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LAYOUT PLAN
SCALE - 1:1000

मुख्य निर्बंधक/ सहनिबंधकयांनी या अभिन्यासातील अथवा योजनेतील राजरो/ भुखंडांच्या विक्रीपत्राचे पंजीयनNMRDA ची अंतीम मंजुरी प्राप्ति पुर्वत्त पत्र (Release Letter) विषाय करावये

This Layout Plan is tentatively/finally approved by Metropolitan Commissioner Dated 17/02/2018

This sanction is subject to conditions of N.A. order Dt 27/04/2018 N.A.T.P. order Dt 17/02/2018

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 1/11/18 FOR THE LAYOUT / SITE OF KH. NO. 67, 73/1, 74/1 MOUZA Pewtha TAHSIL Nagpur (G)

Assistant Engineer
Nagpur Metropolitan Region Development Authority

Executive Engineer
Nagpur Metropolitan Region Development Authority

Nos.	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.)
	A	B	C	D	E=(C-D)	F=(E*X)	G	H=E*G	I=F*G
1	1	1/x2(16.35+14.25)x17.70	270.81	9.61	261.20	397.0240	1	261.20	397.0240
2	2	1/x2(16.35+17.50)x10.00	169.25		169.25	257.2600	1	169.25	257.2600
3	3	1/x2(18.60+17.50)x10.00	180.50		180.50	274.3600	1	180.50	274.3600
4	4	1/x2(18.60+19.70)x10.00	191.50		191.50	291.0800	1	191.50	291.0800
5	5	1/x2(20.80+19.70)x10.00	202.50		202.50	307.8000	1	202.50	307.8000
6	6	1/2(20.80+21.40)x5.65 + 1/2(21.25+21.40)x4.35	211.97		211.97	322.1944	1	211.97	322.1944
7	7	1/2(21.25+20.85)x10.00	210.50		210.50	319.9600	1	210.50	319.9600
8	8	1/2(20.50+20.85)x10.00	206.75		206.75	314.2600	1	206.75	314.2600
9	9	1/2(20.50+20.10)x10.00	203.00		203.00	308.5600	1	203.00	308.5600
10	10	1/2(19.75+20.10)x10.00	199.25		199.25	302.8600	1	199.25	302.8600
11	11	1/2(19.75+19.35)x10.00	195.50		195.50	297.1600	1	195.50	297.1600
12	12	1/2(19.35+19.00)x10.00	191.75		191.75	291.4600	1	191.75	291.4600
13	13	1/2(18.70+19.00)x10.00	188.50		188.50	286.5200	1	188.50	286.5200
14	14	18.70 X 10.00	187.00		187.00	284.2400	1	187.00	284.2400
15	15	1/2(18.70+18.75)x10.00	187.25		187.25	284.6200	1	187.25	284.6200
16	16	1/2(18.55+18.75)x10.00	186.50		186.50	283.4800	1	186.50	283.4800
17	17	1/2(18.55+18.25)x10.00	184.00		184.00	279.6800	1	184.00	279.6800
18	18	1/2(18.25+17.95)x10.00	181.00		181.00	275.1200	1	181.00	275.1200
19	19	1/2(17.65+17.95)x10.00	178.00		178.00	270.5600	1	178.00	270.5600
20	20	1/2(17.65+17.30)x10.00	174.75		174.75	265.6200	1	174.75	265.6200
21	21	1/2(17.30+17.00)x10.00	171.50	7.72	163.78	248.9456	1	163.78	248.9456
22	22 , 35	10.70 X 15.00	160.50	7.72	152.78	232.2256	2	305.56	464.4512
23	23 TO 27 30 TO 34	10.35 X 15.00	155.25		155.25	235.9800	10	1552.50	2359.8000
24	28 , 29	10.55 X 15.00	158.25		158.25	240.5400	2	316.50	481.0800
25	36	20.00 X 13.30	266.00	7.72	258.28	392.5856	1	258.28	392.5856
26	37 TO 39	20.00 X 10.00	200.00		200.00	304.0000	3	600.00	912.0000
27	40	1/2(10.00+10.45)x10.95+ 1/2 (10.45+9.60)X9.05	202.68		202.68	308.0736	1	202.68	308.0736
28	41	1/2(19.30+19.80)x11.50	224.82	7.72	217.10	329.9920	1	217.10	329.9920
29	42	1/2(17.95+19.30)x10.50	195.56		195.56	297.2512	1	195.56	297.2512
30	43	1/2(16.60+17.95)x10.50	181.38		181.38	275.6976	1	181.38	275.6976
31	44	1/2(15.10+16.60)x11.40	180.69		180.69	274.6488	1	180.69	274.6488
32	45	1/2(11.40+7.10)x18.00	166.50	7.72	158.78	241.3456	1	158.78	241.3456
33	46 TO 50	7.90 X 14.00	110.60		110.60	168.1120	5	553.00	840.5600
34	51	1/2(11.25+9.10)x14.00	142.45	7.72	134.73	204.7896	1	134.73	204.7896
35	52	1/2(6.35+7.95)x16.45	117.61		117.61	178.7672	1	117.61	178.7672
36	53 TO 57	8.00 X 13.00	104.00		104.00	158.0800	5	520.00	790.4000
37	58	1/2(13.00+12.60)x1.40 + 13.00 X 6.60	103.72		103.72	157.6544	1	103.72	157.6544
38	59	1/2(6.35+8.45)x17.00	125.80		125.80	191.2160	1	125.80	191.2160
39	60	1/2(9.65+10.10)x13.00	128.37		128.37	195.1224	1	128.37	195.1224
40	61 TO 64	7.00 X 13.00	91.00		91.00	138.3200	4	364.00	553.2800
41	65	1/2(11.60+9.60)x13.00	137.80	7.72	130.08	197.7216	1	130.08	197.7216
42	66	1/2(10.00+12.00)x13.00	143.00	7.72	135.28	205.6256	1	135.28	205.6256
43	67 TO 70	13.00 X 7.30	94.90		94.90	144.2480	4	379.60	576.9920
44	71	1/2(10.05+9.65)x13.00	128.05		128.05	194.6360	1	128.05	194.6360
45	72	1/2(10.90+10.45)x12.00	128.10		128.10	194.7120	1	128.10	194.7120
46	73 TO 76	7.55 X 12.00	90.60		90.60	137.7120	4	362.40	550.8480
47	77	1/2(10.95+12.80)x12.00	142.50	7.72	134.78	204.8656	1	134.78	204.8656
48	78	1/2(6.75+8.10)x17.90	132.90	7.72	125.18	190.2736	1	125.18	190.2736
49	79	1/2(13.50+12.80)x7.90	103.88		103.88	157.8976	1	103.88	157.8976
50	80	1/2(12.80+12.10)x7.90	98.35		98.35	149.4920	1	98.35	149.4920
51	81	1/2(12.10+11.45)X8.00	94.20		94.20	143.1840	1	94.20	143.1840
52	82	1/2(11.45+10.70)x8.20	90.81		90.81	138.0312	1	90.81	138.0312
53	83	1/2(7.25+8.30)x17.00	132.17		132.17	200.8984	1	132.17	200.8984
54	84	1/2(11.65+10.25)x12.00	131.40		131.40	199.7280	1	131.40	199.7280
55	85 TO 90	12.00 X 7.00	84.00		84.00	127.6800	6	504.00	766.0800
55	105 TO 110	12.00 X 6.80	81.60		81.60	124.0320	6	489.60	744.1920
56	91 , 92 ,103, 104	10.40 X 12.00	124.80		124.80	189.6960	4	499.20	758.7840
57	93 TO 96 99 TO 102	8.00 X 12.00	96.00		96.00	145.9200	8	768.00	1167.3600
58	97 , 98	12.00 X 12.00	144.00	7.72	136.28	207.1456	2	272.56	414.2912
59	111	1/2(11.45+10.05)x12.00	129.00		129.00	196.0800	1	129.00	196.0800
60	112	1/2(10.00+8.25)x15.00	136.87		136.87	208.0424	1	136.87	208.0424
61	113 TO 116	7.45 X 15.00	111.75		111.75	169.8600	4	447.00	679.4400
61	135 TO 138	7.00 X 15.00	105.00		105.00	159.6000	4	420.00	638.4000
62	117 , 118 , 133, 134	8.60 X 15.00	129.00		129.00	196.0800	4	516.00	784.3200
63	119 TO 124 127 TO 132 141 TO 143 146 TO 151 154 TO 159	8.00 X 15.00	120.00		120.00	182.4000	27	3240.00	4924.8000
64	125 , 126 , 152, 153	9.50 X 15.00	142.50	7.72	134.78	204.8656	4	539.12	819.4624
65	139 , 140, 165	1/2(10.05+8.25)X15.00	137.25		137.25	208.6200	3	411.75	625.8600
66	144, 145, 161, 160	9.20 X 15.00	138.00		138.00	209.7600	4	552.00	839.0400
67	162 TO 164	7.40 X 15.00	111.00		111.00	168.7200	3	333.00	506.1600
68	166	1/2(12.45+10.20)X18.00	203.85		203.85	309.8520	1	203.85	309.8520
69	167	18.00 X 12.20	219.60	7.72	211.88	322.0576	1	211.88	322.0576
70	168	1/2(22.40+20.25)X17.00	362.52	9.61	352.91	536.4232	1	352.91	536.4232
71	169, 184, 185, 200, 201, 216, 217, 232	15.00 X 10.70	160.50	7.72	152.78	232.2256	8	1222.24	1857.8048
72	170 TO 183 186 TO 199 202 TO 215 218 TO 231	8.90 X 15.00	133.50		133.50	202.9200	56	7476.00	11363.5200
73	233	20.00 X 13.60	272.00	9.61	262.39	398.8328	1	262.39	398.8328
74	234 TO 242	20.00 X 13.20	264.00		264.00	401.2800	9	2376.00	3611.5200
75	243	20.00 X 13.60	272.00	9.61	262.39	398.8328	1	262.39	398.8328
76	244 TO 254	20.40 X 12.40	252.96		252.96	384.4992	11	2782.56	4229.4912
77	255	1/2(13.95+11.40)x20.40	258.57		258.57	393.0264	1	258.57	393.0264
						TOTAL	255	37111.88	56410.0576

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	(AMENITY SPACE -1)			2		AMENITY SPACE
		1/2x(14.00+15.10)x64.70	= 941.38+				
		1/2x(44.60+52.65)x90.85	= 4,417.58+				
		1/2x(27.45+28.45)x66.90	= 1,702.15			7,061.11+	
			7,061.11			4,054.47	
		(AMENITY SPACE -2)				11,115.58	
		1/2x(50.30+40.00)x89.80	= 4,054.47				
02	OPEN SPACE	1/2x(52.00+51.75)x5.90	= 306.06+		1	7,418.31	OPEN SPACE
		1/2x(51.75+47.15)x24.05	=1,189.27+			- 7.72	
		1/2x(47.15+50.45)x46.85	=2,286.28+			7,410.59	
		1/2x(41.40+40.60)X88.70	= 3,636.70+				
			7,418.31	7.72			

AREA STATEMENT

A) LAND AREA FOR KH. NO. - 67	-	15,000.00 SQ. M. (1.50 H)
B) LAND AREA FOR KH. NO. - 73/1	-	19,600.00 SQ. M. (1.96 H)
C) LAND AREA FOR KH. NO. - 74/1	-	39,200.00 SQ. M. (3.92 H)
D) TOTAL AREA FOR KH. NO. - 67,73/1 &74/1 (AS PER 7/12 & AS PER K. PRINT & POSSESSION WITHIN MINIMUM BOUNDARIES)	-	73,800.00 SQ. M. (7.38 H)
E) AREA UNDER R. P. ROAD	-	0.00 SQ. M.
F) GROSS AREA UNDER LAYOUT	-	73,800.00 SQ. M. (100%)
1) AREA UNDER OPEN SPACE	-	7,410.59 SQ. M. (10.04 %)
2) AREA UNDER AMENITY SPACE	-	11,115.58 SQ. M. (15.07%)
3) AREA UNDER APPROACH & VEHICULAR ROAD	-	18,161.95 SQ. M. (24.61%)
4) AREA UNDER RESIDENTIAL PLOTS	-	37,111.88 SQ.M. (50.28%).....(A)
TOTAL	-	73,800.00 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 clause13.4.1 of SDCPR = 90 % [73,800.00 -(11,115.58)] = 56,415.97 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 = NA1 / A
X = 56,415.97 / 37,111.88 = 1.52

AF - Area under road widening as per clause 24.1 = 0.00 sq.m.

Multiplying Factor for distribution of additional FSI on pro-rata basis 'Y' as per clause 24.1 of SDCPR = NA2 / A
Y = 0.00

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

NOTE: -
- x LAYOUT BOUNDRY SHOWN THUS
- x OPEN SPACE SHOWN THUS
- x AMENITY SPACE SHOWN THUS
- x RESI. PLOTS SHOWN THUS
- x MAIN APPROCH ROAD SHOWN THUS

PROJECT :

REVISED DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NOs. - 67, 73/1 & 74/1, P. H. NO.- 40 A, MOUZA - PEWTHA, TAL. - NAGPUR (GRAMIN), DIST. - NAGPUR
BELONGING TO -
SANDESH INFRASTRUCTURE PVT. LTD. & OTHERS 2

OWNER'S SIGN :

1) SANDESH INFRASTRUCTURE PVT. LTD. THROUGH DIRECTOR
D. P. Agrawal
MR.DILIP PRALHADRAO AGRAWAL

2) MR.MOHAMMAD ASLAM RAFIQ

3) SHRI. RAMDEV PRAKASHAN PVT. LTD. THROUGH DIRECTOR

SANDESH INFRASTRUCTURES PVT. LTD.
D. P. Agrawal
Director/Attorney
MR.DILIP PRALHADRAO AGRAWAL

ARCHITECT'S SIGN :

UMESH M. LAMGE
B. Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/18907
NMC Lic. No.: R-90
NIT Lic. No.: 865

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
402, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR

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