FINAL DEMARCATED REVISED RESIDENTIAL LAYOUT PLAN ON KH.NO. -97/1A, P.H.NO.-12A , MOUZA-LONARA, TAH.-NAGPUR.(GRAMIN), DIST.-NAGPUR.

BELONGING TO:-

RAMDEGI LAND DEVELOPER'S
PROPRIETOR :-SHRI. MORESHWAR NARAYANRAO BHAGAT.

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 23/08/2022
FOR THE LAYOUT SITE OF KH.NO. 97/1
MOUZA Lonara TAHSIL Nagpur(Rural)

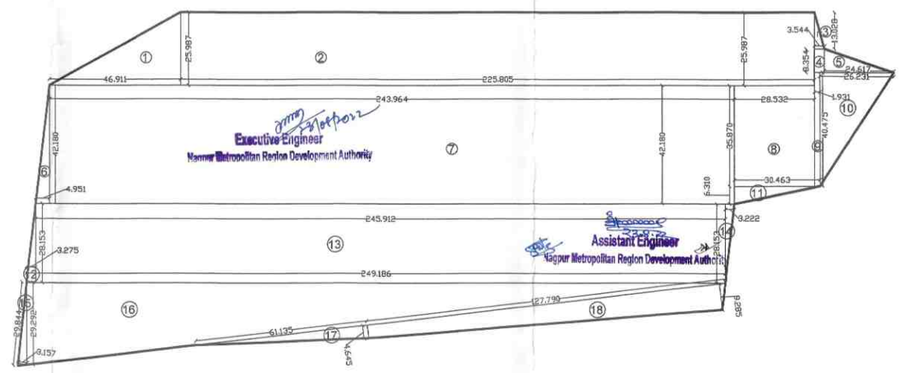
This Layout Plan is tentatively / finally approved by Metropolitan Commissioner Dated 19/12/2022

This sanction is subject to conditions of
N.A. order Dt. 13/06/2022
N.A.T.P. order Dt.

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

LOCATION PLAN
NOT TO SCALE



AREA KEY PLAN
OF LAND
SCALE
1:1000

LAND AREA CACULATION -

1) 1/2x25.987x46.911=609.538sq.mt
2) 225.805x25.987=5867.994 sq.mt
3) 1/2x3.544x13.028=23.085sq.mt
4) 3.544x 8.354=29.606sq.mt
5) 1/2x8.354x24.617=102.825sq.mt
6) 1/2x4.951x42.180=104.416sq.mt
7) 243.964 x42.180=10290.401sq.mt
8) 28.532x35.870=1023.445sq.mt
9) 1.931x40.475+78.157sq.mt
10) 1/2x26.231x40.475=530.849sq.mt
11) 1/2x6.310x30.463=96.110sq.mt
12) 1/2x3.275x28.153=46.100sq.mt
13) 245.912x28.153=6923.160sq.mt
14) 1/2x3.222x28.153=45.354sq.mt
15) 1/2x3.157x29.844=47.108sq.mt
16) 1/2x249.186x29.292=3649.578sq.mt
17) 1/2 x 4.645 x 61.135 = 141.986 sq.mt
18) (4.645 +9.285) /2 x 127.790 = 890.057 sq.mt

TOTAL=30499.769

LAYOUT PLAN
SCALE-1:500

N

NA1- NET PLOT AREA FOR LAYOUT @ 100% OF AREA EXCLUDING AMENITY SPACE, D.P /R.P PROPOSALS, IF ANY, & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.9, FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 24.9 OF DCPR
= 100% (30499.769- 3050.057) SQ.M. = 27449.712 SQ.M

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (F.S.I.) ON PRO - DATA BASIS ' X ' AS PER CLAUSE 24.9 OF DCPR = ' X ' = NA/A =
1) FOR PLOT NO.1 TO 8,&14 TO 89 =1.466, NET PLOT AREA IS 15350.738 SQ.MT = 22504.181 SQ.MT
2) FOR PLOT NO.9 TO 13, & 90 TO 99 =1.410, NET PLOT AREA IS 3505.879 SQ.MT = 4943.289 SQ.MT
TOTAL NET PLOT AREA IS = 18856.617 SQ.MT =27447.470 SQ.MT

NOTE :- WATER RECYCLING PLANT / W.T.P. & ELECTRIC SUBSTATION IS PROVIDE IN AMENITY SPACE.

AREA STATEMENT (PROFORMA - I)

1. AREA OF LAND	
(Minimum area of a,b,c to be considered)	= 30499.769 SQ.M
a) As per ownership document (7/12, CTS extract)	= 30500.000 SQ.M.
b) As per measurement sheet	= 30499.769 SQ.M.
c) As per site	= 30499.769 SQ.M.
2. DEDUCTION FOR	
a) Proposed D.P/ D.P Road widening Area	-nil
b) Any D.P.Reseevation area	-nil
c) Natural water course area	-nil
Total(a+b)	-nil
3. GROSS AREA OF PLOT (1-2)	= 30499.769SQ.M. (100.00%)
4. RECREATIONAL OPEN SPACE	
a) Required (10.00%)	= 3049.976 SQ.M. (10.00%)
b) Proposed	= 3051.450 SQ.M. (10.00%)
5. AMENITY SPACE	
a) Required (10.00%)	= 3049.976 SQ.M.(10.00%)
b) Proposed	= 3050.057 SQ.M.(10.00%)
6. AREA OF W. W. T.P+ TRANSFORMER (ELECTRIC SUB STATION)	= 140.000SQ.MT(0.46%)
7. INTERNAL ROAD AREA	= 5401.645SQ.M. (17.71%)
8. AREA UNDER RESIDENTIAL PLOTS	= 18856.617 SQ.M. (61.825 %)
9. NET AREA OF PLOTS FOR FSI CALCULATIONS (3-5b)	= 27449.712 SQ.M.
10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS (9/8)	= 1.455
11. AREA FOR INCLUSIVE HOUSING (FOR MAHADA) In The Form Of Affordable Plots Should Be Handed Over To Mhada	
a) Required (20.00%)	= 3771.321SQ.M.
b) Proposed	= NOT INTERESTED BY MHADA

SCHEDULE OF PLOTS:-

AS PER F.S.I FACTOR 1.466 -

PLOT NO.	DIMENSION / MEASURMENT (A)	AREA IN SQ.MT (B)	LESS TANGENT AREA (C)	PLOT AREA IN SQ.MT D=(B-C)	TOTAL NO.PLOTS	PLOT AREA IN SQ.MT	NET PLOT AREA FOR FSI CALCULATION E=Dx1.466	FRONT ROAD WIDTH	BASIC FSI G	PERMISSIBLE BUP AREA ON BASIC F.S.I
1	(1/2x4.499x41.828)+(41.037+39.274)/2x15.000	696.417		696.417	1	696.417	1020.947	12M	1.1	1123.041
2	(39.274+37.511)/2x15.000	575.887		575.887	1	575.887	844.250	12M	1.1	928.675
3	(37.511+35.752)/2x15.000	549.472		549.472	1	549.472	805.525	12M	1.1	886.077
4	(35.752+34.068)/2x15.000	523.650		523.650	1	523.650	767.670	12M	1.1	844.437
5	(34.068+33.455)/2x15.000	506.422		506.422	1	506.422	742.414	12M	1.1	816.655
6	(33.455+32.841)x15.000	497.220		497.220	1	497.220	728.924	12M	1.1	801.816
7	(32.841+32.216)/2x15.300	497.686		497.686	1	497.686	729.607	12M	1.1	802.567
8	(32.216+ 31.371)/2x17.969	571.288	7.73	563.558	1	563.558	826.176	12M/12M	1.1	908.793
14	10.080x15.685	158.104	7.73	150.374	1	150.374	220.448	12M/9M	1.1	242.492
15,27	9.564x15.685	150.011		150.011	2	300.022	219.916 x 2= 439.832	9M	1.1	241.907
16to26	7.598x15.685	119.174		119.174	11	1310.914	174.709 x 11 =1921.799	9M	1.1	192.179
28	(8.650+10.491)/2x15.685	150.113		150.113	1	150.113	220.065	9M	1.1	242.071
29,30,43, 62,69,76,83	15.615x10.120	158.023	7.73	150.293	7	1052.051	220.329 x7 = 1542.303	9M/9M	1.1	242.361
30 to 34,37 to 41 44 to 48,53 to 57 70 to 74,77 to 81	15.615x8.000	124.920		124.920	30	3747.600	183.132 x 30 = 5493.960	9M	1.1	201.445
35,42,49,58,75	15.615x9.610	150.060		150.060	5	750.300	219.987 x 5 = 1099.935	9M	1.1	241.985
50,56	15.616x10.120	158.033	7.73	150.303	2	300.606	220.344 x 2 = 440.688	12M/9M	1.1	242.378
51to54,57to60	15.616x10.000	156.160		156.160	8	1249.280	228.930 x 8 = 1831.440	12M	1.1	251.823
55,61	15.616x9.610	150.069		150.069	2	300.138	220.001 x 2 = 440.002	12M	1.1	242.001
82	(15.615x8.526)+(1/2x1.084x1.556)+(13.659x1.084)	148.999		148.999	1	148.999	218.432	9M	1.1	240.275
84to87	15.615x7.500	117.112		117.112	4	468.448	171.686 x 4 = 686.744	9M	1.1	188.854
88	(4.890+13.540/2)x15.615	143.892		143.892	1	143.892	210.945	9M	1.1	232.039
89	(24.299+20.339/2)x33.743+(1/2x 11.267x20.339)	867.686		867.689	1	867.689	1272.032	9M	1.1	1399.235
				TOTAL	84	15350.738	22504.138			

AS PER F.S.I FACTOR 1.411 -

PLOT NO.	DIMENSION / MEASURMENT (A)	AREA IN SQ.MT (B)	LESS TANGENT AREA (C)	PLOT AREA IN SQ.MT D=(B-C)	TOTAL NO.PLOTS	PLOT AREA IN SQ.MT	NET PLOT AREA FOR FSI CALCULATION E=Dx1.410	FRONT ROAD WIDTH	BASIC FSI G	PERMISSIBLE BUP AREA ON BASIC F.S.I
9	(30.407+28.865) /2x18.987	562.698	7.73	554.968	1	554.968	782.504	12M/12M	1.1	860.754
10	(30.619 + 29.416)/2 x15.000	450.255		450.255	1	450.255	634.859	12M	1.1	698.344
11	(29.416+28.162)/2x15.635	450.116		450.116	1	450.116	634.663	12M	1.1	698.129
12	(28.162+26.851)/2x16.390	450.831		450.831	1	450.831	635.660	12M	1.1	699.226
13	(26.851+25.451)/2x17.250	451.104		451.104	1	451.104	636.056	12M	1.1	699.661
90	10.080 x15.692	158.175	7.73	150.445	1	150.445	212.127	12M/9M	1.1	233.339
91	8.907 x 15.692	139.768		139.768	1	139.768	197.072	9M	1.1	216.779
92 to 99	7.684x 13.964	107.299		107.299	8	858.392	107.299x8x1.410=1210.332	9M	1.1	1331.365
				TOTAL	15	3505.879	4943.273			

GRAND TOTAL - 15350.738 + 3505.879= 18856.617SQ.MT

AREA UNDER OPEN SPACE-
(63.840x37.777)+(3.544x24.749)+(1/2x3.390x13.552)+(13.893x16.455)+(1/2x7.911x25.996)+(1/2x8.999x19.855)+(1/2x9.943x21.787)=3051.450

AREA UNDER AMENITY SPACE-
(1/2x2.224x28.179)+(28.011 x 23.203)+(30.819x14.556)+(1/2 x 4.462 x 37.999) +(35.310x6.320)+(1/2x6.130x31.110)+(65.779x5.737)+(1/2x3.119x6.787)+(69.489x18.261)=3190.057 -140.000(FOR W.W.T.P & ELECTRIC SUB STATION)=3050.057 SQ.MT

INDEX
LAYOUT BOUNDARY SHOWN IN-
PLOT FOR MAHADA SHOWN IN-
AREA UNDER OPEN SPACE SHOWN IN-
AREA UNDER AMENITY SPACE SHOWN IN-

NAME OF OWNER

Ramdegi Land Developers
Proprietor

RAMDEGI LAND DEVELOPER'S
PROPRIETOR :-SHRI. MORESHWAR NARAYANRAO BHAGAT.

SCALE:-1:500

SHEET NO.
1/1

REVISIONS
I.RD.

ARCHITECT/ENGINEER

M. N. BHAGAT
Licenced Engineer
NIT. Lic. No. 1331
NMRDA LIC. NO. 358

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ENGINEERS AND PLANNERS
NAGPUR (M.S.) INDIA

DATE:- 21 -12 - 2021