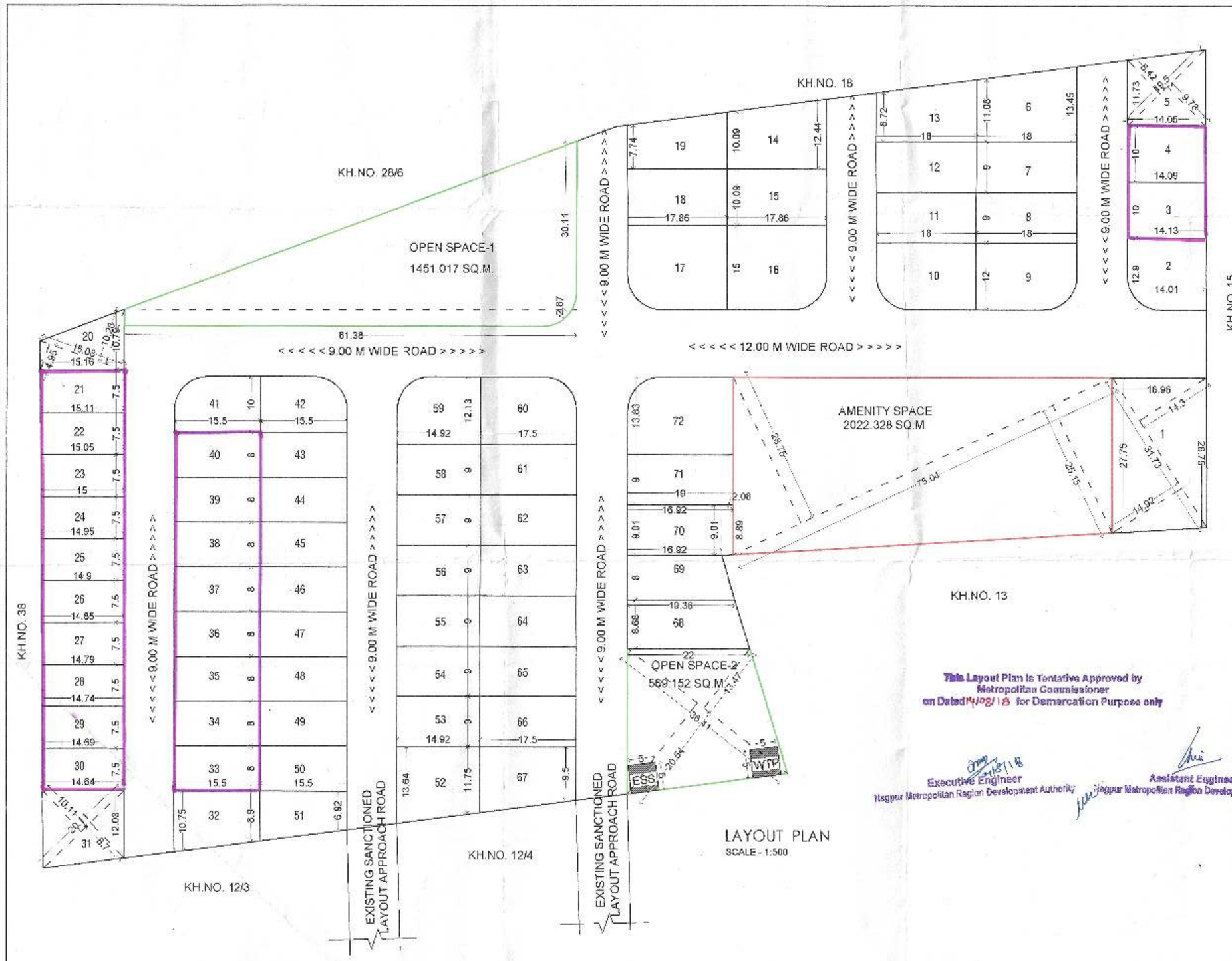




DP PLAN / SITE PLAN
SCALE - N.T.S.

This Layout Plan is Tentative Approved by Metropolitan Commissioner on Dated 4/08/18 for Demarcation Purpose only

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

PLOT. NO	PLOT SIZE								PLOT AREA SQ.M.	TAN	NET AREA IN SQ.M.		NA/A X	NET PLOT AREA FOR FSI (SQ.M)	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)	ADDITIONAL FSI (SQ.M)	TOTAL ADD FSI
A				B					C	D	E		F	G	H	E	J	K = E * F	L=H*K
1	1/2	X	14.92	+	14.3	14.61	X	31.73	= 463.575	0	463.575	X	1.622	751.919	1	463.575	751.919	45.258	45.258
2	1/2	X	14.01	+	14.13	14.07	X	12.50	= 181.503	7.72	173.783	X	1.622	281.876	1	173.783	281.876	15.467	15.467
3	1/2	X	14.13	+	14.09	14.11	X	10.00	= 141.100	0	141.100	X	1.622	228.864	1	141.100	228.864	12.558	12.558
4	1/2	X	14.09	+	14.05	14.07	X	10.00	= 140.700	0	140.700	X	1.622	228.215	1	140.700	228.215	12.522	12.522
5	1/2	X	8.42	+	5.78	9.1	X	19.50	= 177.450	0	177.450	X	1.622	287.824	1	177.450	287.824	15.794	15.794
6	1/2	X	13.45	+	11.08	12.265	X	18.00	= 220.770	0	220.770	X	1.622	358.089	1	220.770	358.089	19.649	19.649
7 & 8		X		+		18.00	X	9.00	= 162.000	0	162.000	X	1.622	262.764	2	324.000	525.528	14.418	28.836
9 & 10		X		+		18	X	12.00	= 216.000	7.72	208.280	X	1.622	337.830	2	416.560	675.660	18.537	37.074
11 & 12		X		+		18.00	X	9.00	= 162.000	0	162.000	X	1.622	262.764	2	324.000	525.528	14.418	28.836
13	1/2	X	11.08	+	8.72	9.9	X	18.00	= 178.200	0	178.200	X	1.622	289.040	1	178.200	289.040	15.860	15.860
14	1/2	X	10.09	-	12.44	11.265	X	17.86	= 201.193	0	201.193	X	1.622	326.335	1	201.193	326.335	17.906	17.906
15		X		-		17.86	X	10.09	= 180.207	0	180.207	X	1.622	292.296	1	180.207	292.296	16.038	16.038
16 & 17		X		-		17.86	X	15.00	= 267.900	7.72	260.180	X	1.622	422.012	2	520.360	844.024	23.156	46.312
18		X		-		17.86	X	10.09	= 180.207	0	180.207	X	1.622	292.296	1	180.207	292.296	16.038	16.038
19	1/2	X	10.09	-	7.74	8.915	X	17.86	= 159.222	0	159.222	X	1.622	258.258	1	159.222	258.258	14.171	14.171
20	1/2	X	4.95	-	10.28	7.615	X	16.08	= 122.449	0	122.449	X	1.622	198.613	1	122.449	198.613	10.898	10.898
21	1/2	X	15.16	-	15.11	15.135	X	7.50	= 113.513	0	113.513	X	1.622	184.117	1	113.513	184.117	10.103	10.103
22	1/2	X	15.11	-	15.05	15.08	X	7.50	= 113.100	0	113.100	X	1.622	183.448	1	113.100	183.448	10.066	10.066
23	1/2	X	15.05	-	15	15.025	X	7.50	= 112.688	0	112.688	X	1.622	182.779	1	112.688	182.779	10.029	10.029
24	1/2	X	15	-	14.95	14.975	X	7.50	= 112.313	0	112.313	X	1.622	182.171	1	112.313	182.171	9.996	9.996
25	1/2	X	14.95	-	14.9	14.925	X	7.50	= 111.938	0	111.938	X	1.622	181.563	1	111.938	181.563	9.962	9.962
26	1/2	X	14.9	-	14.85	14.875	X	7.50	= 111.563	0	111.563	X	1.622	180.954	1	111.563	180.954	9.929	9.929
27	1/2	X	14.85	-	14.79	14.82	X	7.50	= 111.150	0	111.150	X	1.622	180.285	1	111.150	180.285	9.892	9.892
28	1/2	X	14.79	-	14.74	14.765	X	7.50	= 110.738	0	110.738	X	1.622	179.616	1	110.738	179.616	9.856	9.856
29	1/2	X	14.74	-	14.69	14.715	X	7.50	= 110.363	0	110.363	X	1.622	179.008	1	110.363	179.008	9.822	9.822
30	1/2	X	14.69	-	14.64	14.665	X	7.50	= 109.988	0	109.988	X	1.622	178.400	1	109.988	178.400	9.789	9.789
31	1/2	X	10.12	-	8.7	9.405	X	20.11	= 189.135	0	189.135	X	1.622	306.776	1	189.135	306.776	16.833	16.833
32	1/2	X	10.75	-	8.9	9.825	X	15.50	= 152.288	0	152.288	X	1.622	247.010	1	152.288	247.010	13.554	13.554
33 TO 40		X		-		15.50	X	8.00	= 124.000	0	124.000	X	1.622	201.128	8	992.000	1609.024	11.036	88.288
41 & 42		X				15.50	X	10.00	= 155.000	7.72	147.280	X	1.622	238.888	2	296.560	477.776	13.108	26.216
43 TO 50		X		+		15.50	X	8.00	= 124.000	0	124.000	X	1.622	201.128	8	992.000	1609.024	11.036	88.288
51	1/2	X	8.9	-	6.92	7.91	X	15.50	= 122.605	0	122.605	X	1.622	198.865	1	122.605	198.865	10.912	10.912
52	1/2	X	13.64	-	11.75	12.695	X	14.92	= 189.409	0	189.409	X	1.622	307.222	1	189.409	307.222	16.857	16.857
53 TO 58		X		-		14.92	X	9.00	= 134.280	0	134.280	X	1.622	217.802	6	805.680	1306.813	11.951	71.706
59		X		+		14.92	X	12.13	= 180.980	7.72	173.260	X	1.622	281.027	1	173.260	281.027	15.420	15.420
60		X		+		17.50	X	12.13	= 212.275	7.72	204.555	X	1.622	331.788	1	204.555	331.788	18.205	18.205
61 TO 66		X		+		17.50	X	9.00	= 157.500	0	157.500	X	1.622	255.465	6	945.000	1532.790	14.008	84.048
67	1/2	X	11.75	+	9.5	10.625	X	17.50	= 185.938	0	185.938	X	1.622	301.591	1	185.938	301.591	16.548	16.548
68	1/2	X	22	+	19.36	20.68	X	8.68	= 179.502	0	179.502	X	1.622	291.153	1	179.502	291.153	15.976	15.976
69	1/2	X	19.36	+	16.92	18.14	X	8.00	= 145.120	0	145.120	X	1.622	235.385	1	145.120	235.385	12.916	12.916
70		X		+		16.92	X	9.01	= 152.449	0	171.065	X	1.622	277.468	1	171.065	277.468	15.223	15.223
	1/2	X	9.01	+	8.89	8.95	X	2.08	= 18.616									0.000	
71		X		+		19	X	9.00	= 171.000	0	171.000	X	1.622	277.362	1	171.000	277.362	15.219	15.219
72		X		+		19	X	13.83	= 262.770	7.72	255.050	X	1.622	413.691	1	255.050	413.691	22.699	22.699
															72	11209.293			

AS PER CLAUSE 37.2 OF DCPR-2018 PLOTS MENTIONED BELOW ARE AFFORDABLE PLOTS (EWS/LIG) SHOULD BE HANDED OVER TO MHADA BY THE LAND OWNER

PLOT. NO	PLOT SIZE								PLOT AREA SQ.M.	TAN	NET AREA IN SQ.M.		NO.OF PLOTS	NET AREA IN SQ.M.
A				B					C	D	E		H	E
3	1/2	X	14.13	+	14.09	14.11	X	10.00	= 141.100	0	141.100	X	1	141.100
4	1/2	X	14.09	+	14.05	14.07	X	10.00	= 140.700	0	140.700	X	1	140.700
21	1/2	X	15.16	+	15.11	15.135	X	7.50	= 113.513	0	113.513	X	1	113.513
22	1/2	X	15.11	+	15.05	15.08	X	7.50	= 113.100	0	113.100	X	1	113.100
23	1/2	X	15.05	+	15	15.025	X	7.50	= 112.688	0	112.688	X	1	112.688
25	1/2	X	14.95	+	14.9	14.925	X	7.50	= 111.938	0	111.938	X	1	111.938
26	1/2	X	14.9	+	14.85	14.875	X	7.50	= 111.563	0	111.563	X	1	111.563
27	1/2	X	14.85	+	14.79	14.82	X	7.50	= 111.150	0	111.150	X	1	111.150
28	1/2	X	14.79	+	14.74	14.765	X	7.50	= 110.738	0	110.738	X	1	110.738
29	1/2	X	14.74	+	14.69	14.715	X	7.50	= 110.363	0	110.363	X	1	110.363
30	1/2	X	14.69	+	14.64	14.665	X	7.50	= 109.988	0	109.988	X	1	109.988
33 TO 40		X		+		15.50	X	8.00	= 124.000	0	124.000	X	8	992.000
													19	2278.838

AREA UNDER OPEN SPACE

OPEN SPACE 1		X		+	81.38	X	2.87	=	233.551	SQ.M
	1/2	X		+	81.38	X	30.11	=	1225.176	SQ.M
OPEN SPACE 2	1/2	X	20.54	+	13.47	17.005	X	36.41	=	519.152	SQ.M
						TOTAL				2077.889	SQ.M
LESS AREA FOR ESS & WTP					?	5	X	5	-	50.000	SQ.M
						LESS TANGENT			-	7.720	SQ.M
					NET AREA FOR OPEN SPACE					2020.169	SQ.M

AREA UNDER AMENITY SPACE

AMENITY SPACE	1/2	X	28.75	+	25.15	26.95	X	75.04	-	2022.328	SQ.M
							TOTAL			2022.328	SQ.M

PROPOSEDED RESIDENTIAL LAYOUT PLAN ON KH. NO.12/1 P.S.K.NO. 42,MOUZA-JAMTHA ,TAH.& DISTT. NAGPUR. Belonging to Vidya Realtors India Pvt. Ltd.

Stamps Of Approval Of Plans:

A	AREA STATEMENTS		UNIT
	1. Area of land (Minimum area of 4, h. e to be considered)		
	a) As Per Ownership Document (7/12, CTS Extract)	20200.000	SQ.M.
	b) As Per Measurement Sheet	20200.000	SQ.M.
	c) As Per Site	20200.000	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area	0.000	SQ.M.
	(b) Any D.P. Reservation Area	0.000	SQ.M.
	(c) Natural Water Course Area	0.000	SQ.M.
	(Total a+b+c)	0.0000	SQ.M.
	3. Gross Area Of Plot (1-2)	20200.000	SQ.M.
	4. Recreational Open Space		
	(a) Required -	2020.000	SQ.M.
	(b) Proposed -	2020.169	SQ.M.
	Space reserve for ESS & WTP	50.000	SQ.M.
	Total provided open space	2070.1690	SQ.M.
	5. Amenity Space		
	(a) Required -	2020.000	SQ.M.
	(b) Proposed	2022.328	SQ.M.
	6. Service Road And Highway Widening	0.000	SQ.M.
	7. Internal Road Area	4948.210	SQ.M.
	8. Area Under Layout Plots	11209.293	SQ.M.
	9. Net Area Of Plots For FSI Calculations = (3-5b)	18177.672	SQ.M.
	10. Permissible FSI Factor For Layout Plots = (6/8)	1.622	SQ.M.
	II. Area For Inclusive Housing		SQ.M.
	(a) Required -	2241.859	SQ.M.
	(b) Proposed -	2278.838	SQ.M.

LEGEND :-

AREA UNDER RAMP SLIPWAY SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
ATTACHED TO DP'S OR VICE VERSA IS CARRIED IN AS PER THE PROVISION OF DCPR.

OWNER :

M/S OSWAL REALTORS INDIA PRIVATE LIMITED THROUGH DIRECTOR

SHRI SUDHEER MALPANI

ARCHITECT/LICENSED ENGINEER :

Pawan R. Gupta
PLANNER & DESIGNER
B.E. Civil
Off. Plot No.A-23,24 Mewar Sewa Nagar, Sadanand Hills, Nagpur.
M.I.T.L.S. No.-T/098
N.M.C.L.S. No.:- 580
Mob. No.-9890432949

DRG. NO.	SCALE	DATE	DESIGNED
SUB-01	1 : 500	15/9/2018	G. KAWAS

1 : 500