This Layout Plan is tentatively approved by Competition Commissioner Dated 14/08/2017

FOR DEMARCATION PURPOSE ONLY

Executive Engineer
Nagpur Metropolitan Region Development Authority

KH NO 84

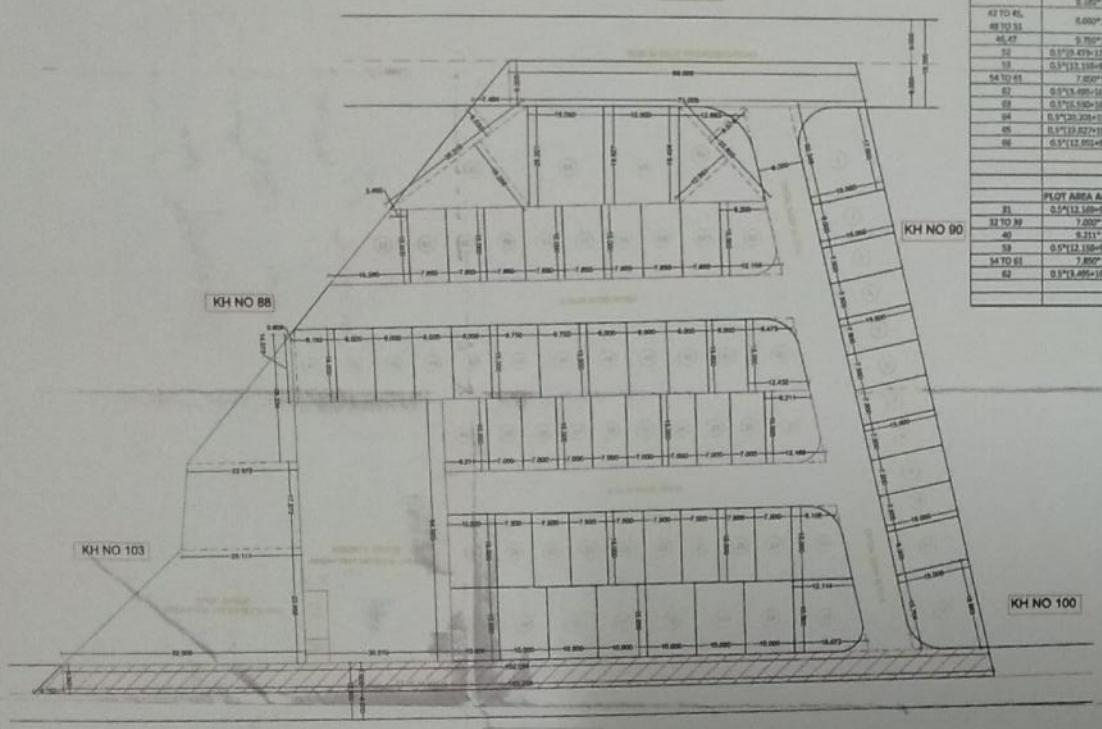
KH NO 88

KH NO 90

KH NO 103

KH NO 100

KH NO 89 (PART)



LAY OUT PLAN
SCALE - 1:500

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NOTE:-
AS PER CLAUSE NO 36.3.1 OF DCPR THE WASTE WATER TREATMENT AND RECYCLING PLANT AND AS PER CLAUSE NO 24.5 OF DCPR ELECTRIC SUB STATION SHALL BE PROVIDED IN AMENITY SPACE



KH. NO. -89/1
DP SHEET NO - 58

LOCATION PLAN
SCALE - N.T.S

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STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	BUILT UP AREA (IN PRO-RATA BASIS (D *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (E*G) SQ.M
A		B	C	D			E	F	G	H
1	0.5*(20.349+17.000)*15.000	280.118	17.500	262.738	1.000	262.738	149.121	18.000	1.100	604.034
2, 11	9.000*15.000	135.000	0.000	135.000	2.000	270.000	176.380	9.000	1.100	414.018
3 TO 10,	7.500*15.000	112.500	0.000	112.500	8.000	900.000	1254.600	9.000	1.100	1380.060
12	0.5*(15.704+18.563)*15.000	257.753	7.720	250.033	1.000	250.033	485.811	12.000	1.100	512.992
13	0.5*(13.134+15.073)*15.000	203.908	7.720	196.188	1.000	196.188	369.488	12.000	1.100	402.037
14 TO 21	10.000*15.000	150.000	0.000	150.000	8.000	1200.000	2235.600	12.000	1.100	2458.160
22 TO 29	7.500*15.000	112.500	0.000	112.500	8.000	900.000	1254.600	9.000	1.100	1380.060
30	0.5*(9.134+12.134)*15.000	189.525	7.720	181.805	1.000	181.805	213.456	9.000	1.100	234.802
31	0.5*(13.188+8.211)*15.000	160.350	7.720	152.630	1.000	152.630	712.766	9.000	1.100	234.043
32 TO 39	7.000*15.000	105.000	0.000	105.000	8.000	840.000	1170.960	9.000	1.100	1288.056
40	9.211*15.000	138.165	0.000	138.165	1.000	138.165	192.602	9.000	1.100	211.862
41	0.5*(14.079+13.003)*0.808 + 0.187*15.000	134.625	0.000	134.625	1.000	134.625	187.668	9.000	1.100	206.435
42 TO 45, 48 TO 53	8.660*15.000	120.000	0.000	120.000	8.000	960.000	1338.240	9.000	1.100	1472.064
46,47	9.750*15.000	146.250	0.000	146.250	2.000	292.500	407.745	9.000	1.100	448.520
52	0.5*(9.479+12.450)*15.000	164.288	7.720	156.568	1.000	156.568	218.255	9.000	1.100	240.081
53	0.5*(13.188+8.200)*15.000	160.185	7.720	152.465	1.000	152.465	212.536	9.000	1.100	233.790
54 TO 61	7.850*15.000	117.750	0.000	117.750	8.000	942.000	1313.148	9.000	1.100	1444.463
62	0.5*(3.495+16.585)*15.000	150.563	0.000	150.563	1.000	150.563	209.884	9.000	1.100	230.873
63	0.5*(15.530+16.298)*25.218	401.239	0.000	401.239	1.000	401.239	838.589	18.000	1.100	922.448
64	0.5*(20.208+13.827)*15.000	300.210	0.000	300.210	1.000	300.210	627.439	18.000	1.100	690.183
65	0.5*(19.827+19.454)*15.000	294.608	0.000	294.608	1.000	294.608	615.790	18.000	1.100	677.369
66	0.5*(12.954+9.134)*25.699	288.954	17.500	270.974	1.000	270.974	566.335	18.000	1.100	622.968
		TOTAL			66.000	9017.309	14826.953		1.100	16309.649
	PLOT AREA ALLOTED FOR INCLUSIVE HOUSING IS (EWS)									
31	0.5*(12.169+8.211)*15.000	160.350	7.720	152.630	1.000	152.630	212.766	9.000	1.100	234.043
32 TO 39	7.000*15.000	105.000	0.000	105.000	8.000	840.000	1170.960	9.000	1.100	1288.056
40	9.211*15.000	138.165	0.000	138.165	1.000	138.165	192.602	9.000	1.100	211.862
53	0.5*(12.158+9.200)*15.000	160.185	7.720	152.465	1.000	152.465	212.536	9.000	1.100	233.790
54 TO 61	7.850*15.000	117.750	0.000	117.750	8.000	942.000	1313.148	9.000	1.100	1444.463
62	0.5*(3.495+16.585)*15.000	150.563	0.000	150.563	1.000	150.563	209.884	9.000	1.100	230.873
		TOTAL			25.000	2375.823	3311.897		1.100	3640.086

PROPOSED RESIDENTIAL LAYOUT ON C.T.S. NO / PLOT NO / S.NO / P.H.NO KH. NO.-89/1 ,OF VILLAGE MOUZA - BHILGAON, TAH - KAMTHI, DIST -NAGPUR

DRAWING SHEET NO.

BELONGING TO :- SHRI. VISHAL PREMLAL BAWISTALE

STAMPS OF APPROVAL OF PLANS:

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 18000.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 17138.121 SQ.M
	C) AS PER SITE	= 17138.121 SQ.M
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P./ D.P. ROAD WIDENING	= 683.828 SQ.M
	B) ANY D.P. RESERVATION AREA	= 0.000 SQ.M
	C) NATURAL WATER COURSE AREA	= 0.000 SQ.M
	TOTAL A+B	= 0.000 SQ.M
3	GROSS AREA OF PLOT (1- 2)	= 16454.293 SQ.M (100 %)
4	RECREATIONAL OPEN SPACE :	
	A) REQUIRED	= 1647.449 SQ.M (10.00%)
	B) PROPOSED	= 1652.413 SQ.M (10.04%)
5	AMENITY SPACE :	
	A) REQUIRED	= 1647.449 SQ.M (10.00%)
	B) PROPOSED	= 1647.540 SQ.M (10.00%)
6	SERVICE ROAD / HIGHWAY WIDENING	= 1178.162 SQ.M
7	INTERNAL ROAD AREA	= 2681.076 SQ.M
8	AREA UNDER LAYOUT PLOTS	= 9317.303 SQ.M
9	NET PLOT AREA FOR FSI CALCULATIONS = (3- 9B)	= 14826.953 SQ.M
10	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (9/8)	= 1.591
11	AREA FOR INCLUSIVE HOUSING	
	A) REQUIRED	= 2966.3906 SQ.M
	B) PROPOSED (PLOT NO - 31 TO 40, 53 TO 62)	= 3311.897 SQ.M

CALCULATIONS FOR AREA STATEMENT

AMENITY SPACE

30.510 X 54.000 = 1647.540 SQ.M

TOTAL = 1647.540 SQ.M

OPEN SPACE

0.5 (52.009 + 26.111) 23.695 = 920.272 SQ.M
0.5 (22.972 + 25.111) 17.872 = 429.869 SQ.M
0.5 X 22.972 X 26.334 = 302.472 SQ.M

TOTAL = 1652.413 SQ.M

PROPOSED D.P. ROAD AREA

A) 0.5 X (69.000 + 71.009) X 9.000 = 630.040 SQ.M
B) 0.5 X 7.464 X 9.000 = 33.588 SQ.M

TOTAL = 663.628 SQ.M

ROAD WIDENING

A) 0.5 X (192.054 + 193.238) X 6.000 = 1155.876 SQ.M
B) 0.5 X 5.762 X 6.000 = 25.286 SQ.M

TOTAL = 1178.162 SQ.M

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON _____ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

RUPESH M. KALAMBHE
ARCHITECT/INTERIOR DESIGNER
CA/2004/24908
M.I.T.L.S. Reg. 2500/C/04
M.N.C.,R-506

Ar. RUPESH KALAMBHE

OWNER (S) NAME AND SIGNATURE
SHRI. VISHAL PREMDAS BAWISTALE

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE
Ar. RUPESH KALAMBHE

RUPESH M. KALAMBHE
ARCHITECT/INTERIOR DESIGNER
CA/2004/24908
M.I.T.L.S. Reg. 2500/C/04
M.N.C.,R-506

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO. OF ARCH. / LIC. ENG. / SUPERVISOR
0918	LAY-02	1:500	DHANAL	NITIN	

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN
INCLUSIVE HOUSING SPACE SHOWN IN
EXISTING ROAD SHOWN IN

WAVE
DESIGNERS & PLANNERS
Flat no.D-5,Chetnesh Apt,Chandrakhadi Road,
Near Ajni Sq,Nagpur-440001