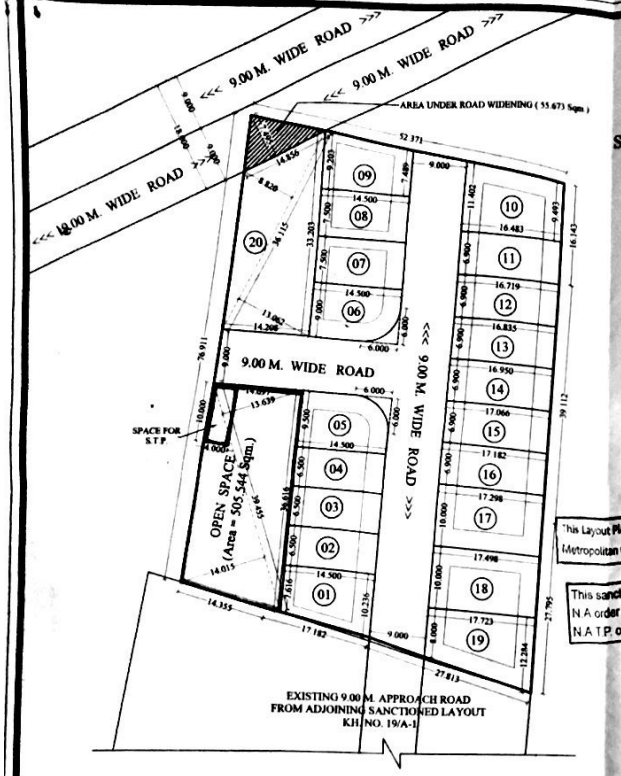


N

SCALE :-1:500

This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 08.06.2018

This sanction is subject to conditions of N.A order Dt. 04.09.2018
N.A T.P. order Dt.

STATEMENT OF AREA

• Area of Land as per 7/12 Abstract	=	4400.000 Sqm.
• Minimum area of land as per " C " copy	=	4400.000 sqm.
• Area under DP/RP Proposal if any	=	nil
• Gross Area under Layout	=	4400.000 Sqm.(100.000 %)
• Area under Open Space	=	0505.544 Sqm.(011.489 %)
• Area under Approach & Vehicular Road	=	0996.784 Sqm.(022.654 %)
• Area under Service Road/Road widening(cl.24.1)	=	0055.673 Sqm.(001.266 %)
• Area under S.T.P. Plant	=	0040.000 Sqm.(000.909 %)
• Area under Residential Plots	=	2801.999 Sqm.(063.682%)..(A)
• **Total land Under Layout**	=	**4400.000 Sqm.(100.000 %)**

NA1 = Net Plot area for Layout Area excluding Amenity Space, D.P. / R.P. proposals if any & Area for Road Widening and Service Road as per the clause 27.2, from Gross area under Layout, as per clause 24.9 of DCPR

= (4400.000 – 55.673) = 4344.327 Sqm.

Multiplying factor for distribution of above net plot Area (FSI) on pro-rata basic " X" as per the clause 24.9 of DCPR
NA1/A = 4344.327 sqm. / 2801.999 sqm = 1.550 (" X")

NA2 = Area under D.P. / R.P. Roads + Area for road widening and Service Road as per clause no. 27.2
= 055.673 Sqm.

Multiplying factor for distribution of above FSI on pro-rata basic " Y" as per the clause 24.9 of DCPR
NA2/A = 055.673 sqm. / 2801.999 sqm = 0.019 (" Y")

NOTE :-

Additional FSI shown above is subject to compliance of provisions of clause no. 27.2 of DCPR by the land Owner.

A] OPEN SPACE

	1 x	13.639 +	14.015 / 2 x	39.455	=	545.544 Sqm
(Deduct)	1 x	x	10.000	x 4.000 (-)	=	40.000 Sqm
				TOTAL	=	505.544 Sqm

B] ROAD WIDENING

1 x	0.500 x	14.856	x	7.495	=	55.673 Sqm
				TOTAL	=	55.673 Sqm

C] SPACE FOR S.T.P.

1 x	x	10.000	x	4.000	=	40.000 Sqm
				TOTAL	=	40.000 Sqm

LAYOUT PLAN OF KH. NO.- 24, Mouza - FETRI

SCALE :-1:500

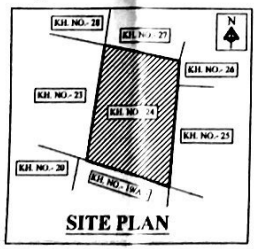
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 02.11.2018
FOR THE LAYOUT SITE OF KH. NO. 24
MOUZA FETRI TAHSIL NAGPUR (G)

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority



D. P. SHEET NO. 56



SITE PLAN

AREA STATEMENT FOR PLOTS :-

SR.NO	PLOT NO	SIZE IN METERS	AREA (Sqm)	DUDUCT TANGENT (Sqm)	NET AREA (Sqm.)	NET PLOT AREA FOR FSI X = 1.550 (Sqm.)	NO. OF PLOTS	TOTAL NET AREA (Sqm.)	TOTAL NET PLOT AREA FOR FSI (Sqm)	ADDITIONAL FSI Y = 0.019 (Sqm.)	TOTAL ADDITIONAL FSI (Sqm.)
	A	B	C	D	E = (C-D)	F= E * X	G	H= E*G	I = F*G	J = E*Y	K = J*G
1	1	1 x 7.616 + 10.236 / 2 x 14.500	129.427	0.000	129.427	200.612	1	129.427	200.612	2.459	2.459
2	2 TO 4	1 x 14.500 x 6.500	94.250	0.000	94.250	146.088	3	282.750	438.263	1.791	5.372
3	5	1 x 14.500 x 9.500	137.750	7.725	130.025	201.539	1	130.025	201.539	2.470	2.470
4	6	1 x 14.500 x 9.000	130.500	7.725	122.775	190.301	1	122.775	190.301	2.333	2.333
5	7 & 8	1 x 14.500 x 7.500	108.750	0.000	108.750	168.563	2	217.500	337.125	2.066	4.133
6	9	1 x 9.203 + 7.489 / 2 x 14.500	121.017	0.000	121.017	187.576	1	121.017	187.576	2.299	2.299
7	10	1 x 11.402 + 9.493 / 2 x 16.483	172.206	0.000	172.206	266.920	1	172.206	266.920	3.272	3.272
8	11	1 x 16.483 + 16.719 / 2 x 6.900	114.547	0.000	114.547	177.548	1	114.547	177.548	2.176	2.176
9	12	1 x 16.719 + 16.835 / 2 x 6.900	115.761	0.000	115.761	179.430	1	115.761	179.430	2.199	2.199
10	13	1 x 16.835 + 16.950 / 2 x 6.900	116.558	0.000	116.558	180.665	1	116.558	180.665	2.215	2.215
11	14	1 x 16.950 + 17.066 / 2 x 6.900	117.355	0.000	117.355	181.901	1	117.355	181.901	2.230	2.230
12	15	1 x 17.066 + 17.182 / 2 x 6.900	118.156	0.000	118.156	183.141	1	118.156	183.141	2.245	2.245
13	16	1 x 17.182 + 17.298 / 2 x 6.900	118.956	0.000	118.956	184.382	1	118.956	184.382	2.260	2.260
14	17	1 x 17.298 + 17.498 / 2 x 10.000	173.980	0.000	173.980	269.669	1	173.980	269.669	3.306	3.306
15	18	1 x 17.498 + 17.723 / 2 x 10.000	176.105	0.000	176.105	272.963	1	176.105	272.963	3.346	3.346
16	19	1 x 8.000 + 12.284 / 2 x 17.723	179.747	0.000	179.747	278.607	1	179.747	278.607	3.415	3.415
17	20	1 x 8.820 + 13.062 / 2 x 36.115	395.134	0.000	395.134	612.458	1	395.134	612.458	7.508	7.508
		TOTAL					20	2801.999			

DEMARCATED RESIDENTIAL LAYOUT PLAN FOR KH. NO.- 24, P.H. NO.- 04, MOUZA- FETRI, TAHSIL - NAGPUR (Gramin), DISTRICT - NAGPUR, BELONGING TO
Shri. MAYUR HEMCHAND SHAH

INDEX :-

KH BOUNDARY SHOWN IN

OPEN SPACE SHOWN IN

SPACE FOR S.T.P. SHOWN IN

OWNER'S SIGN

(Shri. Mayur Hemchand Shah)

ARCHITECT / S.

NIKHIL S. BENDE
CONSULTING ENGINEER
B.E. M-Tech (Structures)
NIT LS. No. 1492, NMC LS. No. 133
20, First Floor, Shree Ganesh Chambers,
Mahadik Square, Dhantoli, NAGPUR-12

NIKHIL S. BENDE
NIT LS. - 1492
NMC LS. - 133

Scanned with CamScanner