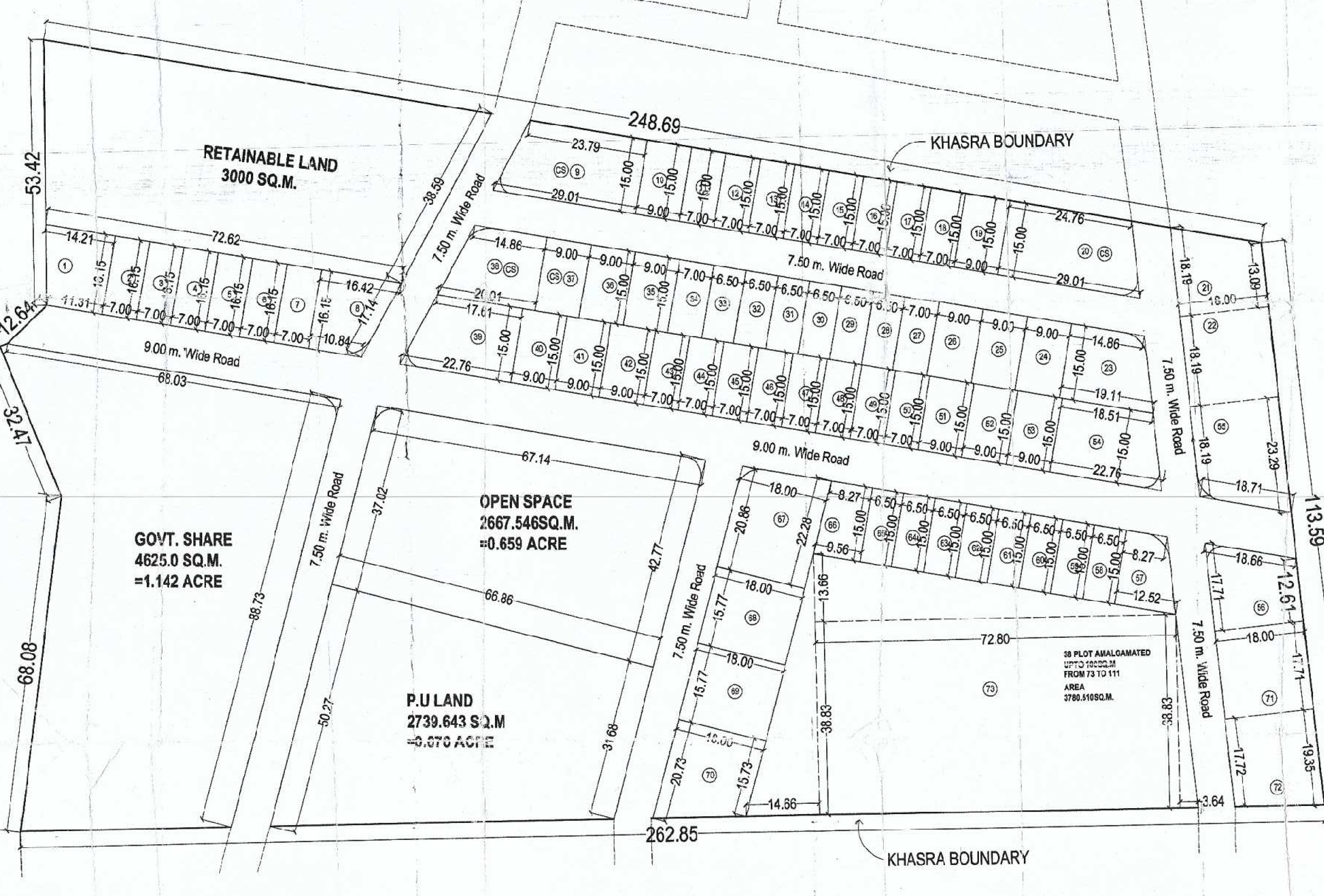
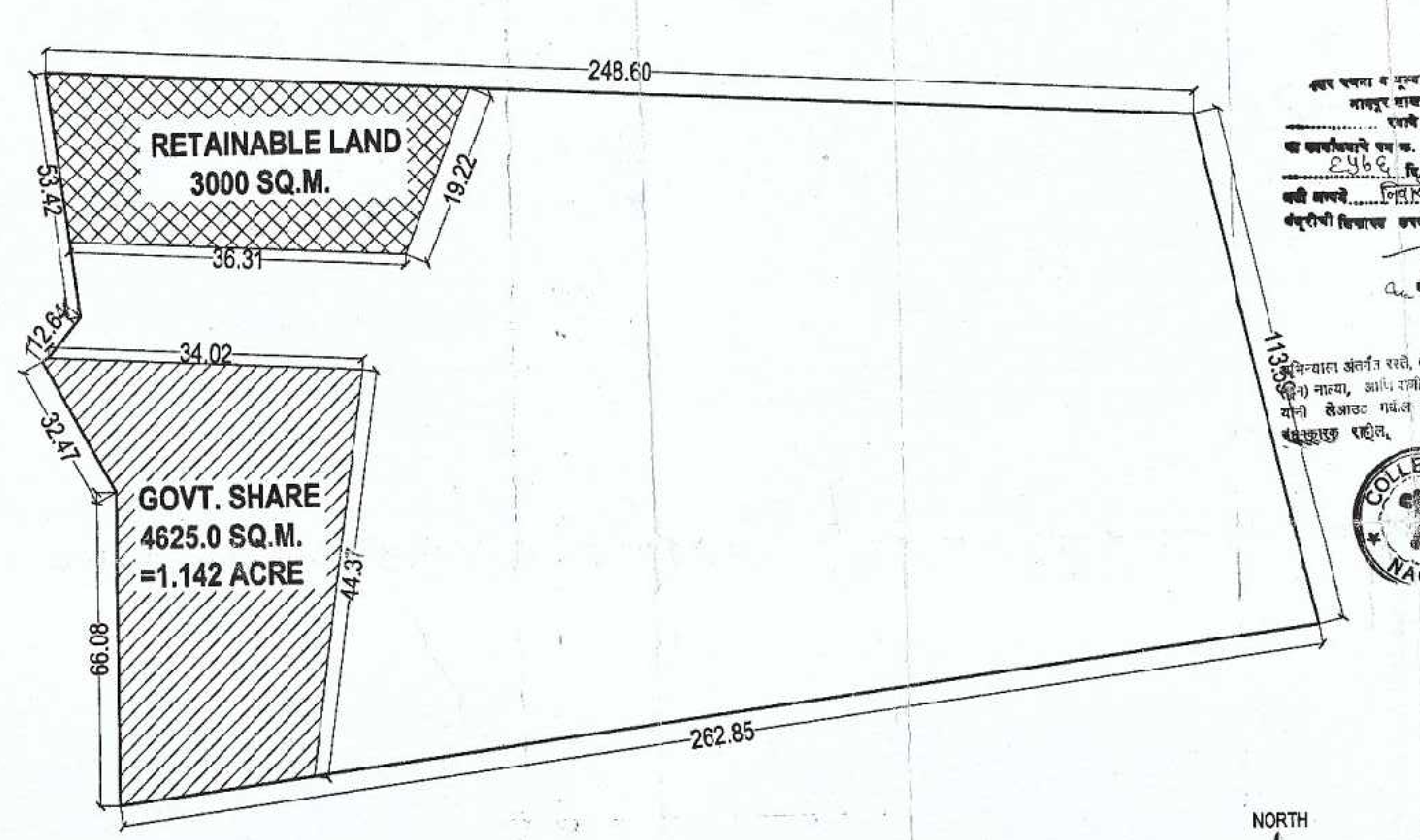


LAYOUT PLAN

SCALE 1: 500

NORTH



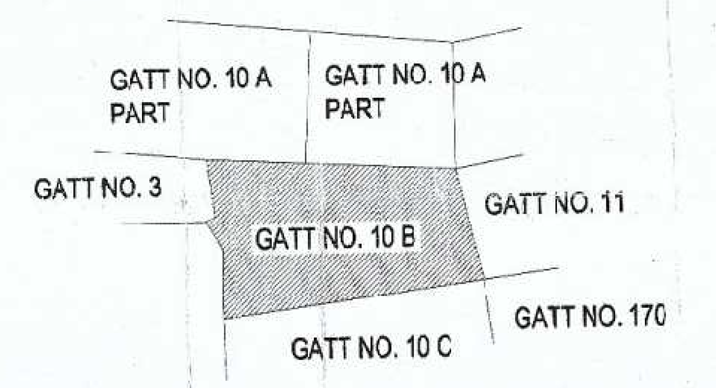
NORTH

DIAGRAM SHOWING LAND BOUNDARIES OF GOVERNMENT SHARE AND RETAINABLE LAND

SCALE 1:1000

AREA OF RETAINABLE LAND=3000.0 Sq.m.
(Belonging to Shri. Mohan dwarkanath kothekar)

AREA OF GOVERNMENT SHARE LAND=4625.0 Sq.m.



SITE PLAN

SCALE 1: 5000

NORTH

GOVERNMENT SHARE

RETAINABLE LAND

KHASRA BOUNDARY

NAGPUR IMPROVEMENT TRUST
SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN THE "AGREEMENT ... FOR THE LAYOUT / SITE OF ...
This sanction is subject to conditions of
N. A. ORDER DT 15-06-2004
N.A.T.P. ORDER DT
U.L.C. ORDER DT

PLOT AREA STATEMENT

AREA STATEMENT FOR GROUP 'A'(PLOT OF AREA UPTO 100 sq.m.)

Sr.No.	PLOT NO	SIZE (In Meter)	AREA (Sq.M.)	LESS TANGENT (Sq.M.)	NET AREA (Sq.M.)	No. OF PLOTS	TOTAL AREA (Sq.M.)
01.	28 TO 33	6.50 X 15.00	97.50	NIL	97.50	6	585
02	58 TO 65	6.50 X 15.00	97.50	NIL	97.50	8	780
03	73 TO 111	--------	99.48	NIL	99.48	38 AMALGAMATED	3780.240
						52	5145.240

AREA STATEMENT FOR GROUP 'B'(PLOT OF AREA UPTO 250 sq.m.)

Sr.No.	PLOT NO	SIZE (In Meter)	AREA (Sq.M.)	LESS TANGENT (Sq.M.)	NET AREA (Sq.M.)	No. OF PLOTS	TOTAL AREA (Sq.M.)
01	1	(11.31+14.21)/2X16.15	206.00	NIL	206.00	1	206.00
02	2 TO 7	7.00 X 16.15	113.05	NIL	113.05	6	678.30
03	8	(10.84+16.42)/2X16.15	220.124	3.69	2160434	1	216.343
04	10	9.00 X 15.00	135.00	NIL	135.00	1	135.00
05	11 TO 18	7.00 X 15.00	105.00	NIL	105.00	8	840.00
06	19	9.00 X 15.00	135.00	NIL	135.00	1	135.00
07	24	9.00 X 15.00	135.00	NIL	135.00	1	135.00
08	25	9.00 X 15.00	135.00	NIL	135.00	1	135.00
09	27	7.00 X 15.00	105.00	NIL	105.00	1	105.00
10	34	7.00 X 15.00	105.00	NIL	105.00	1	105.00
11	35	9.00 X 15.00	135.00	NIL	135.00	1	135.00
12	36	9.00 X 15.00	135.00	NIL	135.00	1	135.00
13	37	9.00 X 15.00	135.00	NIL	135.00	1	135.00
14	40 TO 42	9.00 X 15.00	135.00	NIL	135.00	3	405.00
15	43 TO 50	7.00 X 15.00	105.00	NIL	105.00	8	840.00
16	51 TO 53	9.00 X 15.00	135.00	NIL	135.00	3	405.00
17	57	(12.52+8.27)/2X15.00	155.92	3.69	152.23	1	152.23
18.	66	(9.56+8.27)/2X15.00	133.72	NIL	133.72	1	133.72
						41	5031.684

AREA STATEMENT FOR GROUP 'C'(PLOT OF AREA UPTO 500 sq.m.)

Sr.No.	PLOT NO	SIZE (In Meter)	AREA (Sq.M.)	LESS TANGENT (Sc.M.)	NET AREA (Sq.M.)	No. OF PLOTS	TOTAL AREA (Sq.M.)
01	09	(29.01+23.79)/2X15.00	396	3.02	392.98	1	392.98
02	20	(29.01+24.76)/2X15.00	[illegible]	3.02	400.25	1	400.25
03	21	(18.19+13.09)/2X18.00	281.52	NIL	281.52	3 PLOT AMALGAMATED	281.52
04	22	18.19X18	327.42	NIL	327.42		327.42
05	55	(18.19+23.29)/2X18.00	373.32	3.69	369.63		369.63
06	23	(19.11+14.86)/2X15.00	254.77	3.02	251.75	1	251.75
07	38	(20.01+14.86)/2X15.00	261.15	3.02	258.505	1	258.505
08	39	(22.76+17.61)/2X15.00	302.77	3.69	299.08	1	299.08
09	54	(22.76+18.51)/2X15.00	309.53	3.69	305.84	1	305.84
10	67	(20.86+22.28)/2X18.00	388.26	3.02	385.24	1	385.24
11	68 TO 69	15.77X18.00	283.86	NIL	283.86	2	567.72
12	70	(20.73+15.73)/2X18.00	328.14	NIL	328.14	1	328.14
13	71	17.71X18.00	318.78	NIL	318.78	3 PLOT AMALGAMATED	318.78
14	72	(17.72+19.35)/2X18.00	333.63	NIL	333.63		333.63
15	56	(17.71+12.61)/2X18.00	272.88	3.69	269.19		269.19
						16	5089.675

LAYOUT AREA STATEMENT

01. AREA OF GATT NO.10 B AS PER 7/12 EXTRACT = 34300.0 Sq.m.
02. LAND UNDER POSSESSION = 34300.0 Sq.m.
03. NUMBER OF SHAREHOLDERS = 2
04. AREA UNDER RETAINABLE LAND = 3000.0 Sq.m.
05. AREA OF SURPLUS LAND(01-04)= 31300 Sq.m.
06. AREA REQUIRED UNDER GOVERNMENT SHARE= 4625.0 Sq.m.
07. AREA PROVIDE UNDER GOVERNMENT SHARE= 4625.0 Sq.m.
08. AREA AVAILABLE FOR LAYOUT(05-06)=26675.0 Sq.m.
09. AREA REQUIRED UNDER OPEN SAPCE = 2667.50 Sq.m.(10% OF 08)
10. AREA PROVIDED UNDER OPEN SPACE = 2667.546 Sq.m.
11. AREA REQUIRED UNDER PUBLIC UTILITY = 2667.50 Sq.m.(10% OF 08)
12. AREA PROVIDED UNDER PUBLIC UTILITY = 2739.643 Sq.m.
13. AREA UNDER ROAD=6001.212 Sq.m.
14. PLOTABLE AREA AVAILABLE ON SURPLUS LAND=15266.599 Sq.m.
15. 1/3 PLOTABLE AREA AVAILABLE ON SURPLUS LAND=5090.08 Sq.m.
16. AREA OF PLOT IN GROUP 'A'(UPTO 100 Sq.m.)=5145.24Sq.m.
17. AREA OF PLOT IN GROUP 'B'(UPTO 250 Sq.m.)=5031.684 Sq.m.
18. AREA OF PLOT IN GROUP 'A'(UPTO 500 Sq.m.)=5089.675 Sq.m.
19. AREA REQUIRED UNDER CONVENIENCE SHOPPING(2 TO 5% OF 08)=533.50 TO 1333.75 Sq.m.
20. PLOT PROVIDED FOR CONVENIENCE SHOPPING= 20,9, 37 & 38 = 1186.735 SQM @4.4%

DEMARKETED RESIDENTIAL
LAYOUT HOUSING SCHEME
ON GATT NO. 10 / B ,PH NO. 37,
OF MOUZA-HUDKESHWAR (B)
TAH. & DIST. NAGPUR
BELONGING TO
M/S RAGHAV ASSOCIATES
THROUGH IT'S AUTHORISED PARTNER

MR. MAHENDRA ROSHANSINGH THAKUR

AREA OF RETAINABLE LAND
BELONGING TO
SHRI. MOHAN DWARKANATH KOTHEKAR

OLD SANCTION DWG.NO.

ABBREVIATION

P.U. = PUBLIC UTILITY
C.S.=CONVENIENCE SHOPPING

INDEX

LAND BOUNDARY
RETAINABLE LAND
GOVERNMENT SHARE
OPEN SPACE /P.U.
CONVENIENCE SHOPPING

APPLICANT:

M/S RAGHAV ASSOCIATES
THROUGH IT'S AUTHORISED PARTNER

MR. MAHENDRA ROSHANSINGH THAKUR

SIGN-

ON BEHALF OF ADCC
AR. ASHOK JOSHI
SIGN _

ASHOK JOSHI
ARCHITECT - VALUER

OFFICE OF ORIGIN:	DRG. PATH:
ADCC INFOCAD PVT. LTD.	
DATE: 25 / 03 / 2008	REVISED DWG.NO 00

SHEET TITLE

SUBMISSION DWG.

ARCHITECT	
PROJECT ARCHITECT:	AR.SHRIRANG GAIGORE
DRN BY:	AR. MOHIB AFSAR
CHK BY:	AR. NAYAN ZODAPE

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