GROUP HOUSING RESIDENTIAL LAYOUT PLAN FOR 100% AFFORDABLE HOUSING SCHEME ON LAND AT KH. NO. 18/1, MOUZA DABHA, WARD NO. 68, TAH. & DIST. NAGPUR, BELONGING TO SHRI RAKESH B. PATNI

LAND AREA OF KH. NO. 18 / 1 AS PER 7/12 EXTRACT	=	8,600.00	SQM	
LAND AREA OF KH. NO. 18 / 2 AS PER 7/12 EXTRACT	=	8,500.00	SQM	
LAND AREA OF KH. NO. 18 / 3 AS PER 7/12 EXTRACT	=	8,600.00	SQM	
TOTAL LAND AREA AS PER 7/12 EXTRACT	=	25,700.00	SQM	
AREA AS PER POSSESSION	=	26394.00	SQM	
TOTAL LAND AREA (LESSER OF THE AREA AS PER 7/12 AND AREA AS PER POSSESSION)	=	25,700.00	SQM	
AREA OF KH. NO. 18/2 & 18/3 NOT UNDER PROPOSAL	=	17100.00	SQM	
BALANCE AREA OF KH. NO. 18/1 UNDER THIS PROPOSAL	=	**8600.00**	**SQM**	
• GROSS AREA UNDER PROPOSAL	=	8,600.00	SQM	100.00%
• AREA UNDER OPEN SPACE	=	1,291.69	SQM	15.02%
• AREA UNDER AMENITY	=	431.77	SQM	5.02%
• AREA UNDER ROAD	=	1770.00	SQM	20.58%
NET RESIDENTIAL PLOT AREA i-e. 85% OF (GROSS AREA - AMENITY SPACE) AS PER GOVERNMENT NOTIFICATION NO: TPS-2414/457/CR-234/2014/UD-9 DATED: 7TH FEB, 2015 **THIS AREA WILL BE CONSIDERED FOR F.S.I. CALCULATIONS**	=	= 85% of (Gross Plot area - Amenity Space) = 85/100 x (8600.00 - 431.77 sqm)		
	=	6,942.99	SQM	85.00%
• TOTAL GROSS PLOT AREA UNDER PROPOSAL	=	8,600.00	SQM	100.00%

NOTE 1
FOR EWS / LIG TENEMENTS RANGING FROM 30 TO 50 SQMTS IN SIZE, AMOUNTING TO ATLEAST OF **20% i-e. (6942.99 x 1.25 x 20%) = 1735.747 sqm OF THE BASIC ZONAL FSI** AS PER POINT 2 OF THE ACCOMPANIMENT TO NOTIFICATION NO. TPB 4312/ CR-45/ 2012(II)/ UD-11 DATED - 8TH NOVEMBER 2013, AMMENDED FROM TIME TO TIME WHILE SUBMITTING THE BUILDING PLANS FOR THIS GROUP HOUSING SCHEME AS AND IF APPLICABLE.

NOTE 2
- AS ACCESS IS THE WAY TO THE BUILDING WITHIN A PLOT, NO SET BACK WILL BE REQUIRED HERE.
- SET BACK IS REQUIRED ONLY FROM PLOT BOUNDARY TO THE BUILDING AS PER DCR

INDEX
- CONVENIENCE SHOPPING
- PLOT
- AMENITY SPACE
- OPEN SPACE
- ROAD
- BUILT

SCALE : 1:500

NOTE:- CONVENIENT SHOPPING WILL BE PROVIDED IN BLOCK E AS PER RULES

OWNER :18/1

AR. RAHUL AGARWALA
REG NO. - CA/2008/41848
NMC - NMC / R - 528
MT - L.C. NO. 2310 COA
ARCHITECT
RAHUL AGARWALA
C.O.A REGD.NO. CA/2008/41848
N.I.T.L.S.NO.: 2310
N.M.C. / R : 528



SUBDIVISION LAYOUT APPROVED
SUBJECT TO CONDITIONS MENTIONED
IN LETTER NO. 04 DATED 08/01/2020
AGREEMENT EXECUTED ON DATE

Assistant Director Town Planning Nagpur Municipal Corporation
Dy. Engineer Town Planning Dept. N.M.C., Nagpur
Junior Engineer (II) Town Planning Dept. N.M.C.

:अटी:

1) नागपूर शहराच्या प्रचलित विकास नियंत्रण नियमावलीनुसार, जागेच्या रेखांकनात आवश्यक खुल्या 10% जागेव्यतिरिक्त 5% क्षेत्र सार्वजनिक सुविधा क्षेत्रासाठी सोडणे बंधनकारक राहील.
2) सुविधा क्षेत्राचा विकास जमीन मालकाने करावा.
3) आवश्यक मुलभूत सोयी सुविधा असे पाणी व निमरल डिस्पोजल व्यवस्थापनेकरीता लागणारा खर्च जमीन मालकाने स्वतः करणे आवश्यक आहे.
4) उपरोक्त मुलभूत सुविधांचा विकास क्रमाने करतांना एकुण अपेक्षित सुविधांचा विकास टप्प्याने होत असतांना दि. 1-3-2017 रोजीच्या अधिसुचनेतील अट क्र. 4 प्रमाणे भुखंड विक्रीवर बंधने राहतील.
5) नकाशा मध्ये दर्शविल्याप्रमाणे 12.00 मी. व 9.00 मी. रस्त्याची जागेवर प्रत्यक्षात आखणी करुन देण्याची ना.सु.प्र.चे जबाबदारी राहील.
6) 15.00 मी. खोल 6.0 मी. व्यास व तळाशी 30.0 मी खोलीचे इनवेल बोअर जागेवर तयार करणे, बंधनकारक राहील.
7) नियोजीत निवासी संकुलावर छतावरील पाऊस पाणी संकलनाची व्यवस्था करावी.



GOOGLE MAP
NOT TO SCALE



DP PLAN
NOT TO SCALE



LOCATION MAP
NOT TO SCALE