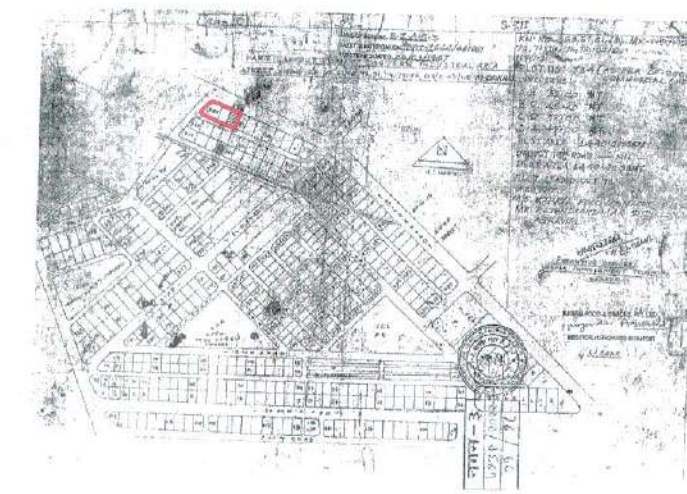
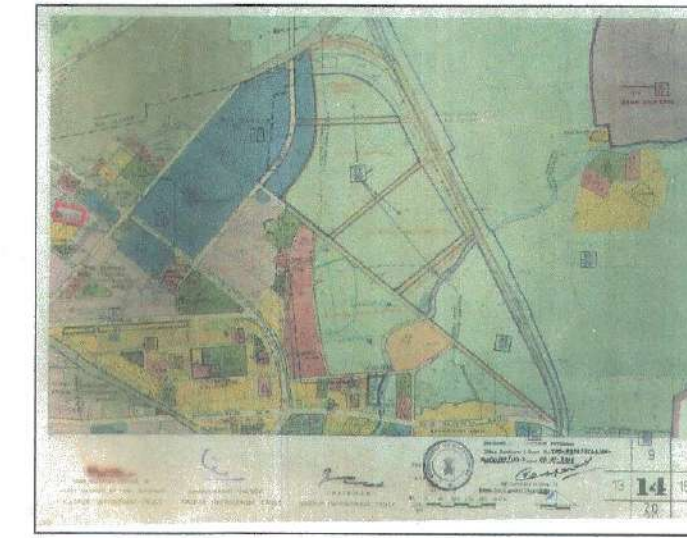
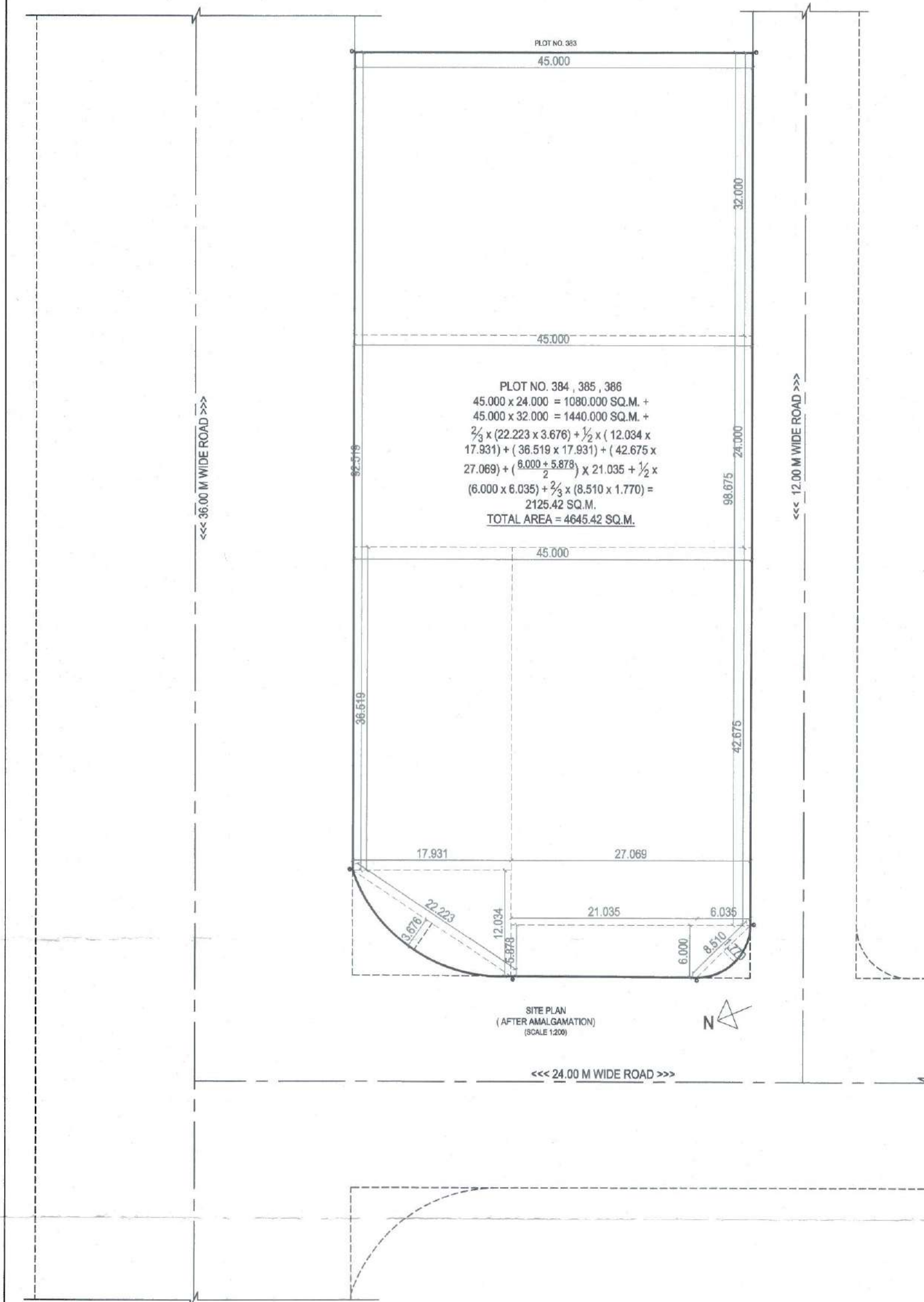
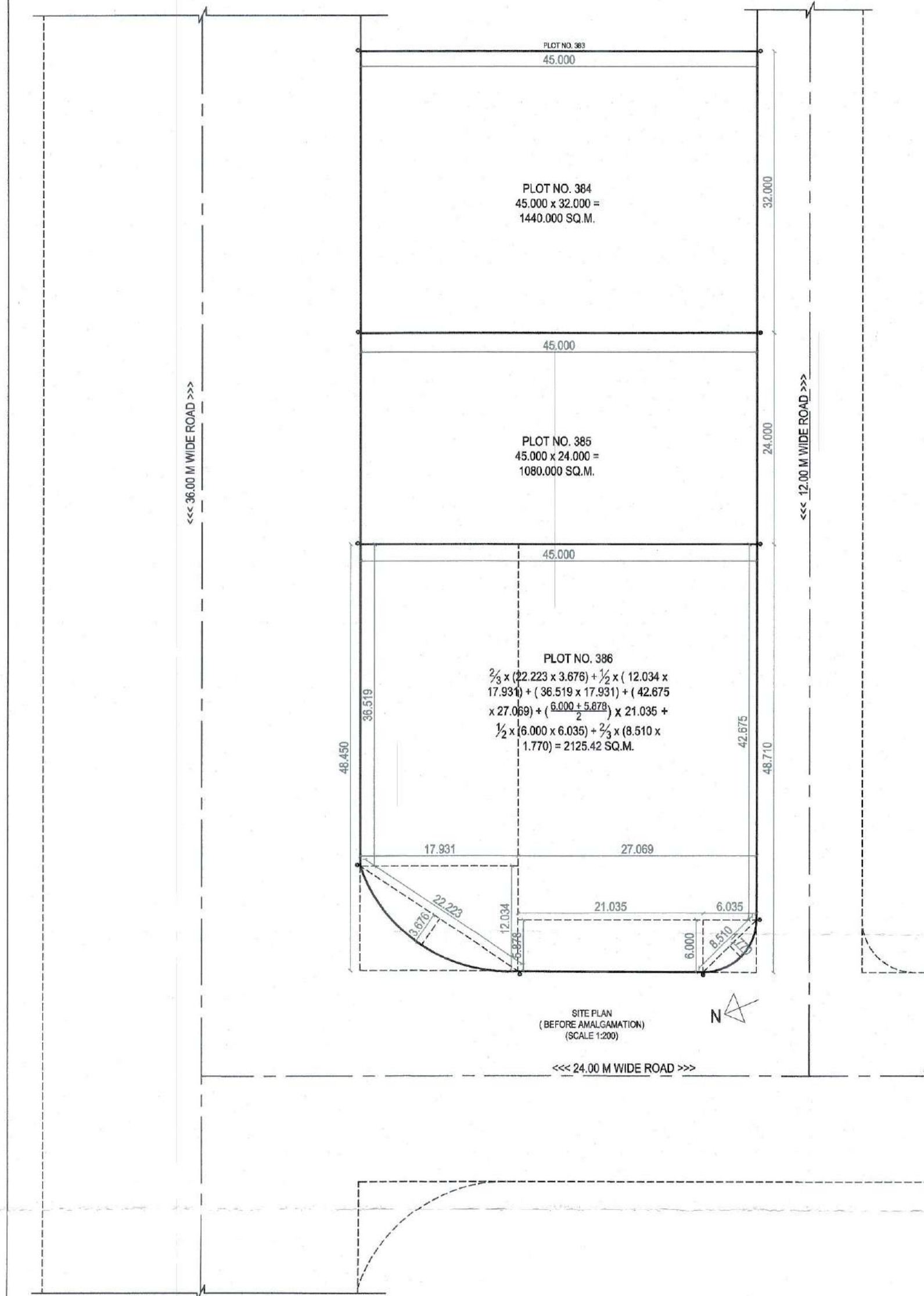




१. या तिन्ही भूखंडांचे एकत्रीकरण केल्यानंतर भविष्यात विभाजन अनुज्ञेय करतांना शिष्ट दराप्रमाणे पुन्हा शुल्क आकारावे लागेल.

२. भूखंडाचे एकत्रीकरणानंतर या तिन्ही भूखंडांना एकच घटक समजण्यात येईल.

३. एकत्रीकरणानंतर भूखंडाचे चटईक्षेत्र निर्देशांक (FSI) शासनाने दिनांक ०२/१२/२०२० रोजी मंजूर केलेल्या Unified Development Control and Promotion Regulation (UDCPR) मधील तरतुदीनुसार अनुज्ञेय राहील.

४. सदर भूखंड मंजूर विकास योजनेनुसार "वाणिज्य (एम.ई.-६)" या आखणाने प्रस्तावित असून वाणिज्य उपयोगाकरीता वाटप झाले असल्याने शासनाने दिनांक ०२/१२/२०२० रोजी मंजूर केलेल्या Unified Development Control and Promotion Regulation (UDCPR) मधील तरतुदीनुसार उपयोग अनुज्ञेय राहील.

५. भूखंडाचे एकत्रीकरण क्षेत्राची नोंद आखीव पत्रांक करणे आवश्यक राहील.

६. प्रस्तावित भूखंडावर बांधकामापूर्वी नासुप्रकडून प्रथम नियमानुसार इमारत बांधकाम नकाशे मंजूर करून घेण्यात यावे.

Assistant Director Town Planning
Nagpur Improvement Trust, Nagpur

1/8/2028

PROPOSED PLAN SHOWING AMALGAMATION OF 3 PLOTS, PLOT NO. 384, 385 AND 386, KH. NO. 63,67,81,68,70,71,72,74,75, ¹⁰³ / ₁₋₂ , SHEET NO.50,59,61,62,69,70,71,72, 73,76,77,78,79,80,712,718. C.S. NO.392,393,395,399,402,404,411,412,413,414,415,417,418, MOUZA-CHIKHALI (DEO), WARD NO.22, DIVISION- EAST, TAH. AND DIST. NAGPUR, BELONGING TO :- M/S KARRIA FOODS AND SNACKS PVT. LTD. THROUGH ITS DIRECTOR SHRI RAJENDRAKUMAR SHIVKISHAN AGRAWAL			
BEFORE AMALGAMATION AREA STATEMENT			
1) PLOT NO. 384 = 32,000 x 45,000 (GHJ) = 1440,000 SQ.M.			
2) PLOT NO. 385 = 24,000 x 45,000 (EFGH) = 1080,000 SQ.M.			
3) PLOT NO. 386 = ² / ₃ x (22,223 x 3,676) + ¹ / ₂ x (12,034 x 17,931) + (36,519 x 17,931) + (42,675 x 27,069) + (^{6,000} / ₂ x ^{5,878} / ₂) x 21,035 + ¹ / ₂ x (6,000 x 6,035) + ² / ₃ x (8,510 x 1,770) (ABCDEF) = 2125.42 SQ.M.			
AFTER AMALGAMATION AREA STATEMENT			
PLOT NO. 384, 385, 386 (KLMNOP)=24,000 x 45,000 + 32,000 x 45,000 + ² / ₃ x (22,223 x 3,676) + ¹ / ₂ x (12,034 x 17,931) + (36,519 x 17,931) + (42,675 x 27,069) + (^{6,000} / ₂ x ^{5,878} / ₂) x 21,035 + ¹ / ₂ x (6,000 x 6,035) + ² / ₃ x (8,510 x 1,770) = 4645.42 SQ.M.			
AREA STATEMENT			
1. Area of Plot (Minimum area of a,b,c to be considered)	4645.420		
a) As per ownership document (7/12, CTS extract)	4645.200		
b) as per measurement sheet	4645.200		
c) as per site	4645.200		
2. Deductions for			
a) Proposed D.P./ D.P. Road widening area / Service Road / Highway Widening	0.000		
b) Any D.P. Reservation area	0.000		
c) External structure in plot	0.000		
d) Not in possession	0.000		
(Total a+b+c+d)	0.000		
3. Balance area of plot (1-2)	4645.200		
4. Amenity Space (if applicable)	0.000		
(a) Required -	0.000		
(b) Adjustment of 2(b), if any -	0.000		
(c) Proposed -	0.000		
5. Net Plot Area (3-4(c))	4645.200		
6. Recreational Open Space (if applicable)	0.000		
(a) Required -	0.000		
(b) Proposed -	0.000		
7. Internal Road Area (net plot - (plotable area + Open space + MSEB + external structure))	0.000		
8. Service road and Highway widening	0.000		
9. Plotable area	4645.200		
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.000		
11. Area for Inclusive housing	0.000		
(a) Required -	0.000		
(b) Proposed -	0.000		
PLOT BOUNDARY SHOWN THUS			
ALL DIMENSIONS ARE IN METERS			
DATE	SCALE	DRAWN BY	CHECKED BY
30/03/2023	1:500	ALOK/PAWAN	RAHUL
OWNER		ARCHITECT	
			
			
		RAHUL AGARWALA C.O.A.REGD.NO.-CA/2006/1949 N.I.T.L.S.NO.: 2310 STATR/R/2023/APL/07112	