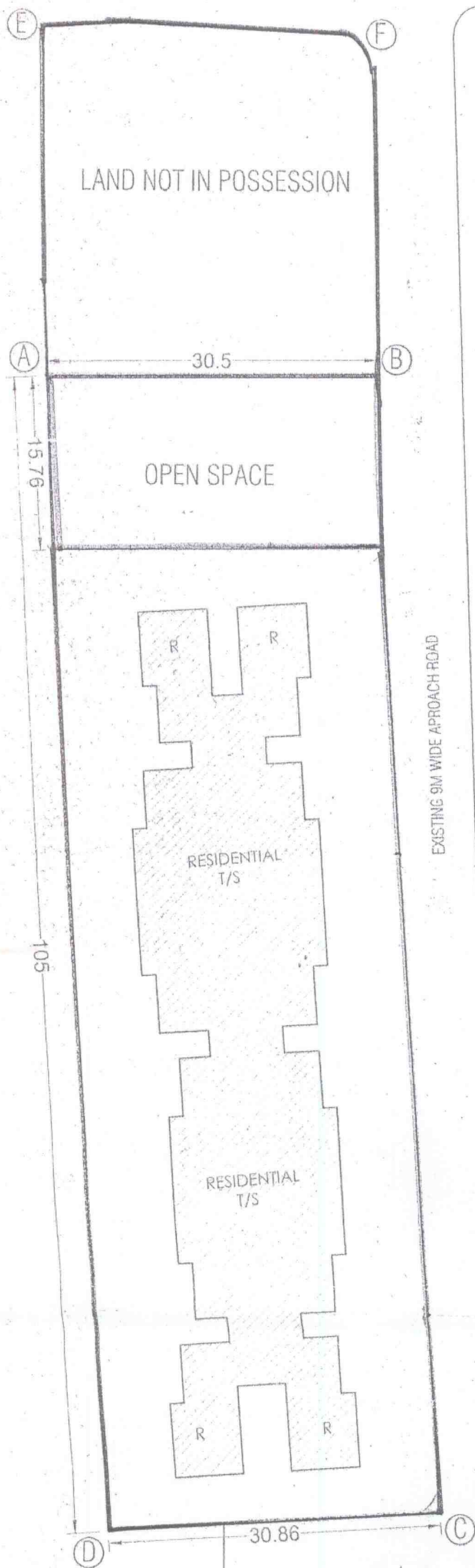




P.Hone
16.5.2012
Assistant Director Town Planning
Nagpur Improvement Trust, Nagpur

LAYOUT PLAN PARTY NO. 1
SCALE 1:500

PROPOSED GROUP HOUSING RESIDENTIAL
LAY OUT PLAN ON KH. NO. 65/3, P. N. NO. 44,
MOUZA-SOMALWADA, TAH- NAGPUR, DIST -
NAGPUR
OWNER :-
M/S. ANKIT CONSTRUCTION.
THROUGH PARTNER
MR.KISHOR GOVIND KANHERE

AREA STATEMENT

TOTAL LAND AREA AS PER 7/12 (CDEF)	=	6000.00	SQMT.
TOTAL LAND AREA AS PER "K" PRAT	=	4173.036	SQMT.
TOTAL LAND AREA	=	4173.036	SQMT.
LAND NOT IN POSSESSION (ABEF)	=	970.110	SQMT.
NET LAND AREA (ABCD) (BALANCED PLOT AREA)	=	3202.926	SQMT.

METHOD -1

AREA STATEMENT FOR GROUP HOUSING

1) LAND UNDER LAYOUT (GROSS AREA)	=	3202.926 SQ.M.(100%)
2) NET RESIDENTIAL PLOT AREA i.e. 3/4 OF REMANING LAND AREA EXCLUDING ACCESS, PATHWAY, ROADS PASSAGES etc.	=	2402.194 SQ.M.(75%)
3) AREA UNDER OPEN SPACE, AMENITY SPACE, ACCESS, PATHWAY, ROAD, PASSAGES etc.	=	800.732 SQ.M.(25%)
4) TOTAL LAND UNDER PROPOSAL	=	3202.926 SQ.M.(100%)

METHOD -2

AREA STATEMENT BASED ON PLOTTABLE

1) LAND UNDER LAYOUT (GROSS AREA)	=	3202.926 SQ.M.(100%)
2) OPEN SPACE PROVIDED	=	480.68 SQ.M.(15.00%)
3) NET RESIDENTIAL PLOT AREA	=	2722.246 SQ.M.(85.00%)
4) TOTAL LAND UNDER PROPOSAL	=	3202.926 SQ.M.(100%)

NOTE : AS PER DCR CLAUSE N-2 NOTE NO.(6) BELOW TABLE NO.28 NET
RESIDENTIAL PLOT AREA 2402.194 SQ.M. FOR THE PURPOSE OF CALCULATING
BUILTUPABLE AREA & PERMISSIBLE T/S IS RECOMMENDED (METHOD I) FOR
APPROVAL *P.Hone* APPROVED.

SCHEDULE OF OPEN SPACE AND A.S. SPACE

PLOT SIZE	AREA	TANGENT	NET AREA AREA IN SQM	NO OF PLOTS	TOTAL AREA
30.50 X 15.76	480.68	---	480.68	1	480.68
GRAND TOTAL OF AMENITY SPACE AREA					480.68

TOTAL OPEN AREA AND PU AREA = 480.68 SQM.

NAGPUR IMPROVEMENT TRUST

SANCTIONED SUBJECT TO THE TERMS AND
CONDITION MENTIONED IN THE "AGREEMENT"
DT. 16/5/2012 FOR THE LAYOUT/SITE OF
KHASRANO 65/3
MOUZA SOMALWADA IN
GREEN BELT CONTROL SCHEME.

ARCHITECT

ARCHITECT

C. D. Gajunje

AR.C.D.GAJUNJE 2001/27832

C.A.NO./2001/27832 No.1321.

N.I.T.NO.1321

N.M.C.NO.199

Date

Dwg. No.

Dealt by

Checked by

Scale

Revision

OWNER

PARTY NO. 2

VISTAAR

ARCHITECT, INTERIOR DESIGNER, PLANNER
FLAT NO. 106, GROUND FLOOR, SHRILA APARTMENT,
BEHIND OJAS RESTAURENT, KHARE TOWN,
DHARAMPETH, NAGPUR-440010.
PH.NO.(0712)-2546183

