

**FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN
ON KH NO. - 87/2.P.H. NO. -73,
MOUZA - DONGARGAON, TAL - NAGPUR (GRAMIN),
DIST - NAGPUR
BELONGING TO : TIRUPATI DEVELOPER'S**

STAMPS OF APPROVAL:

This Layout Plan is Approved by
Municipal Commissioner for Permissible
on 08/05/2018 for N.A. Purpose only

Executive Engineer
Nagpur Municipal Corporation Development Authority

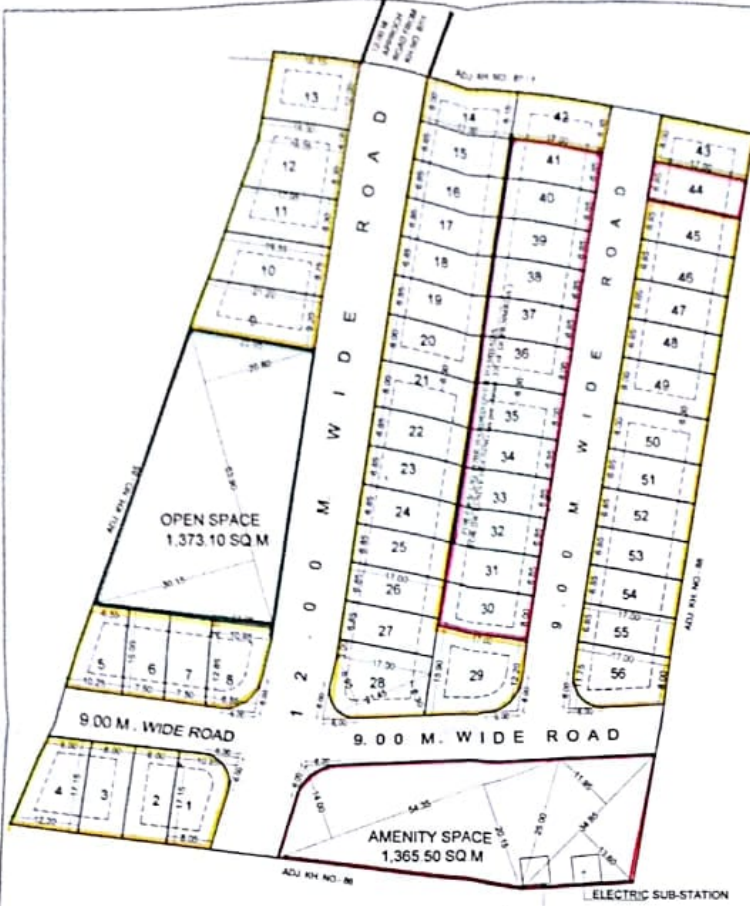
PERFORMANCE - I AREA STATEMENT			
1. AREA OF LAND OF KH NO. 87/2			
(Minimum area of 8.5 L to be considered)	13600.00	SQ. M	
(a) AS PER OWNERSHIP DOCUMENT (7/12)	13600.00	SQ. M	(1.36H)
(b) AS PER MEASUREMENT SHEET	13600.00	SQ. M	
(c) AS PER SITE	13600.00	SQ. M	
2. DEDUCTIONS FOR			
(a) PROPOSED D.P. / D.P. ROAD WIDENING AREA	0.00	SQ. M	
(b) ANY D.P. RESERVATION AREA	0.00	SQ. M	
(c) NATURAL WATER COURSE AREA	0.00	SQ. M	
TOTAL (a+b+c)	0.00	SQ. M	
3. GROSS AREA OF PLOT (1-2)	13600.00	SQ. M	100%
4. RECREATIONAL OPEN SPACE			
(a) REQUIRED	1360.00	SQ. M	
(b) PROPOSED	1373.10	SQ. M	10.10%
5. AMENITY SPACE			
(a) REQUIRED	1360.00	SQ. M	
(b) PROPOSED	1365.50	SQ. M	10.04%
6. SERVICE ROAD & HIGHWAY WIDENING			
(a) REQUIRED	0.00	SQ. M	
(b) PROPOSED	0.00	SQ. M	
7. INTERNAL ROAD AREA			
(a) REQUIRED	1361.28	SQ. M	10.01%
(b) PROPOSED	1373.10	SQ. M	10.10%
8. AREA UNDER LAYOUT PLOTS			
(a) REQUIRED	1361.12	SQ. M	10.01%
(b) PROPOSED	1373.10	SQ. M	10.10%
9. NET AREA OF PLOTS FOR F.S.I. CALCULATIONS			
(1-5)	12234.50	SQ. M	
10. PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9/8) (as per clause no. 24.9 (i) of DCR, NAGRA)			
(a) REQUIRED	1.632	SQ. M	
(b) PROPOSED	1.632	SQ. M	
11. AREA FOR INCLUSIVE HOUSING			
(a) REQUIRED (20% of 8)	1418.42	SQ. M	
(b) PROPOSED	1572.50	SQ. M	
12. SUMMARY			
Plot No.	Area (Sq.m.)	No. of Plots	% of EWS / LG PLOTS OF NET PLOTTABLE AREA 13600.00 SQ.M.
30 TO 41	1418.05	12	
42	116.45	1	
TOTAL	1572.50	13	10.99%

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (Sq.m.)	Net Area (Sq.m.)
1	OPEN SPACE	1/2(30.15+20.80)X5.1.90	1373.10	1373.10
2	AMENITY SPACE	1/2(14.00+20.15)X5.1.90	928.02	
3	SPACE	1/2(11.95+13.50)X5.1.90	445.20	
			1373.22	1365.50

NOTE -
 * AREA UNDER LAYOUT SHOWN THIS
 * AREA UNDER OPEN SPACE SHOWN THIS
 * AREA UNDER AMENITY SPACE SHOWN THIS
 * RESIDENTIAL PLOTS SHOWN THIS
 * APPROACH ROAD SHOWN THIS
 * PLOTS 30 TO 41 & 42
 TO BE HANDLED OVER TO
 MHADA FOR INCLUSIVE / AFFORDABLE PLOTS
 (as per clause 37 of DCR/NAGRA) SHOWN THIS

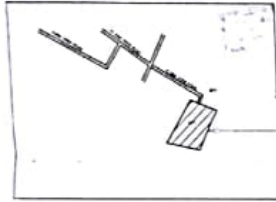
OWNER'S SIGN :

ARCHITECT'S SIGN :
 1) SHRI PRASHANT MANOHARRAO BOGRIWAR
 2) SHRI RAHUL ARUNRAO UPGANJIAWAR



LAYOUT PLAN
SCALE - 1:500

WASTE WATER TREATMENT & RECYCLING PLANT



LOCATION PLAN
SCALE - NTS



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 110

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT												
Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (Sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Plots basis (Sq. M.)	No of Plots	Total Plot Area (Sq. M.)	Front Road width (M.)	Basic FSI	Permissible built up area on Basic FSI (Sq.m.)	Total Built up area on Plots basis (Sq. M.)	W/F
1	1/2(10.85+6.25)X7.15	74.00	7.72	134.34	211.8829	1	134.34	12.00	1.10	277.0712	211.8829	
2, 3	8.00 X 17.15	137.20		137.20	223.9104	2	274.40	9.00	1.10	246.3214	447.8208	
4	1/2(8.00+12.20)X17.15	173.21		173.21	282.8787	1	173.21	9.00	1.10	310.9466	282.8787	
5	1/2(6.55+10.25)X15.00	126.00		126.00	205.9320	1	126.00	9.00	1.10	226.1952	205.9320	
6, 7	7.50 X 15.00	112.50		112.50	183.6000	2	225.00	9.00	1.10	201.9600	187.2000	
8	1/2(8.85+10.95)X12.85	150.86	7.72	143.14	213.6045	1	143.14	12.00	1.10	256.9649	213.6045	
9	1/2(12.95+21.20)X9.20	203.09		203.09	331.4429	1	203.09	12.00	1.10	364.5872	331.4429	
10	1/2(12.20+19.55)X8.75	178.28		178.28	240.9130	1	178.28	12.00	1.10	320.0483	240.9130	
11	1/2(18.55+17.95)X8.30	155.62		155.62	253.9718	1	155.62	12.00	1.10	279.3690	253.9718	
12	1/2(11.95+18.35)X8.80	207.64		207.64	338.8685	1	207.64	12.00	1.10	372.7553	338.8685	
13	1/2(16.15+16.30)X12.00	194.70		194.70	317.7504	1	194.70	12.00	1.10	349.5254	317.7504	
14	1/2(18.00+8.15)X17.00	137.27		137.27	224.0246	1	137.27	12.00	1.10	246.4271	224.0246	
15 TO 19	8.85 X 17.00	116.45		116.45	190.0484	11	1280.95	12.00	1.10	209.0510	2090.5104	
20 TO 27	8.85 X 17.00	116.45		116.45	190.0484	19	2212.55	9.00	1.10	209.0510	3610.8816	
28	1/2(8.95+6.30)X21.45	214.55	7.72	206.83	337.5466	1	206.83	12.00	1.10	371.3012	337.5466	
29	1/2(15.90+12.20)X17.00	288.85	7.72	281.13	477.2042	3	843.39	9.00	1.10	424.9246	877.2042	
30, 31	8.00 X 17.00	136.00		136.00	221.9520	2	272.00	12.00	1.10	244.1472	448.9040	
32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56	8.00 X 17.00	136.00		136.00	221.9520	6	816.00	9.00	1.10	244.1472	1333.7120	
42	1/2(8.30+8.15)X17.00	139.82		139.82	228.1802	1	139.82	9.00	1.10	251.0049	228.1802	
56	1/2(11.75+8.00)X17.00	167.87	7.72	160.15	261.3648	1	160.15	9.00	1.10	287.3613	261.3648	
TOTAL						56	7492.12				12227.1388	