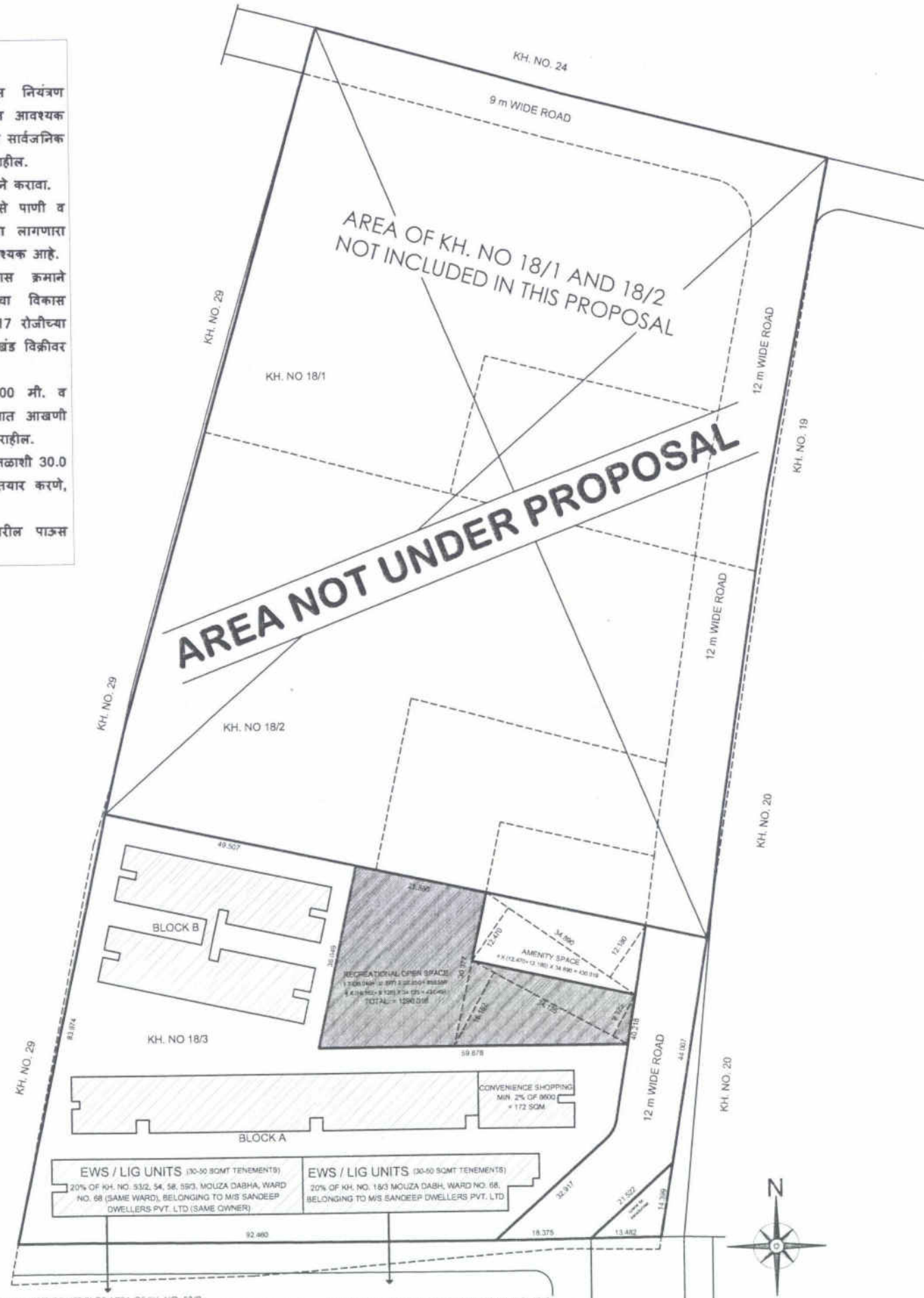


:अटी:

- 1) नागपूर शहराच्या प्रचलित विकास नियंत्रण नियमावलीनुसार, जागेच्या रेखांकनात आवश्यक खुल्या 10% जागेव्यतिरिक्त 5% क्षेत्र सार्वजनिक सुविधा क्षेत्रासाठी सोडणे बंधनकारक राहिल.
- 2) सुविधा क्षेत्राचा विकास जमीन मालकाने करावा.
- 3) आवश्यक मुलभूत सोयी सुविधा असे पाणी व मिन्नरल डिस्पोजल व्यवस्थापनेकरीता लागणारा खर्च जमीन मालकाने स्वतः करणे आवश्यक आहे.
- 4) उपरोक्त मुलभूत सुविधांचा विकास क्रमाने करतांना एकूण अपेक्षित सुविधांचा विकास टप्प्याने होत असतांना दि. 1-3-2017 रोजीच्या अधिसूचनेतील अट क्र. 4 प्रमाणे भुखंड विक्रीवर बंधने राहतील.
- 5) नकाशा मध्ये दर्शविल्याप्रमाणे 12.00 मी. व 9.00 मी. रस्त्याची जागेवर प्रत्यक्षात आखणी करून देण्याची ना.सु.प्र.ची जबाबदारी राहिल.
- 6) 15.00 मी. खोल 6.0 मी. व्यास व तळाशी 30.0 मी खोलीचे इनवेल बोरर जागेवर तयार करणे, बंधनकारक राहिल.
- 7) नियोजित निवासी संकुलावर छतावरील पाऊस पाणी संकलनाची व्यवस्था करावी.



1. MINIMUM 20% OF NET PLOT AREA OF KH. NO. 53/2, 54, 58, 59/3, MOUZA DABHA, WARD NO. 68 (SAME ADMINISTRATIVE WARD OF THE MUNICIPAL CORPORATION), BELONGING TO M/S SANDEEP DWELLERS PVT. LTD (SAME OWNER) (8319.80 X 1.25 X 20% = 2079.95 SQMT), SHIFTED HERE TO BE CONSTRUCTED FOR EWS/LIG TENEMENTS TO BE HANDED OVER TO MHADA.

2. AMALGAMATION OF THESE EWS/LIG TENEMENTS WILL NOT BE ALLOWED.

1. MINIMUM 20% OF NET PLOT AREA OF KH. NO. 18/3, MOUZA DABHA, WARD NO. 68, BELONGING TO M/S SANDEEP DWELLERS PVT. LTD (6944.50 X 1.25 X 20% = 1736.125 SQMT) TO BE CONSTRUCTED FOR EWS/LIG TENEMENTS TO BE HANDED OVER TO MHADA.

2. AMALGAMATION OF THESE EWS/LIG TENEMENTS WILL NOT BE ALLOWED.

GROUP HOUSING RESIDENTIAL LAYOUT PLAN FOR 100% AFFORDABLE HOUSING SCHEME ON LAND AT KH. NO. 18/3, MOUZA DABHA, WARD NO. 68, TAH. & DIST. NAGPUR, BELONGING TO M/S SANDEEP DWELLERS PVT. LTD. THROUGH DIRECTOR SHRI GAURAV AGARWALA

LAND AREA OF KH. NO. 18 / 1 AS PER 7/12 EXTRACT	=	8,600.00	SQM	
LAND AREA OF KH. NO. 18 / 2 AS PER 7/12 EXTRACT	=	8,500.00	SQM	
LAND AREA OF KH. NO. 18 / 3 AS PER 7/12 EXTRACT	=	8,600.00	SQM	
TOTAL LAND AREA AS PER 7/12 EXTRACT	=	25,700.00	SQM	
AREA AS PER POSSESSION	=	26394.00	SQM	

TOTAL LAND AREA (LESSER OF THE AREA AS PER 7/12 AND AREA AS PER POSSESSION)	=	25,700.00	SQM	
AREA OF KH. NO. 18/1 & 18/2 NOT UNDER PROPOSAL	=	17100.00	SQM	
BALANCE AREA OF KH. NO. 18/3 UNDER THIS PROPOSAL	=	8600.00	SQM	

• GROSS AREA UNDER PROPOSAL	=	8,600.00	SQM	100.00%
• AREA UNDER OPEN SPACE, AMENITY SPACE, ACCESS PATHWAY, ROAD, PASSAGES ETC.	=	1,290.00	SQM	15.00%
• AREA UNDER AMENITY	=	430.00	SQM	5.00%

NET RESIDENTIAL PLOT AREA i.e. 85% OF (GROSS AREA - AMENITY SPACE) AS PER GOVERNMENT NOTIFICATION NO: TPS-2414/437/CR-734/2014/UD-2 DATED: 7TH FEB. 2015 THIS AREA WILL BE CONSIDERED FOR F.S.I. CALCULATIONS	=	85% of (Gross Plot area - Amenity Space) = 85/100 x (8600.00 - 430.00 sqm)		
	=	6,944.50	SQM	85.00%

• TOTAL GROSS PLOT AREA UNDER PROPOSAL	=	8,600.00	SQM	100.00%
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NOTE 1
FOR EWS / LIG TENEMENTS RANGING FROM 30 TO 50 SQMTS IN SIZE, AMOUNTING TO ATLEAST OF 20% i.e. (6944.50 x 1.25 x 20%) = 1736.125 sqm OF THE BASIC ZONAL FSI AS PER POINT 2 OF THE ACCOMPANIMENT TO NOTIFICATION NO. TPB 4312/ CR-45/ 2012/UD-11 DATED - 8TH NOVEMBER 2013, WHILE SUBMITTING THE BUILDING PLANS FOR THIS GROUP HOUSING SCHEME AS AND IF APPLICABLE.

NOTE 2
• AS ACCESS IS THE WAY TO THE BUILDING WITHIN A PLOT, NO SET BACK WILL BE REQUIRED HERE.
• SET BACK IS REQUIRED ONLY FROM PLOT BOUNDARY TO THE BUILDING AS PER DCR

NOTE 3
EWS / LIG TENEMENTS RANGING FROM 30 TO 50 SQMTS IN SIZE OF KH. NO. 53/2, 54, 58, 59/3, MOUZA DABHA, WARD NO. 68 (SAME ADMINISTRATIVE WARD OF THE MUNICIPAL CORPORATION), BELONGING TO M/S SANDEEP DWELLERS PVT. LTD. (SAME OWNER) SHIFTED TO KH. NO. 18/3, AMOUNTING TO ATLEAST 20% i.e. (8319.80 x 1.25 x 20%) = 2079.95 sqm OF THE BASIC ZONAL FSI AS PER POINT 3 OF THE ACCOMPANIMENT TO NOTIFICATION NO. TPB 4312/ CR-45/ 2012/UD-11 DATED - 3RD SEPTEMBER 2015, WHILE SUBMITTING THE BUILDING PLANS FOR THIS GROUP HOUSING SCHEME AS AND IF APPLICABLE.



INDEX	
[Symbol]	CONVENIENCE SHOPPING
[Symbol]	PLOT
[Symbol]	AMENITY SPACE
[Symbol]	OPEN SPACE
[Symbol]	ROAD
[Symbol]	BUILT

SCALE : 1:500

NOTE:- CONVENIENT SHOPPING WILL BE PROVIDED IN BLOCK A AS PER RULES

OWNER :18/3 M/S SANDEEP DWELLERS PVT. LTD.	OWNER :18/2	OWNER :18/1	ARCHITECT RAHUL AGARWALA C.D.A. REGD NO. CAC00841948 N.T.S. NO. : 2310 R.M.G. - I R. 529
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