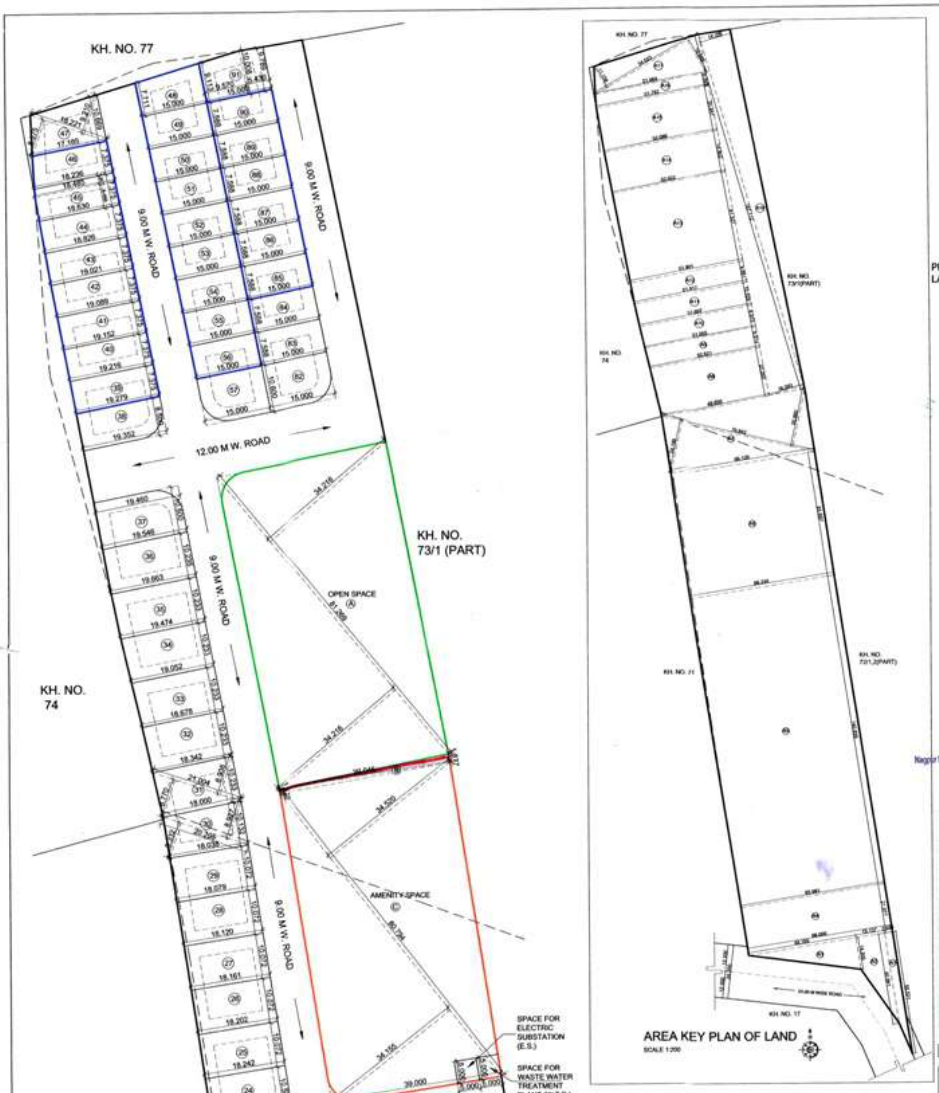




PROPOSED LAYOUT

LOCATION PLAN
SCALE - N.T.S.

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 30/11/2019 FOR THE LAYOUT SITE OF KH. NO. 73/1 (PART), 73/1 (PART) MOUZA PAWANGAON TAH. KAMPTEE

This sanction is subject to conditions of N.A.order Dt. 22/10/2019. N.A.T.P. order Dt.

This Layout Plan finally approved by Executive Engineer Nmrda On Dated 28/01/2020

Executive Engineer 30/11/19
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

DRAWING SHEET NO. 01

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 72/1(PART),73/1(P.PART), MOUZA - PAWANGAON, TAH. - KAMATHEE, DIST.-NAGPUR.

BELONGING TO :-
1) SHRI. ASHUTOSH CHANDRAKANT ITKELWAR
2) SHRI. PRAFULLA CHANDRAKANT ITKELWAR

AREA STATEMENT (PROFORMA - I)

1.	AREA OF LAND	
	a) As per ownership document (7/12, CTS extract)	= 134600.000 SQ.M.
	Area under KH.NO. 72/1 (as per 7/12)	= 71700.000 SQ.M.
	Area under KH.NO. 73/1 (as per 7/12)	= 62900.000 SQ.M.
	b) As per PROPOSAL	= 28103.087 SQ.M.
2.	DEDUCTION FOR	
	a) Proposed D.P./D.P. Road widening area	= 393.140 SQ.M.
3.	GROSS AREA OF PLOT	= 27709.947 SQ.M. (100.00%)
4.	RECREATIONAL OPEN SPACE	
	a) Required (10.00%)	= 2770.995 SQ.M.(10.00%)
	b) Proposed	= 2772.996 SQ.M.(10.00%)
5.	AMENITY SPACE	
	a) Required (10.00%)	= 2770.995 SQ.M.(10.00%)
	b) Proposed	= 2775.108 SQ.M.(10.01%)
6.	SERVICE ROAD AND HIGHWAY WIDENING	= 0000.000 SQ.M. (00.00%)
7.	INTERNAL ROAD AREA	= 8205.270 SQ.M. (29.61%)
8.	AREA UNDER RESIDENTIAL PLOTS	= 13956.573 SQ.M. (50.38%)
	(@ 20% to L.I.G./E.W.S. on Residential Plot Area 13956.573 @ 20% = 2791.315 sq.m.)	
9.	NET AREA OF PLOTS FOR FSI CALCULATIONS	= 24934.839 SQ.M.
10.	PERMISSIBLE F.S.I FACTOR FOR LAYOUT PLOTS	= 1.786
11.	AREA FOR INCLUSIVE HOUSING (FOR MAHADA)	
	a) Required (20.00%)	= 2791.316 SQ.M.
	b) Proposed	= 2829.417 SQ.M.

NAI- NET PLOT AREA FOR LAYOUT @ 100% OF AREA EXCLUDING AMENITY SPACE, D.P./R.P. PROPOSALS, IF ANY, & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.0. FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 24.0 OF DCPR = 100% (27709.947 - 2775.108) SQ.M. = 24934.839 SQ.M.

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (F.S.I) ON PRO - DATA BASIS "A" AS PER CLAUSE 24.0 OF DCPR = "A" = NAI/A = 24934.839/13956.573 = 1.786

NAZ - AREA UNDER D.P./R.P. ROADS + AREA FOR WIDENING AND SERVICE ROAD AS NA - ROAD AS PER CLAUSE 27.2 = 939.140 SQ.M.

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (F.S.I) ON PRO - DATA BASIS "I" AS PER CLAUSE 24.0 OF DCPR = NAZ/A = 939.140 / 13956.573 = 0.067

NOTE :- ADDITIONAL FSI SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISION IN CLAUSE NO. 27.2 OF DCPR BY THE LAND OWNER

NOTE :- PLOT NO. 39 TO 45, 48 TO 56, 85 TO 90 ARE L.I.G./E.W.S. PLOTS FOR MAHADA. AREA UNDER L.I.G./E.W.S. PLOTS = 2829.417 SQ.M.

NOTE :- WATER RECYCLING PLANT / W.T.P. & ELECTRIC SUBSTATION IS PROVIDE IN AMENITY SPACE.

LAND AREA CALCULATION

NO.	SIZE			AREA	TANG.	TOTAL LAND AREA (SQ.M)	NO. OF PARTS	NET LAND AREA (SQ.M.)
A1	1/2 X 55.531 + 40.941	96.472	X 3.694	= 178.184	0	178.184		178.184
A2	1/2 X 40.941 + 14.300	55.241	X 13.157	= 362.851	0	362.851		362.851
A3	1/2 X *	*	85.269	X 14.300	= 351.558	0	351.558		351.558
A4	1/2 X 66.000 + 65.981	131.981	X 21.977	= 1450.273	0	1450.273		1450.273
A5	1/2 X 65.981 + 66.334	132.315	X 140.895	= 9321.261	0	9321.261		9321.261
A6	1/2 X 66.334 + 66.120	132.454	X 55.697	= 3688.645	0	3688.645		3688.645
A7	1/2 X 24.199 + 25.860	50.059	X 70.942	= 1775.643	0	1775.643		1775.643
A8	1/2 X 49.655 + 50.621	100.276	X 22.263	= 1116.222	0	1116.222		1116.222
A9	1/2 X 50.621 + 51.055	101.676	X 9.514	= 483.673	0	483.673	X 1	483.673
A10	1/2 X 51.055 + 51.607	102.662	X 9.970	= 511.770	0	511.770		511.770
A11	1/2 X 51.607 + 51.917	103.524	X 10.528	= 544.950	0	544.950		544.950
A12	1/2 X 51.917 + 51.901	103.818	X 9.861	= 501.493	0	501.493		501.493
A13	1/2 X 51.901 + 52.022	103.923	X 41.327	= 2147.413	0	2147.413		2147.413
A14	1/2 X 52.022 + 52.086	104.108	X 18.902	= 983.925	0	983.925		983.925
A15	1/2 X 52.086 + 51.782	103.868	X 20.447	= 1061.894	0	1061.894		1061.894
A16	1/2 X 51.782 + 51.064	102.846	X 6.063	= 311.778	0	311.778		311.778
A17	1/2 X 11.109 + 16.652	27.761	X 54.023	= 749.866	0	749.866		749.866
A18	1/2 X 14.326 + 16.293	30.619	X 167.327	= 2561.693	0	2561.693		2561.693
						TOTAL	=	28103.087

AREA UNDER RESINDENTIAL PLOTS

PLOT NO. (A)	PLOT SIZE					PLOT AREA (B)	TANG. (C)	REMAINING PLOT AREA SQ.M. (D = B - C)	NO.OF PLOTS	NET AREA IN SQ.M.	B/UP AREA ON PRO-DATA BASIC 'X' (E = D x 1.786)	FRONT ROAD WIDTH (M.) (F)	BASIC FSI (G)	PERMISSIBLE B/UP AREA ON BASIC FSI (SQ.M.) (H = E x G)
1	1/2 X 15.196 + 20.498	35.694	X 15.000	= 139.093	0	139.093	X 1	605.620	24 M	1.1	666.182			
2	1/2 X 20.498 + 25.241	45.739	X 17.000	= 388.782	15.408	375.903	X 1	375.903	671.362	24 M / 12 M	1.1	738.498		
3	1/2 X *	*	3.832	X 1.320	= 2.529									
4 TO 5	X *	*	10.550	X 15.000	= 158.250	7.704	150.546	X 1	150.546	268.875	24 M / 12 M	1.1	295.763	
6	X *	*	8.484	X 15.000	= 127.260	0	127.260	X 1	127.260	227.286	9 M/ 9 M	1.1	250.015	
7	1/2 X 30.196 + 25.175	55.371	X 18.000	= 498.339	0	498.339	X 1	498.339	890.033	24 M	1.1	979.037		
8	1/2 X 18.000 + 18.020	36.020	X 8.700	= 156.687	0	156.687	X 1	156.687	279.843	9 M/ 9 M	1.1	307.827		
9	1/2 X 18.020 + 18.020	36.040	X 8.204	= 147.836	0	147.836	X 1	147.836	264.035	9 M	1.1	290.439		
10	1/2 X 18.020 + 18.062	36.082	X 8.204	= 148.008	0	148.008	X 1	148.008	264.343	9 M	1.1	290.777		
11	1/2 X 18.062 + 18.083	36.145	X 8.204	= 148.267	0	148.267	X 1	148.267	264.804	9 M	1.1	291.285		
12	1/2 X 18.083 + 18.103	36.186	X 8.204	= 148.435	0	148.435	X 1	148.435	265.105	9 M	1.1	291.616		
13	1/2 X 18.103 + 18.124	36.227	X 8.204	= 148.603	0	148.603	X 1	148.603	265.405	9 M	1.1	291.946		
14	1/2 X 18.124 + 18.144	36.268	X 8.204	= 148.771	0	148.771	X 1	148.771	265.706	9 M	1.1	292.276		
15	1/2 X 18.144 + 18.165	36.309	X 8.204	= 148.940	0	148.940	X 1	148.940	266.006	9 M	1.1	292.607		
16	1/2 X 18.165 + 18.185	36.350	X 8.204	= 149.108	0	149.108	X 1	149.108	266.306	9 M	1.1	292.937		
17	1/2 X 18.185 + 18.206	36.391	X 8.204	= 149.276	0	149.276	X 1	149.276	266.607	9 M	1.1	293.267		
18	1/2 X 18.206 + 18.227	36.433	X 8.204	= 149.448	0	149.448	X 1	149.448	266.914	9 M	1.1	293.606		
19	1/2 X 18.227 + 18.247	36.474	X 8.204	= 149.616	0	149.616	X 1	149.616	267.215	9 M	1.1	293.936		
20	1/2 X 18.247 + 18.268	36.515	X 8.204	= 149.785	0	149.785	X 1	149.785	267.515	9 M	1.1	294.267		
21	1/2 X 18.268 + 18.288	36.556	X 8.204	= 149.953	0	149.953	X 1	149.953	267.816	9 M	1.1	294.597		
22	1/2 X 18.288 + 18.309	36.597	X 8.204	= 150.121	0	150.121	X 1	150.121	268.116	9 M	1.1	294.928		
23	1/2 X 18.309 + 18.334	36.643	X 10.000	= 183.215	7.704	175.511	X 1	175.511	313.463	9 M / 12 M	1.1	344.809		
24	1/2 X 18.285 + 18.242	36.527	X 10.500	= 191.767	7.704	184.063	X 1	184.063	328.736	9 M / 12 M	1.1	361.610		
25	1/2 X 18.242 + 18.202	36.444	X 10.072	= 183.532	0	183.532	X 1	183.532	327.788	9 M	1.1	360.567		
26	1/2 X 18.202 + 18.161	36.363	X 10.072	= 183.124	0	183.124	X 1	183.124	327.060	9 M	1.1	359.766		
27	1/2 X 18.161 + 18.120	36.281	X 10.072	= 182.711	0	182.711	X 1	182.711	326.322	9 M	1.1	358.954		
28	1/2 X 18.120 + 18.079	36.199	X 10.072	= 182.298	0	182.298	X 1	182.298	325.585	9 M	1.1	358.143		
29	1/2 X 18.079 + 18.038	36.117	X 10.072	= 181.885	0	181.885	X 1	181.885	324.847	9 M	1.1	357.332		
30	1/2 X 8.332 + 8.927	17.259	X 20.295	= 175.136	0	175.136	X 1	175.136	312.792	9 M	1.1	344.072		
31	1/2 X 8.770 + 8.936	17.706	X 21.004	= 185.948	0	185.948	X 1	185.948	332.104	9 M	1.1	365.314		
32	1/2 X 18.342 + 18.678	37.020	X 10.233	= 189.413	0	189.413	X 1	189.413	338.291	9 M	1.1	372.120		
33	1/2 X 18.678 + 19.052	37.730	X 10.233	= 193.046	0	193.046	X 1	193.046	344.779	9 M	1.1	379.257		
34	1/2 X 19.052 + 19.474	38.526	X 10.233	= 197.118	0	197.118	X 1	197.118	352.053	9 M	1.1	387.259		
35	1/2 X 19.474 + 19.663	39.137	X 10.233	= 200.244	0	200.244	X 1	200.244	357.637	9 M	1.1	393.400		
36	1/2 X 19.663 + 19.546	39.209	X 10.233	= 200.613	0	200.613	X 1	200.613	358.295	9 M	1.1	394.124		
37	1/2 X 19.546 + 19.460	39.006	X 10.500	= 204.782	7.704	197.078	X 1	197.078	351.980	9 M / 12 M	1.1	387.178		
38	1/2 X 19.352 + 19.279	38.631	X 8.500	= 164.182	7.704	156.478	X 1	156.478	279.469	9 M / 12 M	1.1	307.416		
39	1/2 X 19.279 + 19.216	38.495	X 7.375	= 141.950	0	141.950	X 1	141.950	253.523	9 M	1.1	278.876		
40	1/2 X 19.216 + 19.152	38.368	X 7.375	= 141.482	0	141.482	X 1	141.482	252.687	9 M	1.1	277.956		
41	1/2 X 19.152 + 19.089	38.241	X 7.375	= 141.014	0	141.014	X 1	141.014	251.850	9 M	1.1	277.035		
42	1/2 X 19.089 + 19.021	38.110	X 7.375	= 140.531	0	140.531	X 1	140.531	250.988	9 M	1.1	276.086		
43	1/2 X 19.021 + 18.826	37.847	X 7.375	= 139.561	0	139.561	X 1	139.561	249.256	9 M	1.1	274.181		
44	1/2 X 18.826 + 18.630	37.456	X 7.375	= 138.119	0	138.119	X 1	138.119	246.681	9 M	1.1	271.349		
45	1/2 X 18.630 + 18.485	37.115	X 5.468	= 101.472	0	101.472	X 1	136.486	243.764	9 M	1.1	268.140		
	1/2 X 18.485 + 18.236	36.721	X 5.907	= 35.013	0	35.013								
46	1/2 X 18.236 + 17.185	35.421	X 7.375	= 130.615	0	130.615	X 1	130.615	233.278	9 M	1.1	256.606		
47	1/2 X 8.675 + 9.210	17.885	X 18.221	= 162.941	0	162.941	X 1	162.941	291.013	9 M	1.1	320.114		
48	1/2 X 7.711 + 9.113	16.824	X 15.000	= 126.180	0	126.180	X 1	126.180	225.357	9 M	1.1	247.893		
49 TO 56	X *	*	7.588	X 15.000	= 113.820	0	113.820	X 8	910.560	1626.260	9 M	1.1	1788.886	
57	X *	*	10.600	X 15.000	= 159.000	7.704	151.296	X 1	151.296	270.215	9 M / 12 M	1.1	297.236	
58	X *	*	13.200	X 12.000	= 158.400	7.704	150.696	X 1	150.696	269.143	9 M / 12 M	1.1	296.057	
59 TO 62	X *	*	9.569	X 12.000	= 114.828	0	114.828	X 4	459.312	820.331	9 M	1.1	902.364	
63 TO 64	X *	*	10.600	X 12.000	= 129.600	0	129.600	X 2	259.200	462.931	9 M	1.1	509.224	
65 TO 68	X *	*	9.569	X 12.000	= 114.828	0	114.828	X 4	459.312	820.331	9 M	1.1	902.364	
69	X *	*	13.200	X 12.000	= 158.400	7.704	150.696	X 1	150.696	269.143	9 M/ 9 M	1.1	296.057	
70	X *	*	11.000	X 15.000	= 165.000	7.704	157.296	X 1	157.296	280.931	9 M/ 12 M	1.1	309.024	
71 TO 80	X *	*	10.255	X 15.000	= 153.825	0	153.825	X 10	1538.250	2747.315	12 M	1.1	3022.046	
81	X *	*	11.000	X 15.000	= 165.000	7.704	157.296	X 1	157.296	280.931	12 M/ 12 M	1.1	309.024	
82	X *	*	10.600	X 15.000	= 159.000	7.704	151.296	X 1	151.296	270.215	12 M/ 12 M	1.1	297.236	
83 TO 90	X *	*	7.588	X 15.000	= 113.820	0	113.820	X 8	910.560	1626.260	9 M	1.1	1788.886	
91	1/2 X 9.313 + 10.008	19.321	X 9.570	= 91.494	0	145.243	X 1	145.243	259.404	9 M	1.1	285.344		
	1/2 X 10.008 + 9.789	19.797	X 5.430	= 53.749										
						TOTAL	=	91	13956.573					

AREA UNDER OPEN SPACE

NO.	SIZE			AREA	TANG.	TOTAL AREA (SQ.M)	NO. OF PART	NET AREA (SQ.M.)
A	1/2 X 34.216 + 34.216	68.432	X 81.269	= 2780.700	7.704	2772.996	X 1	2772.996
						TOTAL	=	2772.996

AREA UNDER AMENITY SPACE

NO.	SIZE			AREA	TANG.	TOTAL AREA (SQ.M)	NO. OF PART	NET AREA (SQ.M.)
B	1/2 X 1.122 + 1.877	2.999	X 39.045	= 58.548	0	58.548	X 1	2825.108
C	1/2 X 34.520 + 34.155	68.675	X 80.794	= 2774.264	7.704	2766.560		
E.S.	X *	*	5.000	X 5.000	= 25.000	0	25.000	X 1	-25.000
W.T.P.	X *	*	5.000	X 5.000	= 25.000	0	25.000	X 1	-25.000
						TOTAL	=	2775.108

AREA UNDER ROAD WIDENING

NO.	PART SIZE					PART AREA	TANG.	TOTAL PART AREA (SQ.M)	NO. OF PART	NET AREA (SQ.M.)
R1	1/2 X 3.867 + 4.520	8.387	X 52.505	= 220.180	0	220.180				
R2	1/2 X *	*	1.813	X 4.949	= 4.486	0	4.486	X 1	393.140
R3	1/2 X 4.167 + 4.347	8.514	X 32.081	= 136.569	8	136.569				
R4	1/2 X *	*	3.694	X 17.234	= 31.905	0	31.905			

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 documents of Ownership/ P. Scheme Records/ Land Records Department/City Survey records.

Signature

INDEX
PLOT BOUNDARY
OPEN SPACE
AMENITY SPACE
PLOTS FOR MAHADA

OWNER

1) SHRI. ASHUTOSH CHANDRAKANT ITKELWAR
THROUGH P. O. A. PRAFULLA C. ITKELWAR

2) SHRI. PRAFULLA CHANDRAKANT ITKELWAR

ARCHITECT

ARCHITECT
C. D. Girdunje
C. A. / 2001 / 27932
N.I.T. No.1321
N.M.C. No.R-198
M. No. 9422103220

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
	LAYOUT / 01	1:500	CHANDU SIR	CHANDU SIR

VISTAAR
ARCHITECT,INTERIOR DESIGNER, PLANNER
FLAT NO. 106,GROUND FLOOR,SHRILA APARTMENT, BEHIND RATHORWAS JEWELLERS,KHARE TOWN, DHARAMPETH,NAGPUR - 440010.
PH.NO. (0712) - 2546163