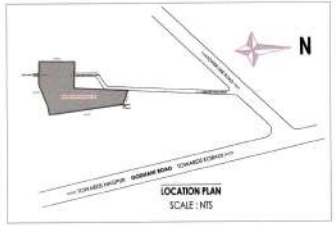


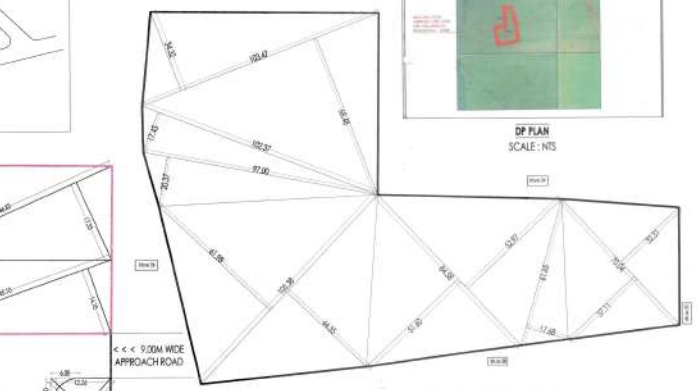
THIS LAYOUT PLAN IS FINALLY APPROVED BY HON. CHAIRMAN, NIT VIDE ORDER DT. 16/12/2021

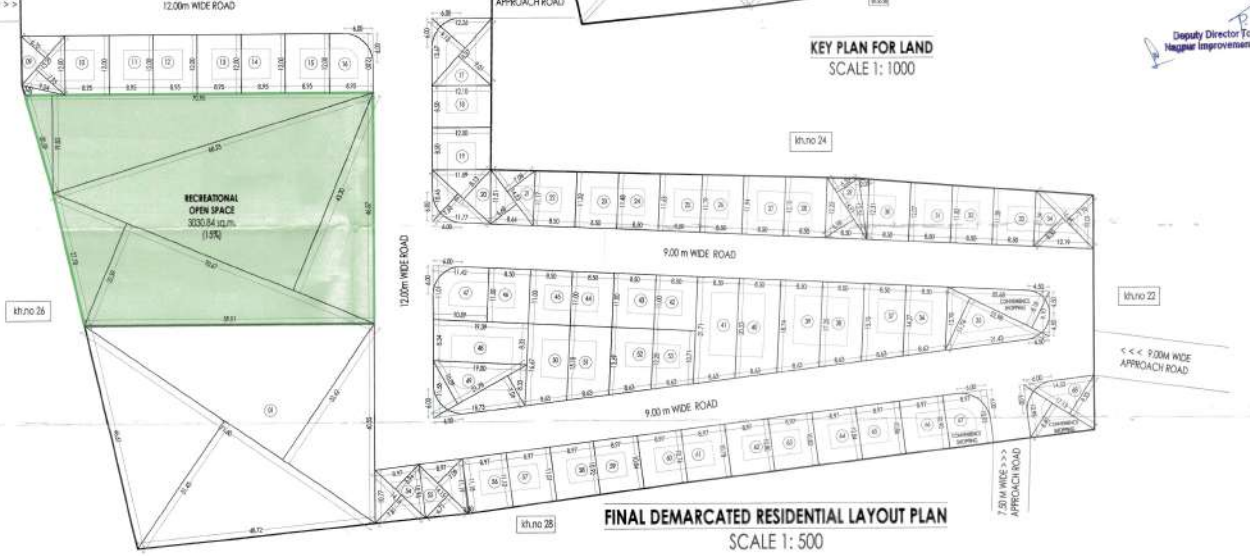
PLOT NAME	PLOT SIZE	AREA	DEDUCTION	NET AREA
LAND AREA UNDER LAYOUT	1/3 x 103.47 x 34.32 + 1/2 x 103.47 x 68.48 + 1/2 x 102.37 x 17.45 + 1/2 x 97.80 x 20.37 + 1/2 x 105.80 x 61.98 + 1/2 x 106.38 x 44.35 + 1/2 x 84.38 x 52.97 + 1/2 x 61.65 x 17.48 + 1/2 x 70.04 x 32.11 + 1/2 x 70.04 x 32.21	20200.35	0.00	20200.35
TOTAL		20200.35	0.00	20200.35
OPEN SPACE	1/2 x 70.90 x 19.80 + 1/2 x 70.62 x 22.28 +	3030.84	0.00	3030.84
SPACE FOR MSEB SUB-STATION, RGB & STP	1/2 X 13.77 X 5.27 + 1/2 X 15.77 X 4.43	62.21	0.00	62.21

PLOT NAME /NO	DIMENSION /SIZE	AREA	TANGENT DEDN.	NET AREA	BASE PERMI.FSI (1.00)	PRO RATA FSI FACTOR
1	1/2 X 71.60 X 31.45 + 1/2 X 71.60 X 33.42	2332.35	0.00	2332.35	2332.35	0.00
2	15.00 X 8.10	121.50	0.00	121.50	121.50	0.00
3	15.00 X 8.10	121.50	0.00	121.50	121.50	0.00
4	15.00 X 8.10	121.50	0.00	121.50	121.50	0.00
5	15.00 X 8.10	121.50	0.00	121.50	121.50	0.00
6	15.00 X 8.10	121.50	0.00	121.50	121.50	0.00
7	15.00 X 8.10	121.50	0.00	121.50	121.50	0.00
EWS/LIG (PLOT No. 8)	1/2 X 53.97 X 39.30 + 1/2 X 53.97 X 10.12 + 1/2 X 46.80 X 17.82 + 1/2 X 46.80 X 17.33 + 1/2 X 14.14 X 45.10 + 1/2 X 14.10 X 45.10	2469.63	0.00	2469.63	2469.63	0.00
9	1/2 X 13.29 X 6.70 + 1/2 X 13.29 X 7.95 +	192.76	0.00	192.76	192.76	0.00
10	12.00 X 8.95	107.40	0.00	107.40	107.40	0.00
11	12.00 X 8.95	107.40	0.00	107.40	107.40	0.00
12	12.00 X 8.95	107.40	0.00	107.40	107.40	0.00
13	12.00 X 8.95	107.40	0.00	107.40	107.40	0.00
14	12.00 X 8.95	107.40	0.00	107.40	107.40	0.00
15	12.00 X 8.95	107.40	0.00	107.40	107.40	0.00
16	12.00 X 8.95	107.40	7.74	99.66	99.66	0.00
17	1/2 X 18.37 X 9.10 + 1/2 X 18.37 X 9.01	166.62	7.74	158.88	158.88	0.00
18	1/2 X12.10 X 12.00 (8.50	102.43	0.00	102.43	102.43	0.00
19	1/2 X12.00 X 11.89 (8.50	101.53	0.00	101.53	101.53	0.00
20	1/2 X 14.11 X 7.63 + 1/2 X 14.11 X 8.13	126.95	7.74	119.21	119.21	0.00
21	1/2 X 14.23 X 7.08 + 1/2 X 14.23 X 6.68	97.90	0.00	97.90	97.90	0.00
22	1/2 X(11.17+11.32)X 8.50	95.58	0.00	95.58	95.58	0.00
23	1/2 X(11.06+11.48)X 8.50	96.90	0.00	96.90	96.90	0.00
24	1/2 X(11.48+11.65)X 8.50	98.22	0.00	98.22	98.22	0.00
25	1/2 X(11.60+11.79)X 8.50	99.54	0.00	99.54	99.54	0.00
26	1/2 X(11.79+11.94)X 8.50	100.85	0.00	100.85	100.85	0.00
27	1/2 X(11.94+12.10)X 8.50	102.17	0.00	102.17	102.17	0.00
28	1/2 X(12.10+12.25)X 8.50	103.49	0.00	103.49	103.49	0.00
29	1/2 X 14.23 X 7.08 + 1/2 X 14.23 X 6.68	104.65	0.00	104.65	104.65	0.00
30	1/2 X(12.31+12.07)X 8.50	103.62	0.00	103.62	103.62	0.00
31	1/2 X(12.07+11.82)X 8.50	101.53	0.00	101.53	101.53	0.00
32	1/2 X(11.82+11.58)X 8.50	99.45	0.00	99.45	99.45	0.00
33	1/2 X(11.58+11.34)X 8.50	97.41	0.00	97.41	97.41	0.00
34	1/2 X 16.64 X 8.20 + 1/2 X 16.64 X 7.70	133.12	0.00	133.12	133.12	0.00
35	1/2 X 22.98 X 11.74 + 1/2 X 22.98 X 8.18	228.98	8.70	220.18	220.18	0.00
36	1/2 X(14.27+12.78)X 8.50	114.96	0.00	114.96	114.96	0.00
37	1/2 X(15.76+14.27)X 8.50	127.63	0.00	127.63	127.63	0.00
38	1/2 X(17.25+15.76)X 8.50	140.29	0.00	140.29	140.29	0.00
39	1/2 X(16.74+17.25)X 8.50	152.96	0.00	152.96	152.96	0.00
40	1/2 X(20.23+16.74)X 8.50	165.62	0.00	165.62	165.62	0.00
41	1/2 X(21.71+20.23)X 8.50	178.29	0.00	178.29	178.29	0.00
42	11.00 X 8.50	93.50	0.00	93.50	93.50	0.00
43	11.00 X 8.50	93.50	0.00	93.50	93.50	0.00
44	11.00 X 8.50	93.50	0.00	93.50	93.50	0.00
45	11.00 X 8.50	93.50	0.00	93.50	93.50	0.00
46	11.00 X 8.50	93.50	0.00	93.50	93.50	0.00
47	1/2x(11.40+10.89)x11.00	123.71	7.74	114.97	114.97	0.00
48	1/2x(19.29+19.00)x8.50	159.89	0.00	159.89	159.89	0.00
49	1/2 X 21.78 X 10.09 + 1/2 X 21.78 X 7.06	166.76	7.74	179.02	179.02	0.00
50	1/2x(16.67+15.18)x8.50	135.36	0.00	135.36	135.36	0.00
51	1/2x(15.18+13.69)x8.50	122.70	0.00	122.70	122.70	0.00
52	1/2x(14.69+12.20)x8.50	110.05	0.00	110.05	110.05	0.00
53	1/2x(12.20+10.71)x8.50	97.37	0.00	97.37	97.37	0.00
54	1/2 X 16.16 X 6.94 + 1/2 X 16.16 X 7.81	104.45	0.00	104.45	104.45	0.00
55	1/2 X 14.15 X 7.09 + 1/2 X 14.15 X 6.71 + 1/2 x 11.19 x 0.30	99.31	0.00	99.31	99.31	0.00
56	1/2x(11.59+11.10)x8.97	99.93	0.00	99.93	99.93	0.00
57	1/2x(11.10+11.01)x8.97	99.16	0.00	99.16	99.16	0.00
58	1/2x(11.01+10.92)x8.97	98.36	0.00	98.36	98.36	0.00
59	1/2x(10.92+10.84)x8.97	97.59	0.00	97.59	97.59	0.00
60	1/2x(10.84+10.76)x8.97	96.86	0.00	96.86	96.86	0.00
61	1/2x(10.76+10.78)x8.97	96.61	0.00	96.61	96.61	0.00
62	1/2x(10.78+10.80)x8.97	96.79	0.00	96.79	96.79	0.00
63	1/2x(10.80+10.82)x8.97	96.97	0.00	96.97	96.97	0.00
64	1/2x(10.82+10.84)x8.97	97.15	0.00	97.15	97.15	0.00
65	1/2x(10.84+10.86)x8.97	97.33	0.00	97.33	97.33	0.00
66	1/2x(10.86+10.90)x8.97	97.59	0.00	97.59	97.59	0.00
67	1/2x(10.90+10.99)x8.97	97.91	4.32	93.56	93.56	0.00
68	1/2 X 17.13 X 8.40 + 1/2 X 17.13 X 9.33	151.86	4.32	147.51	147.51	0.00
	TOTAL	12349.25		12292.98	12292.98	

NAGPUR IMPROVEMENT TRUST
SANCTIONED SUBJECT TO THE TERMS AND CONDITION MENTIONED IN THE "AGREEMENT" DT. 24/01/22 FOR THE LAYOUT/SITE OF KHASRA NO. 9/1 MOUZA Zingabai Takli (Land Ball Case) SCHEME.

Deputy Director Town Planning
Nagpur Improvement Trust, Nagpur
14/1/22





FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON S.NO-23/1,P.H NO.11,CTS NO.39,SHEET NO.30,MOUZA-ZINGABAI TAKLI, NAGPUR , DIST- NAGPUR.
BELONGING TO :
Mr. PANKAJ VITHALDAS TAPADIYA & SATNAMSINGH GURUDIPSINGH SOKHI

STAMPS OF APPROVAL

AREA STATEMENT

Sr. No	Description	Area in sqm	%
a	Area as per 7/12 extract	20200.35	-
b	Area as per measurement sheet	20200.04	-
1	Minimum area of a & b to be considered	20200.04	-
2	Area under DP road		
3	Net area under layout	20200.04	100%
4	Area under play ground	3030.97	15.00%
5	Area under internal road	4822.6	23.87%
6	Area under convenient shopping	475.65	2.37%
7	Area under EWS/LIG plots (20% of net residential plot table area)	2469.63	20.00%
8	Total net residential plot area under layout	12346.47	61.13%
	Area of total land	20200.04	100.00%

INDEX :-
1 PLOT BOUNDARY AS PER E-PMAT SHOWN IN -
2 OPEN SPACE SHOWN IN -
3 EXISTING STRUCTURE TO BE DEMOLISHED -
4 BUILDING LINE -
5 E.W.S. PLOTS (8 12) -

ISSUED FOR : STUDY TENDER SANCTION

DATE : 25.10.2018
REV. DATE : 16.03.2022
SCALE : 1:500
UNITS : METER
01
DRAWN BY - S.R.

DRAWING NAME -
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN

OWNER SIGNATURES :
01 PANKAJ VITHALDAS TAPADIYA
02 SATNAMSINGH GURUDIPSINGH SOKHI

ARCHITECT -
Ar. Aditya Indurkar
COA/2010/30537
NMC/R- 587
NIT- 2449
Ar.ADITYA INDURKAR
Reg. No. - CA/2010/30537
anagram