# PROPOSED RESIDENTAIL LAYOUT PLAN FOR ON K.H. NO. 25, (PART) PH. NO. 38, MOUZA - BESA, TAH. & DISTT. NAGPUR (GRAMIN). UNDER US 20 (1) OF UL.C. ACT. 1976 ON PATTERN OF TALEGAON DABHADE SCHEME BELONGING TO SHRI HARISH BAJIRAO BORKAR




LAYOUT PLAN 1:500

## AREA STATEMENT

| | | |
|---|---|---|
| TOTAL LAND AREA OF K.H. NO. 25 | = | 12100.00 Sqmt |
| AREA SURRENDER UNDER D.P. ROAD | = | 1712.300 Sqmt |
| NET LAND AREA OF KH. NO. 25 (12100.00-1712.00) | = | 10388.30 Sqmt |
| AREA UNDER RETAINABLE LAND 1 SHARES (1500.00X1) | = | 1500.000 Sqmt |
| AREA UNDER GOVT. SHARE UPTO 4000.00 Sqmt = NIL i.e. (8888 - 4000 = 4888.00 Sqmt) HENCE AREA UNDER GOVT. SHARE 15% OF 4888.00 Sqmt | = | 733.20 Sqmt |
| LAND UNDER SCHEME LAYOUT | = | 8888.00 Sqmt |
| AREA SURRENDER UNDER D.P. ROAD | = | 1424.000 Sqmt |
| NET LAND AREA OF KH. NO. 25 (10388.00-1424.00) | = | 8676.00 Sqmt |
| AREA UNDER RETAINABLE LAND 1 SHARES (1500.00X1) | = | 1500.000 Sqmt |
| GOVT. SHARE FOR TOTAL LAND OF AREA 10388.00 Sqmt (10388 - 1500) = 8888 - (4000.00) = 4888.00 Sqmt @ 15% | = | 733.00 Sqmt |
| HENCE PROPORTIONATE GOVT. SHARE FOR LAND (X) | = | 471.00 Sqmt |
| BLANCE PROPORTIONATE GOVT. SHARE TO BE SURRENDERED AT THE TIME OF SANCTION OF SCHEME AREA AGAINST 3712.00 Sqmt SURPLUS LAND | = | 262.00 Sqmt |
| PROPORTIONATE GOVT. SHARE PROVIDED (Z) | = | 471.00 Sqmt |
| HENCE NET AREA OF SURPLUS LAND 4675.00 -(1500.00+471.00) | = | 4705.00 Sqmt |
| REQUIRED AREA UNDER OPEN SPACE = 10% OF 4705.00 Sqmt = 470.50 Sqm | | |
| PROPOSED AREA UNDER OPEN SPACE (X) | = | 475.31 Sqmt |
| REQUIRED AREA UNDER PUBLIC UTILITY = 10% OF 4705.00 Sqmt = 470.50 Sqm | | |
| PROPOSED AREA UNDER PUBLIC UTILITY (Y) | = | 471.00 Sqmt |
| TOTAL PLOTABLE LAND AREA (4705.00-(475.31+471.00)) | = | 3758.56 Sqmt |
| PROPOSED AREA UNDER ROADS | = | 892.956 Sqmt |
| NET PLOTABLE LAND AREA | = | 2865.604 Sqmt |

## AREA STAEMENT OF PLOTS IN SURPLUS LAND

CATEGORY 'A' PLOT UPTO 100.00 Sqmt

| PLOT No. | SIZE OF PLOT | GROSS PLOT AREA IN Sqmt | LESS FOR TANGENT | NO. OF PLOTS | TOTAL ARE OF PLOTS |
|---|---|---|---|---|---|
| 10, 11, 12, 13, 16, 17, 18, 19 | 7.00 X 12.25 | 85.75 Sqmt | — | 08 | 686.00 Sqmt |
| | TOTAL | | | 8 PLOTS | 686.00 Sqmt |

CATEGORY 'B' PLOT UPTO 101.00 Sqmt TO 250.00 Sqmt

| | | | | | |
|---|---|---|---|---|---|
| 05 | (9.12 + 11.47)/2 X 14.25 | 146.704 Sqmt | 4.075 Sqmt | 01 | 142.629 Sqmt |
| 06, 07 | 9.00 X 14.25 | 128.25 Sqmt | — | 02 | 256.50 Sqmt |
| 08 | (9.25 + 9.92)/2 X 14.25 | 136.586 Sqmt | — | 01 | 136.586 Sqmt |
| 09 | (9.34+9.22)/2 X 12.25 | 115.517 Sqmt | — | 01 | 115.517 Sqmt |
| 14, 15 | 9.34 X 12.25 | 121.905 Sqmt | — | 02 | 223.99 Sqmt |
| 20 | (8.50+14.11)/2 X 12.25 | 138.486 Sqmt | — | 01 | 138.486 Sqmt |
| | TOTAL | | | 8 No. PLOTS | 1013.648 Sqmt |

CATEGORY 'C' PLOT UPTO 251.00 Sqmt TO 500.00 Sqmt

| | | | | | |
|---|---|---|---|---|---|
| 01 | (12.44 + 17.54)/2 X 18.70 | 280.313 Sqmt | — | 01 | 280.313 Sqmt |
| 02, 03 | 18.70 X 15.00 | 280.50 Sqmt | — | 02 | 561.00 Sqmt |
| 04 | 18.70 X 18.26 | 342.023 Sqmt | 17.38 Sqmt | 01 | 324.643 Sqmt |
| | TOTAL | | | 4 No. PLOTS | 1165.956 Sqmt |

## AREA STATEMENT OF PLOT IN RETAINABLE LAND

| | | | | | |
|---|---|---|---|---|---|
| R-1 | (14.80X41.30)/2+ (41.30+34.30)/2 *14.80 | 1540.60 Sqmt | 17.38 Sqmt | 01 | 1523.22 Sqmt |
| | TOTAL | | | 1 No. PLOTS | 1523.22 Sqmt |




RETAINABLE LAND — AREA OF RETAINABLE LAND 1500.00 Sqmt

GOVERNMENT SHARE — AREA OF GOVERNMENT SHARE 471.00 Sqmt

DIAGRAM SHOWING KHASRA BOUNDRIES

OWNER

ARCHITECT