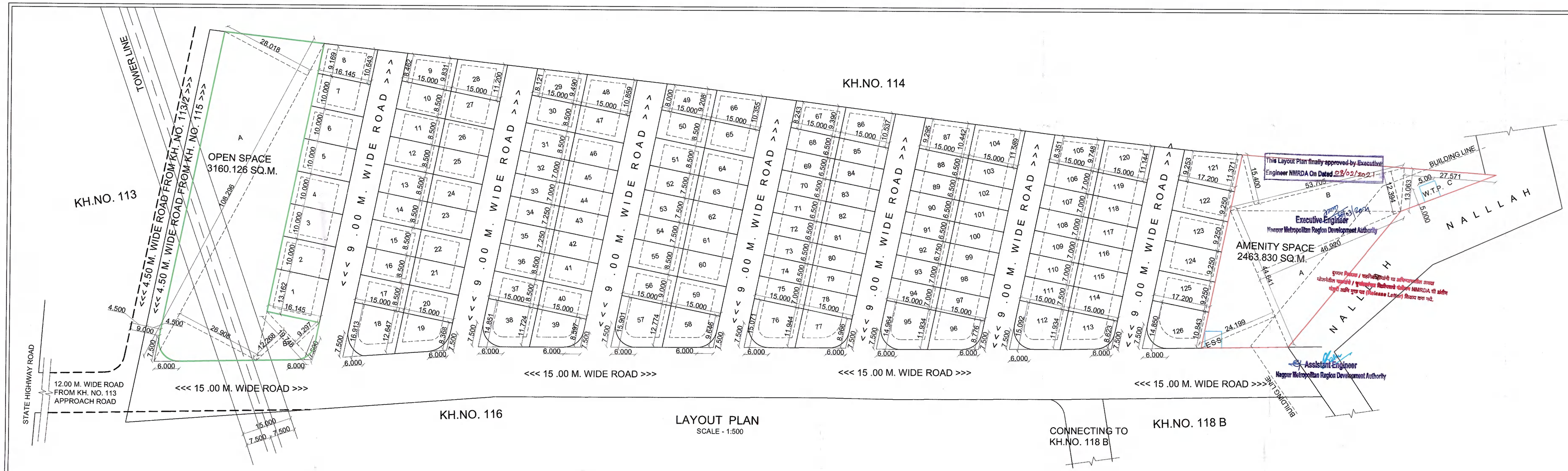
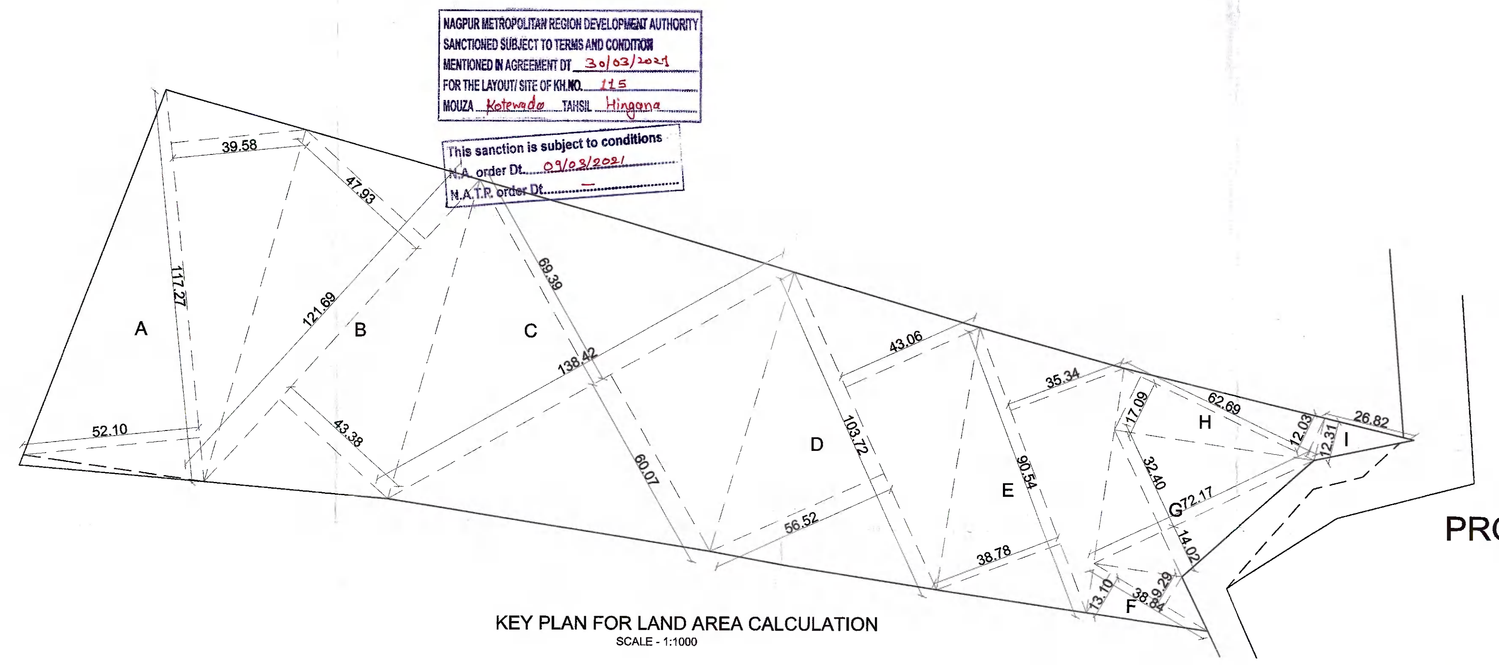


LAYOUT PLAN
SCALE - 1:500

PLOT. NO	PLOT SIZE A			B				PLOT AREA SQ.M. C	TAN D	NET AREA IN SQ.M. E		NA/A X	NET PLOT AREA FOR FSI (SQ.M) G		NO.OF PLOTS H	NET AREA IN SQ.M. E		NET PLOT AREA FOR FSI (SQ.M) J
1		X	+		13.162	X	16.145	= 212.500	0	212.500	X	1.814	385.476		1	212.500		385.476
2TO7		X	+		10.000	X	16.145	= 161.450	0	161.450	X	1.814	292.870		6	968.700		1757.222
8	1/2	X	9.169	+ 10.643	9.906	X	16.145	= 159.932	0	159.932	X	1.814	290.117		1	159.932		290.117
9	1/2	X	8.462	+ 9.831	9.147	X	15.000	= 137.198	0	137.198	X	1.814	248.876		1	137.198		248.876
10 TO 17		X	+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285		8	1020.000		1850.280
18	1/2	X	16.913	+ 12.647	14.780	X	15.000	= 221.700	9.61	212.090	X	1.814	384.731		1	212.090		384.731
19	1/2	X	12.647	+ 8.368	10.508	X	15.000	= 157.613	9.61	148.003	X	1.814	268.477		1	148.003		268.477
20 TO 27		X	+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285		8	1020.000		1850.280
28	1/2	X	9.831	+ 11.200	10.516	X	15.000	= 157.733	0	157.733	X	1.814	286.127		1	157.733		286.127
29	1/2	X	8.121	+ 9.490	8.806	X	15.000	= 132.083	0	132.083	X	1.814	239.598		1	132.083		239.598
30 & 31		X	+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285		2	255.000		462.570
32 & 33		X	+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470		2	210.000		380.940
34 & 35		X	+		7.250	X	15.000	= 108.750	0	108.750	X	1.814	197.273		2	217.500		394.545
36 & 37		X	+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285		2	255.000		462.570
38	1/2	X	14.851	+ 11.724	13.288	X	15.000	= 199.313	9.61	189.703	X	1.814	344.120		1	189.703		344.120
39	1/2	X	11.724	+ 8.597	10.161	X	15.000	= 152.408	9.61	142.798	X	1.814	259.035		1	142.798		259.035
40 & 41		X	+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285		2	255.000		462.570
42 & 43		X	+		7.250	X	15.000	= 108.750	0	108.750	X	1.814	197.273		2	217.500		394.545
44 & 45		X	+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470		2	210.000		380.940
46 & 47		X	+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285		2	255.000		462.570
48	1/2	X	9.490	+ 10.859	10.175	X	15.000	= 152.618	0	152.618	X	1.814	276.848		1	152.618		276.848
49	1/2	X	8.000	+ 9.208	8.604	X	15.000	= 129.060	0	129.060	X	1.814	234.115		1	129.060		234.115
50 & 51		X	+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285		2	255.000		462.570
52 TO 54		X	+		7.500	X	15.000	= 112.500	0	112.500	X	1.814	204.075		3	337.500		612.225
55		X	+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285		1	127.500		231.285
56		X	+		9.000	X	15.000	= 135.000	0	135.000	X	1.814	244.890		1	135.000		244.890
57	1/2	X	15.901	+ 12.774	14.338	X	15.000	= 215.063	9.61	205.453	X	1.814	372.691		1	205.453		372.691
58	1/2	X	12.774	+ 9.464	11.119	X	15.000	= 166.785	9.61	157.175	X	1.814	285.115		1	157.175		285.115
59		X	+		9.000	X	15.000	= 135.000	0	135.000	X	1.814	244.890		1	135.000		244.890
60		X	+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285		1	127.500		231.285
61 TO 63		X	+		7.500	X	15.000	= 112.500	0	112.500	X	1.814	204.075		3	337.500		612.225
64 & 65		X	+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285		2	255.000		462.570
66	1/2	X	9.208	+ 10.355	9.782	X	15.000	= 146.723	0	146.723	X	1.814	266.155		1	146.723		266.155
67	1/2	X	8.243	+ 9.390	8.817	X	15.000	= 132.248	0	132.248	X	1.814	239.897		1	132.248		239.897
68 TO 74		X	+		6.500	X	15.000	= 97.500	0	97.500	X	1.814	176.865		7	682.500		1238.055
75		X	+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470		1	105.000		190.470
76	1/2	X	15.071	+ 11.944	13.508	X	15.000	= 202.613	9.61	193.003	X	1.814	350.107		1	193.003		350.107
77	1/2	X	11.944	+ 8.966	10.455	X	15.000	= 156.825	9.61	147.215	X	1.814	267.048		1	147.215		267.048
78		X	+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470		1	105.000		190.470
79 TO 85		X	+		6.500	X	15.000	= 97.500	0	97.500	X	1.814	176.865		7	682.500		1238.055
86	1/2	X	9.390	+ 10.537	9.964	X	15.000	= 149.453	0	149.453	X	1.814	271.107		1	149.453		271.107
87	1/2	X	9.295	+ 10.442	9.869	X	15.000	= 148.028	0	148.028	X	1.814	268.522		1	148.028		268.522
88 TO 91		X	+		6.500	X	15.000	= 97.500	0	97.500	X	1.814	176.865		4	390.000		707.460
92		X	+		6.750	X	15.000	= 101.250	0	101.250	X	1.814	183.668		1	101.250		183.668
93 & 94		X	+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470		2	210.000		380.940
95	1/2	X	14.964	+ 11.934	13.449	X	15.000	= 201.735	9.61	192.125	X	1.814	348.515		1	192.125		348.515
96	1/2	X	11.934	+ 8.776	10.355	X	15.000	= 155.325	9.61	145.715	X	1.814	264.327		1	145.715		264.327
97 & 98		X	+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470		2	210.000		380.940
99		X	+		6.750	X	15.000	= 101.250	0	101.250	X	1.814	183.668		1	101.250		183.668
100 TO 103		X	+		6.500	X	15.000	= 97.500	0	97.500	X	1.814	176.865		4	390.000		707.460
104	1/2	X	10.442	+ 11.589	11.016	X	15.000	= 165.233	0	165.233	X	1.814	299.732		1	165.233		299.732
105	1/2	X	8.351	+ 9.748	9.050	X	15.000	= 135.743	0	135.743	X	1.814	246.237		1	135.743		246.237
106 & 110		X	+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470		5	525.000		952.350
111		X	+		7.500	X	15.000	= 112.500	0	112.500	X	1.814	204.075		1	112.500		204.075
112	1/2	X	15.092	+ 11.934	13.513	X	15.000	= 202.695	9.61	193.085	X	1.814	350.256		1	193.085		350.256
113	1/2	X	11.934	+ 8.623	10.279	X	15.000	= 154.178	9.61	144.568	X	1.814	262.245		1	144.568		262.245
114		X	+		7.500	X	15.000	= 112.500	0	112.500	X	1.814	204.075		1	112.500		204.075
115 TO 119		X	+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470		5	525.000		952.350
120	1/2	X	9.748	+ 11.144	10.446	X	15.000	= 156.690	0	156.690	X	1.814	284.236		1	156.690		284.236
121	1/2	X	9.253	+ 11.371	10.312	X	17.200	= 177.366	0	177.366	X	1.814	321.743		1	177.366		321.743
122 TO 125		X	+		9.250	X	17.200	= 159.100	0	159.100	X	1.814	288.607		4	636.400		1154.430
126	1/2	X	14.850	+ 10.843	12.847	X	17.200	= 220.960	9.61	211.350	X	1.814	383.389		1	211.350		383.389
								TOTAL							126	16057.484		

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 30/03/2021
FOR THE LAYOUT SITE OF KH.NO. 115
MOUZA Kothwada TAHSIL Hingana

This sanction is subject to conditions
N.A. order Dt. 03/08/2020
N.A.T.P. order Dt. ---



KEY PLAN FOR LAND AREA CALCULATION
SCALE - 1:1000

AREA UNDER OPEN SPACE

A	1/2	X	28.018	+ 26.908	27.463	X	108.296	=	2974.133	7.72	2966.413
B	1/2	X	12.268	+ 9.297	10.7825	X	19.748	=	212.933	0	212.933
											3179.346
					LESS TANGENT AREA						19.220
					NET AREA OF OPEN SPACE						3160.126

AREA UNDER AMENITY SPACE

A	1/2	X	46.920	+ 24.199	35.5595	X	44.641	=	1587.412	0	1587.412
B	1/2	X	15.400	+ 12.394	13.897	X	53.705	=	746.338	0	746.338
C	1/2	X		+	13.063	X	27.571	=	180.080	0	180.080
									TOTAL		2513.830

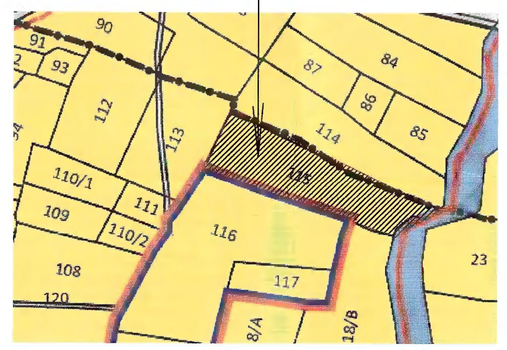
AREA FOR ESS & W.T.P.

	X	+		5.00	X	5.00	=	25.000	0	25.000
	X	+		5.00	X	5.00	=	25.000	0	25.000
										50.000
								TOTAL		2463.830

KHASRA AREA CALCULATION

A	1/2	X	39.580	+ 52.100	45.84	X	117.270	=	5375.657	0	5375.657
B	1/2	X	47.930	+ 43.380	45.655	X	121.690	=	5555.757	0	5555.757
C	1/2	X	69.390	+ 60.070	64.73	X	138.420	=	8959.927	0	8959.927
D	1/2	X	43.060	+ 56.520	49.79	X	103.720	=	5164.219	0	5164.219
E	1/2	X	35.340	+ 38.780	37.06	X	90.540	=	3355.412	0	3355.412
F	1/2	X	13.100	+ 9.290	11.195	X	38.840	=	434.814	0	434.814
G	1/2	X	32.400	+ 14.020	23.21	X	72.170	=	1675.066	0	1675.066
H	1/2	X	17.090	+ 12.030	14.56	X	62.690	=	912.766	0	912.766
I	1/2	X		+	12.31	X	26.820	=	165.077	0	165.077
									TOTAL		31598.695

PROPOSED SITE



KEY PLAN / LOCATION PLAN
SEET NO. 110 SCALE - N.T.S.

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 115, P.H.NO.72 MOUZA-KOTHEWADA .TAH.-HINGNA - DISTT. NAGPUR.

BELONGING TO,

M/S MAHALAXMI INFRACON THROUGH PARTNER
1) SHRI. ANISH BHAWRILAL CHHAJED
2) SHRI. RAHUL JAGDISH BONDRE

A	AREA STATEMENTS		UNIT
	1. Area of land *(Minimum area of a, b, c to be considered)*		
	a) As Per Ownership Document (7/12, CTS Extract)	31600.000	SQ.M.
	b) As Per Measurement Sheet	31598.695	SQ.M.
	c) As Per Site	31598.695	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening	0.000	SQ.M.
	(b) Any D.P. Reservation Area	0.000	SQ.M.
	(Total a+b)	0.000	SQ.M.
	3. Balance Area Of Plot (1-2) (100.00%)	31598.695	SQ.M.
	4. Amenity Space (if applicable)		
	(a) Required - 1 TO 3.15 HA (10%) = 2159.870 + 300 = 2459.870 SQ.MT.	2459.870	SQ.M.
	(b) Adjustment of 2 (b),if any	0.000	SQ.M.
	(c) Balance Proposed - (7.80%)	2463.830	SQ.M.
	(d) Area for ESS & STP - (0.16%)	50.00	SQ.M.
	5. Net Plot Area (3-4(c))	29134.865	
	6. Recreational Open Space (if applicable)		
	(a) Required - 10%	3159.870	SQ.M.
	(b) Proposed - (10.00%)	3160.126	SQ.M.
	7. Internal Road Area (31.22%)	9867.255	SQ.M.
	8. Service Road And Highway Widening	0.000	SQ.M.
	9. Plotable Area (50.82%)	16057.484	SQ.M.
	10.Pro-rata factor For FSI Calculations On Layout Plots = (5/9)	1.814	SQ.M.
	11. Area For Inclusive Housing - NOT REQUIRED		
	(a) Required -	NA	SQ.M.
	(b) Proposed -	NA	SQ.M.

LEGEND : -

AREA UNDER KASARA BOUNDRY	SHOWN IN
AREA UNDER AMENITY SPACE	SHOWN IN
AREA UNDER OPEN SPACE	SHOWN IN
AREA UNDER ESS & WTP	SHOWN IN
AREA UNDER MAHADA	SHOWN IN

OWNER :

M/S MAHALAXMI INFRACON THROUGH PARTNER

1) SHRI. ANISH BHAWRILAL CHHAJED

2) SHRI. RAHUL JAGDISH BONDRE

ARCHITECT/LICENSED ENGINEER :

PAWAN R. GUPTA
PLANNER & DESIGNER
B.E. Civil
Regd. No. A-23124 Nagpur Bava Nagar,
Nagpur-440 033.
M.C.E.R. No.-1988
M.M.C.L.R. No.- 369
Mob. No.09923432949

EMAIL ID - pawan_r_gupta@yahoo.co.in MOBILE NO.9923432949

DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	02/02/ 2021	R. BORKAR