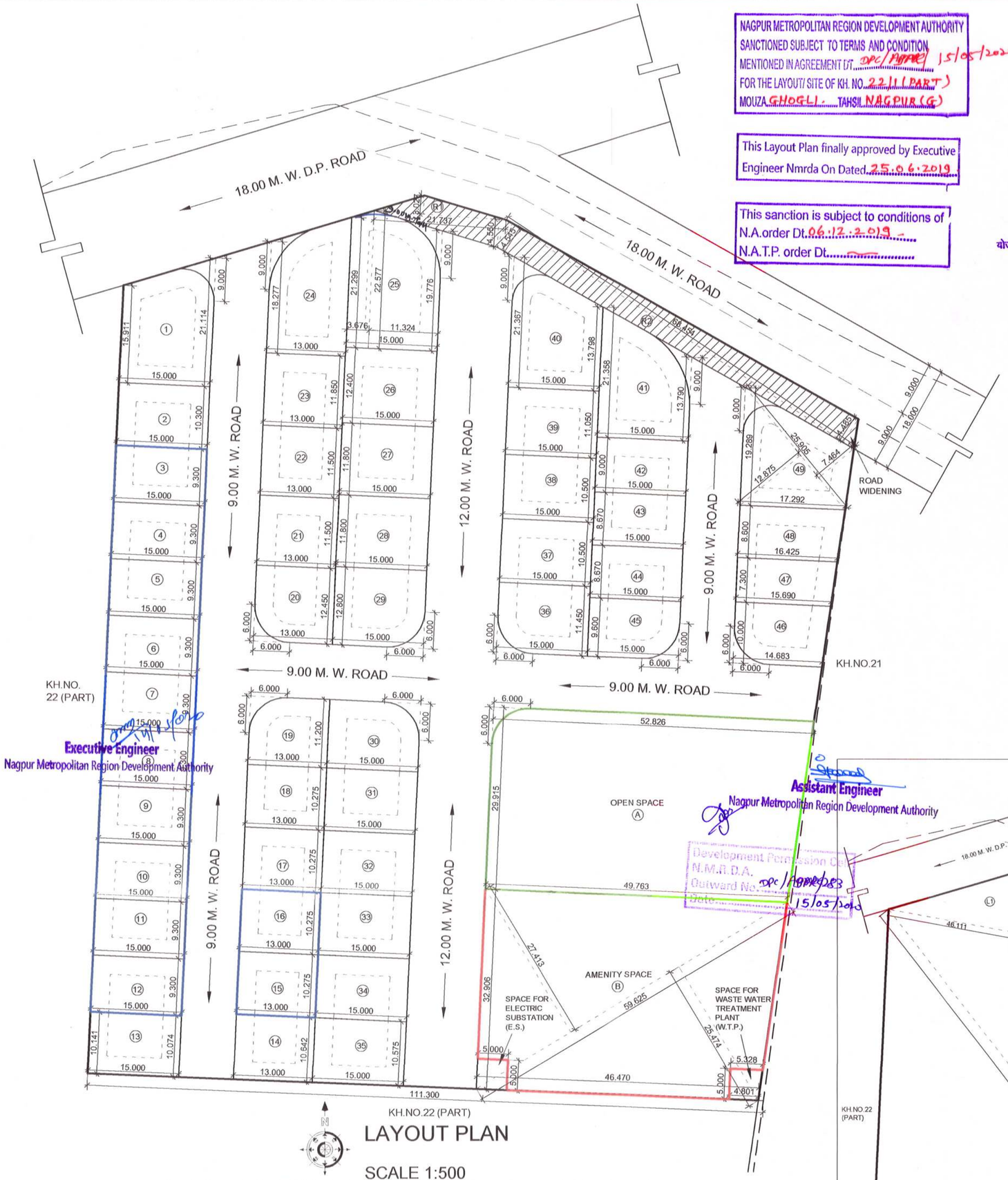
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. DPC/NAGPUR/ 15/05/2020
FOR THE LAYOUT/ SITE OF KH. NO. 22/1 (PART)
MOUZA GHOGLI TAHSIL NAGPUR (G)

This Layout Plan finally approved by Executive Engineer Nmrda On Dated. 25.06.2019

This sanction is subject to conditions of
N.A.order Dt. 06.12.2019
N.A.T.P. order Dt.

दुय्यम निबंधक/सहनिबंधकयांनी या अभिन्यासातील अथवा योजनेतील गाळ्यांचे/भुखंडकांच्या विक्रीपत्राचे पंजीयनNMRDA ची अंतिम मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय करूनये



LAYOUT PLAN

SCALE 1:500

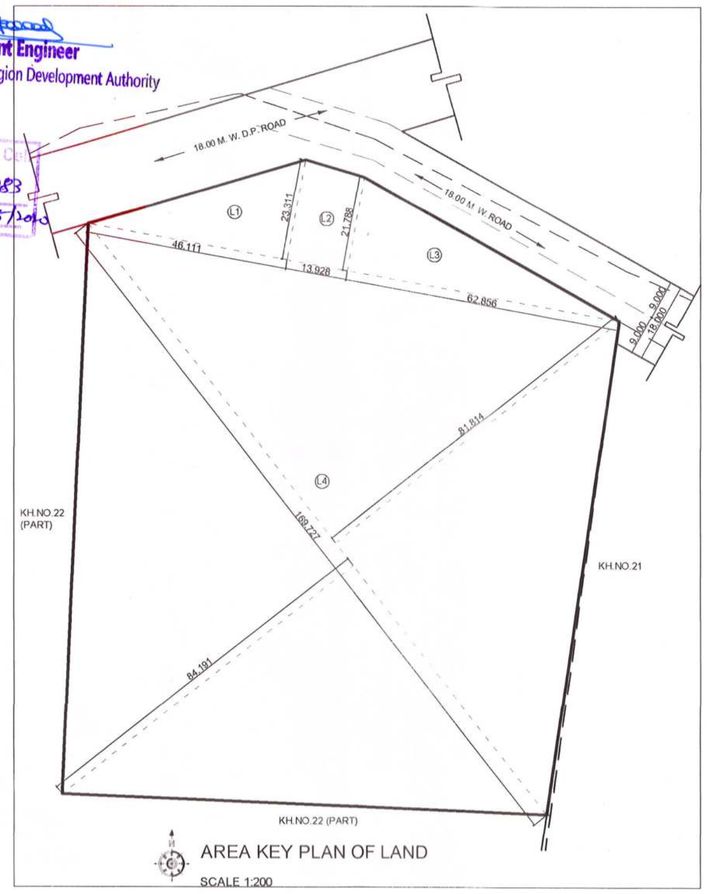


LOCATION PLAN
SCALE - N.T.S.

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

Development Permission Cell
N.M.R.D.A.
Outward No. DPC/NAGPUR/283
Date 15/05/2020



AREA KEY PLAN OF LAND
SCALE 1:200

AREA UNDER L.I.G/E.W.S. 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.
3 TO 12	X	+	9.300	X	15.000	=	139.500	0	139.500	X	10	1395.000
15 TO 16	X	+	10.275	X	13.000	=	133.575	0	133.575	X	2	267.150
									TOTAL	=	12	1662.150

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 1.724)	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	15.911	+	21.114	37.025	X	15.000	= 277.688	11.556	266.132	X	1	266.132	458.811	18 M / 9 M	1.1	504.692
2						10.300	X	15.000	= 154.500	0	154.500	X	1	154.500	266.358	9 M	1.1	292.994
3 TO 12		X		+		9.300	X	15.000	= 139.500	0	139.500	X	10	1395.000	240.498	9 M	1.1	264.548
13	1/2	X	10.141	+	10.074	20.215	X	15.000	= 151.613	0	151.613	X	1	151.613	261.380	9 M	1.1	287.518
14		X		+		10.642	X	13.000	= 138.346	0	138.346	X	1	138.346	238.509	9 M	1.1	262.359
15 TO 18		X		+		10.275	X	13.000	= 133.575	0	133.575	X	4	534.300	230.283	9 M	1.1	253.312
19		X		+		11.200	X	13.000	= 145.600	7.704	137.896	X	1	137.896	237.733	9 M / 9 M	1.1	261.506
20		X		+		12.450	X	13.000	= 161.850	7.704	154.146	X	1	154.146	265.748	9 M / 9 M	1.1	292.322
21 TO 22		X		+		11.500	X	13.000	= 149.500	0	149.500	X	2	299.000	257.738	9 M	1.1	283.512
23		X		+		11.850	X	13.000	= 154.050	0	154.050	X	1	154.050	265.582	9 M	1.1	292.140
24	1/2	X	18.277	+	22.799	41.076	X	13.000	= 266.994	11.556	255.438	X	1	255.438	440.375	18 M / 9 M	1.1	484.413
25	1/2	X	21.299	+	22.577	43.876	X	3.676	= 80.644	11.556	308.891	X	1	308.891	532.528	18 M / 12 M	1.1	585.780
	1/2	X	22.577	+	19.776	42.353	X	11.324	= 239.803									
26		X		+		12.400	X	15.000	= 186.000	0	186.000	X	1	186.000	320.664	12 M	1.1	352.730
27 TO 28		X		+		11.800	X	15.000	= 177.000	0	177.000	X	2	354.000	305.148	12 M	1.1	335.663
29		X		+		12.800	X	15.000	= 192.000	7.704	184.296	X	1	184.296	317.726	12 M / 9 M	1.1	349.499
30		X		+		11.200	X	15.000	= 168.000	7.704	160.296	X	1	160.296	276.350	12 M / 9 M	1.1	303.985
31 TO 34		X		+		10.275	X	15.000	= 154.125	0	154.125	X	4	616.500	265.712	12 M	1.1	292.283
35	1/2	X	10.642	+	10.575	21.217	X	15.000	= 159.128	0	159.128	X	1	159.128	274.336	12 M	1.1	301.769
36		X		+		11.450	X	15.000	= 171.750	7.704	164.046	X	1	164.046	282.815	12 M / 9 M	1.1	311.097
37 TO 38		X		+		10.500	X	15.000	= 157.500	0	157.500	X	2	315.000	271.530	12 M	1.1	298.683
39		X		+		11.050	X	15.000	= 165.750	0	165.750	X	1	165.750	285.753	12 M	1.1	314.328
40	1/2	X	21.367	+	13.798	35.165	X	15.000	= 263.738	11.556	252.182	X	1	252.182	434.761	18 M / 12 M	1.1	478.237
41	1/2	X	21.358	+	13.790	35.148	X	15.000	= 263.610	11.556	252.054	X	1	252.054	434.541	18 M / 9 M	1.1	477.995
42		X		+		9.000	X	15.000	= 135.000	0	135.000	X	1	135.000	232.740	9 M	1.1	256.014
43 TO 44		X		+		8.670	X	15.000	= 130.050	0	130.050	X	2	260.100	224.206	9 M	1.1	246.627
45		X		+		9.600	X	15.000	= 144.000	7.704	136.296	X	1	136.296	234.974	9 M / 9 M	1.1	258.472
46	1/2	X	14.683	+	15.690	30.373	X	10.000	= 151.865	7.704	144.161	X	1	144.161	248.534	9 M / 9 M	1.1	273.387
47	1/2	X	15.690	+	16.425	32.115	X	7.300	= 117.220	0	117.220	X	1	117.220	202.087	9 M	1.1	222.296
48	1/2	X	16.425	+	17.292	33.717	X	8.600	= 144.983	0	144.983	X	1	144.983	249.951	9 M	1.1	274.946
49	1/2	X	12.875	+	7.464	20.339	X	25.905	= 263.441	11.556	251.885	X	1	251.885	434.250	18 M / 9 M	1.1	477.675
											TOTAL	=	49	7948.207				

LAND AREA CALCULATION

NO.	SIZE							AREA	TANG.	TOTAL AREA	NO. OF PARTS	NET LAND AREA
A1	1/2	X		+		46.111	X 23.311	= 537.447	0	537.447	X 1	537.447
A2	1/2	X	23.311	+	21.788	45.099	X 13.928	= 314.069	0	314.069	X 1	314.069
A3	1/2	X		+		62.856	X 21.788	= 684.753	0	684.753	X 1	684.753
A4	1/2	X	81.814	+	84.191	166.005	X 169.724	= 14087.516	0	14087.516	X 1	14087.516
										TOTAL	=	15623.786

AREA UNDER OPEN SPACE

NO.	PART SIZE							AREA	TANG.	TOTAL AREA (SQ.M)	NO. OF PART	NET AREA (SQ.M.)
A	1/2	X	52.826	+	49.763	102.589	X 29.915	= 1534.475	7.704	1526.771	X 1	1526.771
										TOTAL	=	1526.771

AREA UNDER AMENITY SPACE

NO.	PART SIZE							AREA	TANG.	TOTAL AREA (SQ.M)	NO. OF PARTS	NET AREA (SQ.M.)
B	1/2	X	27.413	+	25.474	52.887	X 59.625	= 1576.694	0.000	1576.694	x 1	1576.694
E.S.		X		+		5.000	X 5.000	= 25.000	0.000	25.000	x 1	-25.000
W.T.P.	1/2	X	5.328	+	4.801	10.129	X 5.000	= 25.323	0.000	25.323	x 1	-25.323
										TOTAL	=	1526.371

AREA UNDER ROAD WIDENING

NO.	PART SIZE							AREA	TANG.	TOTAL AREA (SQ.M)	NO. OF PART	NET AREA (SQ.M.)
R1	1/2	X	3.027	+	4.550	7.577	X 21.737	= 82.351	0.000	82.351	X 1	82.351
R2	1/2	X	4.545	+	4.485	9.030	X 68.454	= 309.070	0.000	309.070	X 1	309.070
										TOTAL	=	391.420

DRAWING SHEET NO. 01

FINAL DEMARKETED RESIDENTIAL LAYOUT PLAN ON KH.NO.- 22/1 P.H.NO.- 38, MOUZA - GHOGLI, TAH. - NAGPUR (GRAMIN), DIST.- NAGPUR.

BELONGING TO :-
1) SHRI. SHANKAR VITTHAL THAKARE

AREA STATEMENT (PROFORMA-I)

1.	AREA OF LAND	
	a) As per ownership document (7/12, CTS extract)	= 15800.000 SQ.M. (1.58 HR)
	b) As per K-PRAT	= 15623.786 SQ.M. (1.56 HR)
2.	DEDUCTION FOR	
	a) Proposed D.P./ D.P. Road widening area	= 391.420 SQ.M.
3.	GROSS AREA OF PLOT	= 15232.366 SQ.M. (100.00%)
4.	RECREATIONAL OPEN SPACE	
	a) Required (10.00%)	= 1523.236 SQ.M. (10.00%)
	b) Proposed	= 1526.771 SQ.M. (10.02%)
5.	AMENITY SPACE	
	a) Required (10.00%)	= 1523.236 SQ.M. (10.00%)
	b) Proposed	= 1526.371 SQ.M. (10.02%)
6.	SERVICE ROAD AND HIGHWAY WIDENING	= 000.000 SQ.M. (00.00%)
7.	INTERNAL ROAD AREA	= 4230.965 SQ.M. (27.77%)
8.	AREA UNDER RESIDENTIAL PLOTS (@ 20% for L.I.G./E.W.S. on Net Plot Area 7948.207 @ 20% = 1589.641 SQ.M.)	= 7948.207 SQ.M. (52.19%)
9.	NET AREA OF PLOTS FOR FSI CALCULATIONS (3-5b)	= 13705.995 SQ.M.
10.	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS (9/8)	= 1.724
11.	AREA FOR INCLUSIVE HOUSING (FOR MAHADA)	
	a) Required (20.00%)	= 1589.641 SQ.M.
	b) Proposed	= 1662.150 SQ.M (20.91%)

NA1- 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 24.9, FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 24.9 OF DCPR = 100% (15232.366 - 1526.371) SQ.M. = 13705.995 SQ.M

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (F.S.I.) ON PRO - DATA BASIS ' X ' AS PER CLAUSE 24.9 OF DCPR = ' X ' = NA/A = 13705.995 / 7948.207 = 1.724

NA2 - AREA UNDER D.P./ R.P. ROADS + AREA FOR WIDENING AND SERVICE ROAD AS NA - ROAD AS PER CLAUSE 27.2 = 391.420 SQ.M.

NOTE :- PLOT NO. 3 TO 12, 15 TO 16 ARE L.I.G./ E.W.S. PLOTS FOR MAHADA. AREA UNDER L.I.G. / E.W.S. PLOTS = 1662.150 SQ.M. (20.91%)

NOTE :- WASTE WATER TREATMENT PLANT (W.T.P.) & ELECTRIC SUBSTATION (E.S.) ARE PROVIDE IN AMENITY SPACE.

NOTE :- SHALL SURRENDER LAND FOR ROAD WIDENING & SHALL TRANSFER IT IN THE CITY SURVEY RECORD / REVENUE RECORD IN THE NAME OF AUTHORITY AS PER CLAUSE 27.2 OF DCPR.

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/T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

LEGEND
PLOT BOUNDARY
OPEN SPACE
AMENITY SPACE
PLOTS FOR MAHADA

OWNER

1) SHRI. SHANKAR VITTHAL THAKARE

ARCHITECT

ARCHITECT
C. D. Giripunje
C. A. / 2001 / 27832
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

V I S T A A R
ARCHITECT,INTERIOR DESIGNER, PLANNER
FLAT NO. 106,GROUND FLOOR,SHRILA APARTMENT,
BEHIND BATUKBHAI JEWELLERS,KHARE TOWN,
DHARAMPETH,NAGPUR - 440010.
PH.NO. (0712) - 2546183