5012/4

PLAN FOR REVISED RESIDENTIAL LAYOUT ON Kh. No. 154/2, 154/3, P.H. No. 38, MOUZA PIPLA, TAH. NAGPUR (Gramin), DIST. NAGPUR. BELONGING TO : SHRI MANOJ BABURAO SURAMWAR & OTHERS.

This layout plan is Tentatively/finally approved by Hon'ble Chairman, NIT Nagpur Dt. 19-03-2016

This layout plan is approved for the Use => Residential 'R-2' Permissible F.S.I. = 1.08

ROAD WIDENING

Existing Other District Road 24.0 m. wd.

ROAD WIDENING

KHASARA BOUNDARY

PLOT NO - 01

PLOT NO - 02

PLOT NO - 03

PLOT NO - 04

PLOT NO - 05

PLOT NO - 06

OPEN SPACE
A= 1621.218 sqm.

AMENITY SPACE
1620.157 sqm.

ADJ. KH. No. 155

ADJ. KH. No. 154/1

ADJ. KH. No. 143

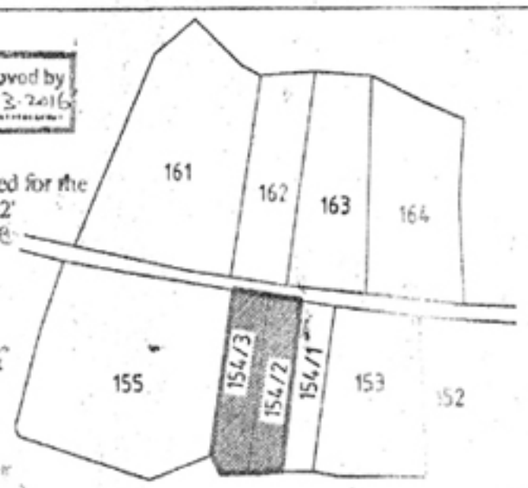
ADJ. KH. No. 150

9.0 m. ROAD

12.0 M. WIDE ROAD

59.98 | 72.009 | 29.918 | 37.603 | 32.787 | 36.001 | 62.829 | 74.74 | 31.917 | 31.995 | 33.425 | 38 | 149.932 | 65.796 | 33.468 | 78.148 | 39.779 | 39.784 | 35.049 | 30.84 | 38.063 | 22.577 | 25.75 | 34.555 | 47.169 | 23.794 | 21.495 | 31.863 | 39.771 | 11.679 | 43.664 | 28.716 | 15.587 | 14.047 | 24.854 | 28.808 | 29.279 | 32.736 | 13.128 | 54.524 | 28.03 | 42.717 | 14.687 | 62.423 | 600.67 | 25.716 | 48.611 | 22.203 | 21.55 | 24.535 | 27.089 | 41.988 | 6.318 | 62.42 | 39.083 | 73.718 | 34.635

LOCATION PLAN 1:5000



N

NAGPUR IMPROVEMENT TRUST
SUBJECT TO THE TERMS AND CONDITION MENTIONED IN THE "AGREEMENT" FOR THE LAYOUT/SITE OF
Khasra No. 154/2, 154/3
Mouza PIPLA
Tahsil Nagpur (R)

This sanction is subject to conditions of N.A. order Dt. 18-04-2016
N.A.T.P. area Dt.

झरसंगाप्रातील अट शर्तीनुसार गाळ्यांची / दुकानांची / भूखंडाची विक्री ना.सु.प्र. कडून गाळे / भुखंडक मुक्त (Release letter) प्राप्त केल्याशिवाय करता येणार नाही.

दुय्यम निबंधक / सहनिबंधक या अभिन्यासातील अथवा योजनेतील गाळ्यांचे / भुखंडकांच्या विक्रीपत्राचे पंजीय ना.सु.प्र. च्या मुक्त पत्र (Release letter) शिवाय करू नये.

AREA STATEMENT	
AREA OF LAND (AS PER 7/12)	= 16200.00 SQ.M
MINIMUM AREA OF LAND (AS PER K PART)	= 16200.00 SQ.M
AREA UNDER D.P./R.P PROPOSALS,IF ANY	=
GROSS AREA UNDER LAYOUT	= 16200.00 SQ.M (100.0 %)
AREA UNDER OPEN SPACE	= 1621.218 SQ.M (10.01 %)
AREA UNDER AMENITY SPACE	= 1620.157 SQ.M (10.00 %)
AREA UNDER APPROACH & VEHICULAR ROAD	= 1918.097 SQ.M (11.84 %)
AREA UNDER SERVICE ROAD / ROAD WIDENING, AS PER CLAUSE 24.1	= 394.868 SQ.M (2.44 %)
AREA UNDER RESIDENTILA PLOTS	= 10645.66 SQ.M (65.71 %)
TOTAL LAND UNDER LAYOUT	= 16200.00 SQ.M (100.0 %)

NA1 - NET PLOT AREA FOR LAYOUT @90% OF AREA EXCLUDING AMENITY SPACE,D.P./R.P PROPOSALS, IF ANY , & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1,FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 13.4.1 OF SDCPR
90% { 16200.00 - (1620.157 + 394.868) } = 12766.478 SQ.M

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA(FSI) ON PRO-RATA BASIS 'X' AS PER CLAUSE 13.4.1(iii) OF SDCPR = NA/A
= 12766.478 / 10645.66 = 1.199

AREA UNDER D.P./R.P. ROADS + AREA FOR WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1 = 394.868 SQ.M

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA(FSI) ON PRO-RATA BASIS 'Y' AS PER CLAUSE 24.1(i) OF SDCPR = NA2/A
= { 394.868 / 10645.66 } = 0.037

NOTE : - ADDITIONAL FSI SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISIONS OF CLAUSE NO. 24.10 OF SDCPR BY THE LAND OWNER

PLOT. NO	PLOT SIZE	PLOT AREA SQ.M.	TAN	NET AREA IN SQ.M.	NA/A X'	NET PLOT AREA FOR FSI (SQ.M)	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)	ADDITIONAL FSI (SQ.M)
A	B	C	D	E	F	G = E * F	H	I = E*H	J = G*H	K = E * Y
1	0.50 X 29.918 + 32.787	31.353 X 72.0 = 2257.662	7.720	2249.942	X 1.199	2697.681	1	2249.942	2697.681	83.25
2	0.50 X 33.425 + 31.917	32.671 X 74.7 = 2441.830	0.000	2441.830	X 1.199	2927.754	1	2441.830	2927.754	90.35
3	0.50 X 33.468 + 35.049	34.259 X 78. = 2677.233	0.000	2677.233	X 1.199	3210.003	1	2677.233	3210.003	99.06
4	0.50 X 22.577 + 23.794	23.186 X 47. = 1093.637	7.720	1085.917	X 1.199	1302.014	1	1085.917	1302.014	40.18
5	0.50 X 25.750 + 27.495	26.623 X 52 = 1384.370	0.000	1384.370	X 1.199	1659.860	1	1384.370	1659.86	51.22
6	0.50 X 28.808 + 29.279	29.044 X 2 = 814.089	7.720	806.369	X 1.199	966.837	1	806.369	966.84	29.84
	TOTAL PLOTABLE	10668.82	23.16	10645.66		12764.15	6	10645.66	12764.159	393.90

AREA OF OPEN SPACE

	SIZE				AREA SQ.M.
A	1/2 X 24.854	+ 27.09	25.972 X 62.423	=	1621.218

AREA UNDER AMENITY SPACE

	SIZE				AREA SQ.M.
B	1/2 X 14.047	+ 13.12	13.588 X 32.756	=	445.072
C	1/2 X 22.203	+ 23.55	22.877 X 48.611	=	1063.439
D	1/2 X	+	43.988 X 5.318	=	111.646
					1620.157

AREA UNDER D.P.W. ROAD WIDENING

	SIZE				AREA SQ.M.
E	1/2 X 5.939	+ 5.9	5.96 X 66.253	=	394.868

INDEX

PLOT BOUNDRY SHOWN AS

AMENITY SPACE SHOWN AS

OPEN SPACE SHOWN AS

OWNERS OF 154/2 :

1) PRADEEP DAMODARRAO TATAWAR

2) CHANDRAKANT BABURAOJI SURAMWAR

3) MANOJ BABURAOJI SURAMWAR

4) SWATI P. TATAWAR

5) NARENDRA SHANKARRAO MALLELWAR

6) RAJU BALAJI CHANNAWAR

7) RAHUL SANDOPANT MALLELWAR

8) GOPAL MAROTRAO WAGHMARE

OWNERS OF 154/3 :

1) BANDOPANT SHANKARRAO MALLELWAR

2) ASHOK SHANKARRAO MALLELWAR

3) RAJU BALAJI CHANNAWAR

4) AMIT NANDKUMAR SANGIDWAR

5) CHANDRAKANT BABURAOJI SURAMWAR

6) MANOJ BABURAOJI SURAMWAR

7) PRAVIN BABURAOJI SURAMWAR

POWER OF ATTORNEY HOLDER :
CHANDRAKANT BABURAOJI SURAMWAR

Executive Engineer (Metro)
Nagpur Improvement Trust.
5/12/16

Assistant Engineer (Metro - I)
Nagpur Improvement Trust.

LAYOUT PLAN 1:500

Pawan R. Gupta
PLANNER & DESIGNER
B.E. Civil
Off.: Plot No.A-23,24 Manav Seva Nagar,
Seminary Hills, Nagpur
N.I.T.L.S. No.:1969
N.M.C.L.S. No.: 380
Mob. No.:9923432949