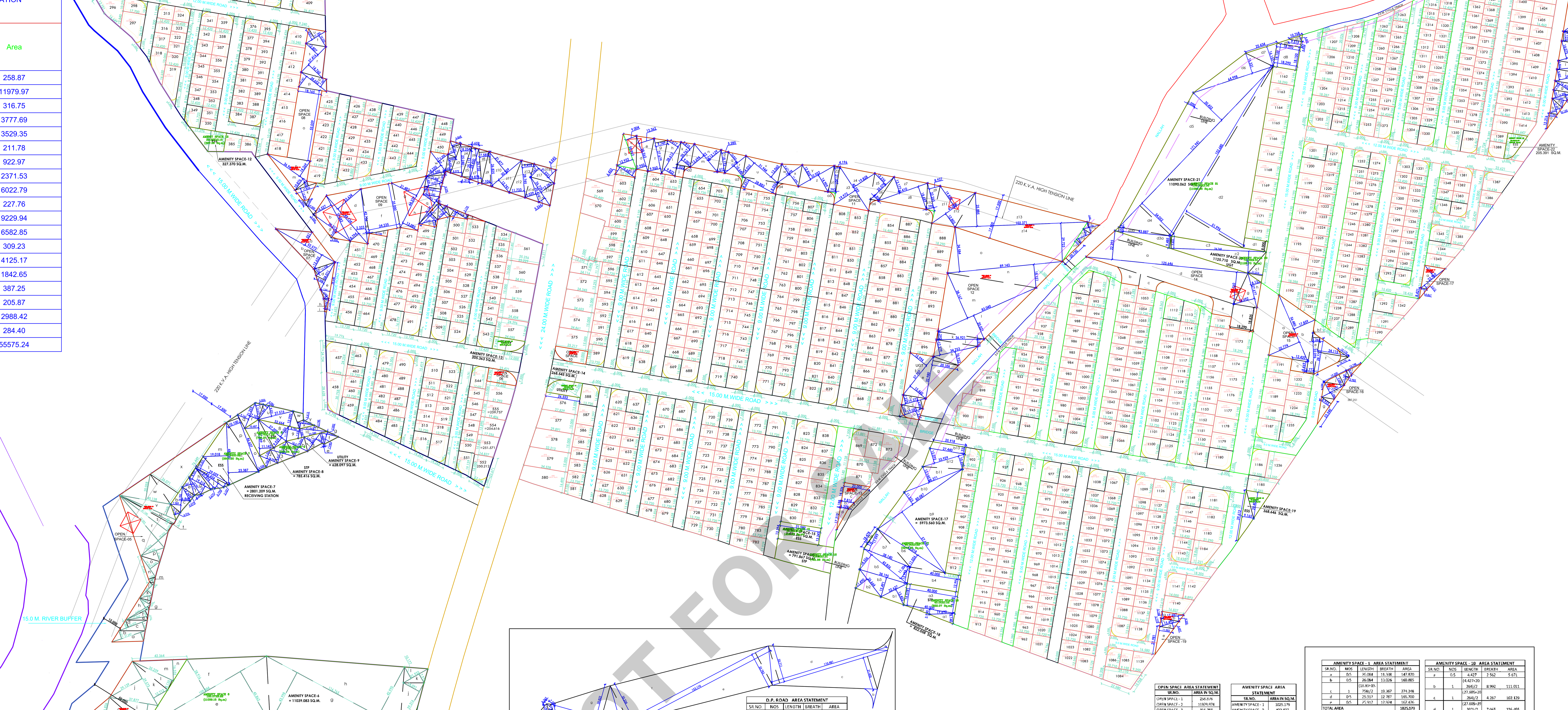
1.a) Village	1.b)Parcel No.(S.No./H.No., C S No., F P No.,Sub Plot No,Gut No)	Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gunthewari)	1.f)Area in SqM as per prevenue record	1.g)Area as per pMeasurement Plan	1.h)Area as per POA	1.i)Area as per pDemarcated	1.j)Area in possession	1.k)Stringent Area in SqM
SUMTHANA	KH NO 93 94 95-1 TO 95-5 96 161 162-1 TO 162-5 , -	Raw/Adjoining Land	451769.17	450396.83	0.00	451012.28	451012.28	450396.83
Total Amalgamated Plot			451769.17	450396.83	0.00	451012.28	451012.28	450396.83

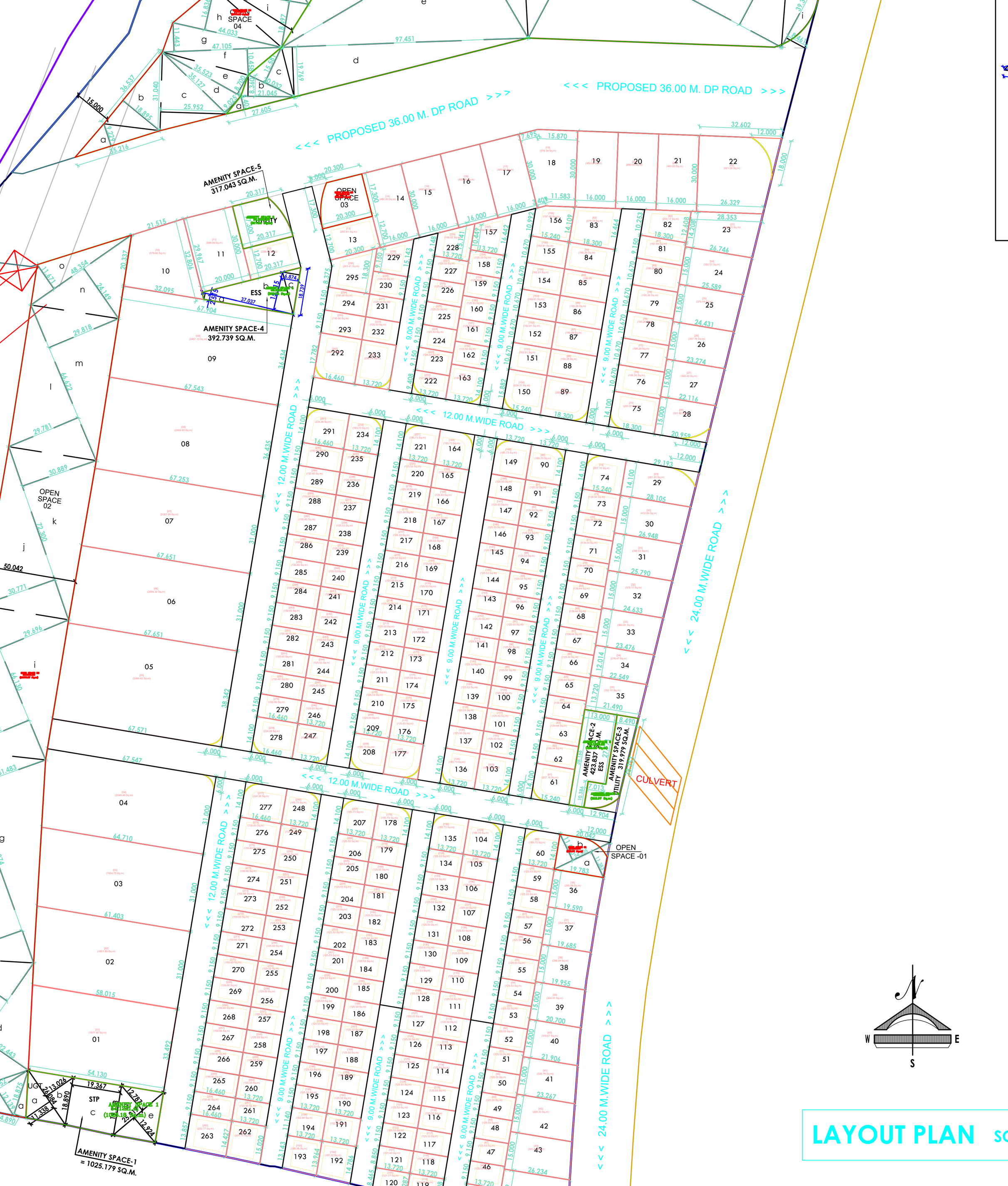
Amenity CALCULATION

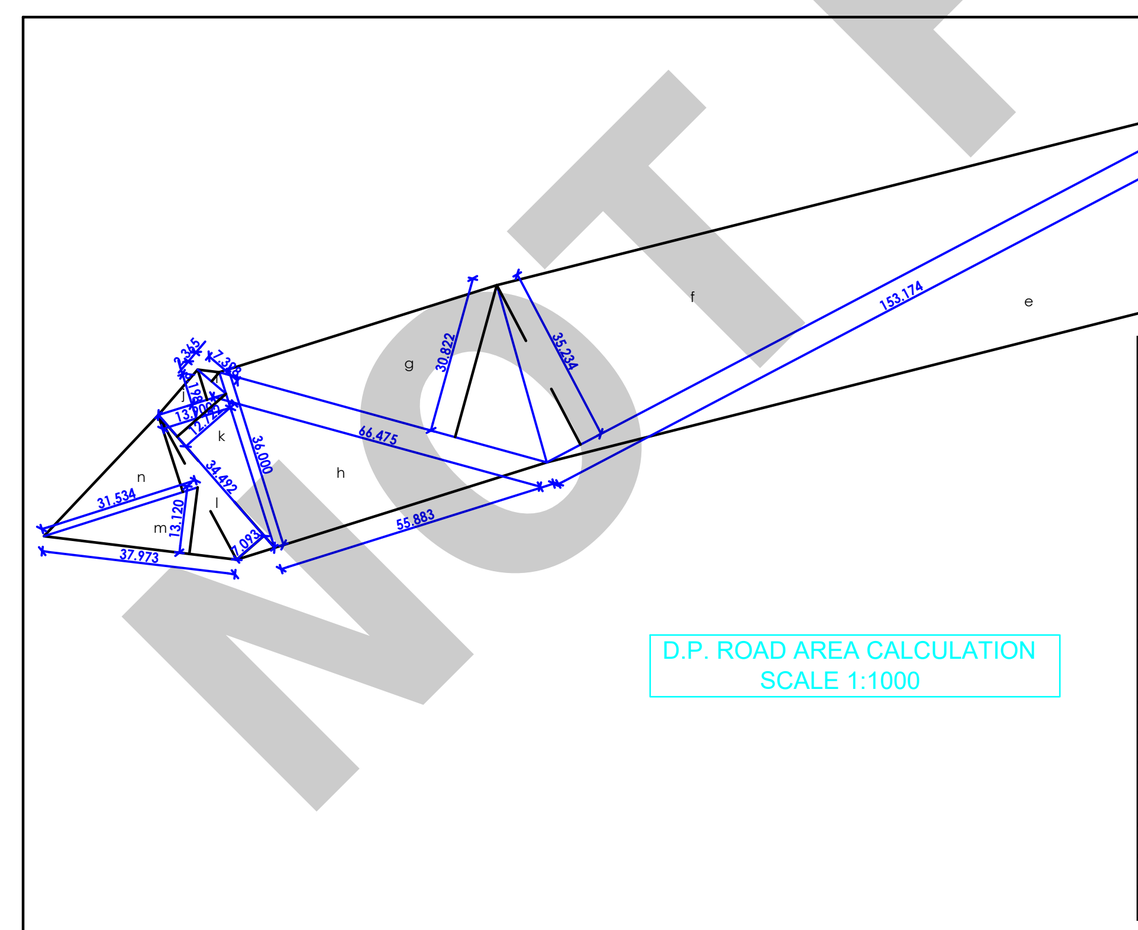
Name	Area
AMENITY SPACE 1	1025.18
AMENITY SPACE 2	423.83
AMENITY SPACE 3	319.97
AMENITY SPACE 4	392.74
AMENITY SPACE 5	317.04
AMENITY SPACE 6	11039.15
AMENITY SPACE 7	2801.20
AMENITY SPACE 8	785.27
AMENITY SPACE 9	628.24
AMENITY SPACE 10	2883.51
AMENITY SPACE 11	634.10
AMENIT SPACE 12	327.36
AMENITY SPACE 13	205.36
AMENITY SPACE 14	268.54
AMENITY SPACE 15	420.65
AMENITY SPACE 16	791.86
AMENITY SPACE 17	5973.55
AMENITY SPACE 18	822.07
AMENITY SPACE 19	368.63
AMENITY SPACE 20	1125.70
AMENITY SPACE 21	11090.05
AMENITY SPACE 22	205.39
TOTAL	42849.39

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE 01	258.87
OPEN SPACE 02	11979.97
OPEN SPACE 03	316.75
OPEN SPACE 04	3777.69
OPEN SPACE 05	3529.35
OPEN SPACE 06	211.78
OPEN SPACE 07	922.97
OPEN SPACE 08	2371.53
OPEN SPACE 09	6022.79
OPEN SPACE 10	227.76
OPEN SPACE 11	9229.94
OPEN SPACE 12	6582.85
OPEN SPACE 13	309.23
OPEN SPACE 14	4125.17
OPEN SPACE 15	1842.65
OPEN SPACE 16	387.25
OPEN SPACE 17	205.87
OPEN SPACE 18	2988.42
OPEN SPACE 19	284.40
TOTAL	55575.24







D.P. ROAD AREA CALCULATION
SCALE 1:1000

D.P. ROAD AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	1	55.119	1.000	55.119
b	1	62.385	1.000	62.309
c	0.5	110.481	31.435	1736.485
d	0.5	110.481	35.711	1972.693
e	0.5	153.174	33.783	2587.339
f	0.5	153.174	35.234	2698.466
g	0.5	66.475	30.822	1024.446
h	0.5	55.883	36.000	1005.894
i	0.5	7.328	2.365	8.665
j	0.5	13.900	6.198	43.076
k	0.5	34.492	12.722	219.404
l	0.5	34.492	7.093	122.326
m	0.5	37.973	13.120	249.103
n	0.5	31.534	15.799	249.103
AREA				12034.428
DEDUCTION OF TANGENT				0.000
TOTAL AREA				12034.428

OPEN SPACE - 1 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	24.505	11.383	139.470
b	0.5	24.505	11.510	141.026
AREA				280.496
DEDUCTION OF TANGENT				-21.620
TOTAL AREA				258.876

OPEN SPACE - 2 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	18.875	4.890	46.149
b	0.5	27.152	12.139	164.799
c	0.5	37.595	6.350	119.364
d	0.5	66.173	22.443	742.560
e	0.5	66.173	29.790	985.647
f	0.5	89.274	32.262	1440.079
g	0.5	89.274	31.483	1405.307
h	0.5	66.13	30.662	1013.839
i	0.5	66.13	29.606	981.898
j	0.5	72.3	30.771	1112.372
k	0.5	72.3	30.889	1116.637
l	0.5	66.622	29.781	992.035
m	0.5	66.622	29.818	993.267
n	0.5	48.354	24.149	583.850
o	0.5	48.354	11.671	282.170
AREA				11979.974
DEDUCTION OF TANGENT				0.000
TOTAL AREA				11979.974

OPEN SPACE - 3 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	1	20.3	17.300	351.190
TOTAL AREA				351.190
DEDUCTION OF TANGENT				-34.422
TOTAL AREA				316.768

OPEN SPACE - 4 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	35.216	9.229	162.504
b	0.5	36.537	18.805	345.183
c	0.5	31.04	25.952	402.775
d	0.5	35.127	9.025	158.511
e	0.5	35.523	8.700	154.525
f	0.5	47.105	10.458	246.312
g	0.5	47.105	11.443	269.511
h	0.5	44.033	16.836	370.670
i	0.5	37.877	18.497	350.305
j	0.5	39.573	29.139	576.559
k	0.5	39.573	12.712	251.526
l	0.5	35.239	8.136	143.355
m	0.5	42.364	16.333	345.966
AREA				3777.682
DEDUCTION OF TANGENT				0.000
TOTAL AREA				3777.682

OPEN SPACE - 5 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	27.247	7.168	97.658
b	0.5	27.247	6.511	88.703
c	0.5	23.479	7.104	83.397
d	0.5	23.479	5.889	69.134
e	0.5	17.562	2.934	25.763
f	0.5	20.156	4.842	48.798
g	0.5	22.463	2.040	22.912
h	0.5	22.463	8.878	99.713
i	0.5	9.887	2.841	14.044
j	0.5	10.125	4.140	20.959
k	0.5	16.246	5.357	43.515
l	0.5	16.246	3.276	26.611
m	0.5	5.982	3.095	9.257
n	0.5	21.225	5.502	58.345
o	0.5	19.902	9.565	95.181
p	0.5	19.334	9.165	88.598
q	0.5	53.282	18.016	479.964
r	0.5	53.282	10.353	275.814
s	0.5	47.14	6.255	147.430
t	0.5	47.79	1.485	35.484
u	0.5	47.79	3.114	74.409
v	0.5	47.7	9.378	223.665
w	0.5	40.128	20.058	402.444
x	0.5	76.449	26.071	996.551
AREA				3529.346
DEDUCTION OF TANGENT				0.000
TOTAL AREA				3529.346

OPEN SPACE - 6 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	1	(23.421+22.783)/2	10.290	237.714
AREA				237.714
DEDUCTION OF TANGENT				-25.929
TOTAL AREA				211.785

OPEN SPACE - 7 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	52.572	11.551	303.630
b	0.5	52.572	12.633	332.071
c	0.5	17.938	4.935	44.262
d	0.5	24.011	8.308	99.742
e	0.5	28.64	7.357	105.352
f	0.5	9.358	2.735	12.797
g	0.5	8.908	3.474	15.473
h	0.5	8.751	1.662	7.272
i				2.379
AREA				922.978
DEDUCTION OF TANGENT				0.000
TOTAL AREA				922.978

OPEN SPACE - 8 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
k	0.5	17.652	13.292	117.315
l	0.5	17.652	3.639	32.118
m	0.5	36.945	10.876	200.907
n	0.5	36.945	14.269	263.584
o	1	18.165	55.059	1000.147
p	0.5	24.652	10.141	124.998
q	0.5	24.652	7.587	93.517
r	0.5	27.416	14.760	202.330
s	0.5	27.416	12.807	175.558
t	0.5	17.783	10.232	90.978
u	0.5	17.783	8.811	78.343
AREA				2379.795
DEDUCTION OF TANGENT				-8.258
TOTAL AREA				2371.537

OPEN SPACE - 9 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	35.012	6.609	115.697
b	0.5	39.582	15.527	307.295
c	0.5	49.124	8.794	215.998
d	0.5	49.124	23.634	580.498
e	0.5	42.736	2.323	49.638
f	1	24.235	35.000	848.225
f1	0.5	13.72	5.094	34.945
g	0.5	44.339	21.487	476.356
h	0.5	44.339	13.085	290.088
i				11.595
j				9.633
k	0.5	18.7	3.174	29.677
l	0.5	18.7	5.257	49.153
m	0.5	13.514	3.259	22.021
n	0.5	13.514	8.786	59.367
o	0.5	22.12	8.169	90.349
p	0.5	26.124	2.481	32.407
p1	0.5	14.9	5.351	39.865
q	0.5	26.124	10.815	141.266
r	1	(12.243+12.571)/2	6.124	75.980
s	0.5	14.077	4.595	32.342
t	0.5	14.077	7.439	52.359
u	0.5	13.408	6.381	42.778
v	0.5	15.35	2.410	18.497
w	0.5	19.239	14.220	136.789
x	0.5	19.239	9.398	90.401
y	0.5	14.435	3.609	26.048
z	0.5	14.435	5.894	42.540
z1	0.5	13.281	5.161	34.272
z2	0.5	13.281	6.868	45.607
z3	0.5	25.24	8.572	108.179
z4	0.5	25.24	8.254	104.165
z5	0.5	25.113	6.313	79.269
z6	0.5	25.113	5.659	71.057
z7	0.5	26.732	8.878	118.663
z8	0.5	26.732	7.585	101.381
z9	0.5	26.825	7.106	95.309
z10	0.5	30.909	21.477	331.916
z11	0.5	30.909	12.741	196.906
z12	0.5	28.745	11.733	168.633
z13	0.5	28.745	9.416	135.331
z14	0.5	20.414	9.039	92.261
z15	0.5	26.728	5.566	74.384
z16	0.5	26.728	12.283	164.150
z17	0.5	21.522	9.162	98.592
z18	0.5	21.522	8.543	91.931
AREA				6033.818
DEDUCTION OF TANGENT				-11.027
TOTAL AREA				6022.791

OPEN SPACE - 10 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
	1	(25.217+25.48)/2	10.000	253.485
AREA				253.485
DEDUCTION OF TANGENT				-25.718
TOTAL AREA				227.767

OPEN SPACE - 11 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	16.687	6.423	53.590
a1	0.5	16.687	5.965	49.769
b	0.5	28.962	12.952	187.558
c	0.5	28.962	9.004	130.387
d	0.5	28.562	7.950	113.534
e	0.5	28.562	12.362	176.542
f	0.5	27.679	9.960	137.841
g	0.5	27.679	9.749	134.921
h	0.5	28.613	9.617	137.586
i	0.5	28.613	9.822	140.518
j	1			54.691
k	0.5	20.767	8.810	91.479
l	0.5	20.767	9.002	93.472
m	0.5	27.749	13.694	189.997
n	0.5	27.749	13.129	182.158
o	0.5	18.192	5.519	50.201
p	0.5	18.192	5.285	48.072
q	0.5	21.187	10.833	114.759
r	0.5	21.187	10.640	112.715
s	0.5	28.883	8.231	118.868
t	0.5	28.883	8.556	123.561
u	0.5	31.944	14.033	224.135
v	0.5	31.944	13.060	208.594
w	0.5	23.398	9.671	113.141
x	0.5	23.398	11.694	136.808
y	0.5	32.022	12.865	205.981
z	0.5	32.022	14.909	238.708
z1	0.5	21.007	5.793	60.847
z2	0.5	21.007	4.196	44.073
z3	0.5	40.592	19.972	405.352
z4	0.5	40.592	19.828	402.429
z5	0.5	25.078	12.235	153.415
z6	0.5	25.078	4.856	60.888
z7	0.5	40.41	13.177	266.241
z8	0.5	40.41	18.689	377.611
z9	0.5	22.265	8.927	99.380
z10	0.5	22.265	5.799	64.557
z11	0.5	41.038	19.824	406.769
z12	0.5	41.038	12.802	262.684
z13	0.5	102.371	25.885	1324.937
z14	0.5	102.371	29.723	1521.387
z15	0.5	12.928	4.385	28.345
z16	0.5	12.928	4.811	31.098
z17	0.5	11.179	5.582	31.201
z18	0.5	11.179	4.245	23.727
z19	0.5	20.73	4.570	47.368
a2				7.943
a3				7.515
a4				7.913
a5				7.727
a6				7.722
a7				9.378
AREA				9229.936
DEDUCTION OF TANGENT				
TOTAL AREA				9229.936

OPEN SPACE - 12 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	19.055	7.237	68.951
b	0.5	19.055	7.999	76.210
c	0.5	19.373	6.844	66.294
d	0.5	19.373	7.229	70.024
e	0.5	37.707	15.460	291.475
f	0.5	37.707	15.994	301.543
g	0.5	32.98	20.106	331.548
h	0.5	34.753	10.953	190.325
i	0.5	34.753	12.279	213.366
j	0.5	36.921	5.558	102.603
k	0.5	36.921	6.292	116.153
l	0.5	83.04	20.021	831.272
m	0.5	83.04	38.167	1584.684
n	0.5	89.143	18.151	809.017
o	0.5	89.143	34.584	1541.461
AREA				6594.937
DEDUCTION OF TANGENT				-12.071
TOTAL AREA				6582.866

OPEN SPACE - 13 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	17.31	6.228	53.903
b	1	(9.815+6.228)/2	5.188	41.616
c	1	(9.815+6.228)/3	14.336	213.714
TOTAL AREA				309.233

OPEN SPACE - 14 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	125.646	22.295	1400.639
b	1			152.232
c	1			149.181
d	0.5	125.646	24.760	1555.497
e	1			179.597
f	1	18.29	18.835	344.492
g	0.5	27.677	16.692	230.992
h	0.5	27.677	8.133	112.549
AREA				4125.179
DEDUCTION OF TANGENT				
TOTAL AREA				4125.179

OPEN SPACE - 15 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	56.48	25.774	727.858
b	0.5	56.48	17.850	504.338
b1				2.468
c	1	12.42	8.660	107.669
d	0.5	32.096	5.771	92.613
e	0.5	32.096	5.262	84.445
f	0.5	28.772	24.115	346.918
AREA				1866.309
DEDUCTION OF TANGENT				-23.658
TOTAL AREA				1842.651

OPEN SPACE - 16 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
g	0.5	23.54	8.933	105.141
h	0.5	19.642	5.950	58.435
i	0.5	19.642	9.413	92.445
j	0.5	19.2	9.080	87.168
k	0.5	11.149	2.983	16.629
l	0.5	12.748	5.141	32.769
AREA				392.587
DEDUCTION OF TANGENT				-5.333
TOTAL AREA				387.254

OPEN SPACE - 17 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	23.96	11.862	142.107
b	0.5	23.96	3.612	43.272
c	0.5	8.421	4.867	20.493
TOTAL AREA				205.871

OPEN SPACE - 18 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	12.316	5.996	36.923
b	0.5	12.991	5.319	34.550
c	0.5	12.991	5.120	33.257
d	0.5	11.549	5.759	33.255
e	0.5	16.302	4.735	38.595
f	0.5	16.302	6.097	49.697
g	0.5	16.436	6.336	52.069
h	0.5	16.436	7.003	57.551
i	0.5	24.362	6.789	82.697
j	0.5	24.362	8.455	102.990
k	0.5	26.683	5.654	75.433
l	0.5	26.683	6.466	86.266
m	0.5	36.797	11.131	204.794
n	0.5	36.797	14.075	258.959
o	0.5	37.46	6.465	121.089
p	0.5	37.46	7.121	133.376
q	0.5	37.84	4.914	92.973
r	0.5	41.829	8.678	181.496
s	0.5	60.166	16.714	502.807
t	0.5	60.166	24.488	736.673
u	0.5	14.298	1.334	9.537
v	1	(1.334+3.011)/2	22.846	49.633
w				13.812
TOTAL AREA				2988.432

OPEN SPACE - 19 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	17.887	5.156	45.597
a	0.5	17.687	4.330	38.292
a	0.5	15.493	5.779	44.767
b	0.5	15.493	4.497	34.836
c	0.5	21.981	11.002	120.917
TOTAL AREA				284.410

OPEN SPACE AREA STATEMENT

SR.NO.	AREA IN SQ.M.
OPEN SPACE - 1	258.876
OPEN SPACE - 2	11979.974
OPEN SPACE - 3	316.768
OPEN SPACE - 4	3777.682
OPEN SPACE - 5	3529.346
OPEN SPACE - 6	211.785
OPEN SPACE - 7	922.978
OPEN SPACE - 8	2371.537
OPEN SPACE - 9	6022.791
OPEN SPACE - 10	227.767
OPEN SPACE - 11	9229.936
OPEN SPACE - 12	6582.866
OPEN SPACE - 13	309.233
OPEN SPACE - 14	4125.179
OPEN SPACE - 15	1842.651
OPEN SPACE - 16	387.254
OPEN SPACE - 17	205.871
OPEN SPACE - 18	2988.432
OPEN SPACE - 19	284.41
TOTAL AREA	55575.336

AMENITY SPACE AREA STATEMENT

SR.NO.	AREA IN SQ.M.
AMENITY SPACE - 1	1025.179
AMENITY SPACE - 2	423.837
AMENITY SPACE - 3	319.979
AMENITY SPACE - 4	392.739
AMENITY SPACE - 5	317.043
AMENITY SPACE - 6	11039.083
AMENITY SPACE - 7	2801.209
AMENITY SPACE - 8	785.416
AMENITY SPACE - 9	628.097
AMENITY SPACE - 10	2883.5
AMENITY SPACE - 11	634.101
AMENITY SPACE - 12	327.37
AMENITY SPACE - 13	205.363
AMENITY SPACE - 14	268.545
AMENITY SPACE - 15	420.661
AMENITY SPACE - 16	791.867
AMENITY SPACE - 17	5973.56
AMENITY SPACE - 18	822.058
AMENITY SPACE - 19	368.646
AMENITY SPACE - 20	1125.71
AMENITY SPACE - 21	11090.062
AMENITY SPACE - 22	205.391
TOTAL AREA	42849.416

AMENITY SPACE - 1 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	26.084	11.338	147.870
b	0.5	26.084	13.026	160.885
c	1	(18.80+19.758)/2	19.367	374.248
d	0.5	25.917	12.787	165.700
e	0.5	25.917	12.924	167.476
TOTAL AREA				1025.179

AMENITY SPACE - 2 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
				423.837
TOTAL AREA				423.837

AMENITY SPACE - 3 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
				319.979
TOTAL AREA				319.979

AMENITY SPACE - 4 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	37.037	2.515	46.574
b	0.5	37.037	15.215	281.759
c	0.5	18.739	6.874	64.406
TOTAL AREA				392.739

AMENITY SPACE - 5 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
	1	20.317	17.300	351.484
TOTAL AREA				351.484
DEDUCTION OF TANGENT				-34.441
TOTAL AREA				317.043

AMENITY SPACE - 6 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	27.606	5.407	74.630
b	0.5	21.045	8.360	87.968
c	0.5	20.032	15.581	156.059
d	0.5	97.451	19.760	963.254
e	0.5	109.444	45.862	2509.660
f	0.5	109.444	28.916	1582.341
g	0.5	116.765	43.998	2568.713
h	0.5	116.765	42.990	2509.864
i	0.5	39.316	8.461	166.326
j	0.5	39.316	14.091	277.001
k	0.5	21.933	7.913	86.778
l	0.5	21.933	10.177	111.606
AREA				11094.202
DEDUCTION OF TANGENT				-55.119
TOTAL AREA				11039.083

AMENITY SPACE - 7 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	12.781	4.976	31.799
b	0.5	19.782	7.989	79.019
c	0.5	19.782	6.868	67.931
d	0.5	12.349	5.079	31.360
e	0.5	14.519	7.061	51.259
f	0.5	15.987	4.364	34.884
g	0.5	19.318	7.131	68.878
h	0.5	19.318	8.929	86.245
i	0.5	21.894	2.679	29.327
j	0.5	26.434	4.790	63.309
k	0.5	29.059	3.107	45.143
l	0.5	29.059	10.353	150.424
m	0.5	48.485	19.018	461.044
n	0.5	48.485	23.387	566.959
o	0.5	46.607	6.558	152.824
p	0.5	46.607	10.100	235.365
q	0.5	21.255	9.165	97.401
r	0.5	21.255	7.105	75.508
s	0.5	13.073	5.856	38.278
t	0.5	13.464	4.086	27.507
u	0.5	27.516	8.531	117.369
v	0.5	32.664	12.090	197.454
w	0.5			44.477
x	0.5	13.289	4.527	30.080
y	0.5	13.289	2.613	17.362
TOTAL AREA				2801.209

AMENITY SPACE - 8 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
5	0.5	27.889	10.687	149.025
6	0.5	27.889	11.143	155.384
7	0.5	27.2	9.929	135.034
8	0.5	27.2	10.254	139.454
9	1	(11.701+7.571)/2	8.786	84.662
10	0.5	23.28	7.000	81.480
11	0.5	21.563	3.745	40.377
TOTAL AREA				785.416

AMENITY SPACE - 9 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
1	0.5	14.99	6.708	50.276
2	0.5	14.99	7.333	54.961
3	0.5	19.052	8.411	80.123
4	0.5	19.052	9.642	91.850
a	0.5	18.217	8.018	73.032
b	0.5	18.217	8.856	80.663
c	0.5	16.866	8.385	70.711
d	0.5	16.866	5.844	49.282
e	1	(7.859+8.890)/2	1.300	10.887
f	0.5	13.286	7.940	52.745
g	0.5	13.286	2.042	13.565
TOTAL AREA				628.097

AMENITY SPACE - 10 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	4.427	2.562	5.671
b	1	(4.427+20.264)/2	8.992	111.011
c	1	(27.605+20.264)/2	4.267	102.129
d	1	(27.605+39.332)/2	7.065	236.455
e	1	(55.348+39.332)/2	9.427	446.274
f	0.5	36.599	8.389	153.515
g	0.5	53.348	27.115	750.381
h	0.5	42.393	26.808	568.236
i	0.5	42.393	15.253	323.310
j	1	(39.352+39.598)/2	4.725	186.519
TOTAL AREA				2883.500

AMENITY SPACE - 11 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	0.5	35.632	6.990	124.534
b	0.5	35.632	5.146	91.681
c	0.5	31.300	26.702	417.886
TOTAL AREA				634.101

AMENITY SPACE - 12 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
	0.5	17.296	16.395	141.784
	1	(16.395+14.518)/2	12.007	185.586
TOTAL AREA				327.370

AMENITY SPACE - 13 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
a	1	(24.090+23.837)/2	9.628	230.721
AREA				230.721
DEDUCTION OF TANGENT				-25.358
TOTAL AREA				205.363

AMENITY SPACE - 14 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
	0.5	28.196	10.549	148.720
	0.5	28.196	10.280	144.927
AREA				293.647
DEDUCTION OF TANGENT				-25.102
TOTAL AREA				268.545

AMENITY SPACE - 15 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
	1	(13.394+13.247)/2	31.580	420.661
TOTAL AREA				420.661

AMENITY SPACE - 16 AREA STATEMENT

SR.NO.	NOS	LENGTH	BREATH	AREA
	1			791.867
TOTAL AREA				791.867

AMENITY SPACE -17 BLOCK PLAN CALCULATION

SR.NO.	NOS	LENGTH	BREATH	AREA
b1	0.5	22.627	13.452	152.189
b2	0.5	26.664	11.490	153.185
b3	0.5	38.195	15.491	295.839
b4	1	40.000	12.996	519.840
b5	0.5	(14.556+1.308)	42.836	353.912
b6	0.5	62.036	11.05	342.649
b7	0.5	38.14	17.999	343.241
b8	0.5	18.478	0.497	4.592
b9	0.5	80.087	57.688	2310.029
b10	0.5	80.087	11.32	453.292
b11	0.5	48.371	13.145	317.918
b12	0.5	(12.072+10.60)	33.920	384.610
b13	1	(25.918+27.44)/2	5.332	142.252
TOTAL AREA				5973.560

AMENITY SPACE -18 BLOCK PLAN CALCULATION

SR.NO.	NOS	LENGTH	BREATH	AREA
a1	0.5	19.600	8.14	80.138
a2	0.5	40.00	3.940	78.800
a3	1	40.000	16.528	663.120
TOTAL AREA				822.058

AMENITY SPACE -19 BLOCK PLAN CALCULATION

SR.NO.	NOS	LENGTH	BREATH	AREA
	0.5	39.613	9.165	181.527
	0.5	18.345	20.400	187.119
TOTAL AREA				368.646

AMENITY SPACE -20 BLOCK PLAN CALCULATION

SR.NO.	NOS	LENGTH	BREATH	AREA
c1	0.5	24.000	11.312	135.744
c2	0.5	74.768	17.048	637.322
c3	0.5	74.768	9.433	352.643
TOTAL AREA				1125.710

AMENITY SPACE -21 BLOCK PLAN CALCULATION

SR.NO.	NOS	LENGTH	BREATH	AREA
d1	1	18.290	8.000	146.320
d2	0.5	152.680	51.996	3969.375
d3a	0.5	43.887	9.485	208.134
d3b	0.5	43.887	3.093	67.871
d4	0.5	171.941	34.052	2927.467
d5	0.5	171.941	30.432	2616.254
d6	0.5	64.998	16.331	530.741
d7	0.5	25.434	16.153	205.418
d8	1	18.29	18.150	331.964
d9	1	(18.29+9.515)/2	4.496	62.506
d10	0.5	10.768	4.46	24.013
TOTAL AREA				11090.062

AMENITY SPACE -22 BLOCK PLAN CALCULATION

SR.NO.	NOS	LENGTH	BREATH	AREA
	1	(15.387+5.656)/2	20.097	211.451
DEDUCTION OF TANGENT				-6.060
TOTAL AREA				205.391

LAYOUT PLAN SCALE:-1:1000

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	450396.83
	a) As per ownership document (7/12, CTS extract)	451769.17
	b) as per measurement sheet	450396.83
	(c) as per site	450396.83
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	12034.42
	(b) 15.0 M. AGRICULTURAL LAND	10150.38
	(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)	22184.80
3.	Balance area of plot (1-2)	428212.03
4.	Amenity Space (if applicable)	
	(a) Required -	21410.60
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	42849.39
5.	Net Plot Area (3-4 (c))	385362.64
6.	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	42821.20
	(b) Proposed -	55575.24
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	99152.36
8.	Service road and Highway widening	---
9.	Plotable area	230635.04
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.67
11.	Area for inclusive housing	
	(a) Required -	0.00
	(b) Proposed -	--

Signature Not Verified

Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.12.28 16:39:11 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-96284
Application Number : NMRDA2023002300536
Proposal Number : 46616
Certificate Number : NMRDA/LT/2023/APL/00240

Executive Engineer
Date: 22/12/2023

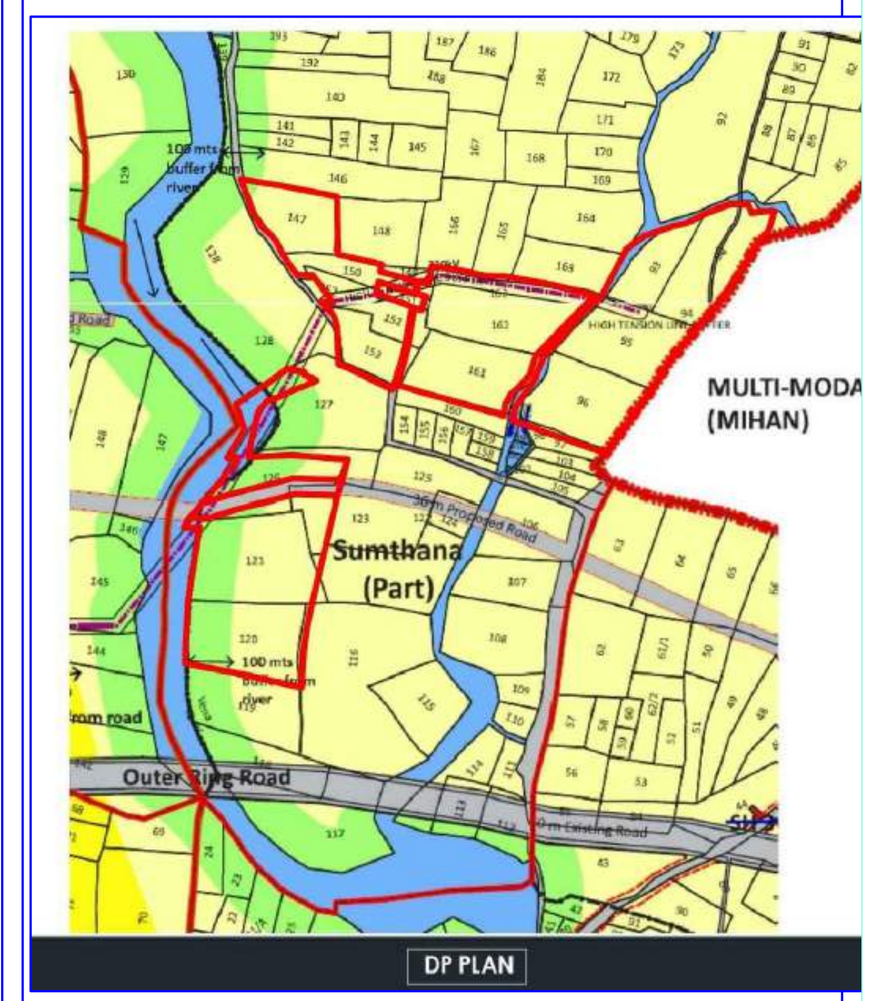
Assistant Engineer
Date: 22/12/2023

PROJECT TITLE :-
PROPOSED LAYOUT PLAN FOR
KH. NO. 93,94,95/1,95/2,95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1 147/2, 150, 152, 153/1 & 153/2, 116,122,123
AT MOUZA- SUMTHANA, P.H. NO. 72,
TAH:- HINGNA, DIST:-NAGPUR.

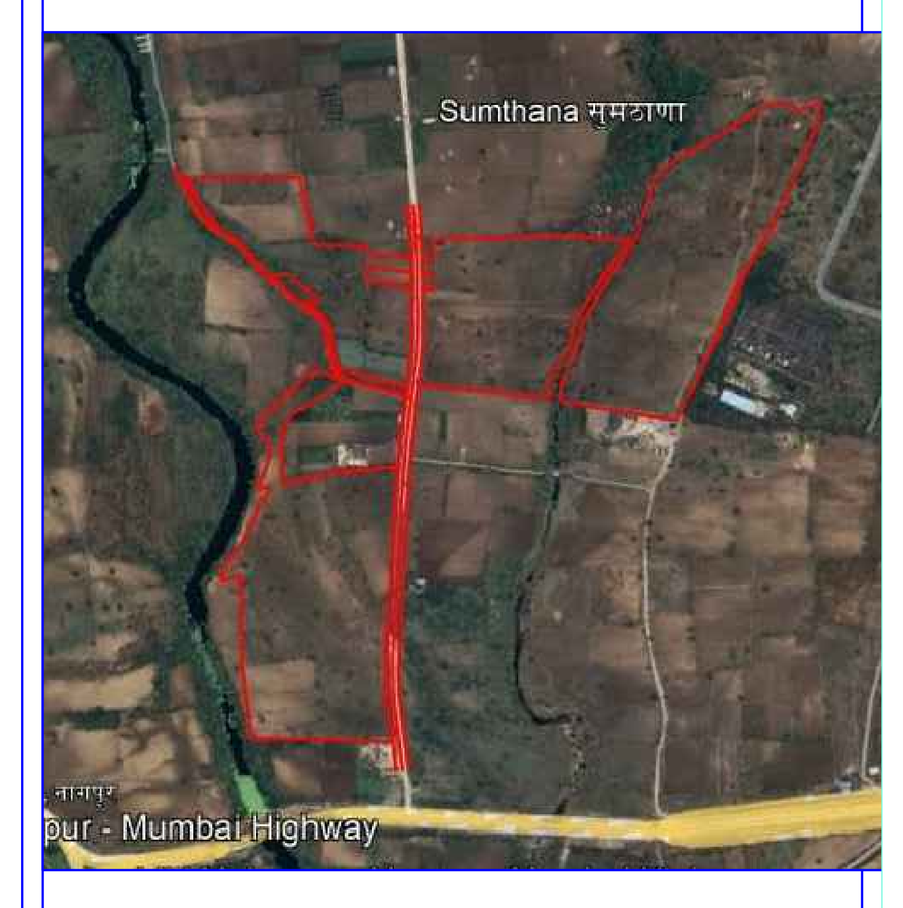
BELONGING TO :-
M/S DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY
SHRI. ASHWIN SAOJI

Project Details

Building Type - NMRDA-23-96284
Zone Type - Residential Zone
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Survey No. - 161
Sheet No. - KH NO 93 94 95-1 TO 95-5 96 161 162-1 TO 162-5
Zone Number: HINGNA
Ward Name : SUMTHANA(PART)
Prorata Value : 0.00
Separation/CRZ Zone Area :



DP PLAN



Name Of Owner : MS DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY SHRI. ASHWIN SAOJI

Postal Address : ,Amravati Road,Nagpur,Nagpur,Maharashtra-440033

Phone No.:9764314369

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH. NO. 93,94,95/1,95/2,95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1,147/2, 150, 152, 153/1,153/2,

Name Of Architect : Prashant Baliram Satpute
ADDRESS OF OFFICE
OFFICE - Design Cell, The Edge 12 Shankar Nagar W.H.C. Road Nagpur

Design Cell
" The Edge ", 12, Shankar Nagar, WHC Road Nagpur - 440010 (M.S.), INDIA.
Phone +91-712-2980159,+91-712-2980156
E-mail-design_cell@rediffmail.com.
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ARCHITECTS PLANNERS & INTERIOR DESIGNERS

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified

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

SCALE - 1:100	22/12/23
JOB NO - NMRDA-23-96284	CHECK BY -

SUBMISSION DRAWING

NOT FOR SALE

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
1286	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1287	124.200	0.000	124.200	1.670	9.00	1.100	228.155	Row-House	0.00
1288	124.200	0.000	124.200	1.670	9.00	1.100	228.155	Semi-detached	0.00
1289	204.350	8.260	196.090	1.670	9.00	1.100	360.217	Detached	0.00
1290	134.680	0.000	134.680	1.670	9.00	1.100	247.407	Semi-detached	0.00
1291	256.110	0.000	256.110	1.670	9.00	1.100	470.474	Semi-detached	0.00
1292	228.710	7.720	220.990	1.670	9.00	1.100	405.959	Semi-detached	0.00
1293	138.660	7.720	130.940	1.670	9.00	1.100	240.537	Detached	0.00
1294	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1295	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1296	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1297	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1298	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1299	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1300	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1301	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1302	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1303	138.600	7.720	130.880	1.670	12.00	1.100	240.427	Detached	0.00
1304	180.460	7.720	172.740	1.670	12.00	1.100	317.323	Detached	0.00
1305	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1306	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1307	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1308	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1309	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1310	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1311	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1312	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1313	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1314	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1315	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1316	167.970	0.000	167.970	1.670	9.00	1.100	308.561	Semi-detached	0.00
1317	142.010	0.000	142.010	1.670	9.00	1.100	260.872	Semi-detached	0.00
1318	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1319	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1320	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1321	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1322	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1323	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1324	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1325	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1326	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1327	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1328	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1329	120.630	0.000	120.630	1.670	9.00	1.100	221.597	Semi-detached	0.00
1330	180.460	7.720	172.740	1.670	12.00	1.100	317.323	Detached	0.00
1331	138.600	7.720	130.880	1.670	12.00	1.100	240.427	Detached	0.00
1332	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1333	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1334	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1335	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1336	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1337	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1338	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1339	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1340	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1341	138.660	7.720	130.940	1.670	9.00	1.100	240.537	Detached	0.00
1342	207.260	0.000	207.260	1.670	9.00	1.100	380.737	Semi-detached	0.00
1343	184.310	0.000	184.310	1.670	9.00	1.100	338.577	Semi-detached	0.00
1344	249.100	0.000	249.100	1.670	9.00	1.100	457.597	Semi-detached	0.00
1345	215.390	7.720	207.670	1.670	9.00	1.100	381.490	Detached	0.00
1346	133.080	7.720	125.360	1.670	9.00	1.100	230.286	Semi-detached	0.00
1347	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1348	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1349	133.070	7.720	125.350	1.670	12.00	1.100	230.268	Semi-detached	0.00
1350	214.870	7.720	207.150	1.670	12.00	1.100	380.535	Detached	0.00
1351	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1352	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1353	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1354	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1355	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1356	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1357	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1358	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1359	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1360	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1361	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1362	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1363	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1364	179.430	0.000	179.430	1.670	9.00	1.100	329.613	Semi-detached	0.00
1365	169.010	0.000	169.010	1.670	9.00	1.100	310.471	Semi-detached	0.00
1366	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1367	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1368	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1369	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1370	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1371	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1372	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1373	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1374	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1375	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1376	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1377	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1378	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1379	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1380	204.460	7.720	196.740	1.670	12.00	1.100	361.411	Detached	0.00
1381	133.070	7.720	125.350	1.670	12.00	1.100	230.268	Semi-detached	0.00
1382	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1383	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1384	133.080	7.720	125.360	1.670	9.00	1.100	230.286	Semi-detached	0.00
1385	174.430	0.000	174.430	1.670	9.00	1.100	320.428	Detached	0.00
1386	132.390	0.000	132.390	1.670	9.00	1.100	243.200	Detached	0.00
1387	276.730	7.720	269.010	1.670	12.00	1.100	494.171	Detached	0.00
1388	149.120	7.730	141.390	1.670	12.00	1.100	259.733	Semi-detached	0.00
1389	106.590	0.000	106.590	1.670	9.00	1.100	195.806	Semi-detached	0.00
1390	200.640	0.000	200.640	1.670	9.00	1.100	368.576	Semi-detached	0.00
1391	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1392	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00

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
1393	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1394	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1395	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1396	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1397	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1398	150.450	0.000	150.450	1.670	9.00	1.100	276.377	Semi-detached	0.00
1399	150.450	0.000	150.450	1.670	9.00	1.100	276.377	Semi-detached	0.00
1400	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1401	188.460	0.000	188.460	1.670	9.00	1.100	346.201	Semi-detached	0.00
1402	327.010	1.980	325.030	1.670	9.00	1.100	597.080	Detached	0.00
1403	188.460	0.000	188.460	1.670	9.00	1.100	346.201	Semi-detached	0.00
1404	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1405	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1406	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1407	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1408	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1409	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1410	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1411	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1412	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1413	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Semi-detached	0.00
1414	176.720	0.000	176.720	1.670	9.00	1.100	324.635	Semi-detached	0.00
Total:	232397.390		230635.04				423676.57		

NOT FOR SALE

Signature Not Verified

Digitally signed by SUMANT NARENDRA CHIMURKAR
Date: 2023.12.28 16:39:06 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-96284
Application Number : NMRDA/1/2020536
Proposal Number : 46618
Certificate Number : NMRDA/1/T0023/APL/00240

Executive Engineer
Date: 22/12/2023

Assistant Engineer
Date: 22/12/2023

Junior Engineer

PROJECT TITLE :-

PROPOSED LAYOUT PLAN FOR
KH. NO. 93,94,95/1 95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1 147/2, 150, 152, 153/1 & 153/2, 116,122,123
AT MOUZA- SUMTHANA, P.H. NO. 72,
TAH:- HINGNA, DIST:-NAGPUR.

BELONGING TO :-

M/S DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY
SHRI. ASHWIN SAOJI

Project Details

Building Type - NMRDA-23-96284
Zone Type - Residential Zone
Location :- Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
City No./Survey No. - 161
Sheet No. - KH NO 93 94 95-1 TO 95-5 96 161 162-1 TO 162-5
Zone Number: HINGNA
Ward Name : SUMTHANA(PART)
Prorata Value : 0.00
Separation/CRZ Zone Area :





AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)		450396.83
	a)	As per ownership document (7/12, CTS extract)	451769.17
	b)	as per measurement sheet	450396.83
	(c)	as per site	450396.83
2.	Deductions for		
	(a)	Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	12034.42
	(b)	15.0 M. AGRICULTURAL LAND	10150.38
	(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)			22184.80
3.	Balance area of plot (1-2)		428212.03
4.	Amenity Space (if applicable)		
	(a)	Required -	21410.60
	(b)	Adjustment of 2(b), if any -	---
	(c)	Proposed -	42849.39
5.	Net Plot Area (3-4 (c))		385362.64
6.	Recreational Open space/Play Ground (if applicable)		
	(a)	Required -	42821.20
	(b)	Proposed -	55575.24
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))		99152.36
8.	Service road and Highway widening		---
9.	Plotable area		230635.04
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)		1.67
11.	Area for inclusive housing		
	(a)	Required -	0.00
	(b)	Proposed -	---

Name Of Owner : MS DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY SHRI. ASHWIN SAOJI

Postal Address : ,Amravati Road,Nagpur,Nagpur,Maharashtra-440033

Phone No. 9764314369

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH. NO. 93,94,95/1,95/2,95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1,147/2, 150, 152, 153/1,153/2,

Name Of Architect : Prashant Baliram Satpute

ADDRESS OF OFFICE :
OFFICE :
Design Cell, The Edge 12 Shankar Nagar W.H.C. Road Nagpur

Design Cell
The Edge / 12, Shankar Nagpur, WHC Road Nagpur - 440010 (M.S.) +91-712-2960156
Mob. +91-9823020156 / 9823020157
E-mail id:design_cell@rediffmail.com
Visit us at :- www.designcellindia.net

ARCHITECTS ENGINEERS INTERIOR DESIGNERS

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by PRASHANT BALIRAM SATPUTE
Date: 2023.12.22 15:39:06 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority

LEGENDS:
PLOT BOUNDARY AS SHOWN RED
PROPOSED ROAD AS SHOWN GREY
INTERNAL ROAD AS SHOWN BLUE DOTTED
OPEN SPACE AS SHOWN GREEN
TEHSILS AS SHOWN DARK YELLOW
OFFICIAL SIGNS AS SHOWN
EXISTING ROAD AS SHOWN BLUE

SCALE - 1:100	22/12/23
JOB NO - NMRDA-23-96284	CHECK BY -

SUBMISSION DRAWING

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
1072	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1073	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1074	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1075	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1076	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1077	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1078	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1079	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1080	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1081	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1082	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1083	189.780	0.000	189.780	1.670	9.00	1.100	348.626	Detached	0.00
1084	322.690	0.000	322.690	1.670	9.00	1.100	592.782	Detached	0.00
1085	139.440	0.000	139.440	1.670	9.00	1.100	256.151	Semi-detached	0.00
1086	163.220	7.720	155.500	1.670	9.00	1.100	285.654	Semi-detached	0.00
1087	191.400	7.720	183.680	1.670	9.00	1.100	337.420	Semi-detached	0.00
1088	152.840	0.000	152.840	1.670	9.00	1.100	280.767	Row-House	0.00
1089	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1090	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1091	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1092	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1093	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1094	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1095	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1096	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1097	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1098	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1099	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
1100	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
1101	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1102	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1103	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1104	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1105	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1106	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1107	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1108	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1109	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1110	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1111	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1112	238.260	8.030	230.230	1.670	9.00	1.100	422.933	Detached	0.00
1113	210.920	7.300	203.620	1.670	9.00	1.100	374.050	Detached	0.00
1114	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1115	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1116	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1117	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1118	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1119	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1120	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1121	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1122	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1123	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1124	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1125	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
1126	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
1127	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1128	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1129	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1130	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1131	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1132	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1133	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1134	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1135	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1136	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1137	152.840	0.000	152.840	1.670	9.00	1.100	280.767	Row-House	0.00
1138	191.400	7.720	183.680	1.670	9.00	1.100	337.420	Semi-detached	0.00
1139	196.820	0.000	196.820	1.670	9.00	1.100	361.558	Detached	0.00
1140	250.980	0.000	250.980	1.670	9.00	1.100	461.050	Detached	0.00
1141	256.060	7.720	248.340	1.670	9.00	1.100	456.201	Semi-detached	0.00
1142	246.710	0.000	246.710	1.670	9.00	1.100	453.206	Semi-detached	0.00
1143	162.460	7.720	154.740	1.670	9.00	1.100	284.257	Semi-detached	0.00
1144	129.920	0.000	129.920	1.670	9.00	1.100	238.663	Semi-detached	0.00
1145	129.920	0.000	129.920	1.670	9.00	1.100	238.663	Semi-detached	0.00
1146	129.920	0.000	129.920	1.670	9.00	1.100	238.663	Row-House	0.00
1147	129.920	0.000	129.920	1.670	9.00	1.100	238.663	Semi-detached	0.00
1148	246.880	11.450	235.430	1.670	15.00	1.100	432.485	Detached	0.00
1149	246.880	11.450	235.430	1.670	15.00	1.100	432.485	Detached	0.00
1150	129.300	0.000	129.300	1.670	9.00	1.100	237.524	Semi-detached	0.00
1151	129.300	0.000	129.300	1.670	9.00	1.100	237.524	Row-House	0.00
1152	129.300	0.000	129.300	1.670	9.00	1.100	237.524	Row-House	0.00
1153	129.300	0.000	129.300	1.670	9.00	1.100	237.524	Row-House	0.00
1154	129.300	0.000	129.300	1.670	9.00	1.100	237.524	Row-House	0.00
1155	129.300	0.000	129.300	1.670	9.00	1.100	237.524	Row-House	0.00
1156	129.300	0.000	129.300	1.670	9.00	1.100	237.524	Row-House	0.00
1157	129.300	0.000	129.300	1.670	9.00	1.100	237.524	Row-House	0.00
1158	129.300	0.000	129.300	1.670	9.00	1.100	237.524	Row-House	0.00
1159	129.300	0.000	129.300	1.670	9.00	1.100	237.524	Row-House	0.00
1160	129.300	0.000	129.300	1.670	9.00	1.100	237.524	Row-House	0.00
1161	150.560	0.000	150.560	1.670	9.00	1.100	276.579	Semi-detached	0.00
1162	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1163	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1164	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1165	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1166	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1167	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1168	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1169	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1170	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1171	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1172	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1173	368.150	0.000	368.150	1.670	15.00	1.100	676.292	Detached	0.00
1174	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1175	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1176	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1177	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1178	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00

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
1179	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1180	292.640	11.450	281.190	1.670	15.00	1.100	516.546	Detached	0.00
1181	340.640	11.450	329.190	1.670	12.00	1.100	604.722	Detached	0.00
1182	259.520	0.000	259.520	1.670	12.00	1.100	476.738	Detached	0.00
1183	279.980	0.000	279.980	1.670	12.00	1.100	514.323	Detached	0.00
1184	305.290	5.980	299.310	1.670	12.00	1.100	549.832	Detached	0.00
1185	257.170	0.000	257.170	1.670	15.00	1.100	472.421	Detached	0.00
1186	259.000	7.720	251.280	1.670	15.00	1.100	461.601	Detached	0.00
1187	274.540	7.720	266.820	1.670	15.00	1.100	490.148	Detached	0.00
1188	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1189	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1190	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1191	222.950	0.000	222.950	1.670	15.00	1.100	409.559	Detached	0.00
1192	271.830	0.000	271.830	1.670	15.00	1.100	499.352	Detached	0.00
1193	222.920	0.000	222.920	1.670	15.00	1.100	409.504	Detached	0.00
1194	222.920	0.000	222.920	1.670	15.00	1.100	409.504	Detached	0.00
1195	222.920	0.000	222.920	1.670	15.00	1.100	409.504	Detached	0.00
1196	222.920	0.000	222.920	1.670	15.00	1.100	409.504	Detached	0.00
1197	222.920	0.000	222.920	1.670	15.00	1.100	409.504	Detached	0.00
1198	222.920	0.000	222.920	1.670	15.00	1.100	409.504	Detached	0.00
1199	222.920	0.000	222.920	1.670	15.00	1.100	409.504	Detached	0.00
1200	222.920	0.000	222.920	1.670	15.00	1.100	409.504	Detached	0.00
1201	222.920	11.450	211.470	1.670	12.00	1.100	388.470	Detached	0.00
1202	222.960	11.450	211.510	1.670	12.00	1.100	388.544	Detached	0.00
1203	222.920	0.000	222.920	1.670	15.00	1.100	409.504	Detached	0.00
1204	222.900	0.000	222.900	1.670	15.00	1.100	409.467	Detached	0.00
1205	222.880	0.000	222.880	1.670	15.00	1.100	409.431	Detached	0.00
1206	222.860	0.000	222.860	1.670	15.00	1.100	409.394	Detached	0.00
1207	290.610	0.000	290.610	1.670	15.00	1.100	533.851	Detached	0.00
1208	173.870	0.000	173.870	1.670	9.00	1.100	319.399	Semi-detached	0.00
1209	102.290	0.000	102.290	1.670	9.00	1.100	187.907	Row-House	0.00
1210	102.280	0.000	102.280	1.670	9.00	1.100	187.888	Row-House	0.00
1211	102.270	0.000	102.270	1.670	9.00	1.100	187.870	Row-House	0.00
1212	102.260	0.000	102.260	1.670	9.00	1.100	187.852	Row-House	0.00
1213	102.250	0.000	102.250	1.670	9.00	1.100	187.833	Row-House	0.00
1214	102.240	0.000	102.240	1.670	9.00	1.100	187.815	Row-House	0.00
1215	102.220	0.000	102.220	1.670	9.00	1.100	187.778	Semi-detached	0.00
1216	151.410	7.720	143.690	1.670	12.00	1.100	263.959	Detached	0.00
1217	151.420	7.720	143.700	1.670	12.00	1.100	263.977	Semi-detached	0.00
1218	102.230	0.000	102.230	1.670	9.00	1.100	187.797	Row-House	0.00
1219	102.230	0.000	102.230	1.670	9.00	1.100	187.797	Semi-detached	0.00
1220	102.230	0.000	102.230	1.670	9.00	1.100	187.797	Semi-detached	0.00
1221	102.230	0.000	102.230	1.670	9.00	1.100	187.797	Row-House	0.00
1222	102.230	0.000	102.230	1.670	9.00	1.100	187.797	Row-House	0.00
1223	102.230	0.000	102.230	1.670	9.00	1.100	187.797	Row-House	0.00
1224	102.230	0.000	102.230	1.670	9.00	1.100	187.797	Row-House	0.00
1225	102.230	0.000	102.230	1.670	9.00	1.100	187.797	Row-House	0.00
1226	102.230	0.000	102.230	1.670	9.00	1.100	187.797	Row-House	0.00
1227	102.230	0.000	102.230	1.670	9.00	1.100	187.797	Row-House	0.00
1228	102.230	0.000	102.230	1.670	9.00	1.100	187.797	Row-House	0.00
1229	102.230	0.000	102.230	1.670	9.00	1.100	187.797	Row-House	0.00
1230	115.990	0.000	115.990	1.670	9.00	1.100	213.074	Row-House	0.00
1231	143.650	0.000	143.650	1.670	9.00	1.100	263.885	Semi-detached	0.00
1232	208.950	0.000	208.950	1.670	9.00	1.100	383.841	Detached	0.00
1233	208.500	0.000	208.500	1.670	9.00	1.100	383.015	Detached	0.00
1234	208.500	0.000	208.500	1.670	9.00	1.100	383.015	Semi-detached	0.00
1235	296.820	6.210	290.610	1.670	9.00	1.100	533.851	Semi-detached	0.00
1236	336.230	0.000	336.230	1.670	9.00	1.100	617.655	Detached	0.00
1237	175.200	6.160	169.040	1.670	9.00	1.100	310.526	Detached	0.00
1238	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1239	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1240	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1241	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1242	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1243	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1244	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1245	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1246	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1247	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1248	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1249	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1250	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1251	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1252	157.450	7.720	149.730	1.670	12.00	1.100	275.054	Detached	0.00
1253	177.450	7.720	169.730	1.670	12.00	1.100	311.794	Detached	0.00
1254	113.640	0.000	113.640	1.670	9.00	1.100	208.757	Semi-detached	0.00
1255	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1256	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1257	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1258	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1259	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1260	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1261	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1262	177.240	0.000	177.240	1.670	9.00	1.100	325.590	Semi-detached	0.00
1263	157.860	0.000	157.860	1.670	9.00	1.100	289.989	Semi-detached	0.00
1264	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1265	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1266	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1267	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1268	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1269	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1270	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1271	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1272	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1273	214.400	7.720	206.680	1.670	12.00	1.100	379.671	Detached	0.00
1274	157.450	7.720	149.730	1.670	12.00	1.100	275.054	Detached	0.00
1275	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1276	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1277	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1278	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
1279	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1280	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1281	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1282	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1283	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1284	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
1285	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00

NOT FOR SALE

Signature Not Verified

Digitally signed by SUMANT NARENDRA CHIMURKAR
Date: 2023.12.28 16:39:07 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-96284
Application Number : NMRDA/LT/2023/536
Approval Number : 46618
Certificate Number : NMRDA/LT/2023/APL/00240

Executive Engineer
Date: 22/12/2023

Assistant Engineer
Date: 22/12/2023

Junior Engineer

PROJECT TITLE :-

PROPOSED LAYOUT PLAN FOR
KH. NO. 93,94,95/1 95/2,95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1 147/2, 150, 152, 153/1 & 153/2, 116,122,123
AT MOUZA- SUMTHANA, P.H. NO. 72,
TAH:- HINGNA, DIST:-NAGPUR.

BELONGING TO :-

M/S DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY
SHRI. ASHWIN SAOJI

Project Details

Building Type - NMRDA-23-96284
Zone Type - Residential Zone
Location :- Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
City No./Survey No. - 161
Sheet No. - KH NO 93 94 95-1 TO 95-5 96 161 162-1 TO 162-5
Zone Number: HINGNA
Ward Name : SUMTHANA(PART)
Prorata Value : 0.00
Separation/CRZ Zone Area :





AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	450396.83
	a) As per ownership document (7/12, CTS extract)	451769.17
	b) as per measurement sheet	450396.83
	(c) as per site	450396.83
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	12034.42
	(b) 15.0 M. AGRICULTURAL LAND	10150.38
	(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)		22184.80
3.	Balance area of plot (1-2)	428212.03
4.	Amenity Space (if applicable)	
	(a) Required -	21410.60
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	42849.39
5.	Net Plot Area (3-4 (c))	385362.64
6.	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	42821.20
	(b) Proposed -	55575.24
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	99152.36
8.	Service road and Highway widening	---
9.	Plotable area	230635.04
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.67
11.	Area for inclusive housing	
	(a) Required -	0.00
	(b) Proposed -	--

Name Of Owner : MS DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY SHRI. ASHWIN SAOJI

Postal Address : Amravati Road,Nagpur,Nagpur,Maharashtra-440033

Phone No.-9764314369

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH. NO. 93,94,95/1,95/2,95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1 147/2, 150, 152, 153/1 & 153/2,

Name Of Architect : Prashant Baliram Satpute

Design Cell
"The Edge", 12, Shankar Nagar, WHC Road, Nagpur - 440010 (M.S.), INDIA.
Phone +91-712-2960139,+91-712-2960136
E-mail id : info@designcellindia.com
Visit us at : www.designcellindia.net

ADDRESS OF OFFICE
OFFICE -
Design Cell, The Edge 12 Shankar Nagar W.H.C. Road Nagpur

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by PRASHANT BALIRAM SATPUTE
Date: 2023.12.28 16:39:07 IST
Reason: Technical Person Sign
Location: Nagpur Metropolitan Region Development Authority

LEGENDS:

SCALE - 1:100	22/12/23
JOB NO - NMRDA-23-96284	CHECK BY -

SUBMISSION DRAWING

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
858	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Detached	0.00
859	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Detached	0.00
860	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Detached	0.00
861	150.360	0.000	150.360	1.670	9.00	1.100	276.211	Detached	0.00
862	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Detached	0.00
863	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Detached	0.00
864	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Detached	0.00
865	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Detached	0.00
866	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Detached	0.00
867	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Detached	0.00
868	263.370	11.450	251.920	1.670	15.00	1.100	462.777	Detached	0.00
869	237.610	11.450	226.160	1.670	12.00	1.100	415.456	Detached	0.00
870	270.930	0.000	270.930	1.670	12.00	1.100	497.698	Detached	0.00
871	222.800	0.000	222.800	1.670	12.00	1.100	409.284	Detached	0.00
872	237.610	0.000	237.610	1.670	15.00	1.100	436.490	Detached	0.00
873	264.730	11.450	253.280	1.670	15.00	1.100	465.275	Detached	0.00
874	243.840	11.450	232.390	1.670	15.00	1.100	426.900	Detached	0.00
875	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
876	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
877	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
878	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
879	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
880	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
881	162.380	0.000	162.380	1.670	9.00	1.100	298.292	Detached	0.00
882	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
883	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
884	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
885	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
886	139.440	0.000	139.440	1.670	9.00	1.100	256.151	Semi-detached	0.00
887	149.460	7.690	141.770	1.670	9.00	1.100	260.431	Semi-detached	0.00
888	290.320	0.000	290.320	1.670	9.00	1.100	533.318	Detached	0.00
889	195.150	0.000	195.150	1.670	9.00	1.100	358.491	Detached	0.00
890	195.140	0.000	195.140	1.670	9.00	1.100	358.472	Detached	0.00
891	195.140	0.000	195.140	1.670	9.00	1.100	358.472	Detached	0.00
892	195.140	0.000	195.140	1.670	9.00	1.100	358.472	Detached	0.00
893	195.140	0.000	195.140	1.670	9.00	1.100	358.472	Detached	0.00
894	195.140	0.000	195.140	1.670	9.00	1.100	358.472	Detached	0.00
895	195.140	0.000	195.140	1.670	9.00	1.100	358.472	Detached	0.00
896	195.130	0.000	195.130	1.670	9.00	1.100	358.454	Detached	0.00
897	148.730	0.000	148.730	1.670	9.00	1.100	273.217	Detached	0.00
898	180.110	0.000	180.110	1.670	9.00	1.100	330.862	Detached	0.00
899	247.030	0.000	247.030	1.670	9.00	1.100	453.794	Detached	0.00
900	216.470	11.450	205.020	1.670	15.00	1.100	376.622	Detached	0.00
901	216.470	11.450	205.020	1.670	15.00	1.100	376.622	Detached	0.00
902	198.650	11.450	187.200	1.670	12.00	1.100	343.886	Detached	0.00
903	102.210	0.000	102.210	1.670	12.00	1.100	187.760	Semi-detached	0.00
904	102.210	0.000	102.210	1.670	12.00	1.100	187.760	Row-House	0.00
905	102.210	0.000	102.210	1.670	12.00	1.100	187.760	Row-House	0.00
906	102.210	0.000	102.210	1.670	12.00	1.100	187.760	Row-House	0.00
907	102.210	0.000	102.210	1.670	12.00	1.100	187.760	Row-House	0.00
908	102.210	0.000	102.210	1.670	12.00	1.100	187.760	Row-House	0.00
909	102.210	0.000	102.210	1.670	12.00	1.100	187.760	Row-House	0.00
910	102.210	0.000	102.210	1.670	12.00	1.100	187.760	Row-House	0.00
911	102.210	0.000	102.210	1.670	12.00	1.100	187.760	Row-House	0.00
912	102.210	0.000	102.210	1.670	12.00	1.100	187.760	Semi-detached	0.00
913	156.000	0.000	156.000	1.670	12.00	1.100	286.572	Detached	0.00
914	114.970	0.000	114.970	1.670	12.00	1.100	211.200	Semi-detached	0.00
915	114.970	0.000	114.970	1.670	12.00	1.100	211.200	Row-House	0.00
916	114.970	0.000	114.970	1.670	12.00	1.100	211.200	Row-House	0.00
917	114.970	0.000	114.970	1.670	12.00	1.100	211.200	Row-House	0.00
918	114.970	0.000	114.970	1.670	12.00	1.100	211.200	Row-House	0.00
919	114.970	0.000	114.970	1.670	12.00	1.100	211.200	Row-House	0.00
920	114.970	0.000	114.970	1.670	12.00	1.100	211.200	Row-House	0.00
921	114.970	0.000	114.970	1.670	12.00	1.100	211.200	Row-House	0.00
922	114.970	0.000	114.970	1.670	12.00	1.100	211.200	Row-House	0.00
923	114.970	0.000	114.970	1.670	12.00	1.100	211.200	Row-House	0.00
924	114.970	0.000	114.970	1.670	12.00	1.100	211.200	Row-House	0.00
925	114.970	0.000	114.970	1.670	12.00	1.100	211.200	Semi-detached	0.00
926	162.560	0.000	162.560	1.670	12.00	1.100	298.623	Detached	0.00
927	219.520	11.450	208.070	1.670	12.00	1.100	382.225	Detached	0.00
928	219.510	11.450	208.060	1.670	15.00	1.100	382.206	Detached	0.00
929	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
930	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
931	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
932	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
933	102.400	0.000	102.400	1.670	9.00	1.100	188.109	Semi-detached	0.00
934	102.400	0.000	102.400	1.670	9.00	1.100	188.109	Semi-detached	0.00
935	151.880	0.000	151.880	1.670	9.00	1.100	279.004	Detached	0.00
936	140.450	0.000	140.450	1.670	9.00	1.100	258.007	Semi-detached	0.00
937	134.100	0.000	134.100	1.670	9.00	1.100	246.342	Semi-detached	0.00
938	181.060	0.000	181.060	1.670	9.00	1.100	332.607	Detached	0.00
939	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
940	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
941	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
942	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
943	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
944	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
945	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
946	219.510	11.450	208.060	1.670	15.00	1.100	382.206	Detached	0.00
947	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
948	162.560	0.000	162.560	1.670	9.00	1.100	298.623	Detached	0.00
949	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
950	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
951	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
952	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
953	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
954	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
955	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
956	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
957	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
958	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
959	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
960	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
961	192.320	0.000	192.320	1.670	9.00	1.100	353.292	Detached	0.00
962	174.830	0.000	174.830	1.670	9.00	1.100	321.163	Detached	0.00
963	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
964	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00

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
965	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
966	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
967	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
968	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
969	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
970	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
971	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
972	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
973	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
974	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
975	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
976	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
977	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
978	219.510	11.450	208.060	1.670	15.00	1.100	382.206	Detached	0.00
979	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
980	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
981	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
982	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
983	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
984	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
985	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
986	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
987	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
988	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
989	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
990	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
991	188.620	5.570	183.050	1.670	9.00	1.100	336.263	Detached	0.00
992	240.870	7.610	233.260	1.670	9.00	1.100	428.499	Detached	0.00
993	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
994	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
995	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
996	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
997	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
998	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
999	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1000	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1001	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1002	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1003	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1004	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1005	219.510	11.450	208.060	1.670	15.00	1.100	382.206	Detached	0.00
1006	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
1007	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
1008	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1009	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1010	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1011	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1012	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1013	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1014	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1015	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1016	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1017	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1018	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1019	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1020	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1021	211.910	0.000	211.910	1.670	9.00	1.100	389.279	Detached	0.00
1022	154.620	0.000	154.620	1.670	9.00	1.100	284.037	Detached	0.00
1023	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1024	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1025	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1026	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1027	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1028	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1029	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1030	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1031	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1032	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1033	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1034	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1035	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1036	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1037	126.190	0.000	126.190	1.670	9.00	1.100	231.811	Semi-detached	0.00
1038	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
1039	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
1040	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1041	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1042	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1043	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1044	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1045	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1046	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1047	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1048	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1049	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1050	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1051	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1052	182.230	0.000	182.230	1.670	9.00	1.100	334.757	Detached	0.00
1053	154.890	0.000	154.890	1.670	9.00	1.100	284.533	Detached	0.00
1054	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1055	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1056	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1057	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1058	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1059	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1060	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1061	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1062	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1063	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1064	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1065	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
1066	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
1067	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
1068	126.190	0.000	126.190	1.670	9.00	1.100	231.811	Semi-detached	0.00
1069	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1070	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
1071	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00

NOT FOR SALE

Signature Not Verified
Digitally signed by SUMANT NARENDRA CHIMURKAR
Date: 2023.12.28 16:39:07 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-96284
Application Number : NMRDA/LT/2023/0536
Approval Number : 46618
Certificate Number : NMRDA/LT/2023/APL/00240

Executive Engineer
Date: 22/12/2023

Assistant Engineer
Date: 22/12/2023

Town Planning Officer

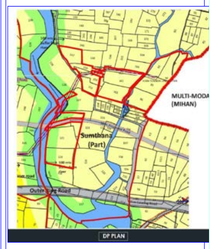
PROJECT TITLE :-

PROPOSED LAYOUT PLAN FOR
KH. NO. 93,94,95/1 95/2,95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1 147/2, 150, 152, 153/1 & 153/2, 116,122,123
AT MOUZA- SUMTHANA, P.H. NO. 72,
TAH:- HINGNA, DIST:-NAGPUR.

BELONGING TO :-
M/S DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY
SHRI. ASHWIN SAOJI

Project Details

Building Type - NMRDA-23-96284
Zone Type - Residential Zone
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Survey No. - 161
Sheet No. - KH NO 93 94 95-1 TO 95-5 96 161 162-1 TO 162-5
Zone Number: HINGNA
Ward Name : SUMTHANA(PART)
Prorata Value : 0.00
Separation/CRZ Zone Area :



AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	450396.83
a)	As per ownership document (7/12, CTS extract)	451769.17
b)	as per measurement sheet	450396.83
(c)	as per site	450396.83
2.	Deductions for	
(a)	Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	12034.42
(b)	15.0 M. AGRICULTURAL LAND	10150.38
(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)		22184.80
3.	Balance area of plot (1-2)	428212.03
4.	Amenity Space (if applicable)	
(a)	Required -	21410.60
(b)	Adjustment of 2(b), if any -	---
(c)	Proposed -	42849.39
5.	Net Plot Area (3-4 (c))	385362.64
6.	Recreational Open space/Play Ground (if applicable)	
(a)	Required -	42821.20
(b)	Proposed -	55575.24
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	99152.36
8.	Service road and Highway widening	---
9.	Plotable area	230635.04
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.67
11.	Area for inclusive housing	
(a)	Required -	0.00
(b)	Proposed -	--

Design Cell
"The Edge" 12, Shankar Nagar, WHC Road, Nagpur-440033 (M.S.)
Phone +91-712-2962126 +91-712-2962134
E-mail:design_cell@rediffmail.com
Visit us @ : www.designcellindia.net

ARCHITECTS PLANNERS INTERIOR DESIGNERS

LEGENDS:

PLOT BOUNDARY (OUTER LINE)
PROPOSED WORK (HATCHED)
PROPOSED BUILDING WITH PLINTH LIGHT
RCC FLAT ROOF
PROPOSED BUILDING WITH SLOPE ROOF
TERRACE SHOWN WITH YELLOW
EXISTING BUILDING
EXISTING BOUNDARY WALL WITH RED

Name Of Owner : MS DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY SHRI. ASHWIN SAOJI

Postal Address : Amravati Road,Nagpur,Nagpur,Maharashtra-440033

Phone No.-9764314369

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH. NO. 93,94,95/1,95/2,95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1,147/2, 150, 152, 153/1,153/2,

Name Of Architect : Prashant Baliram Salpute

ADDRESS OF OFFICE
OFFICE :-
Design Cell, The Edge 12 Shankar Nagar W.H.C. Road Nagpur

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by PRASHANT BALIRAM SALPUTE
Date: 2023.12.28 16:39:07 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-96284
Application Number : NMRDA/LT/2023/0536
Approval Number : 46618
Certificate Number : NMRDA/LT/2023/APL/00240

SCALE - 1:100	22/12/23
JOB NO - NMRDA-23-96284	CHECK BY -

SUBMISSION DRAWING

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
644	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
645	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
646	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
647	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
648	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
649	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
650	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
651	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
652	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
653	144.450	0.000	144.450	1.670	9.00	1.100	265.355	Semi-detached	0.00
654	140.580	7.750	132.830	1.670	9.00	1.100	244.009	Semi-detached	0.00
655	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
656	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
657	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
658	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
659	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
660	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
661	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
662	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
663	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
664	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
665	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
666	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
667	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
668	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Detached	0.00
669	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
670	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
671	180.860	0.000	180.860	1.670	9.00	1.100	332.240	Semi-detached	0.00
672	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
673	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
674	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
675	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
676	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
677	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
678	150.740	0.000	150.740	1.670	9.00	1.100	276.909	Semi-detached	0.00
679	174.900	0.000	174.900	1.670	9.00	1.100	321.291	Semi-detached	0.00
680	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
681	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
682	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
683	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
684	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
685	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
686	180.860	0.000	180.860	1.670	9.00	1.100	332.240	Semi-detached	0.00
687	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
688	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
689	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Detached	0.00
690	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
691	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
692	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
693	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
694	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
695	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
696	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
697	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
698	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
699	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
700	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
701	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
702	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
703	138.250	7.690	130.560	1.670	9.00	1.100	239.839	Semi-detached	0.00
704	134.390	0.000	134.390	1.670	9.00	1.100	246.874	Semi-detached	0.00
705	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
706	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
707	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
708	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
709	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
710	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
711	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
712	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
713	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
714	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
715	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
716	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
717	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
718	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Detached	0.00
719	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
720	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
721	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
722	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
723	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
724	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
725	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
726	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
727	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
728	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
729	142.520	0.000	142.520	1.670	9.00	1.100	261.809	Detached	0.00
730	167.970	0.000	167.970	1.670	9.00	1.100	308.561	Detached	0.00
731	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
732	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
733	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
734	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
735	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
736	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
737	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
738	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
739	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
740	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
741	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Detached	0.00
742	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
743	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
744	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
745	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
746	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
747	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
748	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
749	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
750	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00

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
751	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
752	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
753	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
754	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
755	132.060	0.000	132.060	1.670	9.00	1.100	242.594	Semi-detached	0.00
756	128.190	7.750	120.440	1.670	9.00	1.100	221.248	Semi-detached	0.00
757	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
758	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
759	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
760	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
761	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
762	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
763	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
764	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
765	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
766	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
767	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
768	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
769	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
770	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Detached	0.00
771	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
772	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
773	202.870	0.000	202.870	1.670	9.00	1.100	372.672	Detached	0.00
774	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
775	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
776	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
777	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
778	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
779	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
780	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
781	140.350	0.000	140.350	1.670	9.00	1.100	257.823	Semi-detached	0.00
782	165.360	0.000	165.360	1.670	9.00	1.100	303.766	Semi-detached	0.00
783	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
784	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
785	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
786	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
787	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
788	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
789	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
790	202.870	0.000	202.870	1.670	9.00	1.100	372.672	Detached	0.00
791	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
792	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
793	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Detached	0.00
794	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
795	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
796	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
797	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
798	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
799	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
800	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
801	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
802	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
803	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
804	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
805	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
806	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
807	125.860	7.690	118.170	1.670	9.00	1.100	217.078	Semi-detached	0.00
808	194.720	0.000	194.720	1.670	9.00	1.100	357.701	Detached	0.00
809	178.360	0.000	178.360	1.670	9.00	1.100	327.647	Detached	0.00
810	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
811	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
812	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
813	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
814	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
815	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
816	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
817	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
818	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
819	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
820	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
821	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
822	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
823	252.640	11.450	241.190	1.670	15.00	1.100	443.066	Detached	0.00
824	144.470	0.000	144.470	1.670	9.00	1.100	265.391	Detached	0.00
825	144.470	0.000	144.470	1.670	9.00	1.100	265.391	Semi-detached	0.00
826	144.470	0.000	144.470	1.670	9.00	1.100	265.391	Semi-detached	0.00
827	144.470	0.000	144.470	1.670	9.00	1.100	265.391	Semi-detached	0.00
828	144.470	0.000	144.470	1.670	9.00	1.100	265.391	Semi-detached	0.00
829	144.470	0.000	144.470	1.670	9.00	1.100	265.391	Semi-detached	0.00
830	144.470	0.000	144.470	1.670	9.00	1.100	265.391	Semi-detached	0.00
831	144.470	0.000	144.470	1.670	12.00	1.100	265.391	Semi-detached	0.00
832	144.470	0.000	144.470	1.670	12.00	1.100	265.391	Semi-detached	0.00
833	144.470	0.000	144.470	1.670	12.00	1.100	265.391	Semi-detached	0.00
834	144.470	0.000	144.470	1.670	12.00	1.100	265.391	Semi-detached	0.00
835	144.470	0.000	144.470	1.670	12.00	1.100	265.391	Semi-detached	0.00
836	144.470	0.000	144.470	1.670	12.00	1.100	265.391	Semi-detached	0.00
837	144.470	0.000	144.470	1.670	12.00	1.100	265.391	Detached	0.00
838	252.640	11.450	241.190	1.670	12.00	1.100	443.066	Detached	0.00
839	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
840	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
841	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
842	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
843	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
844	125.540	0.000	125.540	1.670	9.00	1.100	230.617	Semi-detached	0.00
845	125.540	0.000	125.540	1.670	9.00	1.100	230.617	Semi-detached	0.00
846	125.540	0.000	125.540	1.670	9.00	1.100	230.617	Semi-detached	0.00
847	125.540	0.000	125.540	1.670	9.00	1.100	230.617	Semi-detached	0.00
848	125.540	0.000	125.540	1.670	9.00	1.100	230.617	Semi-detached	0.00
849	125.540	0.000	125.540	1.670	9.00	1.100	230.617	Semi-detached	0.00
850	125.540	0.000	125.540	1.670	9.00	1.100	230.617	Semi-detached	0.00
851	125.540	0.000	125.540	1.670	9.00	1.100	230.617	Semi-detached	0.00
852	178.360	0.000	178.360	1.670	9.00	1.100	327.647	Detached	0.00
853	192.390	0.000	192.390	1.670	9.00	1.100	353.420	Detached	0.00
854	226.140	7.750	218.390	1.670	9.00	1.100	401.182	Detached	0.00
855	213.980	0.000	213.980	1.670	9.00	1.100	393.081	Detached	0.00
856	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Detached	0.00
857	150.600	0.000	150.600	1.670	9.00	1.100	276.652	Detached	0.00

NOT FOR SALE

Signature Not Verified

Digitally signed by SUMANT NARENDRA CHIMURKAR
Date: 2023.12.28 16:39:06 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-96284
Application Number : NMRDA/LT/2023/0536
Certificate Number : 46618
Certificate Number : NMRDA/LT/2023/APL/00240

Executive Engineer
Date: 22/12/2023

Assistant Engineer
Date: 22/12/2023

Town Planning Engineer

PROJECT TITLE :-

PROPOSED LAYOUT PLAN FOR
KH. NO. 93,94,95/1 95/2,95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1 147/2, 150, 152, 153/1 & 153/2, 116,122,123
AT MOUZA- SUMTHANA, P.H. NO. 72,
TAH:- HINGNA, DIST:-NAGPUR.

BELONGING TO :-
M/S DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY
SHRI. ASHWIN SAOJI

Project Details

Building Type - NMRDA-23-96284
Zone Type - Residential Zone
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
City No./Survey No. - 161
Sheet No. - KH NO 93 94 95-1 TO 95-5 96 161 162-1 TO 162-5
Zone Number: HINGNA
Ward Name : SUMTHANA(PART)
Prorata Value : 0.00
Separation/CRZ Zone Area :





AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)		450396.83
	a)	As per ownership document (7/12, CTS extract)	451769.17
	b)	as per measurement sheet	450396.83
	(c)	as per site	450396.83
2.	Deductions for		
	(a)	Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	12034.42
	(b)	15.0 M. AGRICULTURAL LAND	10150.38
	(b)	Any D.P. Reservation area	0.00
	(c)	External structure in plot	0.00
	(d)	Not in possession	0.00
3.	(Total a+b+c+d)		22184.80
	Balance area of plot (1-2)		428212.03
4.	Amenity Space (if applicable)		
	(a)	Required -	21410.60
	(b)	Adjustment of 2(b), if any -	---
	(c)	Proposed -	42849.39
5.	Net Plot Area (3-4 (c))		385362.64
6.	Recreational Open space/Play Ground (if applicable)		
	(a)	Required -	42821.20
	(b)	Proposed -	55575.24
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))		99152.36
8.	Service road and Highway widening		---
9.	Plotable area		230635.04
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)		1.67
13.	Area for inclusive housing		
	(a)	Required -	0.00
	(b)	Proposed -	--

Name Of Owner : M/S DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY SHRI. ASHWIN SAOJI

Postal Address : ,Amravati Road,Nagpur,Nagpur,Maharashtra-440033

Phone No. 9764314369

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout,Tentative

SITE ADDRESS :
KH. NO. 93,94,95/1,95/2,95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1,147/2, 150, 152, 153/1,153/2,

Name Of Architect : Prashant Baliram Salpute

	ADDRESS OF OFFICE : OFFICE : Design Cell, The Edge 12 Shankar Nagar W.H.C. Road Nagpur
OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature Not Verified Digitally signed by PRASHANT BALIRAM SALPUTE Date: 2023.12.22 15:22:47 IST Reason: Technical Person Sign Location: Nagpur Metropolitan Region Development Authority
SCALE - 1:100	22/12/23
JOB NO - NMRDA-23-96284	CHECK BY -

Design Cell
The Edge " 12, Shankar Nagar, WHC Road Nagpur (M.S.) 440033
Phone +91-712-2982138,+91-712-2982164
E-mail:design_cell@rediffmail.com
Ref.url : www.designcellindia.net
ARCHITECTS PLANNERS & INTERIOR DESIGNERS

LEGENDS:

EXISTING STRUCTURES
PROPOSED WORK SHOWN RED
EXISTING STRUCTURES TO BE LIGHT NOTES ARE SHOWN BLUE DOTTED
ENCLOSED BUL SHOWN BROWN
ROAD CENTRE LINE SHOWN GREEN
OPEN SPACE SHOWN BLUE
BOUNDARY WALL SHOWN BLUE WITH CROSS

SUBMISSION DRAWING

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
430	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
431	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
432	138.950	8.260	130.690	1.670	9.00	1.100	240.078	Semi-detached	0.00
433	183.900	6.530	177.370	1.670	9.00	1.100	325.829	Semi-detached	0.00
434	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
435	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
436	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
437	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
438	140.870	0.000	140.870	1.670	9.00	1.100	258.778	Semi-detached	0.00
439	126.310	0.000	126.310	1.670	9.00	1.100	232.031	Semi-detached	0.00
440	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
441	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
442	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
443	187.350	8.260	179.090	1.670	9.00	1.100	328.988	Detached	0.00
444	207.460	6.530	200.930	1.670	9.00	1.100	369.108	Detached	0.00
445	114.630	0.000	114.630	1.670	9.00	1.100	210.575	Semi-detached	0.00
446	114.630	0.000	114.630	1.670	9.00	1.100	210.575	Row-House	0.00
447	117.860	0.000	117.860	1.670	9.00	1.100	216.509	Semi-detached	0.00
448	130.000	0.000	130.000	1.670	9.00	1.100	238.810	Semi-detached	0.00
449	125.800	0.000	125.800	1.670	9.00	1.100	231.095	Row-House	0.00
450	125.680	0.000	125.680	1.670	9.00	1.100	230.874	Semi-detached	0.00
451	161.340	0.000	161.340	1.670	9.00	1.100	296.382	Detached	0.00
452	128.690	0.000	128.690	1.670	9.00	1.100	236.404	Semi-detached	0.00
453	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
454	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
455	128.690	0.000	128.690	1.670	9.00	1.100	236.404	Semi-detached	0.00
456	228.480	11.450	217.030	1.670	15.00	1.100	398.684	Detached	0.00
457	421.460	12.680	408.780	1.670	15.00	1.100	750.929	Detached	0.00
458	355.240	9.430	345.810	1.670	15.00	1.100	635.253	Detached	0.00
459	224.760	12.100	212.660	1.670	15.00	1.100	390.656	Detached	0.00
460	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
461	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
462	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
463	211.780	11.450	200.330	1.670	15.00	1.100	368.006	Detached	0.00
464	228.480	11.450	217.030	1.670	15.00	1.100	398.684	Detached	0.00
465	128.690	0.000	128.690	1.670	9.00	1.100	236.404	Semi-detached	0.00
466	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
467	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
468	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
469	128.690	0.000	128.690	1.670	9.00	1.100	236.404	Semi-detached	0.00
470	158.200	0.000	158.200	1.670	9.00	1.100	290.613	Detached	0.00
471	154.480	0.000	154.480	1.670	9.00	1.100	283.780	Detached	0.00
472	128.690	0.000	128.690	1.670	9.00	1.100	236.404	Semi-detached	0.00
473	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
474	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
475	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
476	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
477	128.690	0.000	128.690	1.670	9.00	1.100	236.404	Semi-detached	0.00
478	232.950	11.450	221.500	1.670	15.00	1.100	406.896	Detached	0.00
479	212.730	11.450	201.280	1.670	15.00	1.100	369.751	Detached	0.00
480	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
481	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
482	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
483	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
484	213.790	10.180	203.610	1.670	9.00	1.100	374.032	Semi-detached	0.00
485	234.270	12.100	222.170	1.670	9.00	1.100	408.126	Detached	0.00
486	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
487	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
488	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
489	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
490	212.720	11.420	201.300	1.670	15.00	1.100	369.788	Detached	0.00
491	232.950	11.450	221.500	1.670	15.00	1.100	406.896	Detached	0.00
492	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
493	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
494	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
495	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
496	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
497	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
498	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
499	136.830	0.000	136.830	1.670	9.00	1.100	251.357	Detached	0.00
500	154.480	0.000	154.480	1.670	9.00	1.100	283.780	Detached	0.00
501	128.690	0.000	128.690	1.670	9.00	1.100	236.404	Semi-detached	0.00
502	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
503	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
504	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
505	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
506	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
507	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
508	121.830	0.000	121.830	1.670	9.00	1.100	223.802	Semi-detached	0.00
509	213.810	11.450	202.360	1.670	15.00	1.100	371.735	Detached	0.00
510	211.550	11.450	200.100	1.670	15.00	1.100	367.584	Detached	0.00
511	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
512	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
513	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
514	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
515	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
516	225.440	10.190	215.250	1.670	15.00	1.100	395.414	Detached	0.00
517	278.870	12.100	266.770	1.670	15.00	1.100	490.056	Detached	0.00
518	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
519	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
520	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
521	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
522	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
523	211.540	11.450	200.090	1.670	15.00	1.100	367.565	Detached	0.00
524	213.810	11.450	202.360	1.670	15.00	1.100	371.735	Detached	0.00
525	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Semi-detached	0.00
526	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
527	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
528	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
529	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
530	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
531	114.970	0.000	114.970	1.670	9.00	1.100	211.200	Row-House	0.00
532	142.410	0.000	142.410	1.670	9.00	1.100	261.607	Semi-detached	0.00
533	156.130	0.000	156.130	1.670	9.00	1.100	286.811	Detached	0.00
534	111.600	0.000	111.600	1.670	9.00	1.100	205.009	Semi-detached	0.00
535	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
536	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00

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
537	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
538	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
539	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
540	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
541	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
542	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
543	221.800	11.450	210.350	1.670	15.00	1.100	386.413	Detached	0.00
544	207.920	11.450	196.470	1.670	15.00	1.100	360.915	Detached	0.00
545	104.070	0.000	104.070	1.670	9.00	1.100	191.177	Semi-detached	0.00
546	104.070	0.000	104.070	1.670	9.00	1.100	191.177	Row-House	0.00
547	104.070	0.000	104.070	1.670	9.00	1.100	191.177	Row-House	0.00
548	104.070	0.000	104.070	1.670	9.00	1.100	191.177	Row-House	0.00
549	104.070	0.000	104.070	1.670	9.00	1.100	191.177	Row-House	0.00
550	104.070	0.000	104.070	1.670	9.00	1.100	191.177	Semi-detached	0.00
551	210.700	10.180	200.520	1.670	15.00	1.100	368.355	Detached	0.00
552	276.780	26.570	250.210	1.670	15.00	1.100	459.636	Detached	0.00
553	251.570	0.000	251.570	1.670	24.00	1.100	462.134	Detached	0.00
554	254.610	0.000	254.610	1.670	24.00	1.100	467.719	Detached	0.00
555	259.750	0.000	259.750	1.670	24.00	1.100	477.161	Detached	0.00
556	331.370	0.000	331.370	1.670	24.00	1.100	608.727	Detached	0.00
557	364.260	0.000	364.260	1.670	24.00	1.100	669.146	Detached	0.00
558	368.740	0.000	368.740	1.670	24.00	1.100	677.375	Detached	0.00
559	372.620	0.000	372.620	1.670	24.00	1.100	684.503	Detached	0.00
560	376.490	0.000	376.490	1.670	24.00	1.100	691.612	Detached	0.00
561	487.470	0.000	487.470	1.670	24.00	1.100	895.482	Detached	0.00
562	155.500	7.720	147.780	1.670	12.00	1.100	271.472	Detached	0.00
563	139.040	0.000	139.040	1.670	9.00	1.100	255.416	Semi-detached	0.00
564	139.040	0.000	139.040	1.670	9.00	1.100	255.416	Semi-detached	0.00
565	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
566	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
567	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
568	126.940	7.720	119.220	1.670	12.00	1.100	219.007	Semi-detached	0.00
569	290.860	0.000	290.860	1.670	24.00	1.100	534.310	Detached	0.00
570	350.780	0.000	350.780	1.670	24.00	1.100	644.383	Detached	0.00
571	283.550	0.000	283.550	1.670	24.00	1.100	520.881	Detached	0.00
572	321.120	0.000	321.120	1.670	24.00	1.100	589.897	Detached	0.00
573	367.100	0.000	367.100	1.670	24.00	1.100	674.363	Detached	0.00
574	370.670	0.000	370.670	1.670	24.00	1.100	680.921	Detached	0.00
575	375.370	0.000	375.370	1.670	24.00	1.100	689.555	Detached	0.00
576	366.190	0.000	366.190	1.670	24.00	1.100	672.691	Detached	0.00
577	431.860	0.000	431.860	1.670	24.00	1.100	793.327	Detached	0.00
578	465.770	0.000	465.770	1.670	24.00	1.100	855.619	Detached	0.00
579	500.580	0.000	500.580	1.670	24.00	1.100	919.565	Detached	0.00
580	495.270	0.000	495.270	1.670	24.00	1.100	909.811	Detached	0.00
581	138.960	0.000	138.960	1.670	9.00	1.100	255.270	Semi-detached	0.00
582	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
583	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
584	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
585	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
586	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
587	209.860	0.000	209.860	1.670	9.00	1.100	385.513	Detached	0.00
588	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
589	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
590	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Detached	0.00
591	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
592	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
593	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
594	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
595	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
596	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
597	184.000	0.000	184.000	1.670	9.00	1.100	338.008	Detached	0.00
598	170.680	0.000	170.680	1.670	9.00	1.100	313.539	Detached	0.00
599	163.790	0.000	163.790	1.670	9.00	1.100	300.882	Detached	0.00
600	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
601	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
602	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Detached	0.00
603	207.340	0.000	207.340	1.670	9.00	1.100	380.884	Detached	0.00
604	146.780	0.000	146.780	1.670	9.00	1.100	269.635	Semi-detached	0.00
605	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
606	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
607	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
608	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
609	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
610	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
611	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
612	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
613	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
614	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
615	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
616	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
617	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
618	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Detached	0.00
619	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
620	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
621	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
622	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
623	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
624	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
625	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
626	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
627	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
628	142.210	0.000	142.210	1.670	9.00	1.100	261.240	Semi-detached	0.00
629	167.410	0.000	167.410	1.670	9.00	1.100	307.532	Semi-detached	0.00
630	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
631	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
632	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
633	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
634	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
635	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
636	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
637	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
638	219.520	11.450	208.070	1.670	15.00	1.100	382.225	Detached	0.00
639	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Detached	0.00
640	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
641	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
642	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
643	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00

NOT FOR SALE

Signature Not Verified
Digitally signed by SUNANDA NARENDRA CHIMURKAR
Date: 2023.12.09 16:39:06 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-96284
Application Number : NMRDA/LT/2023/0536
Approval Number : 46618
Certificate Number : NMRDA/LT/2023/APL/00240

Executive Engineer
Date: 22/12/2023

Assistant Engineer
Date: 22/12/2023

Junior Engineer

PROJECT TITLE :-

PROPOSED LAYOUT PLAN FOR
KH. NO. 93,94,95/1 95/2,95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1 147/2, 150, 152, 153/1 & 153/2, 116,122,123
AT MOUZA- SUMTHANA, P.H. NO. 72,
TAH:- HINGNA, DIST:-NAGPUR.

BELONGING TO :-
M/S DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY
SHRI. ASHWIN SAOJI

Project Details

Building Type - NMRDA-23-96284
Zone Type - Residential Zone
Location :- Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
City No./Survey No. - 161
Sheet No. - KH NO 93 94 95-1 TO 95-5 96 161 162-1 TO 162-5
Zone Number: HINGNA
Ward Name : SUMTHANA(PART)
Prorata Value : 0.00
Separation/CRZ Zone Area :





AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)		450396.83
	a)	As per ownership document (7/12, CTS extract)	451769.17
	b)	as per measurement sheet	450396.83
	(c)	as per site	450396.83
2.	Deductions for		
	(a)	Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	12034.42
	(b)	15.0 M. AGRICULTURAL LAND	10150.38
	(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)			22184.80
3.	Balance area of plot (1-2)		428212.03
4.	Amenity Space (if applicable)		
	(a)	Required -	21410.60
	(b)	Adjustment of 2(b), if any -	---
	(c)	Proposed -	42849.39
5.	Net Plot Area (3-4 (c))		385362.64
6.	Recreational Open space/Play Ground (if applicable)		
	(a)	Required -	42821.20
	(b)	Proposed -	55575.24
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))		99152.36
8.	Service road and Highway widening		---
9.	Plotable area		230635.04
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)		1.67
11.	Area for inclusive housing		
	(a)	Required -	0.00
	(b)	Proposed -	--

Name Of Owner : M/S DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY SHRI. ASHWIN SAOJI

Postal Address : Amravati Road,Nagpur,Nagpur,Maharashtra-440033

Phone No.-9764314369

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH. NO. 93,94,95/1,95/2,95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1,147/2, 150, 152, 153/1,153/2,

Name Of Architect : Prashant Baliram Satpute

ADDRESS OF OFFICE	ADDRESS OF OFFICE
	Design Cell, The Edge 12 Shankar Nagar W.H.C. Road Nagpur

Design Cell
"The Edge" 12, Shankar Nagar, WHC Road, Nagpur-440 033 (M.S.) India
Phone +91-712-2962126+91-712-2962134
E-mail:design_cell@rediffmail.com
Visit us @ : www.designcellindia.net

ARCHITECTS PLANNERS INTERIOR DESIGNERS

LEGENDS:
PLOT BOUNDARY AS PER LAYOUT
PROPOSED WORK IN RED INCL
PROPOSED ROAD WORK IN BLACK LIGHT
EXISTING ROAD IN BLACK DOTTED
BOUNDARY WALL
TERRACE SHOWN SHDW YELLOW
EXISTING BUILDING
EXISTING SHOWN IN LIGHT HATCHED

OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature Not Verified
SCALE - 1:100	22/12/23
JOB NO - NMRDA-23-96284	CHECK BY -

SUBMISSION DRAWING

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
216	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
217	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
218	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
219	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
220	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
221	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
222	129.070	7.720	121.350	1.670	12.00	1.100	222.920	Semi-detached	0.00
223	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
224	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
225	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
226	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
227	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
228	166.620	0.000	166.620	1.670	9.00	1.100	306.081	Detached	0.00
229	166.650	0.000	166.650	1.670	9.00	1.100	306.136	Detached	0.00
230	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Detached	0.00
231	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Detached	0.00
232	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
233	243.960	7.720	236.240	1.670	12.00	1.100	433.973	Detached	0.00
234	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
235	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
236	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
237	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
238	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
239	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
240	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
241	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
242	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
243	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
244	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
245	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
246	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
247	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
248	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
249	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
250	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
251	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
252	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
253	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
254	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
255	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
256	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
257	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
258	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
259	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
260	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
261	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Detached	0.00
262	201.770	0.000	201.770	1.670	9.00	1.100	370.651	Detached	0.00
263	232.770	0.000	232.770	1.670	12.00	1.100	427.598	Detached	0.00
264	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Detached	0.00
265	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
266	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
267	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
268	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
269	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
270	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
271	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
272	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
273	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
274	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
275	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
276	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
277	232.080	7.720	224.360	1.670	12.00	1.100	412.149	Detached	0.00
278	232.080	7.720	224.360	1.670	12.00	1.100	412.149	Detached	0.00
279	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
280	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
281	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
282	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
283	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
284	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
285	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
286	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
287	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
288	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
289	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
290	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
291	232.080	7.720	224.360	1.670	12.00	1.100	412.149	Detached	0.00
292	292.690	7.720	284.970	1.670	12.00	1.100	523.490	Detached	0.00
293	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
294	150.600	0.000	150.600	1.670	12.00	1.100	276.652	Semi-detached	0.00
295	243.410	0.000	243.410	1.670	12.00	1.100	447.144	Detached	0.00
296	348.760	11.440	337.320	1.670	12.00	1.100	619.657	Detached	0.00
297	332.120	11.220	320.900	1.670	15.00	1.100	589.493	Detached	0.00
298	182.130	12.070	170.060	1.670	12.00	1.100	312.400	Detached	0.00
299	155.500	7.720	147.780	1.670	12.00	1.100	271.472	Semi-detached	0.00
300	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
301	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
302	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
303	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
304	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
305	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
306	155.940	0.000	155.940	1.670	9.00	1.100	286.462	Semi-detached	0.00
307	148.740	0.000	148.740	1.670	9.00	1.100	273.235	Semi-detached	0.00
308	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
309	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
310	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
311	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
312	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
313	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
314	154.070	7.720	146.350	1.670	12.00	1.100	268.845	Semi-detached	0.00
315	136.620	7.720	128.900	1.670	12.00	1.100	236.789	Detached	0.00
316	140.340	0.000	140.340	1.670	9.00	1.100	257.805	Semi-detached	0.00
317	140.340	0.000	140.340	1.670	9.00	1.100	257.805	Semi-detached	0.00
318	257.840	5.500	252.340	1.670	15.00	1.100	463.549	Detached	0.00
319	292.780	10.630	282.150	1.670	15.00	1.100	518.310	Detached	0.00
320	124.200	0.000	124.200	1.670	9.00	1.100	228.155	Semi-detached	0.00
321	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
322	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00

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
323	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
324	136.620	7.720	128.900	1.670	12.00	1.100	236.789	Detached	0.00
325	154.070	7.720	146.350	1.670	12.00	1.100	268.845	Semi-detached	0.00
326	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
327	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
328	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
329	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
330	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
331	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
332	143.340	0.000	143.340	1.670	9.00	1.100	263.316	Semi-detached	0.00
333	152.390	0.000	152.390	1.670	9.00	1.100	279.940	Semi-detached	0.00
334	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
335	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
336	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
337	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
338	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
339	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
340	136.620	7.720	128.900	1.670	12.00	1.100	236.789	Semi-detached	0.00
341	136.620	7.720	128.900	1.670	12.00	1.100	236.789	Semi-detached	0.00
342	138.760	0.000	138.760	1.670	9.00	1.100	254.902	Row-House	0.00
343	124.200	0.000	124.200	1.670	9.00	1.100	228.155	Row-House	0.00
344	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
345	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
346	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
347	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
348	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Semi-detached	0.00
349	197.940	6.960	190.980	1.670	15.00	1.100	350.830	Detached	0.00
350	105.480	0.000	105.480	1.670	9.00	1.100	193.767	Semi-detached	0.00
351	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
352	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
353	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
354	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
355	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
356	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
357	124.200	0.000	124.200	1.670	9.00	1.100	228.155	Row-House	0.00
358	138.760	0.000	138.760	1.670	9.00	1.100	254.902	Row-House	0.00
359	136.620	7.720	128.900	1.670	12.00	1.100	236.789	Semi-detached	0.00
360	136.610	7.720	128.890	1.670	12.00	1.100	236.771	Semi-detached	0.00
361	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
362	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
363	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
364	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
365	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
366	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
367	147.760	0.000	147.760	1.670	9.00	1.100	271.435	Semi-detached	0.00
368	139.770	0.000	139.770	1.670	9.00	1.100	256.757	Semi-detached	0.00
369	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
370	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
371	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
372	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
373	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
374	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
375	136.620	7.720	128.900	1.670	12.00	1.100	236.789	Semi-detached	0.00
376	136.620	7.720	128.900	1.670	12.00	1.100	236.789	Semi-detached	0.00
377	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
378	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
379	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
380	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
381	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
382	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
383	107.710	0.000	107.710	1.670	9.00	1.100	197.863	Row-House	0.00
384	148.950	7.720	141.230	1.670	9.00	1.100	259.440	Semi-detached	0.00
385	168.250	0.000	168.250	1.670	9.00	1.100	309.075	Semi-detached	0.00
386	151.570	7.720	143.850	1.670	9.00	1.100	264.252	Semi-detached	0.00
387	148.950	7.720	141.230	1.670	9.00	1.100	259.440	Semi-detached	0.00
388	107.710	0.000	107.710	1.670	9.00	1.100	197.863	Row-House	0.00
389	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
390	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
391	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
392	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
393	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
394	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
395	136.620	7.720	128.900	1.670	12.00	1.100	236.789	Semi-detached	0.00
396	136.620	7.720	128.900	1.670	12.00	1.100	236.789	Semi-detached	0.00
397	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
398	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
399	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
400	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
401	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
402	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
403	135.140	0.000	135.140	1.670	9.00	1.100	248.252	Semi-detached	0.00
404	137.820	0.000	137.820	1.670	9.00	1.100	253.175	Semi-detached	0.00
405	198.600	0.000	198.600	1.670	9.00	1.100	364.828	Semi-detached	0.00
406	226.030	0.000	226.030	1.670	9.00	1.100	415.217	Detached	0.00
407	253.450	0.000	253.450	1.670	9.00	1.100	465.588	Detached	0.00
408	280.880	0.000	280.880	1.670	9.00	1.100	515.977	Detached	0.00
409	308.300	7.720	300.580	1.670	12.00	1.100	552.165	Detached	0.00
410	235.150	7.720	227.430	1.670	12.00	1.100	417.789	Detached	0.00
411	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
412	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
413	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
414	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
415	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
416	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
417	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
418	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
419	167.850	7.720	160.130	1.670	9.00	1.100	294.159	Semi-detached	0.00
420	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Row-House	0.00
421	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Row-House	0.00
422	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Row-House	0.00
423	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Row-House	0.00
424	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
425	179.170	0.000	179.170	1.670	9.00	1.100	329.135	Detached	0.00
426	149.320	0.000	149.320	1.670	9.00	1.100	274.301	Semi-detached	0.00
427	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
428	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00
429	102.210	0.000	102.210	1.670	9.00	1.100	187.760	Row-House	0.00

FOR SALE
NOT FOR SALE

Signature Not Verified

Digitally signed by SHRIKANT NARENDRA CHIMURKAR
Date: 2023.12.09 15:39:09 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-96284
Application Number : NMRDA/LT/2023/0536
Approval Number : 46618
Certificate Number : NMRDA/LT/2023/APL/00240

Executive Engineer
Date: 22/12/2023

Assistant Engineer
Date: 22/12/2023

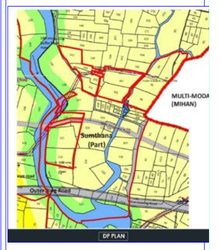
Junior Engineer
Date: 22/12/2023

PROJECT TITLE :-

PROPOSED LAYOUT PLAN FOR
KH. NO. 93,94,95/1, 95/2,95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1 147/2, 150, 152, 153/1 & 153/2, 116,122,123
AT MOUZA- SUMTHANA, P.H. NO. 72,
TAH:- HINGNA, DIST:-NAGPUR.

BELONGING TO :-
M/S DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY
SHRI. ASHWIN SAOJI

Project Details	
Building Type - NMRDA-23-96284	
Zone Type - Residential Zone	
Location :- Non-Congested	
Ward No - Layout Approval	
Plot No. - Layout Tentative	
CtsNo./Survey No. - 161	
Sheet No. - KH NO 93 94 95-1 TO 95-5 96 161 162-1 TO 162-5	
Zone Number: HINGNA	
Ward Name : SUMTHANA(PART)	
Prorata Value :	0.00
Separation/CRZ Zone Area :	





AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	450396.83
	(a) As per ownership document (7/12, CTS extract)	451769.17
	(b) as per measurement sheet	450396.83
	(c) as per site	450396.83
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	12034.42
	(b) 15.0 M. AGRICULTURAL LAND	10150.38
	(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)		22184.80
3.	Balance area of plot (1-2)	428212.03
4.	Amenity Space (if applicable)	
	(a) Required -	21410.60
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	42849.39
5.	Net Plot Area (3-4 (c))	385362.64
6.	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	42821.20
	(b) Proposed -	55575.24
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	99152.36
8.	Service road and Highway widening	---
9.	Plotable area	230635.04
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.67
11.	Area for inclusive housing	
	(a) Required -	0.00
	(b) Proposed -	---

Name Of Owner : MS DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY SHRI. ASHWIN SAOJI

Postal Address : ,Amravati Road,Nagpur,Nagpur,Maharashtra-440033

Phone No. 9764314369

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH. NO. 93,94,95/1,95/2,95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1, 147/2, 150, 152, 153/1, 153/2,

Name Of Architect : Prashant Baliram Satpute

ADDRESS OF OFFICE	
OFFICE : Design Cell, The Edge 12 Shankar Nagar W.H.C. Road Nagpur	
OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature Not Verified
SCALE - 1:100	22/12/23
JOB NO - NMRDA-23-96284	CHECK BY -

SUBMISSION DRAWING

Design Cell
The Edge 12, Shankar Nagar, WHC Road, Nagpur - 440010 (M.S.), INDIA.
Phone +91-712-2960136 +91-712-2960136
E-mail:design_cell@rediffmail.com,
Visit us at :- www.designcellindia.net

ARCHITECTS ENGINEERS INTERIOR DESIGNERS

LEGENDS:
PLOT BOUNDARY WITH DIMENSIONS AND NUMBERS ARE ENCIRCLED ARE SHOWN YELLOW LIGHT WHITE LINE SHOWN BLUE DOTTED LINE SHOWN BLUE HATCHED
TERRACE SCREEN WALL YELLOW LIGHT WHITE LINE SHOWN EXISTING SHOWN BLUE HATCHED

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
01	1877.900	0.000	1877.900	1.670	12.00	1.100	3449.702	Detached	0.00
02	1851.890	0.000	1851.890	1.670	12.00	1.100	3401.922	Detached	0.00
03	1954.750	0.000	1954.750	1.670	12.00	1.100	3590.876	Detached	0.00
04	2056.200	7.720	2048.480	1.670	12.00	1.100	3763.058	Detached	0.00
05	2592.340	7.720	2584.620	1.670	12.00	1.100	4747.947	Detached	0.00
06	2094.300	0.000	2094.300	1.670	12.00	1.100	3847.229	Detached	0.00
07	2087.990	0.000	2087.990	1.670	12.00	1.100	3835.638	Detached	0.00
08	2454.900	0.000	2454.900	1.670	12.00	1.100	4509.651	Detached	0.00
09	2467.130	0.000	2467.130	1.670	12.00	1.100	4532.118	Detached	0.00
10	678.660	0.000	678.660	1.670	36.00	1.100	1246.698	Detached	0.00
11	599.990	0.000	599.990	1.670	36.00	1.100	1102.182	Detached	0.00
12	258.020	0.000	258.020	1.670	12.00	1.100	473.983	Detached	0.00
13	257.810	0.000	257.810	1.670	12.00	1.100	473.597	Detached	0.00
14	480.000	0.000	480.000	1.670	36.00	1.100	881.760	Detached	0.00
15	480.000	0.000	480.000	1.670	36.00	1.100	881.760	Detached	0.00
16	480.000	0.000	480.000	1.670	36.00	1.100	881.760	Detached	0.00
17	480.000	0.000	480.000	1.670	36.00	1.100	881.760	Detached	0.00
18	578.340	0.000	578.340	1.670	36.00	1.100	1062.411	Detached	0.00
19	480.000	0.000	480.000	1.670	36.00	1.100	881.760	Detached	0.00
20	480.000	0.000	480.000	1.670	36.00	1.100	881.760	Detached	0.00
21	480.000	0.000	480.000	1.670	36.00	1.100	881.760	Detached	0.00
22	883.470	62.380	821.090	1.670	24.00	1.100	1508.342	Detached	0.00
23	438.150	0.000	438.150	1.670	24.00	1.100	804.882	Detached	0.00
24	392.510	0.000	392.510	1.670	24.00	1.100	721.041	Detached	0.00
25	375.140	0.000	375.140	1.670	24.00	1.100	689.132	Detached	0.00
26	357.780	0.000	357.780	1.670	24.00	1.100	657.242	Detached	0.00
27	340.420	0.000	340.420	1.670	24.00	1.100	625.352	Detached	0.00
28	323.060	21.240	301.820	1.670	12.00	1.100	554.443	Detached	0.00
29	403.950	22.000	381.950	1.670	12.00	1.100	701.642	Detached	0.00
30	412.890	0.000	412.890	1.670	24.00	1.100	758.479	Detached	0.00
31	395.530	0.000	395.530	1.670	24.00	1.100	726.589	Detached	0.00
32	378.170	0.000	378.170	1.670	24.00	1.100	694.698	Detached	0.00
33	360.810	0.000	360.810	1.670	24.00	1.100	662.808	Detached	0.00
34	276.470	0.000	276.470	1.670	24.00	1.100	507.875	Detached	0.00
35	302.100	0.000	302.100	1.670	24.00	1.100	554.958	Detached	0.00
36	295.080	0.000	295.080	1.670	24.00	1.100	542.062	Detached	0.00
37	294.560	0.000	294.560	1.670	24.00	1.100	541.107	Detached	0.00
38	296.340	0.000	296.340	1.670	24.00	1.100	544.377	Detached	0.00
39	304.910	0.000	304.910	1.670	24.00	1.100	560.120	Detached	0.00
40	318.670	0.000	318.670	1.670	24.00	1.100	585.397	Detached	0.00
41	338.790	0.000	338.790	1.670	24.00	1.100	622.357	Detached	0.00
42	359.300	0.000	359.300	1.670	24.00	1.100	660.034	Detached	0.00
43	381.830	0.000	381.830	1.670	24.00	1.100	701.422	Detached	0.00
44	548.920	0.000	548.920	1.670	24.00	1.100	1008.366	Detached	0.00
45	147.600	0.000	147.600	1.670	9.00	1.100	271.141	Detached	0.00
46	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
47	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
48	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
49	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
50	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
51	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
52	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
53	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
54	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
55	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
56	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
57	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
58	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
59	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
60	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
61	214.880	7.720	207.160	1.670	12.00	1.100	380.553	Detached	0.00
62	139.440	0.000	139.440	1.670	9.00	1.100	256.151	Detached	0.00
63	139.440	0.000	139.440	1.670	9.00	1.100	256.151	Detached	0.00
64	139.440	0.000	139.440	1.670	9.00	1.100	256.151	Detached	0.00
65	139.440	0.000	139.440	1.670	9.00	1.100	256.151	Detached	0.00
66	139.440	0.000	139.440	1.670	9.00	1.100	256.151	Detached	0.00
67	139.440	0.000	139.440	1.670	9.00	1.100	256.151	Detached	0.00
68	139.440	0.000	139.440	1.670	9.00	1.100	256.151	Detached	0.00
69	139.440	0.000	139.440	1.670	9.00	1.100	256.151	Detached	0.00
70	139.440	0.000	139.440	1.670	9.00	1.100	256.151	Detached	0.00
71	139.440	0.000	139.440	1.670	9.00	1.100	256.151	Detached	0.00
72	139.440	0.000	139.440	1.670	9.00	1.100	256.151	Detached	0.00
73	139.440	0.000	139.440	1.670	9.00	1.100	256.151	Detached	0.00
74	214.880	7.720	207.160	1.670	12.00	1.100	380.553	Detached	0.00
75	258.030	7.720	250.310	1.670	12.00	1.100	459.819	Detached	0.00
76	195.260	0.000	195.260	1.670	9.00	1.100	358.693	Detached	0.00
77	195.260	0.000	195.260	1.670	9.00	1.100	358.693	Detached	0.00
78	195.260	0.000	195.260	1.670	9.00	1.100	358.693	Detached	0.00
79	195.260	0.000	195.260	1.670	9.00	1.100	358.693	Detached	0.00
80	195.260	0.000	195.260	1.670	9.00	1.100	358.693	Detached	0.00
81	167.440	0.000	167.440	1.670	9.00	1.100	307.587	Detached	0.00
82	209.170	0.000	209.170	1.670	9.00	1.100	384.245	Detached	0.00
83	279.730	0.000	279.730	1.670	9.00	1.100	513.864	Detached	0.00
84	195.260	0.000	195.260	1.670	9.00	1.100	358.693	Detached	0.00
85	195.260	0.000	195.260	1.670	9.00	1.100	358.693	Detached	0.00
86	195.260	0.000	195.260	1.670	9.00	1.100	358.693	Detached	0.00
87	195.260	0.000	195.260	1.670	9.00	1.100	358.693	Detached	0.00
88	195.260	0.000	195.260	1.670	9.00	1.100	358.693	Detached	0.00
89	290.630	7.720	282.910	1.670	12.00	1.100	519.706	Detached	0.00
90	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
91	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
92	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
93	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
94	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
95	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
96	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
97	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
98	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
99	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
100	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
101	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
102	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
103	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
104	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
105	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
106	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
107	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
108	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00

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
109	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
110	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
111	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
112	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
113	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
114	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
115	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
116	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
117	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
118	121.420	0.000	121.420	1.670	9.00	1.100	223.049	Semi-detached	0.00
119	133.050	0.000	133.050	1.670	9.00	1.100	244.413	Detached	0.00
120	121.770	0.000	121.770	1.670	9.00	1.100	223.691	Detached	0.00
121	121.420	0.000	121.420	1.670	9.00	1.100	223.049	Semi-detached	0.00
122	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
123	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
124	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
125	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
126	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
127	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
128	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
129	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
130	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
131	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
132	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
133	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
134	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
135	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
136	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
137	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
138	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
139	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
140	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
141	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
142	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
143	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
144	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
145	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
146	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
147	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
148	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
149	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
150	242.030	7.720	234.310	1.670	12.00	1.100	430.427	Detached	0.00
151	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
152	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
153	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
154	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
155	162.610	0.000	162.610	1.670	9.00	1.100	298.715	Detached	0.00
156	197.900	0.000	197.900	1.670	9.00	1.100	363.542	Detached	0.00
157	184.470	0.000	184.470	1.670	9.00	1.100	338.871	Detached	0.00
158	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
159	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
160	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
161	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
162	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Detached	0.00
163	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
164	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
165	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
166	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
167	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
168	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
169	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
170	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
171	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
172	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
173	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
174	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
175	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
176	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
177	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
178	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
179	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
180	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
181	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
182	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
183	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
184	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
185	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
186	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
187	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
188	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
189	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
190	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
191	152.840	0.000	152.840	1.670	9.00	1.100	280.767	Detached	0.00
192	197.220	0.000	197.220	1.670	9.00	1.100	362.293	Detached	0.00
193	185.950	0.000	185.950	1.670	9.00	1.100	341.590	Detached	0.00
194	152.840	0.000	152.840	1.670	9.00	1.100	280.767	Detached	0.00
195	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
196	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
197	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
198	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
199	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
200	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
201	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
202	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
203	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
204	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
205	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
206	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
207	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
208	193.450	7.720	185.730	1.670	12.00	1.100	341.186	Detached	0.00
209	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
210	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
211	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
212	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
213	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
214	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00
215	125.530	0.000	125.530	1.670	9.00	1.100	230.599	Semi-detached	0.00

FOR SALE
NOT FOR

Signature Not Verified

Digitally signed by SUMANT NARENDRA CHIMURKAR
Date: 2023.12.28 16:39:09 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-96284
Application Number : NMRDA/TC/2020536
Proposal Number : 46618
Certificate Number : NMRDA/LT/2023/APL/00240

Executive Engineer
Date: 22/12/2023

Assistant Engineer
Date: 22/12/2023

Junior Engineer
Date: 22/12/2023

PROJECT TITLE :-

PROPOSED LAYOUT PLAN FOR
KH. NO. 93,94,95/1 95/2,95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1 147/2, 150, 152, 153/1 & 153/2, 116,122,123
AT MOUZA- SUMTHANA, P.H. NO. 72,
TAH:- HINGNA, DIST:-NAGPUR.

BELONGING TO :-
M/S DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY
SHRI. ASHWIN SAOJI

Project Details

Building Type - NMRDA-23-96284
Zone Type - Residential Zone
Location :- Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Survey No. - 161
Sheet No. - KH NO 93 94 95-1 TO 95-5 96 161 162-1 TO 162-5
Zone Number: HINGNA
Ward Name : SUMTHANA(PART)
Prorata Value : 0.00
Separation/CRZ Zone Area :





AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	450396.83
a)	As per ownership document (7/12, CTS extract)	451769.17
b)	as per measurement sheet	450396.83
(c)	as per site	450396.83
2.	Deductions for	
(a)	Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	12034.42
(b)	15.0 M. AGRICULTURAL LAND	10150.38
(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)		22184.80
3.	Balance area of plot (1-2)	428212.03
4.	Amenity Space (if applicable)	
(a)	Required -	21410.60
(b)	Adjustment of 2(b), if any -	---
(c)	Proposed -	42849.39
5.	Net Plot Area (3-4 (c))	385362.64
6.	Recreational Open space/Play Ground (if applicable)	
(a)	Required -	42821.20
(b)	Proposed -	55575.24
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	99152.36
8.	Service road and Highway widening	---
9.	Plotable area	230635.04
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.67
11.	Area for inclusive housing	
(a)	Required -	0.00
(b)	Proposed -	--

Name Of Owner : M/S DREAM WORLD LANDMARKS LLP
AUTHORIZED SIGNATORY SHRI. ASHWIN SAOJI

Postal Address : ,Amravati Road,Nagpur,Nagpur,Maharashtra-440033

Phone No.-9764314369

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH. NO. 93,94,95/1,95/2,95/3,95/4, 95/5, 96,161, 162/1, 162/2, 162/3, 162/4, 162/5, 120/1, 120/2, 120/3 121/1, 121/2, 126/1, 126/2, 127/1A, 127/2, 127/3, 147/1,147/2, 150, 152, 153/1,153/2,

Name Of Architect : Prashant Baliram Sabude

	ADDRESS OF OFFICE OFFICE :- Design Cell, The Edge 12 Shankar Nagar W.H.C. Road Nagpur

Design Cell
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OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by PRASHANT BALIRAM SABUDE
Date: 2023.12.28 16:39:09 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-23-96284
Application Number : NMRDA/TC/2020536
Proposal Number : 46618
Certificate Number : NMRDA/LT/2023/APL/00240

LEGENDS:
PROPOSED ROAD WIDENING AREA
ORANGE LINE SHOWN YELLOW LIGHT
PROPOSED ROAD WIDENING AREA
RED LINES SHOWN BROWN
TERRACE SHOWN DARK YELLOW
EXISTING ROAD
EXISTING SHOWN BLUE HATCHED

SCALE - 1:100	22/12/23
JOB NO - NMRDA-23-96284	CHECK BY -

SUBMISSION DRAWING