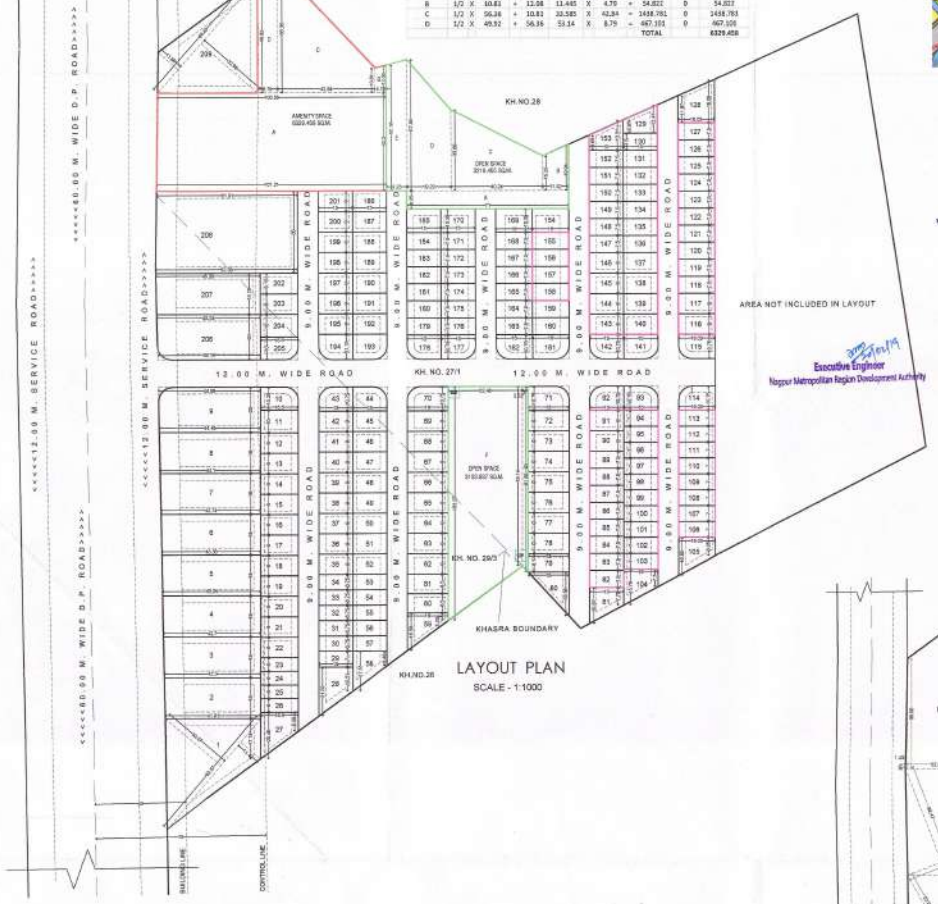


LAYOUT PLAN
SCALE - 1:1000

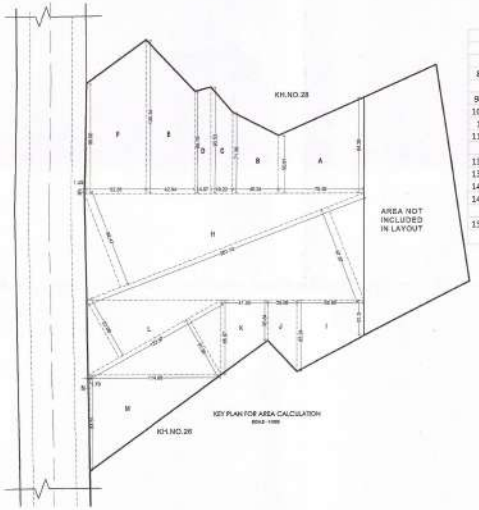
KEY PLAN / LOCATION PLAN
SCALE - N.T.S.

Demarcation Purpose Only

Not Valid for Execution of Sale-Deeds

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority



AREA UNDER OPEN SPACE

A	0	X	0.00	+	0	71	X	8.05	=	571.550	0	571.550
B	1/2	X	15.23	+	15.94	17.585	X	11.32	=	199.062	0	199.062
C	1/2	X	30.68	+	15.23	25.46	X	40.24	=	1024.510	0	1024.510
D	1/2	X	57.84	+	25.80	46.765	X	15.22	=	898.823	0	898.823
E	1/2	X	55.38	+	57.84	56.61	X	9.23	=	522.530	0	522.530
F	1/2	X	218.07	+	79.14	91.105	X	32.68	=	2958.090	0	2958.090
G	1/2	X	79.14	+	61.81	80.485	X	2.52	=	202.847	0	202.847
										TOTAL		6379.992
										LESS AREA FOR ESS & STP		55.000
										NET OPEN SPACE AREA		6324.992

AREA UNDER AMENITY SPACE

A	1/2	X	380.58	+	101.21	100.895	X	43.30	=	4388.754	0	4388.754
B	1/2	X	10.81	+	13.98	13.445	X	4.79	=	54.021	0	54.021
C	1/2	X	56.36	+	10.81	32.585	X	42.84	=	1458.781	0	1458.781
D	1/2	X	49.52	+	56.36	53.14	X	8.79	=	467.106	0	467.106
										TOTAL		6329.658

PLOT. NO	PLOT SIZE							PLOT AREA SQ.M.	TAN	NET AREA IN SQ.M.		RA/A X'		NET PLOT AREA FOR FSI (SQ.M)		NO.OF PLOTS		NET AREA IN SQ.M.		NET PLOT AREA FOR FSI (SQ.M)
A			B					C	D	E		F		G		H		I		J
1	1/2	X	32.07	+	11.42	21.745	X	63.57	=	1382.590	0	1382.590	X	1.442	=	1993.319	1	1382.590	=	1993.319
2	1/2	X	42.3	+	41.91	42.105	X	18	=	757.890	0	757.890	X	1.442	=	1092.877	1	757.890	=	1092.877
3	1/2	X	42.7	+	42.3	42.5	X	18	=	765.000	0	765.000	X	1.442	=	1103.130	1	765.000	=	1103.130
4	1/2	X	43.04	+	42.7	42.87	X	18	=	771.660	0	771.660	X	1.442	=	1112.754	1	771.660	=	1112.754
5	1/2	X	43.38	+	43.04	43.21	X	18	=	777.780	0	777.780	X	1.442	=	1121.599	1	777.780	=	1121.599
6	1/2	X	43.74	+	43.38	43.56	X	18	=	784.080	0	784.080	X	1.442	=	1130.643	1	784.080	=	1130.643
7	1/2	X	43.74	+	44.1	43.92	X	18	=	790.560	0	790.560	X	1.442	=	1139.988	1	790.560	=	1139.988
8	1/2	X	44.48	+	44.1	44.29	X	18	=	797.220	0	797.220	X	1.442	=	1149.591	1	797.220	=	1149.591
9	1/2	X	44.89	+	44.48	44.685	X	20	=	893.700	7.72	885.980	X	1.442	=	1277.583	1	885.980	=	1277.583
10		X		+		16.5	X	10.25	=	169.125	7.72	161.405	X	1.442	=	232.748	1	161.405	=	232.748
11		X		+		16.5	X	10.00	=	165.000	0	165.000	X	1.442	=	237.930	1	165.000	=	237.930
12 TO 22		X		+		16.5	X	9.00	=	148.500	0	148.500	X	1.442	=	214.137	11	1633.500	=	2355.507
23 TO 26		X		+		16.5	X	6.00	=	99.000	0	99.000	X	1.442	=	142.758	4	396.000	=	571.032
27	1/2	X	20.40	+	8.38	14.435	X	16.5	=	238.178	0	238.178	X	1.442	=	343.452	1	238.178	=	343.452
28	1/2	X	21.32	+	10.51	16.015	X	15	=	240.225	0	240.225	X	1.442	=	346.404	1	240.225	=	346.404
29		X		+		15	X	7.00	=	105.000	0	105.000	X	1.442	=	151.410	1	105.000	=	151.410
30 TO 34		X		+		15	X	6.75	=	101.250	0	101.250	X	1.442	=	146.003	5	506.250	=	730.013
35 TO 42		X		+		15	X	9.00	=	135.000	0	135.000	X	1.442	=	194.670	8	1080.000	=	1557.360
43,44		X		+		15	X	10.75	=	161.250	7.72	153.530	X	1.442	=	221.390	2	307.060	=	442.781
45 TO 52		X		+		15	X	9.00	=	135.000	0	135.000	X	1.442	=	194.670	8	1080.000	=	1557.360
53 TO 57		X		+		15	X	6.75	=	101.250	0	101.250	X	1.442	=	146.003	5	506.250	=	730.013
58	1/2	X	17.51	+	8.46	11.985	X	15	=	179.775	0	179.775	X	1.442	=	259.236	1	179.775	=	259.236
59	1/2	X	16.58	+	3.32	9.95	X	18	=	179.100	0	179.100	X	1.442	=	258.262	1	179.100	=	258.262
60,61		X		+		16	X	8.50	=	153.000	0	153.000	X	1.442	=	220.626	2	306.000	=	441.252
62 TO 68		X		+		16	X	9.00	=	162.000	0	162.000	X	1.442	=	233.604	8	1296.000	=	1868.832
70,71		X		+		16	X	10.75	=	183.780	7.72	183.780	X	1.442	=	264.990	2	367.560	=	529.980
72 TO 78		X		+		16	X	9.60	=	162.000	0	162.000	X	1.442	=	233.604	7	1134.000	=	1635.228
79		X		+		16	X	8.10	=	145.800	0	145.800	X	1.442	=	210.244	1	145.800	=	210.244
80	1/2	X		+		16	X	15.38	=	174.240	0	174.240	X	1.442	=	251.254	1	174.240	=	251.254
81	1/2	X	15.87	+	7.79	11.83	X	15	=	177.450	0	177.450	X	1.442	=	255.883	1	177.450	=	255.883
83 TO 89		X		+		15	X	7.50	=	112.500	0	112.500	X	1.442	=	162.225	8	900.000	=	1297.800
90,91		X		+		15	X	9.00	=	135.000	0	135.000	X	1.442	=	194.670	2	270.000	=	389.340
92 , 93		X		+		15	X	10.75	=	161.250	7.72	153.530	X	1.442	=	221.390	2	307.060	=	442.781
94 TO 103		X		+		15	X	7.00	=	105.000	0	105.000	X	1.442	=	151.410	10	1050.000	=	1514.100
104	1/2	X	15.79	+	7.7	11.745	X	15	=	176.175	0	176.175	X	1.442	=	254.044	1	176.175	=	254.044
105	1/2	X	16.85	+	8.05	12.45	X	16.08	=	199.574	0	199.574	X	1.442	=	287.785	1	199.574	=	287.785
106 TO 111		X		+		16.03	X	7.00	=	112.210	0	112.210	X	1.442	=	161.807	8	897.680	=	1294.452
114		X		+		16.03	X	10.75	=	172.323	7.72	164.603	X	1.442	=	237.357	1	164.603	=	237.357
115		X		+		16.03	X	10.75	=	172.323	7.72	164.603	X	1.442	=	237.357	1	164.603	=	237.357
116 , 117		X		+		16.03	X	9.00	=	144.270	0	144.270	X	1.442	=	208.097	2	288.540	=	416.071
118 TO 127		X		+		16.03	X	7.50	=	120.225	0	120.225	X	1.442	=	173.364	10	1202.250	=	1733.640
128	1/2	X	31.97	+	15.08	23.525	X	16.08	=	248.866	0	248.866	X	1.442	=	358.864	1	248.866	=	358.864
129	1/2	X	5.81	+	12.47	9.14	X	15	=	137.100	0	137.100	X	1.442	=	197.698	1	137.100	=	197.698
130 TO 136		X		+		15	X	7.50	=	112.500	0	112.500	X	1.442	=	162.225	7	787.500	=	1135.575
137 TO 140		X		+		15	X	9.00	=	135.000	0	135.000	X	1.442	=	194.670	4	540.000	=	778.680
141 , 142		X		+		15	X	10.75	=	161.250	7.72	153.530	X	1.442	=	221.390	2	307.060	=	442.781
143 TO 146		X		+		15	X	9.00	=	135.000	0	135.000	X	1.442	=	194.670	4	540.000	=	778.680
147 TO 152		X		+		15	X	7.50	=	112.500	0	112.500	X	1.442	=	162.225	6	675.000	=	973.350
153	1/2	X	6.65	+	13.31	9.98	X	15	=	149.700	0	149.700	X	1.442	=	215.867	1	149.700	=	215.867
154		X		+		16	X	10.35	=	165.600	0	165.600	X	1.442	=	238.795	1	165.600	=	238.795
155 TO 160		X		+		16	X	7.50	=	120.000	0	120.000	X	1.442	=	173.040	6	720.000	=	1038.240
161 , 162		X		+		16	X	10.75	=	172.000	7.72	164.280	X	1.442	=	236.860	2	328.560	=	473.784
163 TO 168		X		+		16	X	7.50	=	120.000	0	120.000	X	1.442	=	173.040	6	720.000	=	1038.240
169		X		+		16	X	10.35	=	165.600	0	165.600	X	1.442	=	238.795	1	165.600	=	238.795
170		X		+		16	X	10.35	=	165.250	0	165.250	X	1.442	=	223.871	1	155.250	=	223.871
171 TO 176		X		+		15	X	7.50	=	112.500	0	112.500	X	1.442	=	162.225	6	675.000	=	973.350
177 , 178		X		+		15	X	10.75	=	161.250	7.72	153.530	X	1.442	=	221.390	2	307.060	=	442.781
179 TO 184		X		+		15	X	7.50	=	112.500	0	112.500	X	1.442	=	162.225	6	675.000	=	973.350
185		X		+		15	X	10.35	=	155.250	0	155.250	X	1.442	=	223.871	1	155.250	=	223.871
186		X		+		13	X	9.00	=	135.000	0	135.000	X	1.442	=	194.670	1	135.000	=	194.670
187 TO 192		X		+		15	X	9.00	=	135.000	0	135.000	X	1.442	=	194.670	6	810.000	=	1168.020
193,194		X		+		15	X	11.15	=	167.250	7.72	159.530	X	1.442	=	230.042	2	319.060	=	460.085
195 TO 200		X		+		15	X	9.00	=	135.000	0	135.000	X	1.442	=	194.670	6	810.000	=	1168.020
201		X		+		15	X	9.00	=	135.000	0	135.000	X	1.442	=	194.670	1	135.000	=	194.670
202		X		+		16.5	X	9.15	=	150.975	0	150.975	X	1.442	=	217.706	1	150.975	=	217.706
203		X		+		16.5	X	9.60	=	148.500	0	148.500	X	1.442	=	214.137	1	148.500	=	214.137
204		X		+		16.5	X	10.00	=	165.000	0	165.000	X	1.442	=	237.930	1	165.000	=	237.930
205		X		+		16.5	X	10.00	=	165.000	7.72	157.280	X	1.442	=	226.798	1	157.280	=	226.798
206	1/2	X	45.54	+	45.18	45.36	X	20	=	907.200	7.72	899.280	X	1.442	=	1296.762	1	899.280	=	1296.762
207	1/2	X	45.88	+	45.54	45.71	X	18.15	=	829.637	0	829.637	X	1.442	=	1196.338	1	829.637	=	1196.338
208	1/2	X	81.91	+	62.98	81.345	X	39	=	2237.220	0	2237.220	X	1.442	=	3226.071	1	2237.220	=	3226.071
209	1/2	X	11.68	+	12.95	23.315	X	68.45	=	1482.832	0	1482.832	X	1.442	=	2138.243	1	1482.832	=	2138.243
																TOTAL	209	39448.105		56884.167

AS PER CLAUSE 37.2 OF DCPR - 2018 PLOTS MENTIONED BELOW ARE AFFORDABLE PLOTS (EWS/LIG) SHOULD BE HANDED OVER TO MHADA BY THE LAND OWNER

PLOT. NO	PLOT SIZE							PLOT AREA SQ.M.	TAN	NET AREA IN SQ.M.		NO.OF PLOTS		NET AREA IN SQ.M.
82 TO 89		X		+		15	X	7.50	=	112.500	0	112.500	X	8	=	900.000
90,91		X		+		15	X	9.00	=	135.000	0	135.000	X	2	=	270.000
94 TO 103		X		+		15	X	7.00	=	105.000	0	105.000	X	10	=	1050.000
106 TO 113		X		+		16.03	X	7.00	=	112.210	0	112.210	X	8	=	897.680
116 , 117		X		+		16.03	X	9.00	=	144.270	0	144.270	X	2	=	288.540
118 TO 127		X		+		16.03	X	7.50	=	120.225	0	120.225	X	10	=	1202.250
129	1/2	X	5.81	+	12.47	9.14	X	15	=	137.100	0	137.100	X	1	=	137.100
130 TO 136		X		+		15	X	7.50	=	112.500	0	112.500	X	7	=	787.500
137 TO 140		X		+		15	X	9.00	=	135.000	0	135.000	X	4	=	540.000
143 TO 146		X		+		15	X	9.00	=	135.000	0	135.000	X	4	=	540.000
147 TO 152		X		+		15	X	7.50	=	112.500	0	112.500	X	6	=	675.000
153	1/2	X	6.65	+	13.31	9.98	X	15	=	148.700	7.72	141.980	X	1	=	149.700
155 TO 158		X		+		16	X	7.50	=	120.000	0	120.000	X	4	=	480.000
												TOTAL		67		7917.770

AREA UNDER KHASRA										
A	1/2	X	84.36	+	50.91	67.635	X	73.35	=	5096.297 SQ.M.
B	1/2	X	50.91	+	71.38	61.145	X	40.24	=	2460.475 SQ.M.
C	1/2	X	71.38	+	93.52	82.45	X	19.22	=	1584.689 SQ.M.
D	1/2	X	93.52	+	89.79	91.655	X	14.07	=	1289.586 SQ.M.
E	1/2	X	89.79	+	135.34	112.565	X	42.84	=	4822.285 SQ.M.
F	1/2	X	135.34	+	96.98	116.16	X	52.38	=	6084.461 SQ.M.
G	1/2	X		+		1.43	X	96.99	=	69.348 SQ.M.
H	1/2	X	88.47	+	87.67	88.07	X	261.12	=	22996.838 SQ.M.
I	1/2	X	31.30	+	63.24	47.27	X	58.96	=	2787.039 SQ.M.
J	1/2	X	63.24	+	35.64	49.44	X	25.59	=	1265.170 SQ.M.
K	1/2	X	35.64	+	65.87	50.755	X	41.04	=	2082.985 SQ.M.
L	1/2	X	57.36	+	57.99	57.675	X	133.97	=	7726.720 SQ.M.
M	1/2	X		+		114.98	X	84.51	=	4858.480 SQ.M.
N	1/2	X		+		1.79	X	84.51	=	75.636 SQ.M.
TOTAL AREA UNDER KHASRA										63200.009 SQ.M.

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.27/1 & 29/3 P.H.NO.41 MOUZA-WARODA ,TAH.- NAGPUR (RURAL) - DISTT. NAGPUR.

BELONGING TO

1) SMT. RAJESHSINGH GOUTAM
2) SHRI. KETAN AMARSINGH THAKUR
3) SHRI. RAJESH AMARSINGH THAKUR
4) SMT. ASHA AMARSINGH THAKUR
5) SHRI. ANANTSINGH HIRASINGH THAKUR

THROUGH P.O.A MAHALAXMI INFRA THROUGH PARTNER
1) SHRI. ANISH BHAWARLALJI CHHAJED
2) SHRI. RAHUL JAGDISH BONDRE

A	AREA STATEMENTS		UNIT
	1. Area of land (Minimum area of a, b, c to be considered)		
	a) As Per Ownership Document (7/12, CTS Extract)	93900.000	SQ.M.
	b) As Per Measurement Sheet	83200.000	SQ.M.
	c) As Per Site under proposal	83200.000	SQ.M.
	2. Deductions For		
	(a) Proposed D.P / D.P. Road Widening Area	0.000	SQ.M.
	(b) Any D.P. Reservation Area	0.000	SQ.M.
	(c) Natural Water Course Area	0.000	SQ.M.
	(Total a+b)	0.0000	SQ.M.
	3. Gross Area Of Plot (1-2) (100.00%)	83200.000	SQ.M.
	4. Recreational Open Space		
	(a) Required - (10.00%)	8320.000	SQ.M.
	(b) Proposed - (10.00%)	8320.392	SQ.M.
	5. Amenity Space		
	(a) Required - (10.00%)	8320.000	SQ.M.
	(b) Proposed - (10.01%)	8329.458	SQ.M.
	6. Service Road And Highway Widening	0.000	SQ.M.
	7. Internal Road Area (17.57%)	11102.045	SQ.M.
	8. Area Under Layout Plots (62.42%)	39448.105	SQ.M.
	9. Net Area Of Plots For FSI Calculations = (3-5b)	56870.542	SQ.M.
	10. Permissible FSI Factor For Layout Plots = (9/8)	1.442	SQ.M.
	11. Area For Inclusive Housing		SQ.M.
	(a) Required - (20.00%)	7869.6210	SQ.M.
	(b) Proposed - (20.07%)	7917.770	SQ.M.

LEGEND :-
AREA UNDER KHASRA BOUNDARY SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AFFORDABLE PLOTS FOR MHADA SHOWN IN AS PER CLAUSE 37.2 OF DCPR

Certificate of Area:
Certified that the plot under reference was surveyed by 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 document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

(Name of Architect/Licensed Engineer/Supervisor.)

OWNER :

1) SMT. DEEPA RAJESHSINGH GOUTAM
2) SHRI. KETAN AMARSINGH THAKUR
3) SHRI. RAJESH AMARSINGH THAKUR
4) SMT. ASHA AMARSINGH THAKUR
5) SHRI. ANANTSINGH HIRASINGH THAKUR

THROUGH P.O.A MAHALAXMI INFRA THROUGH PARTNER

1) SHRI. ANISH BHAWARLALJI CHHAJED

2) SHRI. RAHUL JAGDISH BONDRE

ARCHITECT/LICENSED ENGINEER :

Parveen R. Gupta
PLANNER & DIRECTOR
B.E. Civil
26, Plot No.A-23,24 Mower Deva Nagar,
Gandhi Nagar,
M.I.P.I.S. No.-17918,
M.N.C.I.S. No.- 1001
Mob. No. 09823102848

EMAIL ID - pawan_r_gupta@yahoo.co.in MOBILE NO.09823102848

DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1:1000	02 / 01 / 2019	R. BORKAR