SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA	NO	TOTAL AREA	USER
01	AMENITY SPACE	1/2(22.10+24.30)X60.20	1386.84	7.72+ 7.78	1381.20	01	1381.20	
02	OPEN SPACE	1/2(30.30+22.10)X42.35 1/2(29.30+28.75)X16.45	804.17 477.46		1381.63	01	1381.63	
			1381.63					

FOR DEMARCATION PURPOSE ONLY

This Layout Plan is Initially/finally approved by Metropolitan Commissioner Dated 10/12/2019

KH. NO. 183

PART OF KH. NO. 181

PART OF KH. NO. 181

OPEN SPACE 1381.63 SQ.M.

AMENITY SPACE 1381.20 SQ.M.

S.T.P

E.S.R

9.00 M.WIDE ROAD

18.00 M.WIDE ROAD

Executive Engineer (S)
Nagpur Metropolitan Region Development Authority

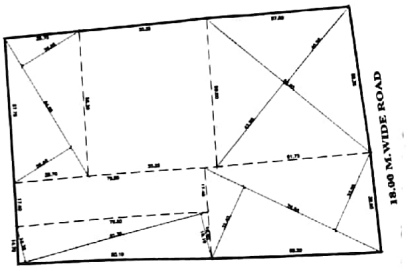
SITE PLAN

LAY OUT PLAN

SCALE 1:500



MOUZA- JAMTHA
P.H. NO 42.
TAH. NAGPUR (GRAMIN)
DIST- NAGPUR
SCALE 1:5000



KEY - PLAN



D.P. SHEET

SR.NO	"K" PRAT	SIZE	AREA
1	KEY PLAN AS "K" PRAT	1/2(33.50+31.40)X78.90	2560.30
		1/2(40.50+42.95)X85.40	3571.66
		1/2(59.00+58.30)X55.25	3240.41
		79.60X17.40	1385.04
		1/2(26.65+26.40)X64.95	1722.79
		1/2(18.10+14.35)X81.35	1319.90
			13800.00
		SAY AS	13,800.00

NOTE:-

- LAND BOUNDARY SHOWN THUS
- OPEN SPACE SHOWN THUS
- AMINITY SPACE SHOWN THUS
- POLTEBLE AREA SHOWN THUS
- MAIN APPROCH ROAD SHOWN THUS
- E.W.S./ LIG AFFORDABLE PLOTS SHOWN THUS

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

EWS/LIG (AFFORDABLE PLOTS) STATEMENT

SR.NO	PLOT NO	AREA (IN SQ.M.)	NO. OF PLOT	E OF EWS/LIG PLOTS OF NET PLOTABLE AREA 18426.51 SQ.M.
01	29 , 30	137.95	2	275.90 SQ.M.
02	32	126.71	1	126.71 SQ.M.
03	33 TO 36	137.95	4	551.80 SQ.M.
04	39	132.18	1	132.18 SQ.M.
05	40	135.58	1	135.58 SQ.M.
06	41	138.98	1	138.98 SQ.M.
07	42	143.23	1	143.23 SQ.M.
08	43	133.25	1	133.25 SQ.M.
		TOTAL PLOT	12	1637.63 SQ.M.
				20.99 %

PROJECT

PROPOSED RESIDENTIAL LAY OUT PLAN
ON KH NO :- 181B(PART), P.H. NO:- 42, MOUZA - JAMTHA.
TAH - NAGPUR (GRAMIN)., DIST - NAGPUR.
OWNER :- SHRI GULAB TULSHIRAM SAHARE & OTHERS. 4.

AREA STATEMENT

1. GROSS AREA OF LAND/ PLOT
(MINIMUM AREA OF A,B,C, TO BE CONSIDERED)
   A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 3.86 H.R
   B) AS PER MEASURMENT SHEET = 1.38 H.R
   C) AS PER SITE = 1.38 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) - 13800.00 SQ.M.
4. RECREATIONAL OPEN SPACE
   A) REQUIRED - 1380.00 SQ.M.(10%)
   B) PROPOSED - 1381.63 SQ.M.
5. AMENITY SPACE
   A) REQUIRED - 1380.00 SQ.M.(10%)
   B) PROPOSED - 1381.20 SQ.M.
6. SERVICE ROAD AND HIGHWAY WINDING- NIL
7. INTERNAL ROAD AREA - 3237.67 SQ.M.
8. AREA UNDER LAYOUT PLOTS - 7799.50 SQ.M.
9. NET AREA OF PLOTS FOR FSI CALCULATIONS- (3-5B)
   13800.00-1381.20 = 12418.80 SQ.M.
10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (9/8)
    12418.80/7799.50 = 1.59
11. AREA FOR INCLUSIVE HOUSING
    A) REQUIRED - 1559.90 SQ.M. (20%)
    B) PROPOSED - 1637.63 SQ.M. (20.99%)

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

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 Basis(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	1/2(25.25+25.50)X13.00	329.88	11.77	318.11	1	318.11	505.79	18.00	1.10	556.37
2	1/2(25.50+25.75)X12.50	320.31		320.31	1	320.31	509.30	18.00	1.10	560.23
3	1/2(25.75+25.50)X12.50	320.31		320.31	1	320.31	509.30	18.00	1.10	560.23
4	1/2(25.50+25.30)X12.50	317.50		317.50	1	317.50	504.83	18.00	1.10	555.31
5	1/2(12.20+10.05)X28.55	317.62		317.62	1	317.62	505.01	18.00	1.10	555.52
6	1/2(8.80+7.30)X16.00	128.80		128.80	1	128.80	204.79	9.00	1.00	204.79
7 TO 12	7.40X16.00	118.40		118.40	6	710.40	188.26	9.00	1.00	188.26
13	8.75X16.00	140.00	7.72	132.28	1	132.28	210.33	9.00	1.00	210.33
14	10.00X15.50	155.00	7.72	147.28	1	147.28	234.18	9.00	1.00	234.18
15 TO 18	9.80X15.50	151.90		151.90	4	607.60	241.52	9.00	1.00	241.52
19	1/2(10.45+9.00)X15.50	150.74		150.74	1	150.74	239.67	9.00	1.00	239.67
20	1/2(9.00+8.80)X2 40+ 1/2(8.80+7.55)X13.10	128.45		128.45	1	128.45	204.24	9.00	1.00	204.24
21 TO 24	9.80X15.50	151.90		151.90	4	607.60	241.52	9.00	1.00	241.52
25	10.00X15.50	155.00	7.72	147.28	1	147.28	234.18	9.00	1.00	234.18
26	10.00X15.50	155.00	7.72	147.28	1	147.28	234.18	9.00	1.00	234.18
27 TO 30	8.90X15.50	137.95		137.95	4	551.80	219.34	9.00	1.00	219.34
31	1/2(10.35+8.90)X15.50	149.19		149.19	1	149.19	237.21	9.00	1.00	237.21
32	1/2(8.90+7.45)X15.50	126.71		126.71	1	126.71	201.47	9.00	1.00	201.47
33 TO 36	8.90X15.50	137.95		137.95	4	551.80	219.34	9.00	1.00	219.34
37	10.00X15.50	155.00	7.72	147.28	1	147.28	234.18	9.00	1.00	234.18
38	1/2(14.90+15.35)X9.75	147.47	7.72	139.75	1	139.75	222.20	9.00	1.00	222.20
39	1/2(15.35+15.75)X8.50	132.18		132.18	1	132.18	210.16	9.00	1.00	210.16
40	1/2(15.75+16.15)X8.50	135.58		135.58	1	135.58	215.56	9.00	1.00	215.56
41	1/2(16.15+16.55)X8.50	138.98		138.98	1	138.98	220.97	9.00	1.00	220.97
42	1/2(16.55+17.15)X8.50	143.23		143.23	1	143.23	227.73	9.00	1.00	227.73
43	1/2(7.90+6.20)X18.90	133.25		133.25	1	133.25	211.86	9.00	1.00	211.86
44	14.20X17.15	243.53	7.72	235.81	1	235.81	374.94	9.00	1.00	374.94
45	1/2(14.55+14.00)X17.15	244.82		244.82	1	244.82	389.26	9.00	1.00	389.26
46	1/2(13.75+13.30)X12.65+ 1/2(13.30+13.15)X4.60	231.93		231.93	1	231.93	368.76	9.00	1.00	368.76
47	14.15X17.20	243.38	7.72	235.66	1	235.66	374.70	9.00	1.00	374.70
				TOTAL AREA OF 47 NOs OF PLOTS = 7799.50 SQM.						

OWNER SING :-

GULAB TULSHIRAM SAHARE [redacted]
MAROTI TULSHIRAM SAHARE
GAJANAN TULSHIRAM SAHARE
RATANMALA S. SHINDE [redacted]
SUNITA B. MANAPURE

ARCHITECT SIGN.-

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
M.I.T. L. S. No. BNL, NMC L. S. No. 197
Imperial Plaza, Anand Nagar Sq., Shrinagar,
Nagpur-12 (M) 9665543417

Scanned by CamScanner