This Layout plan is Tentatively/finally approved by
Hon'ble Chairman, NIT Nagpur Dt. 4-12-2014

KEY SITE PLAN
NOT TO SCALE

This layout plan is approved for the
i) User ⇒ Residential ' R-1'
ii) Permissible F.S.I. ⇒ 1.25

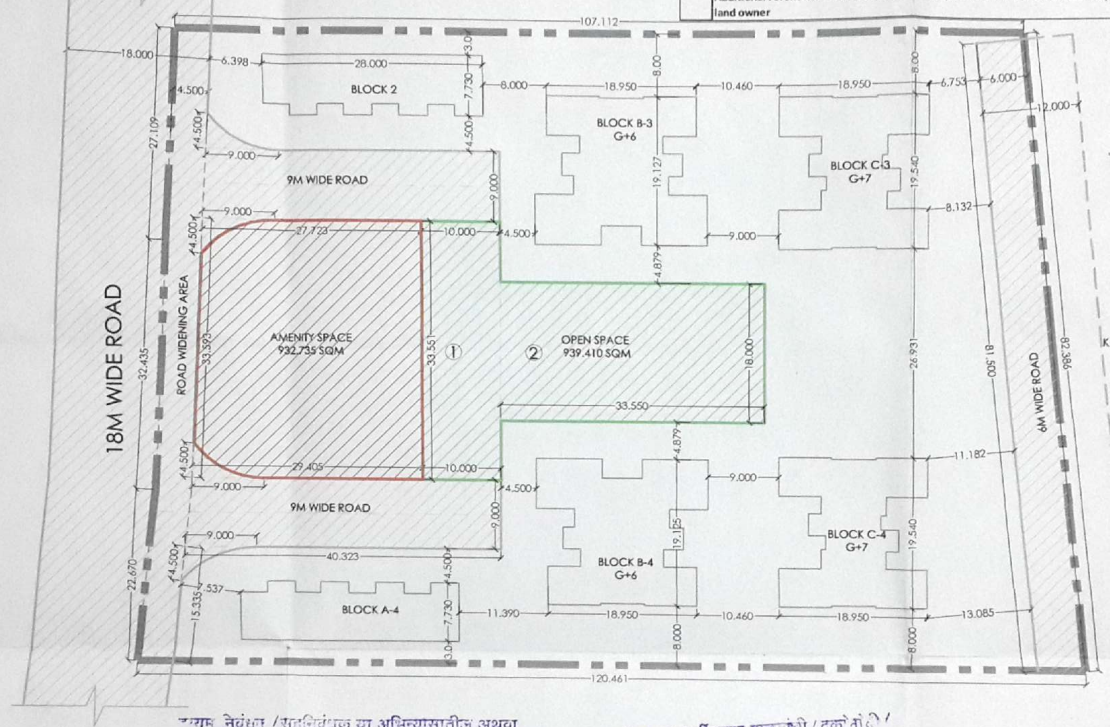
GAWASI, KH. 34/1 - C PLOT AREA DETAIL			
S.NO	MKD	DIMENSION	AREA IN SQM
A	OPEN SPACE		
	1	(10*33.551)	335.510
	2	(18*33.55)	603.900
	TOTAL OPEN SPACE		939.410
B	AMENITY SPACE		
	1	(((27.723+29.405)/2)*33.551)	958.351
	2	(-) TANGENT	25.616
	TOTAL AMENITY AREA		932.735
C	AREA UNDER APPROACH & VEHICULAR ROAD		
	1		745.767
	2	(81.5*6)	489.000
	TOTAL ROAD AREA		1234.767

GAWASI, KH. 34/1-C AREA STATEMENT				
S.NO	PARTICULAR	AREA	UNIT	PERCENTAGE
a	AREA OF LAND AS PER 7/12	9300.000	SQ.M.	-
b	MINIMUM AREA OF LAND AS PER K-PRAT	9235.500	SQ.M.	-
c	AREA UNDER R.P. ROAD	0.000		-
d	GROSS AREA UNDER LAYOUT	9235.500	SQ.M.	100%
e	AREA UNDER OPEN SPACE (MIN 10% OF d)	939.410	SQ.M.	10.17%
f	AREA UNDER AMENITY SPACE (MIN 10% OF d)	932.735	SQ.M.	10.10%
g	AREA UNDER APPROACH ROAD	1234.767	SQ.M.	13.37%
h	AREA UNDER ROAD WIDENING	370.1367	SQ.M.	4.01%
g	residential Plot Area	5758.045	SQ.M.	62.35%

NOTE: NA1- NET PLOT AREA FOR LAYOUT @90% OF AREA EXCLUDING AMENITY SPACE, D.P./R.P. PROPOSALS, IF ANY, AND AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1, FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 13.4.1 OF SDCPR = 90% (9235.50-(932.735+370.1367)) SQ.M. = 7139.37 SQ.M.

AF- AREA UNDER D.P./R.P. ROADS + AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1 =370.14 SQ.M.

Additional FSI shown above is subjected to compliance of clause 24.1 at SDCPR by the land owner



LAYOUT PLAN
SCALE 1: 500

GAWASI - KH.NO.34/1/C

NAGPUR IMPROVEMENT TRUST
SANCTIONED SUBJECT TO THE TERMS AND CONDITION MENTIONED IN THE "AGREEMENT" DT. 30/12/15 No. FOR THE LAYOUT/SITE OF
KHASRA No. 34/1-C
MOUZA Gawashi & Manapur
TAHSIL Nagpur (Rural)

This sanction is subject to conditions of
N.A. order Dt. 10-6-2015
N.A.T.P. order Dt. ....

30/12/15
Executive Engineer (Metro)
Nagpur Improvement Trust.

Assistant Engineer (Metro)
Nagpur Improvement Trust

PROJECT:
DEMARCATED GROUP HOUSING RESIDENTIAL LAYOUT ON MOUZA - GAWASI - KH.NO.34/1 - C, TAH., DIST. NAGPUR

INDEX
- PLOT/LAND AREA EXCLUDING ROAD AREA SHOWN IN
- PROPOSED ROAD UNDER OWNERS LAND
- PROPOSED CONSTRUCTION SHOWN IN

REVISIONS	NO	DATE	REMARKS

PROJECT: REVISED GROUP HOUSING RESIDENTIAL CONTRUCTION FOR URICH GRACE INFRASTRUCTURE PVT. LTD. ON MOUZA - GAWASI - KH.NO.34/1 - C, TAH., DIST. NAGPUR
NORTH

OWNER:	LAXMI'S SWAPNAPURTI PLANNERS AND DEVELOPERS PVT. LTD. (CHAIRMAN SANDEEP GAWAI)	SIGN:
POA HOLDER:	MR. PREM KUMAR TAORI (URICH GRACE INFRASTRUCTURE PVT. LTD.)	SIGN:
ARCHITECT	VIRENDRA KHARE	SIGN:
REG. NO.	CA / 79 / 5187	SCALE: 1:500 & 1:1000
PROJECT AR.	SONAL	DATE: 2014
DELT BY	SONAL/TEJASWINI	
CHK. BY	VKA	
JOB NO.	DWG.NO.	SITE PLAN 01
DWG. TITLE	SITE PLAN	

V. K. ASSOCIATES
ARCHITECTS ▲ PLANNERS ▲ INTERIOR DESIGNERS
PLOT NO.-35(A), SHIVAJI NAGAR, GEMINI HOME, NAGPUR-10.
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