

Location Map:



Site Address: Kh. No.- 14/1, Ph. No. - 38, Mouza - Gotal (Panjri), Tah.- Nagpur,(Gramin) Dist.- Nagpur



OFFICE

Plot No. 20,21, 1st Floor, New Sneh Nagar, Behind Puroshotam Market, Wardha Road, Nagpur-25

MAIL : maulidevelopers5@gmail.com

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LAYOUT MAP



SALIENT FEATURES

- S.D.B.C. Cement Road
- Sewage Line with STP
- Storm Water Drainage
- Common Gate
- Underground Electric Network with Transformer
- Open Space Utility- Garden
- Water Pipe Line
- Plantation

The advantages of investing in land....

- *Higher Profits - Annual return on Investment (ROI Analysis)
- *Ground Floor with less risk
- *Superior financing terms
- *Great flexibility for maximizing value
- *Simple investment management



STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Prorata basis (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)	Plot Area (Sq.Ft.)
	A	B	C	D	E=(C-D)	F=(E*1.5033)	G	H=E*G	I	J	K=F*J	L=F*G	
1	1	1/2(20.40 + 22.45)X14.00	299.95	11.77	288.18	434.8636	1	288.18	18.00	1.10	478.3500	434.8636	3101.96
2	2	1/2(22.45 + 24.20)X12.00	279.90		279.90	422.3691	1	279.90	18.00	1.10	464.6060	422.3691	3012.84
3	3	1/2(24.20 + 26.00)X12.35	309.98		309.98	467.7598	1	309.98	18.00	1.10	514.5358	467.7598	3336.62
4	4	1/2(26.00 + 27.80)X12.00	322.80		322.80	487.1052	1	322.80	18.00	1.10	535.8157	487.1052	3474.61
5	5	8.40 X 17.00	142.80		142.80	215.4852	1	142.80	9.00	1.10	237.0337	215.4852	1537.09
6	6 TO 9 12 TO 15 18 TO 21	8.00 X 17.00	136.00		136.00	205.2240	12	1632.00	9.00	1.10	225.7464	2462.6880	1463.90
7	10, 11, 22	10.00 X 17.00	170.00	7.72	162.28	244.8805	3	486.84	9.00	1.10	269.3686	734.6416	1746.78
8	16	1/2(18.45 + 8.55)X17.00	144.50		144.50	210.0505	1	144.50	9.00	1.10	239.8556	218.0505	1555.39
8	17	1/2(18.65 + 8.55)X17.00	146.20		146.20	220.6158	1	146.20	9.00	1.10	242.6774	220.6158	1573.69
9	23	1/2(18.70 + 8.75)X15.00	130.87		130.87	197.4828	1	130.87	9.00	1.10	217.2311	197.4828	1408.68
10	24 TO 29	7.00 X 15.00	105.00		105.00	158.4450	6	630.00	9.00	1.10	174.2895	950.6700	1130.22
11	30	9.00 X 15.00	135.00		135.00	203.7150	1	135.00	9.00	1.10	224.0865	203.7150	1453.14
12	31, 38	8.00 X 16.60	132.80		132.80	200.3952	2	265.60	9.00	1.10	220.4347	400.7904	1429.45
13	32 TO 37	7.50 X 16.60	124.50		128.65	187.8705	6	747.00	9.00	1.10	206.6576	1127.2230	1364.78
14	39	1/2(18.10 + 15.65)X16.60	280.12	11.77	268.35	404.9402	1	268.35	18.00	1.10	445.4342	404.9402	2888.51
15	40	1/2(17.70 + 14.85)X30.85	347.83	14.44	333.39	503.0855	1	333.39	18.00	1.10	553.3941	503.0855	3688.60
16	41	1/2(18.60 + 23.55)X14.50	305.58		305.58	461.1202	1	305.58	15.00	1.10	507.2322	461.1202	3289.26