

Project Details	
Building Type -	NMRDA-23-14781
Zone Type -	Residential Zone
Location -	Non-Congested
Ward No -	Layout Approval
Plot No. -	Layout Tentative
Cts No./Survey No. -	0
Sheet No. -	khasra no 3/3
Zone Number-	Nagsur gramini
Ward Name :	WARODA
Prorate Value :	0.00
Separation/CRZ Zone Area :	

LEGENDS:

LEGENDS:
PLOT BOUNDARY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BROWN
EXISTING SHOWN BLUE HATCHED

AREA IN ROAD WIDENING							
Sr. No.	Part	(i)	(ii)	(iii)	{ i x ii }	NOS	Area in Sq.M
1	1	0.50	41.08	1.89	38.82	1	38.82
2	2	0.50	54.29	4.33	117.54	1	117.54
3	3	0.50	70.39	4.11	144.72	1	144.72
4	4	0.50	58.03	3.87	112.26	1	112.26
TOTAL AREA IN ROAD WIDENING							413.34

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT										
Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR apportionment on plot	
1	312.960	18.330	294.630	1.570	12.00	1.100	508.826	Detached	527.16	
2	157.390	0.000	157.390	1.570	12.00	1.100	271.813	Semi-detached	0.00	
3	318.580	0.000	318.580	1.570	12.00	1.100	204.788	Row-House	0.00	
4	318.490	0.000	318.490	1.570	12.00	1.100	204.632	Row-House	0.00	
5	108.750	0.000	108.750	1.570	12.00	1.100	187.811	Row-House	0.00	
6	108.750	0.000	108.750	1.570	12.00	1.100	187.811	Row-House	0.00	
7	108.750	0.000	108.750	1.570	12.00	1.100	187.811	Row-House	0.00	
8	108.750	0.000	108.750	1.570	12.00	1.100	187.811	Row-House	0.00	
9	108.750	0.000	108.750	1.570	12.00	1.100	187.811	Row-House	0.00	
10	145.880	0.000	145.880	1.570	12.00	1.100	251.935	Semi-detached	0.00	
11	144.780	11.740	133.040	1.570	12.00	1.100	229.760	Semi-detached	241.50	
12	95.550	0.000	95.550	1.570	9.00	1.100	165.015	Row-House	0.00	
13	95.550	0.000	95.550	1.570	9.00	1.100	165.015	Row-House	0.00	
14	115.290	0.000	115.290	1.570	9.00	1.100	199.106	Semi-detached	0.00	
15	134.660	7.040	127.620	1.570	9.00	1.100	220.400	Semi-detached	227.44	
16	104.620	0.000	104.620	1.570	9.00	1.100	180.679	Row-House	0.00	
17	104.620	0.000	104.620	1.570	9.00	1.100	180.679	Row-House	0.00	
18	104.620	0.000	104.620	1.570	9.00	1.100	180.679	Row-House	0.00	
19	101.720	0.000	101.720	1.570	9.00	1.100	175.670	Semi-detached	0.00	
20	107.870	0.000	107.870	1.570	9.00	1.100	186.291	Semi-detached	0.00	
21	99.900	0.000	99.900	1.570	9.00	1.100	172.527	Row-House	0.00	
22	99.900	0.000	99.900	1.570	9.00	1.100	172.527	Row-House	0.00	
23	99.900	0.000	99.900	1.570	9.00	1.100	172.527	Row-House	0.00	
24	133.520	9.580	123.940	1.570	9.00	1.100	214.044	Semi-detached	223.62	
25	136.830	0.000	136.830	1.570	9.00	1.100	236.305	Semi-detached	0.00	
26	124.900	0.000	124.900	1.570	9.00	1.100	215.702	Semi-detached	0.00	
27	124.900	0.000	124.900	1.570	9.00	1.100	215.702	Semi-detached	0.00	
28	124.900	0.000	124.900	1.570	9.00	1.100	215.702	Semi-detached	0.00	
29	124.900	0.000	124.900	1.570	9.00	1.100	215.702	Semi-detached	0.00	
30	124.900	0.000	124.900	1.570	9.00	1.100	215.702	Semi-detached	0.00	
31	124.900	0.000	124.900	1.570	9.00	1.100	215.702	Semi-detached	0.00	
32	166.590	8.730	159.860	1.570	12.00	1.100	276.078	Semi-detached	282.81	
33	354.760	29.720	325.040	1.570	12.00	1.100	561.344	Detached	591.06	
34	257.530	0.000	257.530	1.570	24.00	1.100	444.754	Detached	0.00	
35	255.330	0.000	255.330	1.570	24.00	1.100	440.955	Detached	0.00	
36	251.330	0.000	251.330	1.570	24.00	1.100	434.047	Detached	0.00	
37	251.020	0.000	251.020	1.570	24.00	1.100	433.512	Detached	0.00	
38	253.020	0.000	253.020	1.570	24.00	1.100	436.966	Detached	0.00	
Total	5615.380		5532.22				9554.14			

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.R aw/Adjoining Land,2.S anctioned ,3.Gunth ewari)	1.f)Area in SqM as per prevueue record	1.g)Area as per pMeasur ement Plan	1.h)Area as per POA	1.i)Area as per pDemarc ated	1.j)Area in possessi on	1.k)String ent Area in SqM
waroda	khasra no 3/3.	Sanctioned	9100.00	9100.00	9100.00	9100.00	9100.00	9100.00
Total Amalgamat ed Plot			9100.00	9100.00	9100.00	9100.00	9100.00	9100.00

Amenity CALCULATION	
Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	873.22
TOTAL	873.22

AREA STATEMENT		
1.	Area of Plot (Minimum area of a, b, c to be added)	9100.00
	a) As per ownership document (7/12, CTS extract)	
	b) As per measurement sheet	9100.00
	c) As per site	9100.00
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	413.34
	(b) Any D.P. Reservation area	0.00
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	(c) External structure in plot	0.00
	(d) Not in possession	0.00
	(Total a+b+c+d)	413.34
3.	Balance area of plot (1-2)	8686.66
4.	Amenity Space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	---
5.	Net Plot Area (3-4 (c))	8686.66
6.	Recreational Open space (if applicable)	
	(a) Required -	868.67
	(b) Proposed -	873.22
7.	Internal Road area (net plot + (Putable area + open space + HSEB + external structure))	2227.30
8.	Service road and Highway widening	
9.	Plotable area	5532.22
10.	Pro-rata factor for PSI calculation on layout plots = (5/9)	1.57
11.	Area for inclusive Housing	
	(a) Required -	1737.33
	(b) Proposed -	

Name Of Owner : Vishwas Chaknalwar
(M/s. SRINIVASA BUILDERS & DEVELOPERS)

Postal Address : PLOT NO. 72 , FLAT NO. 801,,ROYAL PARK,
Patwardhan Ground,Nagpur-440012,Maharashtra

Phone No.:9370065541

DESCRIPTION OF PROJECT :Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH NO. 3/3 OF MOUZA - WARODA PATWARI HALKA 41,
MOUZA WARODA, TAHSIL - NAGPUR (RURAL)

Name Of Architect : SUCHITA MUNISH MALEWAL

ADDRESS OF OFFICE

OFFICE -
M B MALEWAR DESIGNS PVT LTD, LEVEL 5, B
WING, LOKMAT BHAVAN, LOKAMT SQ, WARDHA
ROAD, NAGPUR

OWNERS SIGN -
Verified by applicant

Signature valid

SCALE - 1:100

18/08/23

JOB NO - NMRDA-23-14781

BY -

SUBMISSION DRAWING