FINAL RESIDENTIAL LAYOUT PLAN ON KH NO. 9/1, PH.NO.38, MOUZA PIPLA, NAGPUR

BELONGING TO,
M/s. RACHANA DEVELOPERS THROUGH PARTNER SHRI SHISHIR DIOTE

LAYOUT PLAN
SCALE 1:500

This sanction is subject to conditions of N.A.order Dt. 19/11/2018
N.A.T.P. order Dt.

KH.NO. 9 PART

This Layout Plan finally approved by Executive Engineer NMRDA On Dated 24/01/2019

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
... 01-01-2019
... 9/1
MOUZA PIPLA TAHSIL NAGPUR (R)

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

	SIZE (M)									TOTAL	ROUNDING AREA OF ROAD (SQ.M.)	NET AREA (SQ.M.)	TOTAL AREA (SQ.M.)	GRAND TOTAL AREA (SQ.M)
AMENITY SPACE	0.5	X	28.211	+	35.514	X	67.07	=		2137.018	0.00	2137.018	2137.018	2137.018
OPEN SPACE A	0.5	X	0.00	+	30.92	X	12.44	=		192.32	0.00	192.32	629.98	1425.04
	0.5	X	5.83	+	22.87	X	29.78	=		427.34	25.46	401.89		
	0.5	X	0.00	+	6.80	X	10.52	=		35.77	0.00	35.77		
OPEN SPACE B	0.5	X	0.00	+	38.31	X	18.64	=		357.05	24.00	333.05	795.06	
	0.5	X	27.41	+	6.75	X	27.05	=		462.01	0.00	462.01		

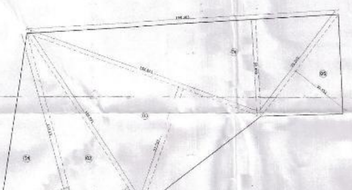
	SIZE (M)								TOTAL	ADD. ROUNDING AREA OF ROAD (SQ.M.)	NET AREA (SQ.M.)	TOTAL AREA (SQ.M.)	GRAND TOTAL AREA (SQ.M)
DP ROAD	0.5	X	16.864	+	18.191	X	47.658	=	835.33	27.17	862.50	4190.17	4190.17
	0.5	X	17.921	+	14.575	X	40.564	=	659.08	0.00	659.08		
	0.5	X	17.083	+	16.689	X	100.688	=	1700.22	0.00	1700.22		
	0.5	X	15.433	+	17.074	X	59.579	=	968.37	0.00	968.37		

	SIZE (M)								TOTAL	ROUNDING AREA OF ROAD (SQ.M.)	NET AREA (SQ.M.)	TOTAL AREA (SQ.M.)	GRAND TOTAL AREA (SQ.M)
ROAD WIDENING	0.5	X	110.760	+	110.620	X	1.500	=	165.66	0.00	165.66	165.66	165.66

	SIZE (M)								TOTAL	ROUNDING AREA OF ROAD (SQ.M.)	NET AREA (SQ.M.)	TOTAL AREA (SQ.M.)	GRAND TOTAL AREA (SQ.M)
AREA UNDER MHADA (37)	0.5	X	23.00	+	25.95	X	68.65	=	1680.20	0.00	1680.20	1680.20	1680.20

AREA STATEMENT FOR PLOTS

PLOT NO.	SIZE (M)	PLOT AREA (SQ.M.)	ROUNDING AREA OF ROAD (SQ.M.)	REMAINING PLOT AREA (SQ.M.)	BUILT-UP AREA ON PRORATA 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)
A	B	C	D	E=(C-D)	F=E x 1.442	G	H=EXG	I	J	K=H x J
1	0.5 X 23.20 + 32.041 X 55.13 =	1522.71	27.17	1515.16	2184.86	1	1515.16	24.00	1.10	1666.68
	0.5 X 0.98 + 0.00 X 40.053 =	19.63	0.00							
2	0.5 X 7.62 + 8.29 X 16.55 =	131.66	0.00	131.66	189.85	1	131.66	9.00	1.10	144.82
3	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
4	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
5	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
6	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
7	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
8	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
9	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
10	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
11	0.5 X 18.87 + 15.20 X 13.80 =	235.08	13.17	221.91	320.00	1	221.91	18.00	1.10	244.11
12	0.5 X 9.14 + 9.94 X 13.80 =	131.65	0.00	131.65	189.84	1	131.65	9.00	1.10	144.82
13	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
14	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
15	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
16	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
17	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
18	10.75 X 13.80 =	148.35	0.00	148.35	213.92	1	148.35	9.00	1.10	163.19
19	0.5 X 9.94 + 10.75 X 13.80 =	142.76	0.00	142.76	205.86	1	142.76	9.00	1.10	157.04
20	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
21	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
22	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
23	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
24	9.14 X 13.80 =	126.13	0.00	126.13	181.88	1	126.13	9.00	1.10	138.75
25	10.75 X 13.80 =	148.35	0.00	148.35	213.92	1	148.35	9.00	1.10	163.19
26	0.5 X 8.80 + 9.69 X 15.25 =	140.99	0.00	140.99	203.30	1	140.99	9.00	1.10	155.08
27	9.00 X 15.25 =	137.25	0.00	137.25	197.91	1	137.25	9.00	1.10	150.98
28	9.00 X 15.25 =	137.25	0.00	137.25	197.91	1	137.25	9.00	1.10	150.98
29	9.79 X 15.25 =	149.30	0.00	149.30	215.29	1	149.30	9.00	1.10	164.23
30	0.5 X 9.09 + 10.58 X 15.25 =	154.56	0.00	154.56	222.87	1	154.56	9.00	1.10	170.01
31	9.00 X 15.25 =	137.25	0.00	137.25	197.91	1	137.25	9.00	1.10	150.98
32	9.00 X 15.25 =	137.25	0.00	137.25	197.91	1	137.25	9.00	1.10	150.98
33	9.79 X 15.25 =	149.30	0.00	149.30	215.29	1	149.30	9.00	1.10	164.23
34	0.5 X 16.91 + 16.46 X 15.25 =	254.65	0.00	264.88	381.96	1	264.88	18.0/9.0	1.10	291.37
	0.5 X 0.00 + 30.33 4.77	24.64	14.20							
35	0.5 X 16.460 + 16.000 X 15.250 =	247.51	14.97	232.54	335.32	1	232.54	18.0/9.0	1.10	255.80
36	0.5 X 13.25 + 12.99 X 29.18 =	382.84	15.16	367.69	530.20	1	367.69	18.0/9.0	1.10	404.46
37 (MHADA)	0.5 X 23.00 + 25.95 X 68.65 =	1680.20	0.00	1680.20	2422.85	1	1680.20	9.00	1.10	1848.22
TOTAL				8398.64	12110.88					



KEY PLAN
SCALE 1:1000

LAND AREA STATEMENT

	DIMENSIONS IN METERS						TOTAL	UNIT
1	0.5	X	122.230	X	44.779	=	2736.678	SQ.M.
2	0.5	X	128.971	X	38.276	=	2468.247	SQ.M.
3	0.5	X	154.611	X	77.733	=	6009.188	SQ.M.
4	0.5	X	194.383	X	59.878	=	5819.633	SQ.M.
5	0.5	X	79.200	X	39.552	=	1566.259	SQ.M.
						TOTAL	18600.00	SQ.M.

A	AREA STATEMENT			
1	Area of land (Minimum area of a, b, c to be considered)			
	a) As per ownership document (7/12, CTS extract)	18600.00	SQM	
	b) as per measurement sheet	18600.00	SQM	
	c) as per site	18600.00	SQM	
2	Deductions for		SQM	
	(a) Proposed D.P. Area	4190.17	SQM	
	Road widening Area	165.66	SQM	
	(b) Any D.P. Reservation area	0.00	SQM	
	c) Natural water course area		SQM	
	(Total a+b)	4355.83	SQM	
3	Gross Area of Plot (1-2)	14246.17	SQM	100.00%
4	Recreational Open Space			
	(a) Required - 10% Of Gross plot area	1424.617	SQM	
	(b) Proposed	1425.04	SQM	10.00%
5	Amenity space As per previous sanction clause no.24.4			
	(a) Required - 15% Of Gross plot area	2136.62	SQM	
	(b) Proposed - 15% Of Gross Plot area	2137.02	SQM	15.00%
6	Service road and Highway widening			
7	Internal Road area	2283.47	SQM	16.03%
8	Area under layout plots	8398.64	SQM	58.96%
9	Net area of plots for FSI Calculations = (3-5b)	12107.15	SQM	
10	Permissible FSI factor for layout plots = (9/8)	1.442		
11	Area for inclusive housing			
	(a) Required - 20% Of Area under layout plot	1579.73	SQM	
	(b) Proposed on Plot no. 37	1680.20	SQM	

Certificate of Area:

Certified that the plot under reference was surveyed by me on 22/03/18 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 documents of Ownership / T.P. Scheme Records/ Land Records Department/City Survey records.

SHISHIR S. DIOTE
Chartered Engineer & Licensed Surveyor
N.I.T. Lic. No. 1061,
153/B, Shivaji Nagar, NAGPUR-10.

Signature
(ARCHITECT / ENGINEER'S SIGN)

Note:- Permissible FSI for D.P. road widening area is subject to compliance of provisions of Clause No. 27.2 of DCPR by the Land Owner.

SCALE :- 1:500
DATE :-06-12-2018
DRAWN BY :- SURAJ
CHECKED BY :- PRIYA
OWNER'S SIGN

N

ARCHITECT'S SIGN / ENGINEER'S SIGN

SHISHIR S DIOTE
M/s. Rachana Developers
4th Floor, LOTUS, Plot No. 5, Gorepeth Layout, WHC Road, Nagpur- 440 010

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