DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 76 , P.H. NO. 15 AT MOUZA- BHILGAON, TAH. - KAMPTEE & DIST.- NAGPUR BELONGING TO SHRI. LATARU NAMDEORAO BHAGWAN AND OTHER TWO

For N. A. PURPOSE ONLY

This Layout plan is Tentatively/finally approved by Hon'ble Chairman, NIT Nagpur Dt. 14/05/2015

This Layout plan is Finally approved for Residential N.A. Purpose

1) AREA OF LAND AS PER 7/12	=	13600.00 Sq.mt.
2) MINIMUM AREA OF LAND AS PER K-PRAT	=	12886.29 Sq.mt.
3) GROSS AREA UNDER LAYOUT	=	12886.29 Sq.mt. (100 %)
4) AREA UNDER OPEN SPACE	=	1288.93 Sq.mt. (10.0 %)
5) AREA UNDER PUBLIC UTILITY	=	1291.05 Sq.mt. (10.01 %)
6) AREA UNDER ROAD		
a) FOR ROAD WIDENING	=	93.17 SQ.M.
b) FOR SERVICE ROAD	=	534.0 SQ.M.
c) AREA UNDER VEHICULAR ROAD	=	3381.46 SQ.Mt.
7) AREA UNDER RESIDENTIAL PLOTS	=	6300.40 Sq.mt.
TOTAL AREA UNDER LAYOUT	=	12886.29 SQ.Mt.

मुख्य निबंधक / सहनिबंधक या अभिन्यासातील अथवा योजनेतील गाहयांचे / भुखंडकांच्या विक्रीपत्राचे पंजियन ना.सु.प्र. च्या मुक्त पत्र (Release letter) शिवाय करू नये. करारनाम्यातील अट शर्तीनुसार गाळ्यांची/दुकानांची/ भूखंडाची विक्री ना.सु.प्र. कडून गाळे/भुखंडक मुक्त पत्र (Release letter) प्राप्त केल्याशिवाय करता येणार नाही.

NA1 = Net plot area for layout @ 90% of Area excluding Amenity space, D.P./R.P Proposals if any & area for road widening + service road - as per clause 24.10 from gross area under layout as per cluase 13.4.1.of SDCPR
= 90%((12886.29 - (1291.05+ 93.17 + 534.0))Sq.mt. = 9871.263 Sq.mt.

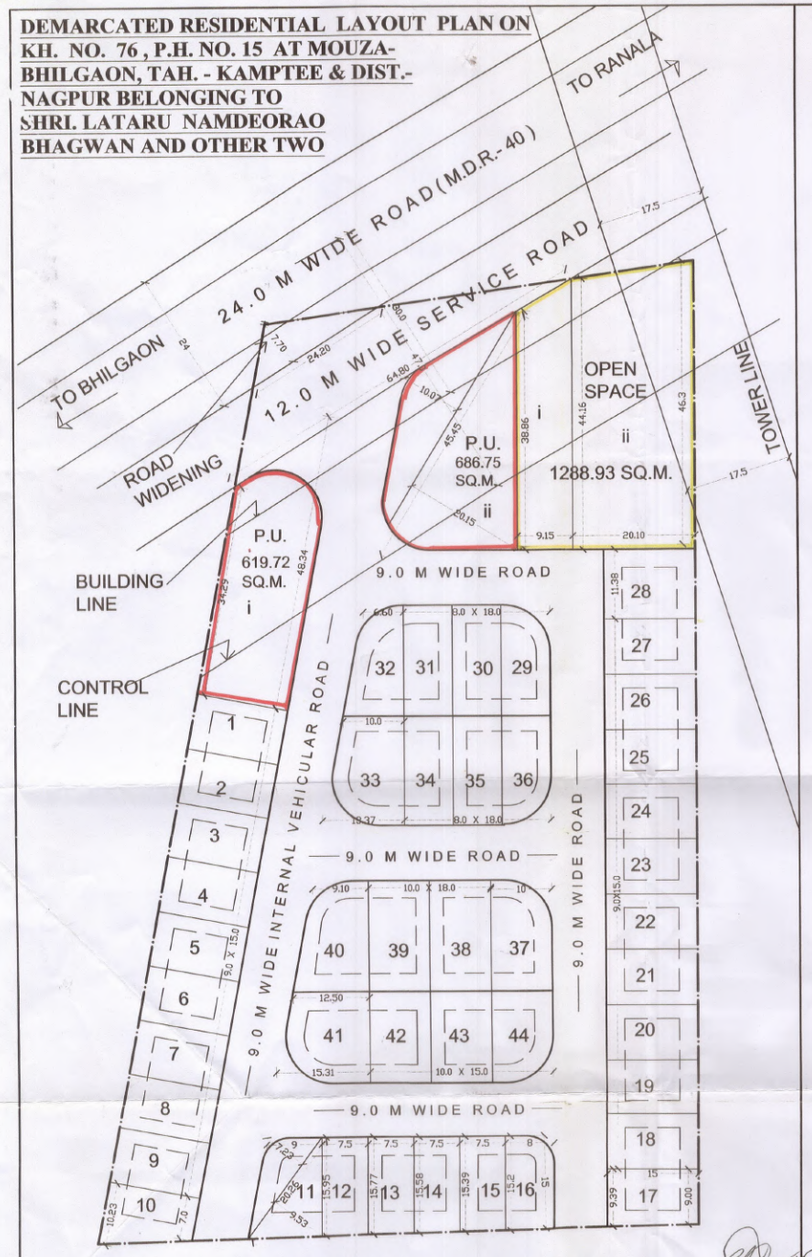
AF = additional FSI for area under D.P./R.P. area + area for road widening and service road as per cluase 24.10

AF = Service Road+ Road Widening
= 93.17 + 534.0 = 627.17 sq.m. as NA2

Multiplying factor for distribution of above net plot area (FSI) on pro rata basis " X " as per clause 12.4.1. (ii) of SDCPR = NA1/A = 9871.263/6300.40 = 1.56

Multiplying Factor for distribution of above additional FSI on pro rata basis " Y " as per cluase 24.1 of SDCPR = AF/A
Y = 627.17/6300.40 = 0.099

This layout plan is approved for the
i) User ⇒ Residential 'R-3'
ii) Permissible F.S.I. ⇒ 0.75



AREA STATEMENT FOR PLOT

PLOT NO.	SIZE	AREA IN SQ.M.	DEDUCT TANGENT AREA SQ.M.	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M.)	NO. OF PLOTS	TOTAL NET AREA (SQ.M.)	TOTAL NET PLOT AREA FOR FSI (SQ.M.)	ADDITIONAL FSI
1 to 9	9.00 x 15.00	135.00	—	135.00	210.60	9	1215.00	1895.40	13.36
10	(7.0+10.23)/2x15.00	129.23	—	129.23	201.60	1	129.23	201.60	12.79
11	(7.23+9.53)/2x20.26	169.78	7.71	162.07	252.83	1	162.07	252.83	16.04
12	(15.95+15.77)/2x7.50	118.95	—	118.95	185.56	1	118.95	185.56	11.78
13	(15.58+15.77)/2x7.50	117.56	—	117.56	183.39	1	117.56	183.39	11.64
14	(15.58+15.39)/2x7.50	116.14	—	116.14	181.18	1	116.14	181.18	11.50
15	(15.20+15.39)/2x7.50	114.71	—	114.71	178.95	1	114.71	178.95	11.36
16	(15.20+15.0)/2x8.0	120.80	7.71	113.09	176.42	1	113.09	176.42	11.19
17	(9.39+9)x1/2x15.00	137.93	—	137.93	215.17	1	137.93	215.17	13.65
18 to 27	9.00 x 15.00	135.00	—	135.00	210.60	10	1350.00	2106.00	13.365
28	11.38 x 15.00	170.70	—	170.70	266.29	1	170.70	266.29	16.90
29	8.00 x 18.0	144.00	7.71	136.29	212.61	1	136.29	212.61	13.49
30,31	8.00 x 18.0	144.00	—	144.00	224.64	2	288.00	449.28	14.256
32	(6.60+10.0)/2x18.0	149.40	7.71	141.69	221.04	1	141.69	221.04	14.03
33	(13.37+10.0)/2x18.0	210.33	7.71	202.62	316.09	1	202.62	316.09	20.06
34,35	8.00 x 18.0	144.00	—	144.00	224.64	2	288.00	449.28	14.256
36	8.00 x 18.0	144.00	7.71	136.29	212.61	1	136.29	212.61	13.49
37	10.0 x 18.0	180.00	7.71	172.29	268.77	1	172.29	268.77	17.05
38,39	10.0 x 18.0	180.00	—	180.00	280.80	2	360.00	561.60	17.82
40	(9.1+12.5)/2x18.0	194.40	7.71	186.69	291.24	1	186.69	291.24	18.48
41	(15.31+12.5)/2x15.0	208.57	7.71	200.86	313.34	1	200.86	313.34	19.88
42,43	10.0 x 15.0	150.00	—	150.00	234.00	2	300.00	468.00	14.85
44	10.0 x 15.0	150.00	7.71	142.29	221.97	1	142.29	221.97	14.08
						44	6300.40		

AREA CALCULATION

I. OPEN SPACE :
i. (38.86 + 44.16)/2 x 9.15 = 379.81 SQ.M.
ii (44.16 + 46.30)/2 x 20.10 = 909.12 sq.m.
1288.93 sq.m.

II. PUBLIC UTILITY :
i. (34.29 + 48.34)/2 X 15.0 = 619.72 SQ.M.
ii. (10.07 + 20.15)/2 X 45.45 = 686.75 SQ.M.
1306.47 SQ.M.

DEDUCT : (4.34 + 7.71 + 3.37) = 15.42 SQ.M.

NET PUBLIC UTILITY = 1291.05 SQ.M.

III. D.P. ROAD :
(24.20 X 7.70)/2 = 93.17 SQ.M.

IV. SERVICE ROAD :
(24.20 + 64.80)/2 X 12.0 = 534.0 SQ.M.

INDEX :

PUBLIC UTILITY SHOWN IN
OPEN SPACE SHOWN IN
LAYOUT/KH. BOUNDARY SHOWN IN

OWNER'S SIGN
1.
2.
3.

N

SCALE 1 : 500

ENGINEER/ARCHITECT :

Assistant Engineer (Metro)
Nagpur Improvement Trust.

Executive Engineer (Metro)
Nagpur Improvement Trust.