

18.00 M. WIDE ROAD

18.00 M. WIDE ROAD

18.00 M. WIDE ROAD

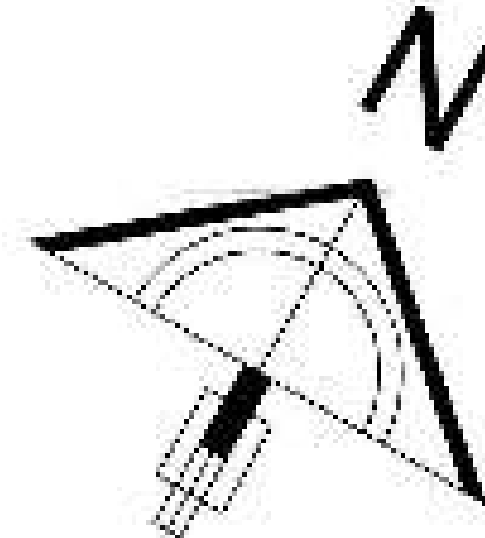
12.00 M. WIDE ROAD

9.00 M. WIDE ROAD

9.00 M. WIDE ROAD

9.00 M. WIDE ROAD

12.00 M. WIDE ROAD COMMON ROAD

This layout plan is tentatively approved by
Municipal Engineer, NIT Nagpur Dt. 15/07/2014The layout plan is approved for the
1) Over - Residential R.R.
in Permissible FSI = 0.75NAGPUR IMPROVEMENT TRUST
SANKHEDH SUBJECT TO THE TERMS OF
CONTRACT SIGNED BY THE TRUSTEES
ON 15/07/2014 FOR THE LAYOUT/PLAN
NO. 120/2, P.H. NO. 4, TAL. -
NAGPUR, DIST. - NAGPURThis condition is subject to compliance of
N.A.P. order No. 120/2, P.H. NO. 4, TAL. -
NAGPUR, DIST. - NAGPURनगरपालिकाको नयाँ शहरीकरण योजनाको अन्तर्गत
मुम्बईको वि.सं. नं. १२०/२, प.ह. नं. ४, ताल. -
(निर्देशांक नम्बर) बसो बस्ने शहरीकरण योजना अन्तर्गतयसको निर्माण/शहरीकरण कार्य अन्तिमसम्म अथवा
सम्पन्नसम्म नगरपालिकाको नयाँ शहरीकरण
योजनाको अन्तर्गत नभएको भएमा नगरपालिकाको
नयाँ शहरीकरण योजना अन्तर्गत नभएको भएमा

LAYOUT PLAN

SCALE - 1:500

PROJECT :

FINAL DEMARCATED RESIDENTIAL LAYOUT
KH. NO. - 120/2, P. H. NO - 4, MOUZA - FETRI, TAL. -
NAGPUR (GRAMIN), DIST. - NAGPUR BELONGING TO -1) RAKESH B. PATNI 2) BABULAL R. PATNI 3) TARADEVI B. PATNI 4) ANITA R. PATNI
5) BABULAL R. PATNI HUF

NOTE :-

- x AREA UNDER LAYOUT
- x AREA UNDER OPEN SPACE
- x AREA UNDER AMENITY SPACE
- x AREA UNDER APPROACH ROAD
- x AREA UNDER PLOTS



OWNER'S SIGN :

1) RAKESH B. PATNI
2) BABULAL R. PATNI
3) TARADEVI B. PATNI
4) ANITA R. PATNI
5) BABULAL R. PATNI HUF

ARCHITECT'S SIGN :

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
IND. REG. NO. 10000
NAGPUR, DIST. - NAGPUR

AREA STATEMENT :

1) TOTAL LAND AREA FOR KH. NO. 120/2 (AS PER 7/12)	- 20,200.00	SQ. M. (2.02 H)
2) AREA FOR KH. NO. 120/2, (AS PER K - PRINT WITH IN MINIMUM BOUNDARIES)	- 20,186.20	SQ. M.
H) AREA UNDER D. P. PROPOSALS	- 0.00	SQ. M.
1) GROSS AREA UNDER LAYOUT	- 20,186.20	SQ. M. (100 %)
1) AREA UNDER OPEN SPACE	- 2,019.57	SQ. M. (10.02 %)
2) AREA UNDER AMENITY SPACE	- 2,020.59	SQ. M. (10.02 %)
3) AREA UNDER APPROACH & VEHICULAR ROAD	- 4,158.21	SQ. M. (20.60 %)
4) AREA UNDER 18.00 M ROAD WIDENING AS PER CLAUSE 24.1	- 644.86	SQ. M. (3.19 %)
5) AREA UNDER RESIDENTIAL PLOTS	- 11,343.17	SQ. M. (56.19 %)
TOTAL	- 20,186.20	SQ. M. (100 %)

NA 1 - Net plot area for layout @ 90% of area excluding Amenity Space,
D. P. / R. P. Proposals, if any, & Area for road Widening as per
clause 24.1 from Gross area under layout, as per clause 13.4.1 of SDCPR
= 90 % [20,186.20 - (2,020.59 + 644.86)] = 15,768.86 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 = NA / A

$$X = 15,768.86 / 11,343.17 = 1.390$$

AF = Additional FSI for Area under road Widening and service
road as per clause 24.1

Multiplying Factor for distribution of above Net plot area (FSI) on pro-rata basis
'Y' as per clause 13.4.1 (iii) of SDCPR = AF / A

$$Y = 644.86 / 11,343.17 = 0.056$$

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

PLOT AREA CALCULATIONS

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	i) 1/2(36.15+44.11)x30.60 ii) 1/2 (17.58x20.60) + 1/2x(33.15+20.60)x11.04	= 1,528.97 = 499.34 = 2028.31	18.00 M TANGENT 7.72	2	2,028.59	AMENITY SPACE
02	OPEN SPACE	i) 1/2(57.20+66.15)x1.96 + 1/2 (67.02x57.20)	= 2,027.29	18.00 M TANGENT 7.72	1	2,019.57	OPEN SPACE

Gr No	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.)	Add Area FSI (No. M) y = 0.056	Total Add Area FSI (Sq. M.)
	A	B	C	D	E= C-D	F=E-X	G	H=E-G	I=F-G	J=E-Y	K=G-J
1	1	1/2(13.01 + 34.41) x 40.45 + 1/2 x 13.01 x 1.35	307.85	11.77 + 7.72	348.36	1319.22	1	348.36	1318.22	53.11	53.11
2	2	1/2(8.17 + 18.11) x 15.00	102.10		102.10	263.11	1	102.10	263.11	10.20	10.20
3	3, 4, 11, 12, 13, 14	10.00 x 15.00	150.00		150.00	208.50	6	900.00	1251.00	6.40	60.40
4	5	11.00 x 15.00	165.00	7.72	157.28	216.62	1	157.28	216.62	8.81	8.81
5	7, 8, 17, 18, 19, 20	11.00 x 15.00	165.00		165.00	228.35	6	990.00	1376.10	9.24	56.44
6	6	14.11 x 15.00	211.65	7.72	203.93	283.48	1	203.93	283.48	11.42	11.42
7	9	1/2(11.00 + 18.94) x 15.00	224.55		224.55	312.12	1	224.55	312.12	12.57	12.57
8	10	1/2(7.00 + 15.74) x 10.00	176.35		176.35	240.40	1	176.35	240.40	9.89	9.89
9	15	12.00 x 15.00	180.00	7.72	172.28	239.47	1	172.28	239.47	9.65	9.65
10	16	12.74 x 15.00	191.10	7.72	183.38	254.90	1	183.38	254.90	10.27	10.27
11	21	1/2(11.00 + 18.94) x 15.00	224.55		224.55	312.12	1	224.55	312.12	12.57	12.57
12	22	1/2(8.44 + 18.11) x 14.50	177.00		177.00	247.40	1	177.00	247.40	8.87	8.87
13	23, 24, 25, 26, 27, 28	10.00 x 14.50	145.00		145.00	201.55	6	870.00	1208.30	8.12	48.72
14	29	12.00 x 14.50	174.00	7.72 + 7.72	162.42	225.76	1	162.42	225.76	8.10	8.10
15	30	1/2(16.84 + 16.83) x 19.00	317.57	7.72	310.25	431.24	1	310.25	431.24	17.37	17.37
16	31	10.00 x 18.00	180.00		180.00	254.10	1	180.00	254.10	10.84	10.84
17	32	1/2(17.27 + 10.00) x 18.00	258.07		258.07	360.10	1	258.07	360.10	14.01	14.01
18	33	1/2(18.17 + 16.90) x 10.00 + 1/2 x 16.90 x 5.60	237.05		237.05	320.46	1	237.05	320.46	13.27	13.27
19	34	1/2(19.17 + 22.77) x 15.00	346.01	7.72	338.29	470.22	1	338.29	470.22	18.94	18.94
20	35	17.53 x 11.83	207.03		207.03	287.77	1	207.03	287.77	11.59	11.59
21	36, 37, 38, 39, 40	12.50 x 10.00	125.00		125.00	243.26	5	625.00	1216.25	9.80	49.00
22	41	1/2(34.94 + 34.00) x 16.00 + 1/2(34.64 + 35.64) x 18.44 + 1/2 x 36.04 x 4.05	1312.35	11.77 + 11.77	1288.52	1791.04	1	1288.52	1791.04	72.18	72.18
23	42	1/2(17.08 + 18.84) x 13.00	188.50		188.50	235.61	1	188.50	235.61	9.45	9.45
24	43	1/2(16.81 + 18.84) x 10.00	167.25		167.25	232.48	1	167.25	232.48	9.37	9.37
25	44	1/2(16.81 + 18.88) x 10.00	184.95		184.95	239.20	1	184.95	239.20	9.24	9.24
26	45	1/2(16.16 + 18.38) x 10.00	182.70		182.70	236.15	1	182.70	236.15	8.11	8.11
27	46	1/2(16.16 + 15.93) x 10.00	180.45		180.45	233.02	1	180.45	233.02	8.96	8.96
28	47	1/2(16.88 + 15.93) x 11.83	188.55		188.55	269.72	1	188.55	269.72	10.46	10.46
29	48	1/2 x 05.90 x 35.12	1052.90		1052.90	1483.53	1	1052.90	1483.53	58.86	58.86
						Total	48	11343.17	15768.86	487	635