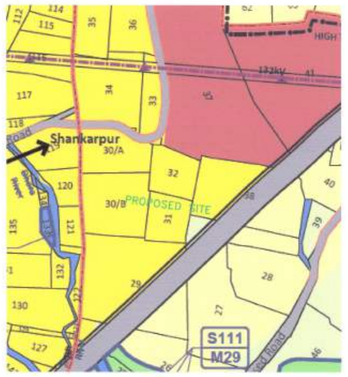
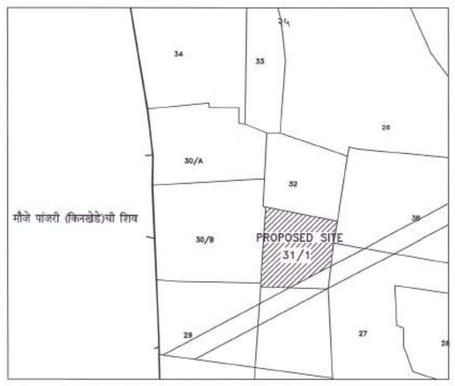
SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA INSQM.	NO	TOTAL AREA	USER
01	AMINITY SPACE	1/2(26.40+26.50)X8.20 1/2(26.50+26.75)X38.00 1/2(26.75+26.85)X3.60	216.89 1011.75 96.48		1325.12 −40.00	01	1285.12	
			1325.12		1285.12			
02	E.S.S. W.T.P.	5.00X5.00 3.00X5.00	25.00 15.00		40.00	01	40.00	
			40.00					
03	OPEN SPACE	1/2(15.85+15.95)X33.35 1/2(13.15+18.50)X48.10	530.26 761.18	7.72	1283.72	01	1283.72	
			1291.44					

D.P. SHEET



SITE PLAN

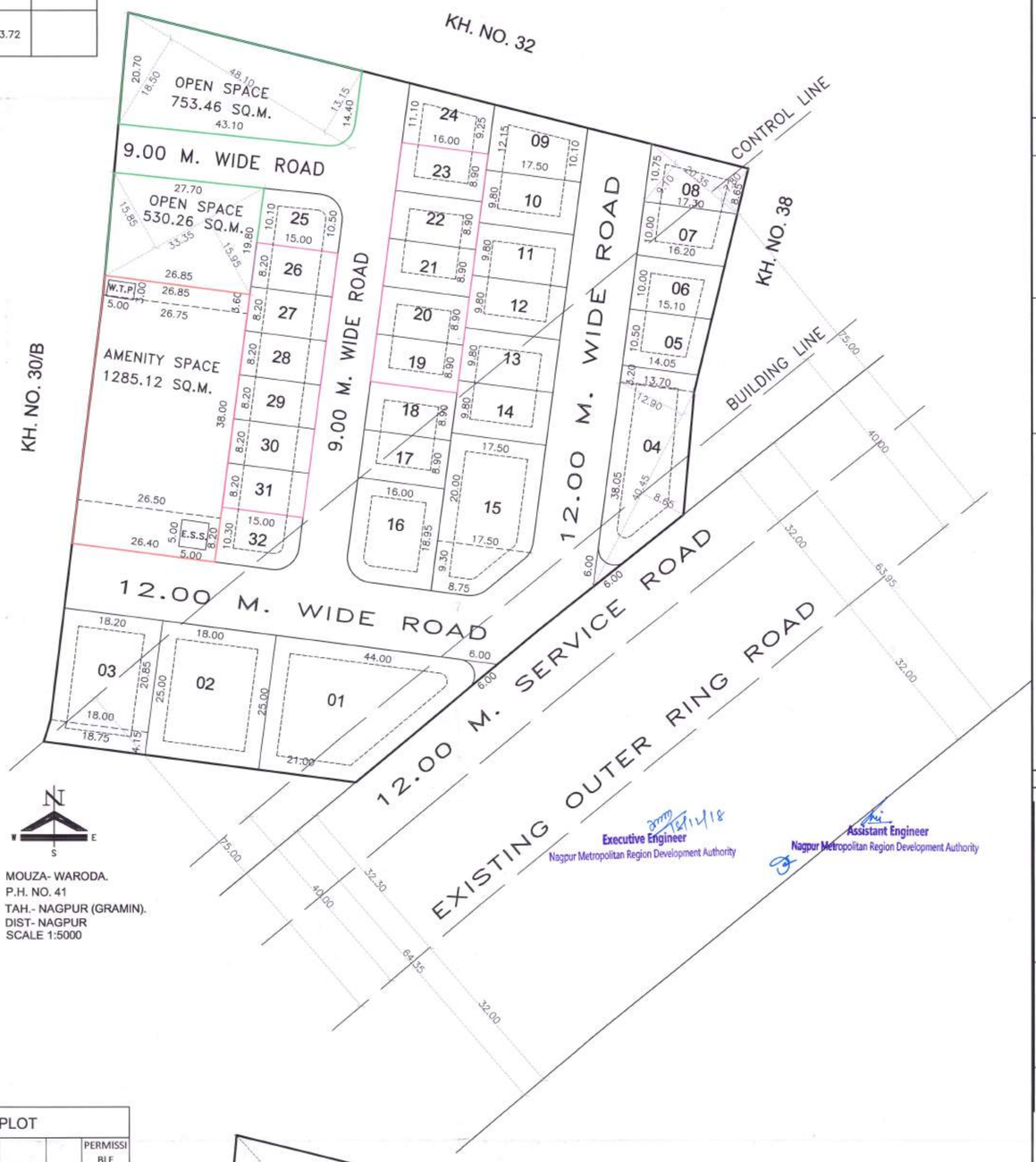


MOUZA- WARODA.
P.H. NO. 41
TAH.- NAGPUR (GRAMIN).
DIST- NAGPUR
SCALE 1:5000

मुख्य निवेषक/सहनिवेषकयांची या अभिन्यासातील अथवा योजनेतील गाळ्यांचे/भुखंडांच्या विक्रीपत्राचे पंजीयनNMRDA ची अंतीम मंजुरी आणि भुक्त पत्र (Release Letter) शिवाय करनगरे

Not Valid for Execution of Sale-Deeds

This Layout Plan is Tentative Approved by Metropolitan Commissioner On Dated 10/12/18 for Demarcation Purpose only



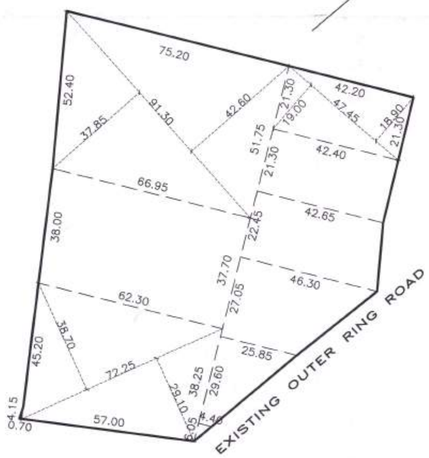
Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

EWS/LIG (AFFORDABLE PLOTS) STATEMENT				
SR.NO	PLOT NO	AREA (IN SQ.M.)	NO. OF PLOT	% OF EWS/LIG PLOTS OF NET PLOTABLE AREA 6807.71 SQ.M.
01	19 TO 23	142.40	5	712.00 SQ.M.
02	26 TO 31	123.00	6	738.00 SQ.M.
		TOTAL PLOT	11	1450.00 SQ.M.
				21.29 %

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

NOS	PLOT NO.	PLOT SIZE (M)	PLOT AREA (SQ.M.)	TANGENT ROUNDING AREA OF ROAD (IF ANY SQ.M.)	REMAINING PLOT AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	BUILT UP AREA ON PRO-RATA BASIC (D*PRO - RATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (E*G) SQ.M.
	A		B	C	D=(B-C)			E	F	G	H
1	1	1/2(44.00+21.00)X25.00	812.50	21.50	791.00	1	791.00	1336.79	60.00	1.00	1336.79
2	2	18.00X25.00	450.00		450.00	1	450.00	760.50	12.00	1.00	760.50
3	3	1/2(18.20+18.00)X20.85+ 1/2(18.00+18.75)X4.15	453.64		453.64	1	453.64	766.65	12.00	1.00	766.65
4	4	1/2(12.90+8.65)X40.65+ 1/2(13.70+14.05)X3.20	482.40	21.50	460.90	1	460.90	778.93	60.00	1.00	778.93
5	5	1/2(14.05+15.10)X10.50	153.04		153.04	1	153.04	258.63	12.00	1.00	258.63
6	6	1/2(15.10+16.20)X10.00	156.50		156.50	1	156.50	264.49	12.00	1.00	264.49
7	7	1/2(16.20+17.30)X10.00	167.50		167.50	1	167.50	283.08	12.00	1.00	283.08
8	8	1/2(7.80+9.10)X20.35	171.96		171.96	1	171.96	290.61	12.00	1.00	290.61
9	9	1/2(10.10+12.15)X17.50	194.69		194.69	1	194.69	329.02	12.00	1.00	329.02
10	10 TO 14	9.80X17.50	171.50		171.50	5	857.50	289.84	12.00	1.00	289.84
11	15	1/2(8.75+17.50)X9.30+ 17.50X20.00	472.06	7.72	464.34	1	464.34	784.74	12.00	1.00	784.74
12	16	18.95X16.00	303.20	7.72	295.48	1	295.48	499.36	12.00	1.00	499.36
14	17 TO 23	8.90X16.00	142.40		142.40	7	996.80	240.66	9.00	1.00	240.66
15	24	1/2(11.10+9.25)X16.00	162.80		162.80	1	162.80	275.13	9.00	1.00	275.13
16	25	1/2(10.10+10.50)X15.00	154.50	7.72	146.78	1	146.78	248.06	9.00	1.00	248.06
17	26 TO 31	8.20X15.00	123.00		123.00	6	738.00	207.87	9.00	1.00	207.87
18	32	10.30X15.00	154.50	7.72	146.78	1	146.78	248.06	9.00	1.00	248.06
								TOTAL AREA OF 32 NOs OF PLOTS = 6807.71 SQM.			



KEY - PLAN
SCALE 1:1000

LAY OUT PLAN
SCALE 1:500

SR.NO	'K' PRAT	SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1/2(42.60+37.85)X91.30	3672.55
		1/2(66.95+62.30)X37.70	2436.36
		1/2(38.70+29.10)X72.25	2449.27
		1/2(4.15X0.70)	1.45
		1/2(6.05X4.40)	13.31
		1/2(4.40+25.85)X29.60	447.70
		1/2(25.85+46.30)x27.05	975.83
		1/2(46.30+42.65)X22.45	998.46
		1/2(42.65+42.40)x21.30	905.79
		1/2(18.90+19.00)X47.45	899.18
			12799.90
		SAY AS	12800.00

PROJECT

PROPOSED RESIDENTIAL LAY OUT PLAN ON KH NO- 31/1, P.H. NO.-41 ,MOUZA-WARODA, TAH.- NAGPUR (GRM.), DIST.-NAGPUR

OWNER :- FOR NIRMAL IRON TRADING CO. LTD. THROUGH DIRECTOR. SHRI. VINOD MAKHANLAL AGRAWAL.

AREA STATEMENT

1. GROSS AREA OF LAND/ PLOT
(MINIMUM AREA OF A,B,C, TO BE CONSIDERED) =12800.00 SQ.M.
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 1.42 H.R
B) AS PER MEASURMENT SHEET = 1.28 H.R
C) AS PER SITE = 1.28 H.R

2. DEDUCTION FOR
A) PROPOSED D.P/ D.P. ROAD WINDING AREA − NIL
B) ANY D.P. RESERVATION AREA − NIL
C) NATURAL WATER COURSE AREA − NIL
TOTAL (A+B) −NIL

3. GROSS AREA OF PLOT (1−2) − 12800.00 SQ.M.
4. RECREATIONAL OPEN SPACE
A) REQUIRED − 1280.00 SQ.M.(10%)
B) PROPOSED − 1283.72 SQ.M.(10.02%)
5. AMENITY SPACE
A) REQUIRED − 1280.00 SQ.M.(10%)
B) PROPOSED − 1285.12 SQ.M.(10.02%)
6. SERVICE ROAD AND HIGHWAY WINDING− NIL
7. INTERNAL ROAD AREA − 3423.45 SQ.M.(26.77%)
8. AREA UNDER LAYOUT PLOTS − 6807.71 SQ.M.(53.19%)
9. NET AREA OF PLOTS FOR FSI CALCULATIONS− (3−5B)
12800.00−1285.12 = 11514.88 SQ.M.
10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (9/8)
11514.88/6807.71 = 1.69
11. AREA FOR INCLUSIVE HOUSING
A) REQUIRED − 1361.54 (20.00%)
B) PROPOSED − 1450.00 (21.29%)

NOTE:-

LAND BOUNDARY SHOWN THUS
OPEN SPACE SHOWN THUS
AMINITY SPACE SHOWN THUS
PLOTABLE AREA SHOWN THUS
MAIN APPROCH ROAD SHOWN THUS
E.W.S./ L.I.G. AFFORDABLE PLOTS SHOWN THUS TO BE HANDED OVER TO MAHADA

NOTE:−
WEST WATER TREATEMENT & RECYCLING PLANT, ELECTRIC SUBSTATION SHOULD BE PROVIDED IN AMINITY SPACE AS PER CLOUSE NO. 24.4.1 OF DCPR.

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

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.I.T., L. S. No. 886, NMC, L. S. No.390,
Imperial Plaza, Anand Talkies Sq., Sitabuldi,
Nagpur-12 (M) 9665543417

ARCHITECT SIGNATURE.

OWNER SING :-

FOR NIRMAL IRON TRADING CO. LTD.

SHRI. VINOD MAKHANLAL AGRAWAL.

ARCHITECT SIGN:-

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