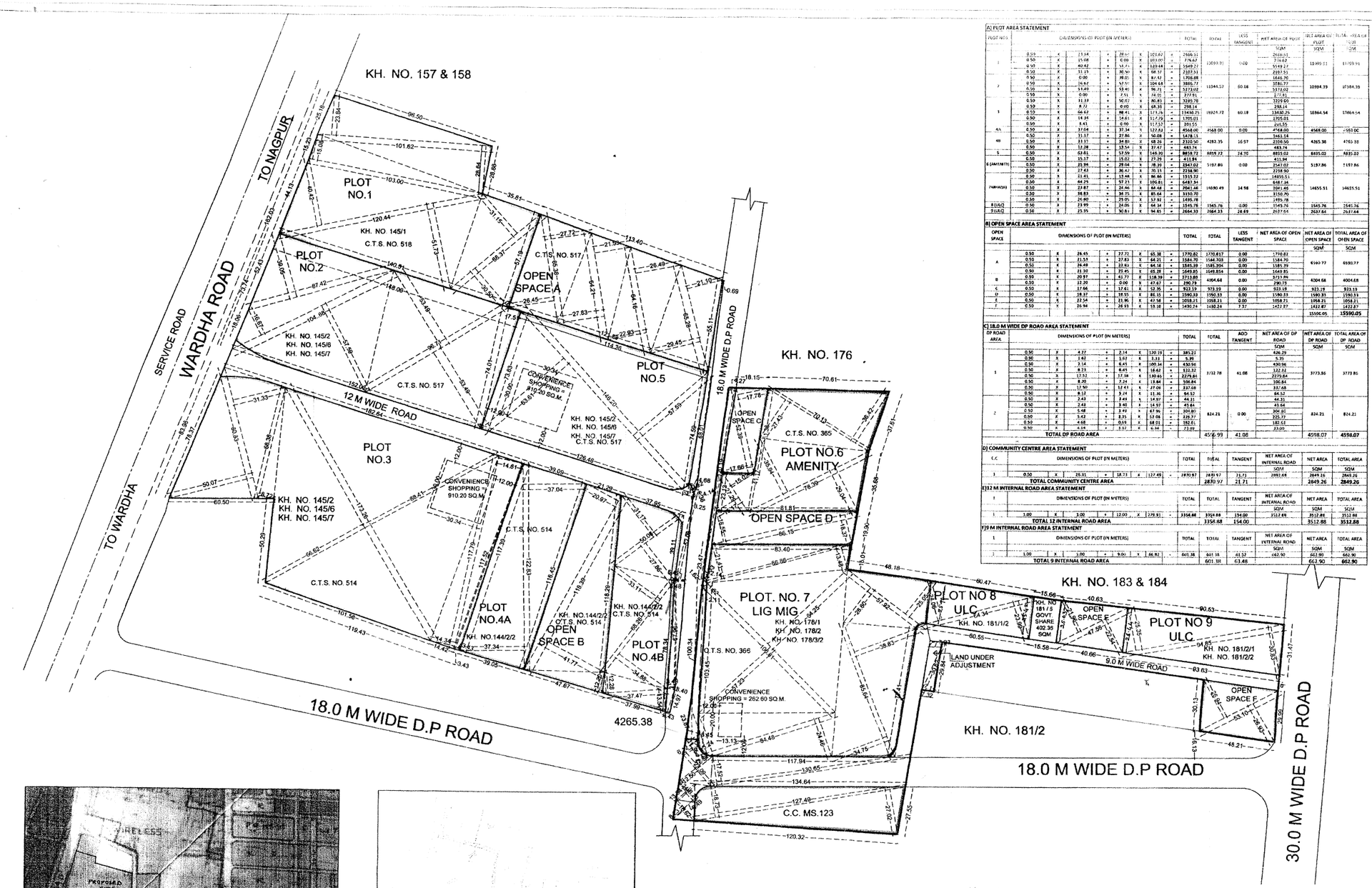
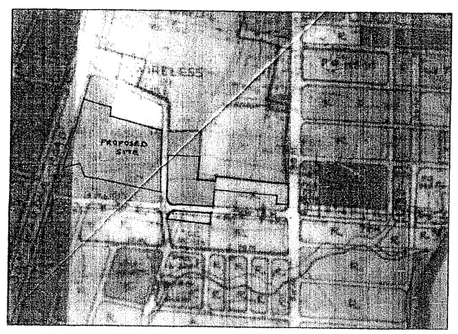
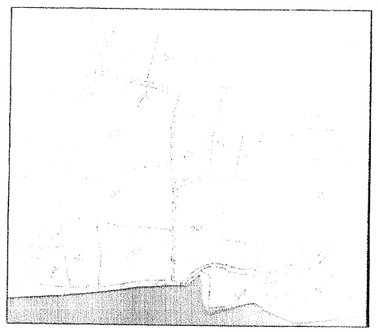
PROPOSED REVISED LAYOUT PLAN ON KH. NO : 145/1, 145/2, 144/2/ 2, 145/6, 145/ 7, 177/ 1, 177/ 2, 178/ 1, 178/ 2, 178/3/2,181/ 2/ 1, 181/ 1 /2 (C.T.S NO. 514, 517, 518, 365, 366, 369) MOUZA CHINCHBHUVAN TH. DIST. NAGPUR BELONGING TO M/S RACHANA CONSTRUCTIONS THROUGH ITS PARTNER SHRI SHISHIR DIOTE





D.P. MAP



KHASRA MAP

A) PLOT AREA STATEMENT

PLOT NO	DIMENSIONS OF PLOT (IN METERS)							TOTAL	80%	LESS TANGENT	NET AREA OF PLOT SQM	NET AREA OF PLOT SQM	TOTAL AREA OF PLOT SQM
1	0.50	X	23.04	+	28.60	X	101.62	= 7986.91			7986.91		
	0.50	X	15.08	+	0.00	X	103.07	= 776.67	10093.91	0.00	776.67	10093.91	10093.91
	0.50	X	40.42	+	51.71	X	120.44	= 1549.27			1549.27		
	0.50	X	31.15	+	30.90	X	68.17	= 2107.51			2107.51		
	0.50	X	0.00	+	39.00	X	87.43	= 1706.88			1706.88		
2	0.50	X	34.67	+	57.91	X	204.68	= 3886.77	10844.57	60.18	3886.77	10844.39	10844.39
	0.50	X	51.49	+	53.91	X	96.71	= 5173.02			5173.02		
	0.50	X	0.00	+	7.51	X	74.00	= 277.51			277.51		
3	0.50	X	11.33	+	90.07	X	80.83	= 3289.78	16924.72	60.18	3229.60	16864.54	16864.54
	0.50	X	8.72	+	0.00	X	68.30	= 298.14			298.14		
	0.50	X	66.62	+	98.41	X	117.26	= 19430.25			19430.25		
	0.50	X	14.44	+	14.61	X	117.29	= 1705.03			1705.03		
	0.50	X	8.45	+	0.00	X	117.57	= 201.55			201.55		
4A	0.50	X	37.04	+	37.34	X	127.82	= 4568.00	4568.00	0.00	4568.00	4568.00	4568.00
4B	0.50	X	31.17	+	27.86	X	50.08	= 1478.13	4283.35	16.57	1461.14	4265.36	4265.38
	0.50	X	33.31	+	34.81	X	68.26	= 2320.50			2320.50		
	0.50	X	12.28	+	13.54	X	37.47	= 483.76			483.76		
5	0.50	X	63.61	+	57.59	X	149.30	= 8858.72	8693.72	24.70	8835.02	8835.02	8835.02
6 (part)	0.50	X	35.17	+	15.02	X	27.29	= 411.84	5197.86	0.00	411.84	5197.86	5197.86
	0.50	X	25.94	+	29.04	X	78.39	= 2547.02			2547.02		
	0.50	X	27.43	+	36.42	X	70.13	= 2238.90			2238.90		
7 (part)	0.50	X	21.45	+	13.68	X	96.66	= 1935.52	14090.49	34.98	14055.51	14655.51	14655.51
	0.50	X	44.25	+	57.73	X	106.81	= 6487.34			6487.34		
	0.50	X	23.87	+	24.46	X	64.42	= 2041.66			2041.66		
	0.50	X	34.83	+	34.75	X	85.64	= 3330.70			3330.70		
	0.50	X	24.60	+	29.05	X	57.92	= 1495.78			1495.78		
8 (ULC)	0.50	X	23.99	+	24.05	X	64.34	= 1545.76	1545.76	0.00	1545.76	1545.76	1545.76
9 (ULC)	0.50	X	25.35	+	30.81	X	94.85	= 2664.33	2664.33	26.69	2637.64	2637.64	2637.64

B) OPEN SPACE AREA STATEMENT

OPEN SPACE	DIMENSIONS OF PLOT (IN METERS)							TOTAL	TOTAL	LESS TANGENT	NET AREA OF OPEN SPACE	NET AREA OF OPEN SPACE SQM	TOTAL AREA OF OPEN SPACE SQM
A	0.50	X	26.45	+	37.71	X	65.38	= 1770.82	1770.817	0.00	1770.82	6590.77	6590.77
	0.50	X	21.53	+	27.83	X	64.21	= 1584.70	1584.703	0.00	1584.70		
	0.50	X	24.48	+	23.61	X	64.16	= 1585.39	1585.394	0.00	1585.39		
	0.50	X	21.10	+	22.45	X	65.28	= 1649.85	1649.854	0.00	1649.85		
B	0.50	X	20.97	+	41.77	X	118.39	= 3713.80	4004.68	0.00	3713.80	4004.68	4004.68
	0.50	X	12.20	+	0.00	X	47.67	= 290.79			290.79		
C	0.50	X	17.66	+	17.61	X	52.35	= 922.19	923.19	0.00	922.19	923.19	923.19
D	0.50	X	18.37	+	18.55	X	85.35	= 1590.33	1590.33	0.00	1590.33	1590.33	1590.33
E	0.50	X	22.54	+	21.96	X	47.58	= 1058.21	1058.21	0.00	1058.21	1058.21	1058.21
F	0.50	X	26.94	+	26.63	X	53.18	= 1430.24	1430.24	7.37	1422.87	1422.87	1422.87
												15590.05	15590.05

C) 18.0 M WIDE DP ROAD AREA STATEMENT

DP ROAD AREA	DIMENSIONS OF PLOT (IN METERS)							TOTAL	TOTAL	ADD TANGENT	NET AREA OF DP ROAD SQM	NET AREA OF DP ROAD SQM	TOTAL AREA OF DP ROAD SQM
1	0.50	X	4.27	+	2.14	X	120.19	= 385.23	3732.78	61.08	426.29	3773.86	3773.86
	0.50	X	1.82	+	1.67	X	3.33	= 5.39			5.39		
	0.50	X	2.14	+	6.41	X	140.54	= 630.96			630.96		
	0.50	X	8.23	+	6.45	X	18.63	= 132.32			132.32		
	0.50	X	17.52	+	17.58	X	18.00	= 3279.84			3279.84		
	0.50	X	8.20	+	7.24	X	13.84	= 106.84			106.84		
	0.50	X	12.90	+	12.61	X	27.00	= 237.68			237.68		
2	0.50	X	8.12	+	3.21	X	15.36	= 84.52	824.21	0.00	84.52	824.21	824.21
	0.50	X	2.43	+	3.49	X	14.97	= 44.31			44.31		
	0.50	X	2.43	+	3.48	X	14.97	= 43.64			43.64		
	0.50	X	5.48	+	3.49	X	67.96	= 306.80			306.80		
	0.50	X	5.43	+	8.35	X	52.08	= 235.77			235.77		
	0.50	X	4.68	+	0.65	X	68.01	= 182.61			182.61		
	0.50	X	6.14	+	3.37	X	6.34	= 73.29			73.29		
	TOTAL DP ROAD AREA								4556.99	61.08		4598.07	4598.07

D) COMMUNITY CENTRE AREA STATEMENT

C.C	DIMENSIONS OF PLOT (IN METERS)							TOTAL	TOTAL	TANGENT	NET AREA OF INTERNAL ROAD SQM	NET AREA SQM	TOTAL AREA SQM
1	0.50	X	26.31	+	18.73	X	127.49	= 2870.97	2870.97	21.71	2892.68	2849.26	2849.26
	TOTAL COMMUNITY CENTRE AREA								2870.97	21.71		2849.26	2849.26

E) 12 M INTERNAL ROAD AREA STATEMENT

I	DIMENSIONS OF PLOT (IN METERS)							TOTAL	TOTAL	TANGENT	NET AREA OF INTERNAL ROAD SQM	NET AREA SQM	TOTAL AREA SQM
1	1.00	X	3.00	+	12.00	X	279.81	= 3356.88	3356.88	154.00	3512.88	3512.88	3512.88
	TOTAL 12 INTERNAL ROAD AREA								3356.88	154.00		3512.88	3512.88

F) 9 M INTERNAL ROAD AREA STATEMENT

I	DIMENSIONS OF PLOT (IN METERS)							TOTAL	TOTAL	TANGENT	NET AREA OF INTERNAL ROAD SQM	NET AREA SQM	TOTAL AREA SQM
1	1.00	X	1.00	+	9.00	X	66.82	= 601.38	601.38	61.52	662.90	662.90	662.90
	TOTAL 9 INTERNAL ROAD AREA								601.38	61.48		662.90	662.90

S. NO.	DESCRIPTION	AREA	UNIT
	AREA STATEMENT		
	INDIVIDUAL AREA AS PER 7/12		
1	KH. NO. 145/1 (C.T.S. NO. - 518)	2600.00	SQM
2	KH. NO. 145/2 (C.T.S. NO. - 517)	10000.00	SQM
3	KH. NO. 144/2/2 (C.T.S. NO. - 514)	21300.00	SQM
4	KH. NO. 145/6 (C.T.S. NO. - 518)	5400.00	SQM
5	KH. NO. 145/7 (C.T.S. NO. - 517)	33300.00	SQM
6	KH. NO. 177/1 (C.T.S. NO. - 365)	6100.00	SQM
7	KH. NO. 177/2 (C.T.S. NO. - 365)	6100.00	SQM
8	KH. NO. 178/1 (C.T.S. NO. - 366)	6900.00	SQM
9	KH. NO. 178/2 (C.T.S. NO. - 366)	6200.00	SQM
10	KH. NO. 178/3/2 (C.T.S. NO. - 366)	5500.00	SQM
11	KH. NO. 181/1/2 (C.T.S. NO.- 369)	6697.62	SQM
12	KH. NO. 181/2/1 ULC (C.T.S. NO. - 369)	1500.00	SQM
13	KH. NO. 181/ 5 (C.T.S.NO. - 369)	402.38	SQM
14	KH. NO. 181/2/2 (C.T.S. NO. - 369)	4570.00	SQM
A	**TOTAL AREA AS PER 7/12**	116570.00	SQM
B	**SUBDIVIDUAL AREA AS PER 7/12 (MAH. GOVT.)**		
1	KH. NO. 181/ 5 (-)	402.38	SQM
2	KH. NO. 181/2/2 (-)	4570.00	SQM
C	**TOTAL AREA AS PER POSSESSION**	111597.62	SQM
1	LAND UNDER 18.0 M WIDE DP ROAD (-)	4598.07	SQM
2	LAND UNDER RESERVATION FOR COMMUNITY CENTER (MS 123) (-)	2849.26	SQM
	LAND UNDER ADJUSTMENT (-)	221.23	SQM
D	**AREA UNDER LAYOUT**	103929.06	SQM
1	AREA UNDER OPEN SPACE (15% OF 103929.06 SQ.M.)	15589.36	SQM
1a	PROVIDED AREA UNDER OPEN SPACE (-)	15590.05	SQ.M.
2	AREA UNDER AMENITY SPACE (5% OF 103929.06 SQ.M)	5196.45	SQM
2a	PROVIDED AREA UNDER AMENITY SPACE (-)	5197.86	SQM
E	**GROSS PLOT AREA (D-1a-2a)**	83141.15	SQM
F	**LAND FOR EWS/ MIG**		
	TOTAL LAND AVAILABLE	103929.06	SQM
G	**OPEN SPACE DEDUCTING LAND UNDER OPEN SPACE IN ULC SCHEME**		
1	15590 - 1006.81	14583.24	SQM
	LAND UNDER AMENITY	5197.86	SQM
2	**LAND UNDER ULC SCHEME**		
	KHASRA NO. 181/1/2	6697.62	SQM
I	LAND UNDER 12.0 M INTERNAL ROAD	3512.88	SQM
H	LAND UNDER 9.0 M INTERNAL ROAD	662.90	SQM
I	**PLOT AREA AFTER INTERNAL ROAD DEDUCTION**	73274.56	SQM
	LAND REQUIRED FOR MIG LIG HOUSING (MHADA) (20% OF 73274.56SQ.M.)	14654.91	SQM
J	**LAND FOR MIG LIG HOUSING**	14655.51	SQM
	REQUIRED AREA UNDER CONVENIENCE SHOPPING (2% OF 103929.06 SQ.M.)	2078.58	SQM
	PROVIDED AREA UNDER CONVENIENCE SHOPPING	2083.00	SQM

INDEX

KHASRA BOUNDARY
PLOT BOUNDARY
OPEN SPACE
AMENITY SPACE
SPACE FOR LIG/MIG (MHADA)

INDEX

SCALE:1:1000

N

Revised Layout Sanctioned subject to this office Letter No. ... Dt. ... and agreement Dt. ...

Asst. Director of Town Planning, Nagpur Municipal Corporation

Dy. Engineer, Town Planning Deptt. N.M.C., Nagpur.

Jr. Engineer, Town Planning Deptt. N.M.C.

OWNER'S SIGN :

FOR M/S RACHANA CONSTRUCTIONS
PARTNER SHISHIR.S.DIOTE

ARCHITECT'S SIGN:

Mr. SHISHIR S. DIOTE
NMC/L-N-463,
153/B, Sh.vaji Nagar,
NAGPUR. 10.