

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT 09-12-2021
FOR THE LAYOUT/ SITE OF KH.NO. 16/2
MOUZA Khadki TAHSIL Hingna

This sanction is subject to conditions of N.A. order Dt. 07/01/2020
A.T.P. order Dt.

This Layout Plan is tentatively / finally approved by Metropolitan Commissioner Dated 1706/2018

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

LAYOUT PLAN

SCALE - 1:500

PLOT AREA CALCULATIONS

Nos.	Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Net Plot Area For FSI (Sq. M.)	No of Plots	Total Net Area (Sq.M.)	Total Net Plot Area For FSI (SQ.M.)
	A	B	C	D	E=(C-D)	F=(E*X)	G	H=E*G	I=F*G
1	1	1/2(12.85+5.35)X29.05	264.35		264.35	376.17	1	264.35	376.17
2	2	1/2(21.55+15.45)x11.00+ 1/2(11.85+15.45)x3.60	252.64		252.64	359.51	1	252.64	359.51
3	3	1/2(27.90+21.55)x11.55	285.57	17.38	268.19	381.63	1	268.19	381.63
4	4	1/2(17.60+16.90)x14.95+ 1/2(14.65+16.90)x4.05	321.76	17.38	304.38	433.13	1	304.38	433.13
5	5	1/2(18.15+17.60)x15.00	268.12		268.12	381.53	1	268.12	381.53
6	6	1/2(18.15+18.75)x14.00	258.30		258.30	367.56	1	258.30	367.56
7	7	1/2(19.35+18.75)x13.50	257.17		257.17	365.95	1	257.17	365.95
8	8	1/2(19.35+19.75)x10.25+ 1/2(19.55+19.75)x3.05	260.31		260.31	370.42	1	260.31	370.42
9	9	1/2(10.10+12.10)x23.50	260.85		260.85	371.19	1	260.85	371.19
10	10	1/2(8.50+9.85)x15.00	137.62		137.62	195.83	1	137.62	195.83
11	11 TO 18	8.50 X15.00	127.50		127.50	181.43	8	1020.00	1451.46
12	19,20,39	9.80 X15.00	147.00	7.72	139.28	198.20	3	417.84	594.59
13	21,22, 37, 38	9.00 X 15.00	135.00		135.00	192.11	4	540.00	768.42
14	23 TO 28 31 TO 36	7.80 X 15.00	117.00		117.00	166.49	12	1404.00	1997.89
15	29	1/2(9.30+10.70)x15.00	150.00		150.00	213.45	1	150.00	213.45
16	30	1/2(9.30+8.00)x15.00	129.75		129.75	184.63	1	129.75	184.63
17	40, 59, 60	11.80 X 13.00	153.40	7.72	145.68	207.30	3	437.04	621.91
18	41,42, 57, 58, 61, 62	10.00 X 13.00	130.00		130.00	184.99	6	780.00	1109.94
19	43 TO 48 51 TO 56	6.25 X 13.00	81.25		81.25	115.62	12	975.00	1387.43
20	49	1/2(12.40+11.25)x13.00	153.72		153.72	218.74	1	153.72	218.74
21	50	1/2(10.05+11.25)x13.00	138.45		138.45	197.01	1	138.45	197.01
22	63 TO 68	5.90 X 13.00	76.70		76.70	109.14	6	460.20	654.86
23	69	1/2(10.15+11.30)x13.00	139.42		139.42	198.39	1	139.42	198.39
						TOTAL	69	9277.35	13201.67

AREA STATEMENT :

A) LAND AREA FOR KH. NO. -16/2 (AS PER 7/12)	-	16,900.00 SQ. M. (1.69 H.)
B) LAND AREA FOR KH. NO. -16/2 (AS PER K-PRINT &WITHIN MINIMUM BOUNDARIES TOC)	-	16,300.00 SQ. M. (1.63 H.)
C) AREA UNDER D.P. PROPOSAL	-	0.00 SQ. M.
D) GROSS AREA UNDER LAYOUT	-	16,300.000 SQ. M. (100%)
1) AREA UNDER OPEN SPACE	-	1,631.82 SQ.M. (10.01 %)
2) AREA UNDER AMENITY SPACE	-	1,630.58 SQ. M. (10.00 %)
3) AREA UNDER APPROACH & VEHICULAR ROAD	-	3,760.25 SQ. M. (23.07 %)
4) AREA UNDER RESIDENTIAL PLOTS	-	9,277.35 SQ. M. (56.92 %).....(A)
TOTAL	-	16,300.000 SQ. M. (100 %)

SR. NO.	PLOT NO.	SIZE (IN MTRS)		AREA (IN SQ .M.)	LESS TAN	NO.OF. PLOT	TOTAL AREA (IN SQ.M.)	USER
01	AMENITY SPACE	26.15 x 13.05 1/2x(38.00+41.10)x32.60	= =	341.25 + 1,289.33		1	1,630.58	AMENITY SPACE
02	OPEN SPACE	1/2x(38.00+33.65)x45.55	=	1,631.82		1	1,631.82	OPEN SPACE

NA 1 - Net plot area for layout @ 90% of area excluding Amenity Space,D. P. / R. P. Proposals, if any , & Area road Widening as per clause 24.1 from Gross area under layout, as perclause13.4.1SDCPR = 90 % [16,300.00 - 1,630.58] = 13,202.47 SQ.M.

Multiplying Factor for distribution of above Net plot area (FSI) on pro-rata basis 'X' as per clause 13.4.1 (iii) of SDCPR = NA1 / A
X = 13,120.69 / 9,277.35 = 1.4230

Note - Additional FSI shown above is subject to compliance of provisions of clause no 24.1 of SDCPR by the Land Owner.

NOTE: -

x KHASRA BOUNDRY SHOWN THUS
x OPEN SPACE SHOWN THUS
x AMENITY SPACE SHOWN THUS
x PLOTABLE AREA SHOWN THUS
x MAIN APPROCH ROAD SHOWN THUS

OWNER'S SIGN :

SHRI. RAMESH PANDURANG BAGDE.

ARCHITECT'S SIGN :

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/16907
NMC Lic No.: R-90
NIT Lic No.: 865

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
402, 5TH FLOOR, DAYA CHEMBER,
AJNI SQ. WARDHA ROAD, NAGPUR

PROJECT :

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 16/2, P. H. NO. - 69, MOUZA - KHADKI, TAL.- HINGANA, DIST- NAGPUR. BELONGING TO : SHRI. RAMESH PANDURANG BAGDE.