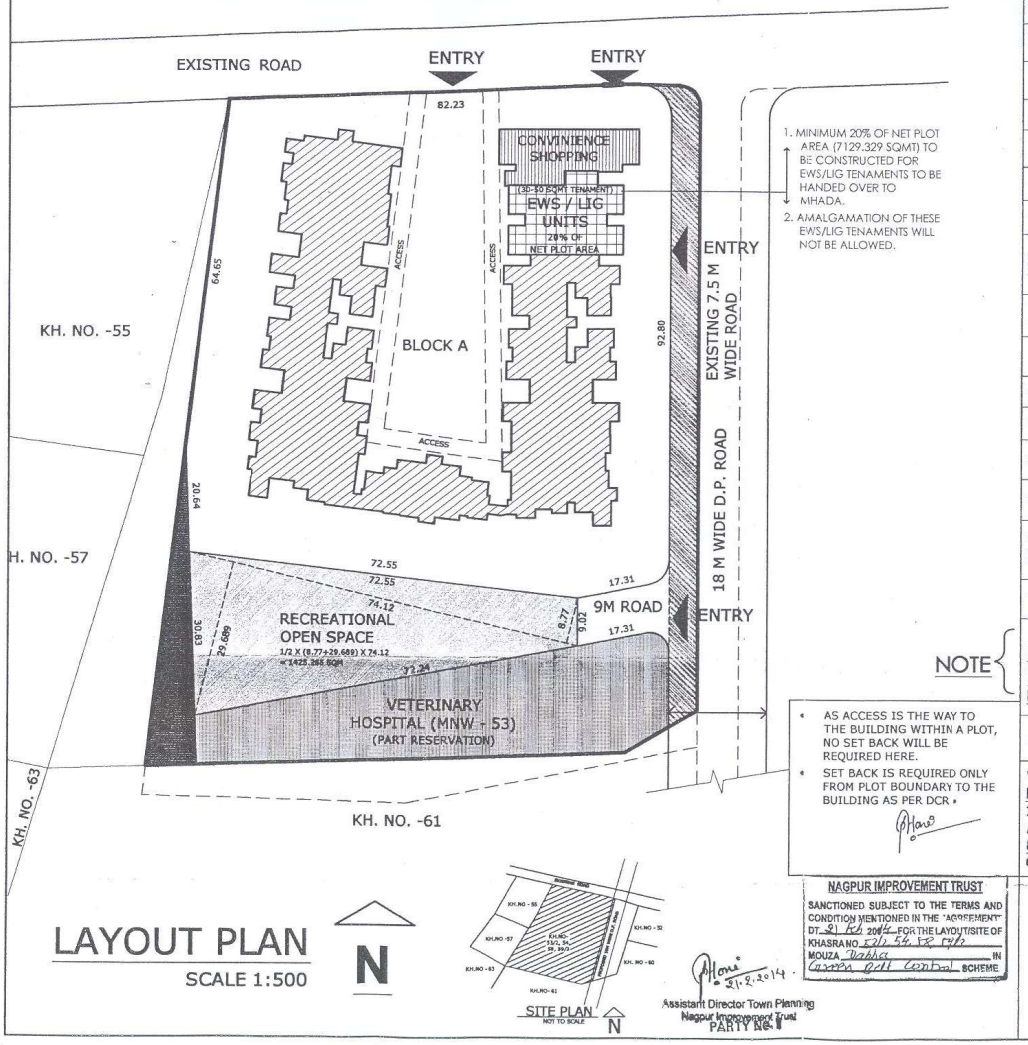
PROPOSED GROUP HOUSING RESIDENTIAL LAYOUT ON KH. NO. 53/2, 54, 58, 59/3
MOUZA DABHA, TAH. & DIST. NAGPUR; BELONGING TO
SANDEEP DWELLERS PVT. LTD.



- 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.

LAYOUT PLAN
SCALE 1:500

N

21.2.2014
Assistant Director Town Planning
Nagpur Improvement Trust
PARTY No. 1

NAGPUR IMPROVEMENT TRUST
SANCTIONED SUBJECT TO THE TERMS AND CONDITION MENTIONED IN THE "AGREEMENT" DT. 21 FEB 2014 FOR THE LAYOUT/SITE OF KHASRA NO 53/2, 54, 58, 59/3
MOUZA Dabha IN Nagpur Rural Control SCHEME

PROPOSED LAYOUT PLAN FOR LAND AT KH. NO. 53/2, 54, 58, 59/3, MOUZA DABHA TAH. & DISTT. NAGPUR.				
TOTAL LAND AREA AS PER 7/12 EXTRACT	=	12100.00	SQM	
AREA AS PER POSSESSION	=	11814.54	SQM	
AREA UNDER VETERINARY HOSPITAL (MNW-53) - PART	=	1402.733	SQM	
AREA UNDER 18M WIDE D.P. ROAD	=	623.804	SQM	
AREA UNDER AGRICULTURE ZONE	=	286.230	SQM	
NET AREA UNDER LAYOUT	=	9501.773	SQM	100%
METHOD I:				
▪ LAND UNDER LAYOUT (GROSS AREA)	=	9501.773	SQM	100%
▪ NET RESIDENTIAL PLOT AREA i.e. 3/4 OF GROSS AREA EXCLUDING ACCESS, PATHWAY, ROADS, PASSAGES etc.	=	7126.329	SQM	75%-(A)
▪ AREA UNDER OPEN SPACE, ACCESS, PATHWAYS, ROADS, PASSAGES etc.	=	2375.444	SQM	25%
TOTAL LAND UNDER LAYOUT	=	**9501.773**	SQM	100%
METHOD II:				
▪ LAND UNDER LAYOUT (GROSS AREA)	=	9501.773	SQM	100%
▪ AREA UNDER OPEN SPACE	=	1425.265	SQM	15%
▪ AREA UNDER ROADS	=	160.086	SQM	1.68%
▪ NET RESIDENTIAL PLOT AREA (INCLUSIVE OF THE AREA TO BE EARMARKED FOR EWS / LIG TENEMENTS WHICH WILL BE PROVIDED DURING CONSTRUCTION)	=	7916.422	SQM	83.32%-(B)
TOTAL LAND UNDER LAYOUT	=	**9501.733**	SQM	100%

NOTE: AS PER THE ABOVE TWO METHODS, THE NET PLOT AREA COMES TO BE (A):- 7126.329 SQ.M. & (B):- 7916.422 SQ.M. RESPECTIVELY. THE LOWEST PLOT AREA OF **7126.329 SQ.M.** CALCULATED AS PER METHOD I IS RECOMMENDED FOR APPROVAL & APPROVED HEREWITH

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

WE HEREBY UNDERTAKE THAT WE WILL PROVIDE FOR **EWG / LIG TENEMENTS RANGING FROM 30 TO 50 SQMTS** IN SIZE, AMOUNTING TO ATLEAST OF 20% i-e. 1425.26 sq.m OF THE BASIC ZONAL FSI AS PER POINT 2 OF THE ACCOMPANIMENT TO **NOTIFICATION NO. TPB 4312/ CR-45/ 2012(I)/ UD-11 DATED - 8TH NOVEMBER 2013**, WHILE SUBMITTING THE BUILDING PLANS FOR THIS GROUP HOUSING SCHEME AS AND IF APPLICABLE.

For Sandeep Dwellers Pvt. Ltd.
Director
OWNER : SANDEEP DWELLERS PVT. LTD.

AR. RAHUL AGARWALA
REG NO. - CA/2008/41948
NMC - NMC / R - 529
NIT - LC. NO. 2310 COA

ARCHITECT
RAHUL AGARWALA
C.O.A.REGD.NO.:CA/2008/41949
N.I.T.L.S.NO.: 2310
N.M.C.- / R : 529