

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 15/11/2023
FOR THE LAYOUT/SITE OF KH. NO. 159/1
MOUZA - PAWANGAON, TAH. - KAMPTEE

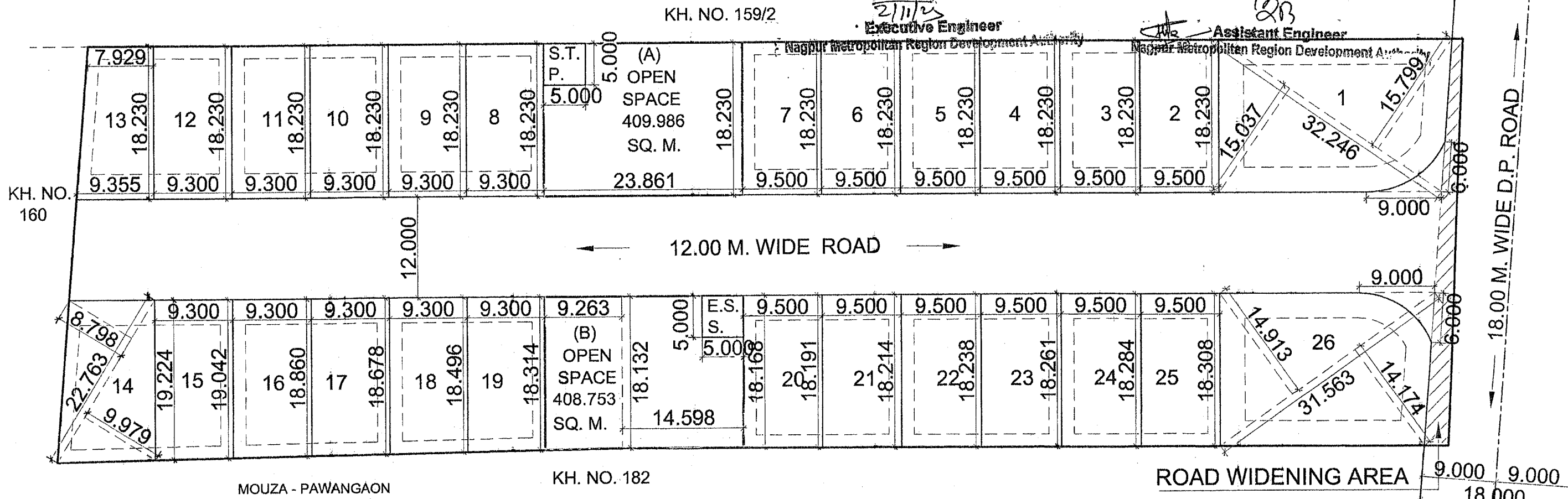
This section is subject to conditions of
N.A. order Dt. 28/09/2023
N.A.T.P. order Dt. 28/09/2023

This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated: 20/07/2023

AREA KEY PLAN OF ROAD WIDENING
SCALE : 1:500

(18.00 M WIDE ROAD) AREA UNDER ROAD WIDENING											
NO.	PART SIZE					AREA	TANG.	TOTAL LAND AREA (SQ.M.)	NO. OF PARTS	NET LAND AREA (SQ.M.)	
A	1/2	X	1.351	+	2.903	4.254	X	48.849	=	103.902	0
TOTAL									=	103.902	

AREA KEY PLAN OF LAND
SCALE 1 : 1000



LAYOUT PLAN
SCALE 1:500

LAND AREA CALCULATION OF KH. NO. 159/1											
NO.	PART SIZE					AREA	TANG.	TOTAL LAND AREA (SQ.M.)	NO. OF PARTS	NET LAND AREA (SQ.M.)	
A	1/2	X	37.728	+	38.964	76.692	X	83.879	=	3216.424	0
B	1/2	X	43.401	+	44.516	87.917	X	110.169	=	4842.864	0
TOTAL									=	8059.288	

AREA UNDER OPEN SPACE											
NO.	PLOT SIZE					PLOT AREA	TANG.	TOTAL PLOT AREA (SQ.M.)	NO. OF PLOTS	NET PLOT AREA (SQ.M.)	
A	1/2	X	18.168	+	18.132	36.300	X	14.598	=	264.954	0
DEDUCTION (-)	1/2	X	18.132	+	18.314	36.446	X	9.263	=	168.800	0
S.T.P.	1/2	X	5.000	+	5.000	10.000	X	0	=	25.000	0
TOTAL OPEN SPACE (A)									=	409.986	
B	1/2	X	18.168	+	18.132	36.300	X	14.598	=	264.954	0
DEDUCTION (-)	1/2	X	18.132	+	18.314	36.446	X	9.263	=	168.800	0
E.S.S.	1/2	X	5.000	+	5.000	10.000	X	0	=	25.000	0
TOTAL OPEN SPACE (B)									=	408.753	

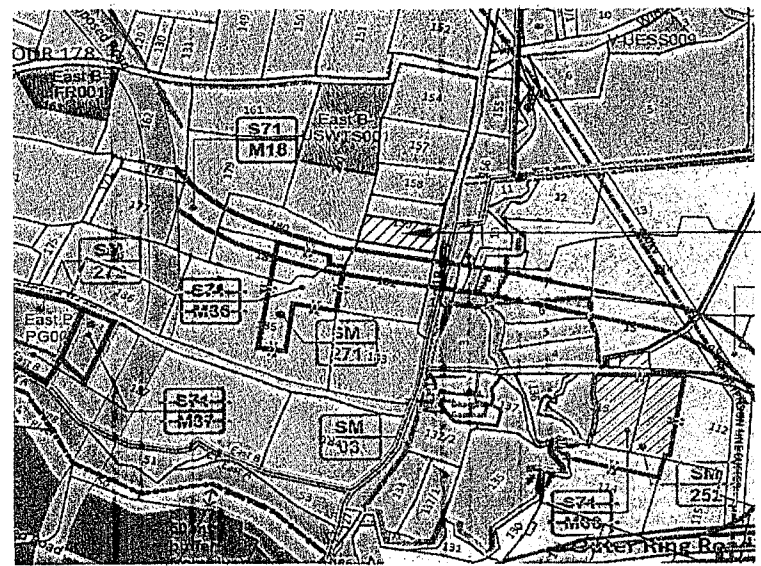
AREA UNDER RESIDENTIAL PLOTS

										REMAINING					B/UP AREA ON	FRONT	BASIC	PERMISSIBLE	
PLOT NO.	PLOT SIZE								PLOT AREA	TANG.	PLOT AREA	NÖ.OF	NET AREA	PRO-DATA BASIC	ROAD	FSI	B/UP AREA ON		
(A)								(B)	(C)	(D = B - C)		IN SQ.M.	' X '	WIDTH (M.)	(G)	BASIC FSI (SQ.M.)			
													(E = D x 1.559)	(F)		(H = E x G)			
1	1/2	X	15.037	+	15.799	30.836	X	32.246	=	497.169	11.71	485.459	X	1	485.459	756.830	18M/12M	1.1	832.513
2		X		+		9.500	X	18.230	=	173.185	0	173.185	X	1	173.185	269.995	12M	1.1	296.995
3		X		+		9.500	X	18.230	=	173.185	0	173.185	X	1	173.185	269.995	12M	1.1	296.995
4		X		+		9.500	X	18.230	=	173.185	0	173.185	X	1	173.185	269.995	12M	1.1	296.995
5		X		+		9.500	X	18.230	=	173.185	0	173.185	X	1	173.185	269.995	12M	1.1	296.995
6		X		+		9.500	X	18.230	=	173.185	0	173.185	X	1	173.185	269.995	12M	1.1	296.995
7		X		+		9.500	X	18.230	=	173.185	0	173.185	X	1	173.185	269.995	12M	1.1	296.995
8		X		+		9.300	X	18.230	=	169.539	0	169.539	X	1	169.539	264.311	12M	1.1	290.742
9		X		+		9.300	X	18.230	=	169.539	0	169.539	X	1	169.539	264.311	12M	1.1	290.742
10		X		+		9.300	X	18.230	=	169.539	0	169.539	X	1	169.539	264.311	12M	1.1	290.742
11		X		+		9.300	X	18.230	=	169.539	0	169.539	X	1	169.539	264.311	12M	1.1	290.742
12		X		+		9.300	X	18.230	=	169.539	0	169.539	X	1	169.539	264.311	12M	1.1	290.742
13	1/2	X	9.355	+	7.929	17.284	X	18.230	=	157.544	0	157.544	X	1	157.544	245.611	12M	1.1	270.172
14	1/2	X	8.798	+	9.979	18.777	X	22.763	=	213.710	0	213.710	X	1	213.710	333.175	12M	1.1	366.492
15	1/2	X	19.224	+	19.042	38.266	X	9.300	=	177.937	0	177.937	X	1	177.937	277.404	12M	1.1	305.144
16	1/2	X	19.042	+	18.860	37.902	X	9.300	=	176.244	0	176.244	X	1	176.244	274.765	12M	1.1	302.241
17	1/2	X	18.860	+	18.678	37.538	X	9.300	=	174.552	0	174.552	X	1	174.552	272.126	12M	1.1	299.339
18	1/2	X	18.678	+	18.496	37.174	X	9.300	=	172.859	0	172.859	X	1	172.859	269.487	12M	1.1	296.436
19	1/2	X	18.496	+	18.314	36.810	X	9.300	=	171.166	0	171.166	X	1	171.166	266.848	12M	1.1	293.533
20	1/2	X	18.168	+	18.191	36.359	X	9.500	=	172.705	0	172.705	X	1	172.705	269.247	12M	1.1	296.172
21	1/2	X	18.191	+	18.214	36.405	X	9.500	=	172.923	0	172.923	X	1	172.923	269.587	12M	1.1	296.546
22	1/2	X	18.214	+	18.238	36.452	X	9.500	=	173.147	0	173.147	X	1	173.147	269.936	12M	1.1	296.930
23	1/2	X	18.238	+	18.261	36.499	X	9.500	=	173.370	0	173.370	X	1	173.370	270.284	12M	1.1	297.313
24	1/2	X	18.261	+	18.284	36.545	X	9.500	=	173.588	0	173.588	X	1	173.588	270.624	12M	1.1	297.686
25	1/2	X	18.284	+	18.308	36.592	X	9.500	=	173.812	0	173.812	X	1	173.812	270.973	12M	1.1	298.070
26	1/2	X	14.913	+	14.174	29.087	X	31.563	=	459.036	11.71	447.326	X	1	447.326	697.382	18M/12M	1.1	767.120
												TOTAL	=	26	5103.147				

FINAL DEMARKETED RESIDENTIAL LAYOUT
PLAN ON KH.NO. - 159/1, P.H.NO. - 35,
MOUZA - PAWANGAON, TAH. - KAMPTEE,
DIST. - NAGPUR.
BELONGING TO :-
1) SHRI. MANOJ LAXMIKANT ITKELWAR

AREA STATEMENT (PROFORMA-I)

AREA STATEMENT (PROFORMA-I)		
1	AREA OF LAND	
a)	As per ownership document (7/12, CTS extract)	= 8100.000 Sq.m.
b)	Area as per 'K' PRAT	= 8059.288 Sq.m.
2	DEDUCTION FOR	
a)	Proposed D.P./D.P. Road Widening area(-)	= 103.902 Sq.m.
3	BALANCE AREA OF PLOT	= 7955.386 Sq.m.
4	AMENITY SPACE	
a)	Required (5% @ 00.0000 sq.m.)	= N.A.
b)	Proposed	= N.A.
5	NET PLOT AREA (3-4(b))	= 7955.386 Sq.m. (100.00%)
6	RECREATIONAL OPEN SPACE	
a)	Required (10.00%)	= 795.539 Sq.m. (10.00%)
b)	Proposed	= 818.740 Sq.m. (10.29%)
7	SERVICE ROAD AND HIGHWAY WIDENING	= 0.000 Sq.m. (0.00%)
8	INTERNAL ROAD AREA	= 1983.499 Sq.m. (24.93%)
9	AREA UNDER RESIDENTIAL PLOTS	= 5103.147 Sq.m. (64.15%)
10	AREA UNDER E.S.S. & S.T.P.	= 50.000 Sq.m. (0.63%)
11	PRO-RATA FACTOR FOR PERMISSIBLE FSI CALCULATION ON LAYOUT PLOTS (5/9)	= 1.559



Certificate of Area :
Certified that the plot under reference was surveyed by me on _____
and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so
worked out tallies with the area stated in documents of Ownership/T.P. Scheme Records/ Land
Records Department/City Survey records.

Signature

LEGEND

PLOT BOUNDARY
OPEN SPACE
AMENITY SPACE

OWNER

1) SHRI. MANOJ LAXMIKANT ITKELWAR

ARCHITECT

ARCHITECT
C.D. Giridhar
C.A./2001/27832
N.I.T. No.1321
N.M.C. No.R-198

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
	LAYOUT / 01	1:500	KARTIK S. J.	CHANDU SIR

VISTAR

ARCHITECT, INTERIOR DESIGNER, PLANNER,
LANDSCAPE ARCHITECT, P.M.C.,
VISTAAR HEIGHTS, 4TH FLOOR, PLOT NO. 146-151,
OPP. GAJANAN MAHARAJ MANDIR, ZENDA CHOWK,
DHARMAPETH, NAGPUR - 440010.
MOB. NO. : 9422103220
EMAIL : chandu1865@gmail.com