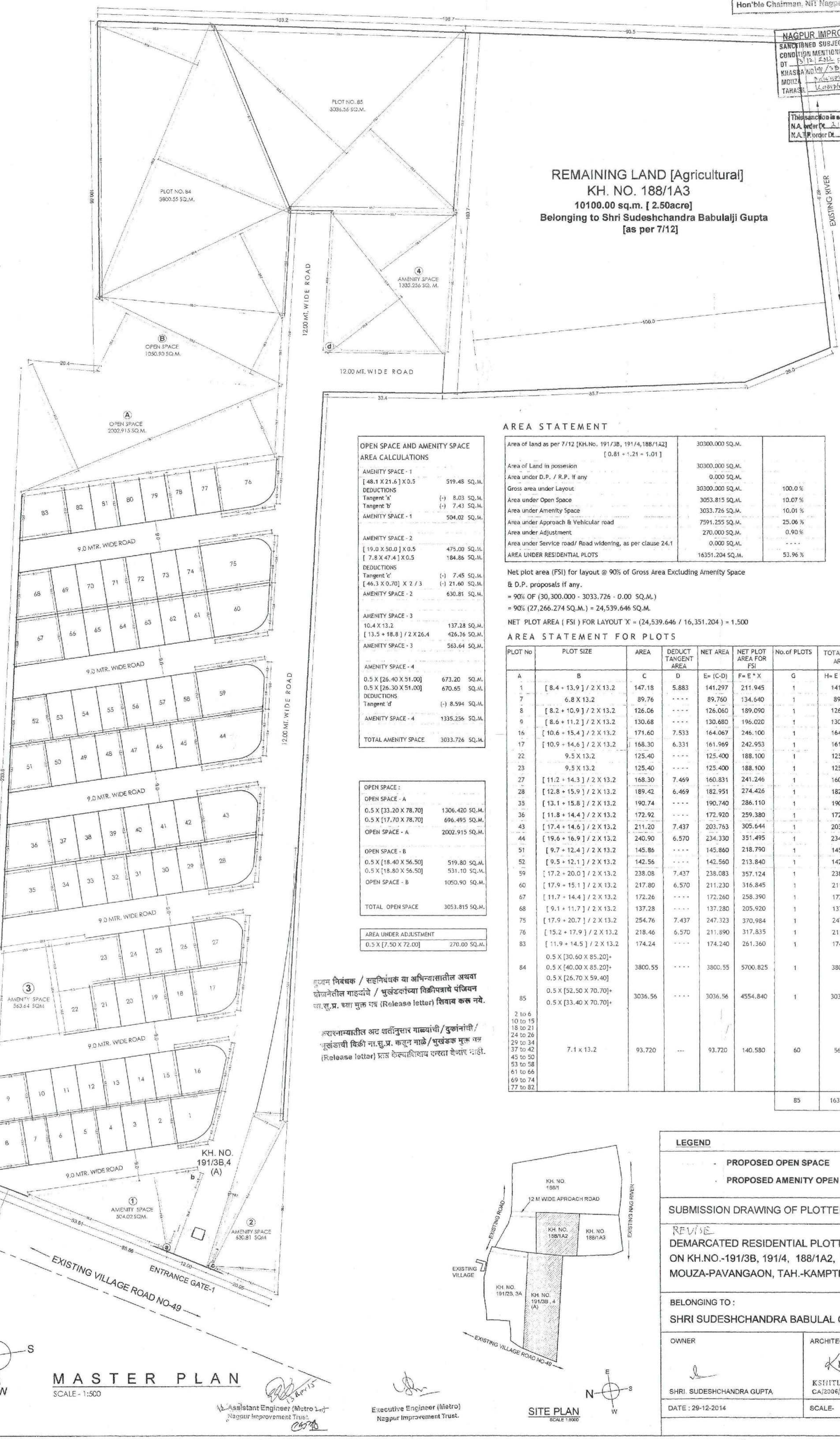
PDF Compressor Free Version

This Layout plan is Tentatively finally approved by Hon'ble Chairman, NIT Nagpur Dt. 16/12/2014

NAGPUR IMPROVEMENT TRUST
SANCTIONED SUBJECT TO THE TERMS AND CONDITION MENTIONED IN THE "AGREEMENT" DT 31/12/2014 FOR THE LAYOUT/SITE OF
KHASRA NO 191/3B, 191/4, 188/1A2
MOUZA Pavangaon
TAHASIL Kamptee

This sanction is subject to conditions of
N.A. order Dt. 21/02/2015
N.A.T.P. order Dt. 16/12/2014



OPEN SPACE AND AMENITY SPACE AREA CALCULATIONS		
AMENITY SPACE - 1		
[48.1 X 21.6] X 0.5	519.48	SQ.M.
DEDUCTIONS		
Tangent 'a'	(-) 8.03	SQ.M.
Tangent 'b'	(-) 7.43	SQ.M.
AMENITY SPACE - 1	504.02	SQ.M.
AMENITY SPACE - 2		
[19.0 X 50.0] X 0.5	475.00	SQ.M.
[7.8 X 47.4] X 0.5	184.86	SQ.M.
DEDUCTIONS		
Tangent 'c'	(-) 7.45	SQ.M.
[46.3 X 0.70] X 2 / 3	(-) 21.60	SQ.M.
AMENITY SPACE - 2	630.81	SQ.M.
AMENITY SPACE - 3		
10.4 X 13.2	137.28	SQ.M.
[13.5 + 18.8] / 2 X 26.4	426.36	SQ.M.
AMENITY SPACE - 3	563.64	SQ.M.
AMENITY SPACE - 4		
0.5 X [26.40 X 51.00]	673.20	SQ.M.
0.5 X [26.30 X 51.00]	670.65	SQ.M.
DEDUCTIONS		
Tangent 'd'	(-) 8.594	SQ.M.
AMENITY SPACE - 4	1335.256	SQ.M.
TOTAL AMENITY SPACE	3033.726	SQ.M.

OPEN SPACE :		
OPEN SPACE - A		
0.5 X [33.20 X 78.70]	1306.420	SQ.M.
0.5 X [17.70 X 78.70]	696.495	SQ.M.
OPEN SPACE - A	2002.915	SQ.M.
OPEN SPACE - B		
0.5 X [18.40 X 56.50]	519.80	SQ.M.
0.5 X [18.80 X 56.50]	531.10	SQ.M.
OPEN SPACE - B	1050.90	SQ.M.
TOTAL OPEN SPACE	3053.815	SQ.M.

AREA UNDER ADJUSTMENT		
0.5 X [7.50 X 72.00]	270.00	SQ.M.

सूचना निबंधक / सहनिबंधक या अभिन्यासातील अथवा योजनेतील गाहकांचे / भुखंडकांच्या विक्रीपत्राचे पंजियन ना.सु.प्र. च्या मुक्त पत्र (Release letter) शिवाय करू नये.

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

AREA STATEMENT

Area of land as per 7/12 [KH.No. 191/3B, 191/4,188/1A2] [0.81 + 1.21 + 1.01]	30300.000 SQ.M.	
Area of Land in possesion	30300.000 SQ.M.	
Area under D.P. / R.P. if any	0.000 SQ.M.	
Gross area under Layout	30300.000 SQ.M.	100.0 %
Area under Open Space	3053.815 SQ.M.	10.07 %
Area under Amenity Space	3033.726 SQ.M.	10.01 %
Area under Approach & Vehicular road	7591.255 SQ.M.	25.06 %
Area under Adjustment	270.000 SQ.M.	0.90 %
Area under Service road/ Road widening, as per clause 24.1	0.000 SQ.M.	----
AREA UNDER RESIDENTIAL PLOTS	16351.204 SQ.M.	53.96 %

Net plot area (FSI) for layout @ 90% of Gross Area Excluding Amenity Space & D.P. proposals if any.

= 90% OF (30,300.000 - 3033.726 - 0.00 SQ.M.)

= 90% (27,266.274 SQ.M.) = 24,539.646 SQ.M.

NET PLOT AREA (FSI) FOR LAYOUT 'X' = (24,539.646 / 16,351.204) = 1.500

AREA STATEMENT FOR PLOTS

PLOT No	PLOT SIZE	AREA	DEDUCT TANGENT AREA	NET AREA	NET PLOT AREA FOR FSI	No.of PLOTS	TOTAL NET AREA	TOTAL NET PLOT AREA FOR FSI
A	B	C	D	E= (C-D)	F= E * X	G	H= E * G	I= F * G
1	[8.4 + 13.9] / 2 X 13.2	147.18	5.883	141.297	211.945	1	141.297	211.945
7	6.8 X 13.2	89.76	----	89.760	134.640	1	89.760	134.640
8	[8.2 + 10.9] / 2 X 13.2	126.06	----	126.060	189.090	1	126.060	189.090
9	[8.6 + 11.2] / 2 X 13.2	130.68	----	130.680	196.020	1	130.680	196.020
16	[10.6 + 15.4] / 2 X 13.2	171.60	7.533	164.067	246.100	1	164.067	246.100
17	[10.9 + 14.6] / 2 X 13.2	168.30	6.331	161.969	242.953	1	161.969	242.953
22	9.5 X 13.2	125.40	----	125.400	188.100	1	125.400	188.100
23	9.5 X 13.2	125.40	----	125.400	188.100	1	125.400	188.100
27	[11.2 + 14.3] / 2 X 13.2	168.30	7.469	160.831	241.246	1	160.831	241.246
28	[12.8 + 15.9] / 2 X 13.2	189.42	6.469	182.951	274.426	1	182.951	274.426
35	[13.1 + 15.8] / 2 X 13.2	190.74	----	190.740	286.110	1	190.740	286.110
36	[11.8 + 14.4] / 2 X 13.2	172.92	----	172.920	259.380	1	172.920	259.380
43	[17.4 + 14.6] / 2 X 13.2	211.20	7.437	203.763	305.644	1	203.763	305.644
44	[19.6 + 16.9] / 2 X 13.2	240.90	6.570	234.330	351.495	1	234.330	351.495
51	[9.7 + 12.4] / 2 X 13.2	145.86	----	145.860	218.790	1	145.860	218.790
52	[9.5 + 12.1] / 2 X 13.2	142.56	----	142.560	213.840	1	142.560	213.840
59	[17.2 + 20.0] / 2 X 13.2	238.08	7.437	238.083	357.124	1	238.083	357.124
60	[17.9 + 15.1] / 2 X 13.2	217.80	6.570	211.230	316.845	1	211.230	316.845
67	[11.7 + 14.4] / 2 X 13.2	172.26	----	172.260	258.390	1	172.260	258.390
68	[9.1 + 11.7] / 2 X 13.2	137.28	----	137.280	205.920	1	137.280	205.920
75	[17.9 + 20.7] / 2 X 13.2	254.76	7.437	247.323	370.984	1	247.323	370.984
76	[15.2 + 17.9] / 2 X 13.2	218.46	6.570	211.890	317.835	1	211.890	317.835
83	[11.9 + 14.5] / 2 X 13.2	174.24	----	174.240	261.360	1	174.240	261.360
84	0.5 X [30.60 X 85.20]+ 0.5 X [40.00 X 85.20]+ 0.5 X [26.70 X 59.40]	3800.55	----	3800.55	5700.825	1	3800.55	5700.825
85	0.5 X [52.50 X 70.70]+ 0.5 X [33.40 X 70.70]+	3036.56	----	3036.56	4554.840	1	3036.56	4554.840
2 to 6 10 to 15 18 to 21 24 to 26 29 to 34 37 to 42 45 to 50 53 to 58 61 to 66 69 to 74 77 to 82	7.1 x 13.2	93.720	---	93.720	140.580	60	5623.20	8434.80
						85	16351.204	24526.800

LEGEND

- PROPOSED OPEN SPACE
- PROPOSED AMENITY OPEN SPACE

SUBMISSION DRAWING OF PLOTTED DEVELOPMENT

REVISE

DEMARCATED RESIDENTIAL PLOTTED DEVELOPMENT ON KH.NO.-191/3B, 191/4, 188/1A2, P.H.NO.18, MOUZA-PAVANGAON, TAH.-KAMPTEE, DIST.- NAGPUR.

BELONGING TO :

SHRI SUDESHCHANDRA BABULAL GUPTA

OWNER	ARCHITECT'S
SHRI. SUDESHCHANDRA GUPTA	KSHITIJ M. SHIRKHEDKAR CA/2006/37707
DATE : 29-12-2014	SCALE- 1:500, 1:5000