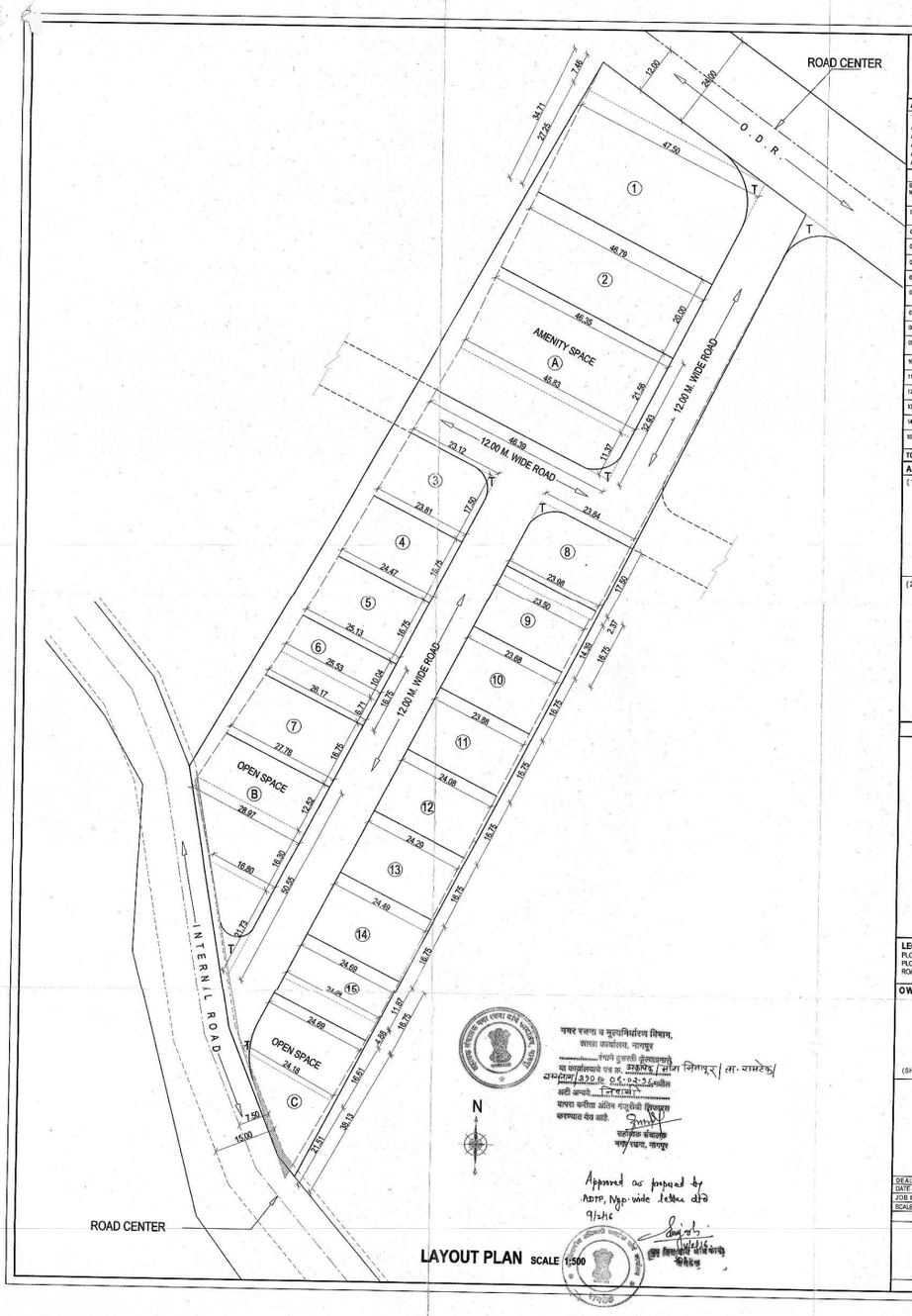


LAYOUT PLAN SCALE 1:500

DEPARTMENT

PROPOSED RESIDENTIAL LAYOUT PLAN ON KHASRA NO. 10, P.H. NO. 27 AT MOUZA - SITAPUR TAHASIL - RAMTEK , DIST. NAGPUR. BELONGING TO SHRI SANJAY BHAGWANDAS GANGWANI

AREA STATEMENT

TOTAL LAND AREA AS PER 7/12 RECORD	= 15100.00 SQ.M.
AREA OF LAND UNDER POSSESSION	= 14214.86 SQ.M.
AREA UNDER PLOTS	= 7722.86 SQ.M.
AREA UNDER OPEN SPACE (10%)	= 1515.00 SQ.M.
AREA UNDER AMENITY SPACE (10%)	= 1510.23 SQ.M.
AREA UNDER ROADS	= 3466.77 SQ.M.

AREA OF PLOTS

SR. NO.	PLOT NO.	PLOT SIZE	AREA	TANGENT	NET AREA (SQMT.)	NO OF PLOT	TOTAL AREA (SQMT.)	TOTAL AREA (SQFT.)
01	01	(46.70 + 47.90) x 27.20 / 2 / 2 x 7.46 x 47.50	1451.85	19.35	1442.53	1	1442.53	15527.46
02	02	(48.35 + 48.79) x 20.00 / 2	951.40	---	951.40	1	951.40	10239.59
03	03	(23.12 + 23.81) x 17.50 / 2	410.64	7.74	402.90	1	402.90	4336.81
04	04	(23.81 + 24.47) x 16.75 / 2	404.34	---	404.34	1	404.34	4352.37
05	05	(24.47 + 25.13) x 16.75 / 2	415.40	---	415.40	1	415.40	4471.36
06	06	(25.13 + 25.53) x 10.04 / 2 (25.53 + 25.37) x 6.71 / 2	427.77	---	427.77	1	427.77	4604.50
07	07	(25.37 + 27.78) x 16.75 / 2	451.83	---	451.83	1	451.83	4863.91
08	08	(23.84 + 23.98) x 17.50 / 2	418.42	7.74	410.68	1	410.68	4420.56
09	09	(23.98 + 23.98) x 2.37 / 2 (23.50 + 23.98) x 14.38 / 2	396.72	---	396.72	1	396.72	4269.67
10	10	(23.98 + 23.98) x 16.75 / 2	398.31	---	398.31	1	398.31	4287.50
11	11	(23.98 + 24.06) x 16.75 / 2	401.66	---	401.66	1	401.66	4323.52
12	12	(24.06 + 24.29) x 16.75 / 2	405.10	---	405.10	1	405.10	4360.50
13	13	(24.29 + 24.49) x 16.75 / 2	408.53	---	408.53	1	408.53	4397.44
14	14	(24.49 + 24.69) x 16.75 / 2	411.88	---	411.88	1	411.88	4433.50
15	15	(24.69 + 24.86) x 11.87 / 2 (24.84 + 24.69) x 4.88 / 2	414.81	---	414.81	1	414.81	4465.06

TOTAL PLOTABLE AREA (NO.OF PLOTS - 15) = 7722.86 SQM. (83128.90 SQFT.)

AREA STATEMENT OF AMENITY AND OPEN SPACE

(1) PERMISSIBLE AMENITY AREA 10% OF TOTAL LAND AREA
15100.00 x 10% = 1510.00 SQM.

PROPOSED AMENITY AREA
(A) (46.35 + 45.83) x 21.56 / 2 = 993.70
(45.83 + 46.39) x 11.37 / 2 = 524.27
TOTAL = 1517.97

LESS TANGENT = 7.74 SQM.

TOTAL AMENITY AREA 1517.97 - 7.74 = 1510.23 SQM.

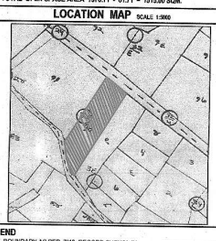
(2) PERMISSIBLE OPEN SPACE AREA 10% OF TOTAL LAND AREA
15100.00 x 10% = 1510.00 SQM.

PROPOSED OPEN SPACE AREA
(B) (27.78 + 28.97) x 12.62 / 2 = 355.25
(28.97 + 16.80) x 16.30 / 2 = 378.02
1 / 2 x 16.80 x 21.73 = 182.53
(C) (24.69 + 24.18) x 16.61 / 2 = 405.86
1 / 2 x 21.51 x 24.18 = 260.05
TOTAL = 1576.71

LESS TANGENT 2 x 9.52 = 19.84
LESS ROAD WIDENING (32.31 + 9.56) = 41.87
TOTAL = 61.71 SQM.

TOTAL OPEN SPACE AREA 1576.71 - 61.71 = 1515.00 SQM.

LOCATION MAP SCALE 1:3000



LEGEND

PLOT BOUNDARY AS PER 7/12 RECORD SHOWN IN
PLOT BOUNDARY AS PER POSSESSION SHOWN IN
ROAD WIDENING SHOWN IN

OWNER

(SHRI SANJAY BHAGWANDAS GANGWANI)

ARCHITECT

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DEALT BY - KISHOR	NIT LIC NO. - 2396
DATE - 23 -07 - 2015	REGTN. NO. - CA / 2008 / 43065
JOB NO. -	MMC LIC. NO. - MMC / 76 S.M.
SCALE - 1:500 ; 1:5000	REVISION -

ARCHITECT - INTERIOR DESIGNER - PROJECT MANAGEMENT CONSULTANT

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SUBMISSION DRAWING 1

नगर रचना व मूल्यनिर्धारण विभाग,
शाखा कार्यालय, नागपुर
.....रंगाने दुरुस्ती केल्यानंतरची
या कार्यालयाचे पत्र क्र. २०२४/ सीज सितापूर / सा-रामटेक/
अन्वये 390 के 05-02-25 मंजीत
अटी अगर्ये निरंक
वरचा करीता अंतिम मंजुरीची शिफारस
करण्यात येत आहे.
सहायक संचालक
नगर रचना, नागपुर

Approved as prepared by
ADTP, Ngp-wide letter dtd
9/5/25

सह संचालक नगर रचना
नागपुर