

Owner details		
Owner Name	Postal Address	Contact Number
MES. MAHALAXMI INFRACON	Plot No 17, Khamia Road, Near Sonegaon Lake, Nagpur, Nagpur-440025, Maharashtra	9850540601
ANISH BHAWARILALJI CHHAJED	N-103-104, LAXMIVIHAR APARTMENTS, BESIDE HOTEL AIRPORT CENTRE POINT, WARDHA ROAD, SOMALWADA, NAGPUR-440025	9850540601
RAHUL JAGDISH BONDRE	N-103-104, LAXMIVIHAR APARTMENTS, BESIDE HOTEL AIRPORT CENTRE POINT, WARDHA ROAD, SOMALWADA, NAGPUR-440025	9850540601

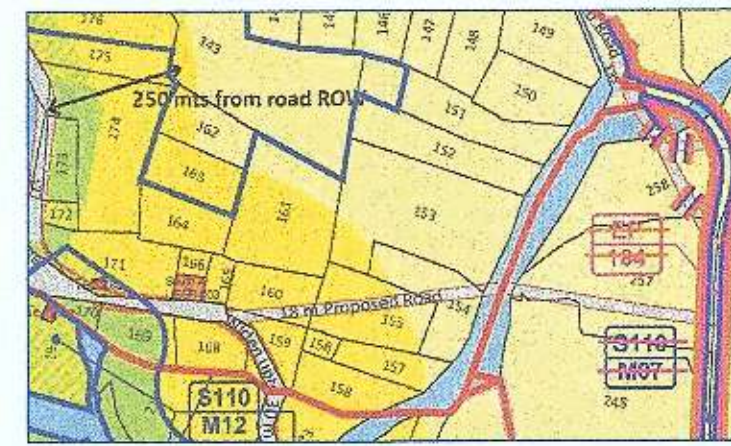
DETAILS OF LAYOUT/SUBDIVISION OF LAND								
1.a) Village	1.b)Parcel No.(S.No./H.No., C S No., F P No., Sub Plot No,Gut No)	Type(1. Sanction Layout and Sanction Layout ,2.	1.f)Area in SqM as per	1.g)Area as per	1.h)Area as per POA	1.i)Area as per	1.j)Area in possession	1.k)Stringent Area in SqM
KOTEWADA	154/2 ,		12100.00	11299.27	0.00	11299.25	11299.25	11299.25
Total Amalgamated Plot			12100.00	11299.27	0.00	11299.25	11299.25	11299.25

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	221.400	8.620	212.780	1.380	9.00	1.100	323.000	Semi-detached	331.62
2	136.480	0.000	136.480	1.380	9.00	1.100	207.177	Semi-detached	0.00
3	133.390	0.000	133.390	1.380	9.00	1.100	202.486	Semi-detached	0.00
4	130.290	0.000	130.290	1.380	9.00	1.100	197.780	Semi-detached	0.00
5	127.190	0.000	127.190	1.380	9.00	1.100	193.074	Semi-detached	0.00
6	155.700	0.000	155.700	1.380	9.00	1.100	236.353	Semi-detached	0.00
7	138.950	0.000	138.950	1.380	9.00	1.100	210.926	Semi-detached	0.00
8	105.000	0.000	105.000	1.380	9.00	1.100	159.390	Row-House	0.00
9	105.000	0.000	105.000	1.380	9.00	1.100	159.390	Row-House	0.00
10	105.000	0.000	105.000	1.380	9.00	1.100	159.390	Row-House	0.00
11	105.000	0.000	105.000	1.380	9.00	1.100	159.390	Row-House	0.00
12	105.000	0.000	105.000	1.380	9.00	1.100	159.390	Row-House	0.00
13	105.000	0.000	105.000	1.380	9.00	1.100	159.390	Row-House	0.00
14	166.650	7.620	159.030	1.380	9.00	1.100	241.408	Semi-detached	249.03
15	163.350	8.900	154.450	1.380	0.0	1.100	234.455	Semi-detached	243.36
16	105.000	0.000	105.000	1.380	9.00	1.100	159.390	Row-House	0.00
17	105.000	0.000	105.000	1.380	9.00	1.100	159.390	Row-House	0.00
18	105.000	0.000	105.000	1.380	9.00	1.100	159.390	Row-House	0.00
19	105.000	0.000	105.000	1.380	9.00	1.100	159.390	Row-House	0.00
20	105.000	0.000	105.000	1.380	9.00	1.100	159.390	Row-House	0.00
21	105.000	0.000	105.000	1.380	9.00	1.100	159.390	Row-House	0.00
22	151.820	0.000	151.820	1.380	9.00	1.100	230.463	Semi-detached	0.00
23	139.030	0.000	139.030	1.380	9.00	1.100	211.048	Semi-detached	0.00
24	135.000	0.000	135.000	1.380	9.00	1.100	204.930	Semi-detached	0.00
25	135.000	0.000	135.000	1.380	9.00	1.100	204.930	Semi-detached	0.00
26	135.000	0.000	135.000	1.380	9.00	1.100	204.930	Semi-detached	0.00
27	135.000	0.000	135.000	1.380	9.00	1.100	204.930	Semi-detached	0.00
28	135.000	0.000	135.000	1.380	9.00	1.100	204.930	Semi-detached	0.00
29	144.920	8.560	136.360	1.380	9.00	1.100	206.994	Detached	215.55
30	222.650	8.040	214.610	1.380	9.00	1.100	325.778	Semi-detached	333.82
31	135.000	0.000	135.000	1.380	9.00	1.100	204.930	Semi-detached	0.00
32	135.000	0.000	135.000	1.380	9.00	1.100	204.930	Semi-detached	0.00
33	135.000	0.000	135.000	1.380	9.00	1.100	204.930	Semi-detached	0.00
34	284.630	13.060	271.570	1.380	9.00	1.100	412.243	Detached	425.30
35	292.990	15.350	277.640	1.380	9.00	1.100	421.458	Detached	436.81
36	145.000	0.000	145.000	1.380	9.00	1.100	220.110	Detached	0.00
37	202.750	7.620	195.130	1.380	9.00	1.100	296.207	Detached	303.83
38	160.330	0.000	160.330	1.380	0.0	1.100	243.381	Semi-detached	0.00
39	149.300	0.000	149.300	1.380	0.0	1.100	226.637	Semi-detached	0.00
40	185.200	0.000	185.200	1.380	0.0	1.100	261.134	Semi-detached	0.00
41	143.870	0.000	143.870	1.380	0.0	1.100	218.395	Semi-detached	0.00
42	164.330	0.000	164.330	1.380	0.0	1.100	249.453	Semi-detached	0.00
43	119.740	0.000	119.740	1.380	0.0	1.100	181.765	Row-House	0.00
44	151.450	0.000	151.450	1.380	0.0	1.100	229.901	Semi-detached	0.00
45	253.100	0.000	253.100	1.380	0.0	1.100	384.206	Detached	0.00
46	257.090	0.000	257.090	1.380	0.0	1.100	390.263	Detached	0.00
47	273.280	0.000	273.280	1.380	0.0	1.100	414.839	Detached	0.00
Total:	7154.880		7077.11				10743.05		

Amenity CALCULATION	
Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE	770.35
OPEN SPACE	212.29
TOTAL	982.64

Project Details	
Building Type -	NMRDA-22-89385
Zone Type -	Residential Zone - R-4 with payment of premium
Location -	Non-Congested
Ward No -	Layout Approval
Plot No. -	Layout Demarcated/Final
Cts No./Survey No. -	0
Sheet No. -	154/2
Zone Number:	HINGNA
Ward Name:	KOTEWADA
Prorata Value:	0.00
Separation/CRZ Zone Area:	

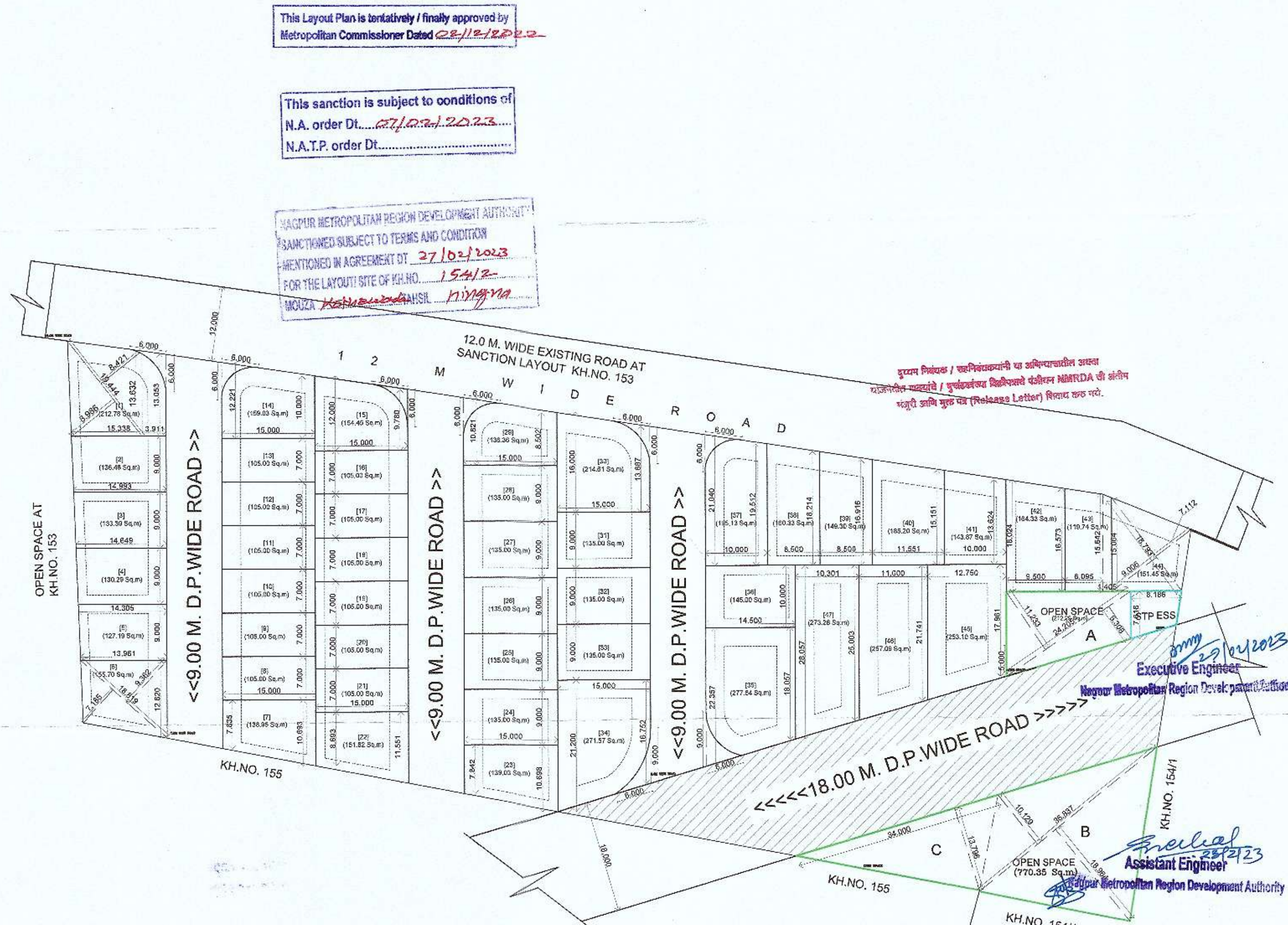


Signature valid

Digitally signed by RAHUL JAGDISH BONDRE
Date: 2023.07.27 16:13:15
Reason: Approved Sanctioning Plan
Location: Nagpur Metropolitan Region Development Authority

AREA STATEMENT	
1. Area of Plot (Minimum area of a, b, c to be considered)	11299.25
a) As per ownership document (7/12, CTS extract)	12100.00
b) as per measurement sheet	11299.27
(c) as per map	11299.25
2. Deduction:	
(a) Prop. 1/2 D.P. Road widening Area/ Service roads / Highway widening	1484.45
(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)	1484.45
3. Balance area of plot (1-2)	9814.80
4. Amenity Space (if applicable)	0.00
(a) Required -	---
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	---
5. Net Plot Area (3-4 (c))	9814.80
6. Recreational Open space (if applicable)	---
(a) Required -	982.64
(b) Proposed -	982.64
7. Internal Road area (net plot - (Pictable area + open space + MSEB + external structure))	1704.90
8. Service road and Highway widening	---
9. Pictable area	7077.11
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.38
11. Area for inclusive housing	---
(a) Required -	---
(b) Proposed -	---

LEGENDS:	
PLOT BOUNDARY SHOWN	-----
OPEN SPACE SHOWN	-----
AMENITY SHOWN	-----
S.T.P. & E.S.S.SHOWN	-----



LAYOUT PLAN
SCALE 1:500

Plot No 17, Khamia Road Near Sonegaon Lake, Nagpur, Nagpur-440025, Maharashtra	
DESCRIPTION OF PROJECT :	
Type of Proposal : Layout Demarcated/Final	
SITE ADDRESS : KH. NO. 154/2, P.H.NO.72 MOUZA, KOTHEWADA, TAH. HINGNA, DISTT NAGPUR.	
Name of Engineer : pravin, ayurveda surin	
ADDRESS OF OFFICE :	
OFFICE - SHOP NO. 115, SECOND FLOOR, SHRI RAM SHYAM TOWER STATION ROAD, NAGPUR, NAGPUR-440011	
OWNERS SIGN - 	TECHNICAL PERSON SIGN Signature valid
SCALE - 1:100	24/11/22
JOB NO - NMRDA-22-89385	CHECK BY -
SUBMISSION DRAWING	