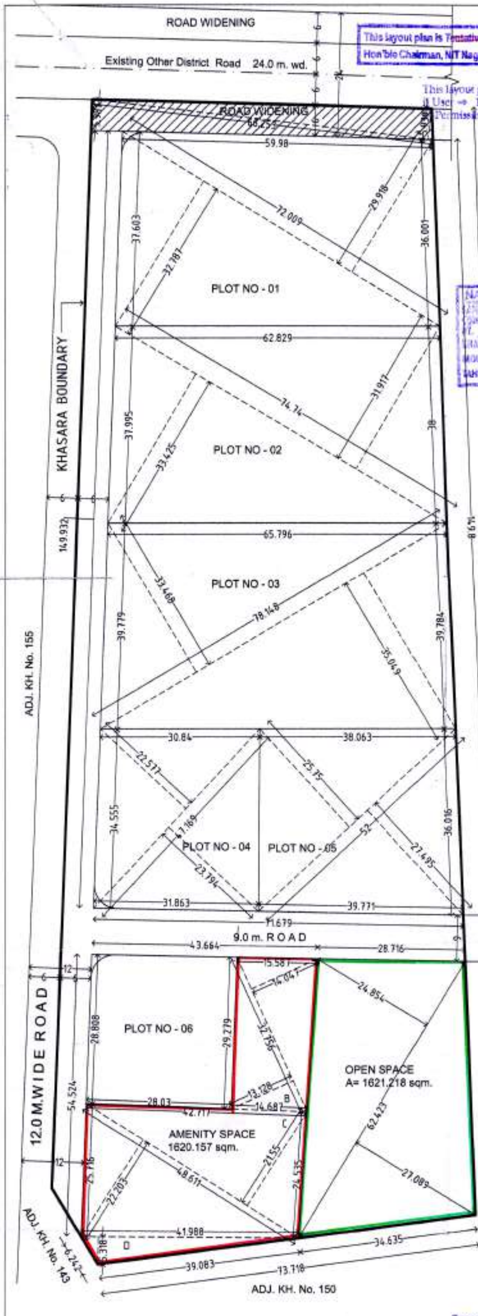
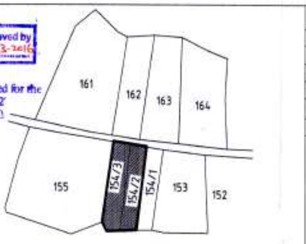


LAYOUT PLAN 1:500



LOCATION PLAN 1:5000

This layout plan is Tentatively/finally approved by Hon'ble Chairman, NIT Nagpur Dt. 19-03-2016

This layout plan is approved for the Use → Residential 'R-2' Permissible F.S.I. → 1.00

NAGPUR IMPROVEMENT TRUST
SANCTIONED SUBJECT TO THE TERMS AND CONDITION MENTIONED IN THE "AGREEMENT" FOR THE LAYOUT/SITE OF
KHASRA No. 154/2, 154/3
MOUZA PIPLA
TAHSIL NAGPUR (R)

This sanction is subject to conditions of N.A. order Dt. 18-04-2016
N.A.T.P. order Dt. ......

न्यासाच्यातील अट शर्तीनुसार गाळ्यांची/दुकानांची/ खंडाची विक्री ना.सु.प्र. कडून गाळे/भूखंड मुक्त पत्र (Release letter) प्राप्त केल्याशिवाय करता येणार नाही.

दुय्यम निबंधक/सहनिबंधक या अभिन्यासातील अथवा योजनेतील गाळ्यांचे / भुखंडकांच्या विक्रीपत्राचे पंजियन ना.सु.प्र. च्या मुक्त पत्र (Release letter) शिवाय करू नये

PLAN FOR REVISED RESIDENTIAL LAYOUT ON Kh. No. 154/2, 154/3, P.H. No. 38, MOUZA PIPLA, TAH. NAGPUR (Gramin), DIST. NAGPUR. BELONGING TO : SHRI MANOJ BABURAO SURAMWAR & OTHERS.

AREA STATEMENT

AREA OF LAND (AS PER 7/12)	= 16200.00 SQ.M
MINIMUM AREA OF LAND (AS PER K PART)	= 16200.00 SQ.M
AREA UNDER D.P./R.P PROPOSALS,IF ANY	=
GROSS AREA UNDER LAYOUT	= 16200.00 SQ.M (100.0 %)
AREA UNDER OPEN SPACE	= 1621.218 SQ.M (10.01 %)
AREA UNDER AMENITY SPACE	= 1620.157 SQ.M (10.00 %)
AREA UNDER APPROACH & VEHICULAR ROAD	= 1918.097 SQ.M (11.84 %)
AREA UNDER SERVICE ROAD / ROAD WIDENING, AS PER CLAUSE 24.1	= 394.868 SQ.M (2.44 %)
AREA UNDER RESIDENTILA PLOTS	= 10645.66 SQ.M (65.71 %)
TOTAL LAND UNDER LAYOUT	= 16200.00 SQ.M (100.0 %)

NA1 - NET PLOT AREA FOR LAYOUT @90% OF AREA EXCLUDING AMENITY SPACE,D.P./R.P PROPOSALS, IF ANY , & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1,FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 13.4.1 OF SDCPR 90% { 16200.00 - (1620.157 + 394.868) } = 12766.478 SQ.M

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA(FSI) ON PRO-RATA BASIS ' X ' AS PER CLAUSE 13.4.1(iii) OF SDCPR = NA/A
= 12766.478 / 10645.66 = 1.199

AREA UNDER D.P./R.P. ROADS + AREA FOR WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1 = 394.868 SQ.M

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA(FSI) ON PRO-RATA BASIS ' Y ' AS PER CLAUSE 24.1(i) OF SDCPR = NA2/A
= { 394.868 / 10645.66 } = 0.037

NOTE : - ADDITIONAL FSI SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISIONS OF CLAUSE NO. 24.10 OF SDCPR BY THE LAND OWNER

PLOT. NO	PLOT SIZE								PLOT AREA SQ.M.	TAN	NET AREA IN SQ.M.		NA/A X	FOR FSI (SQ.M)	PLOTS	AREA IN SQ.M.	FOR FSI (SQ.M)	FSI (SQ.M)
A	B								C	D	E		F	G = E * F	H	I = E*H	J = G*H	K = E * Y
1	0.50 X	29.918	+	32.787	31.353	X	72.009	=	2257.662	7.720	2249.942	X	1.199	2697.681	1	2249.942	2697.681	83.25
2	0.50 X	33.425	+	31.917	32.671	X	74.740	=	2441.830	0.000	2441.830	X	1.199	2927.754	1	2441.830	2927.754	90.35
3	0.50 X	33.468	+	35.049	34.259	X	78.148	=	2677.233	0.000	2677.233	X	1.199	3210.003	1	2677.233	3210.003	99.06
4	0.50 X	22.577	+	23.794	23.186	X	47.169	=	1093.637	7.720	1085.917	X	1.199	1302.014	1	1085.917	1302.014	40.18
5	0.50 X	25.750	+	27.495	26.623	X	52.000	=	1384.370	0.000	1384.370	X	1.199	1659.860	1	1384.370	1659.86	51.22
6	0.50 X	28.808	+	29.279	29.044	X	28.030	=	814.089	7.720	806.369	X	1.199	966.837	1	806.369	966.84	29.84
					TOTAL	PLOTABLE AREA			10668.82	23.16	10645.66			12764.15	6	10645.66	12764.159	393.90

	SIZE								AREA SQ.M.
AREA UNDER OPEN SPACE									
A	1/2 X	24.854	+	27.089	25.972	X	62.423	=	1621.218
AREA UNDER AMENITY SPACE									
B	1/2 X	14.047	+	13.128	13.588	X	32.756	=	445.072
C	1/2 X	22.203	+	21.55	21.877	X	48.611	=	1063.439
D	1/2 X		+		41.988	X	5.318	=	111.646
									1620.157
AREA UNDER 24.0M.W. ROAD WIDENING									
E	1/2 X	5.939	+	5.981	5.96	X	66.253	=	394.868

INDEX

PLOT BOUNDRY SHOWN AS
AMENITY SPACE SHOWN AS
OPEN SPACE SHOWN AS

OWNERS OF 154/2 :	OWNERS OF 154/3 :
1) PRADEEP DIWAKARRAO TATAWAR	1) BANDOPANT SHANKARRAO MALLELWAR
2) CHANDRAKANT BABURAOJI SURAMWAR	2) ASHOK SHANKARRAO MALLELWAR
3) MANOJ BABURAOJI SURAMWAR	3) RAJU BALAJI CHANNAWAR
4) SWATI P. TATAWAR	4) AMIT NANDKUMAR SANGIDWAR
5) NARENDRA SHANKARRAO MALLELWAR	5) CHANDRAKANT BABURAOJI SURAMWAR
6) RAJU BALAJI CHANNAWAR	6) MANOJ BABURAOJI SURAMWAR
7) RAHUL BANDOPANT MALLELWAR	7) PRAVIN BABURAOJI SURAMWAR
8) GOPAL MAROTRAO WAGHMARE	POWER OF ATTORNEY HOLDER : CHANDRAKANT BABURAOJI SURAMWAR.

Executive Engineer (Metro)
Nagpur Improvement Trust.

Assistant Engineer (Metro-1)
Nagpur Improvement Trust.

Pawan R. Gupta
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N.I.T.L.S. No.:1009
N.M.C.L.S. No.: 300
Mob. No.:9923432949