

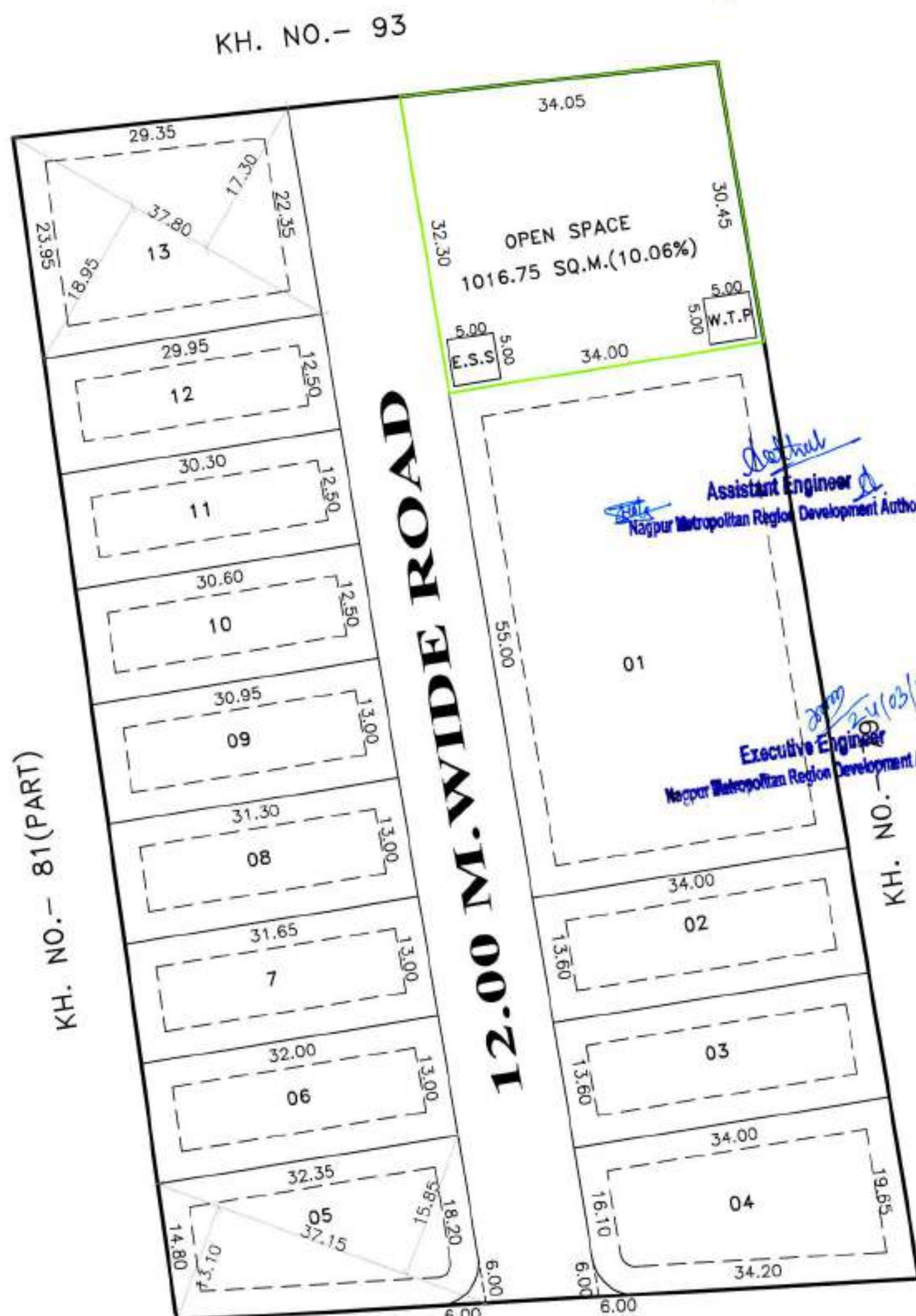
SER.NO	PLOT NO	PLOT SIZE	AREA	W.T.P. & E.S.S.	NET AREA IN SQ.M.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(30.45+32.30)X34.00	1066.75	50.00	1016.75	01	1016.75	
02	W.T.P. E.S.S.	5.00 X 5.00 5.00 X 5.00	25.00 25.00		50.00	01	50.00	
03	AREA UNDER OUTER RING ROAD 250.00 MT. ZONE	1/2(36X98.00)	1764.00		1764.00	01	1764.00	

SER.NO	'K' PRAT	SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1/2(60.00+64.38)X162.40	10099.65
		SAY AS	10100.00

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 24/03/2022
FOR THE LAYOUT SITE OF KH. NO. 81 PART
MOUZA KAPSI (B/L) TAHSIL KAMPTEE

This Layout Plan is tentatively/finally approved by
Metropolitan Commissioner Dated 25/11/21

This sanction is subject to conditions of
N.A. order Dt. 21/02/2022
N.A.T.P. order Dt.



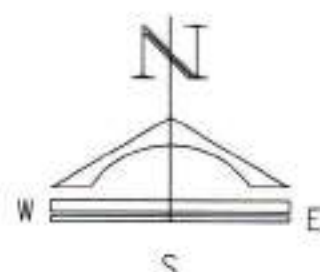
KEY - PLAN
SCALE 1:1000

12.00 M.WIDE ROAD

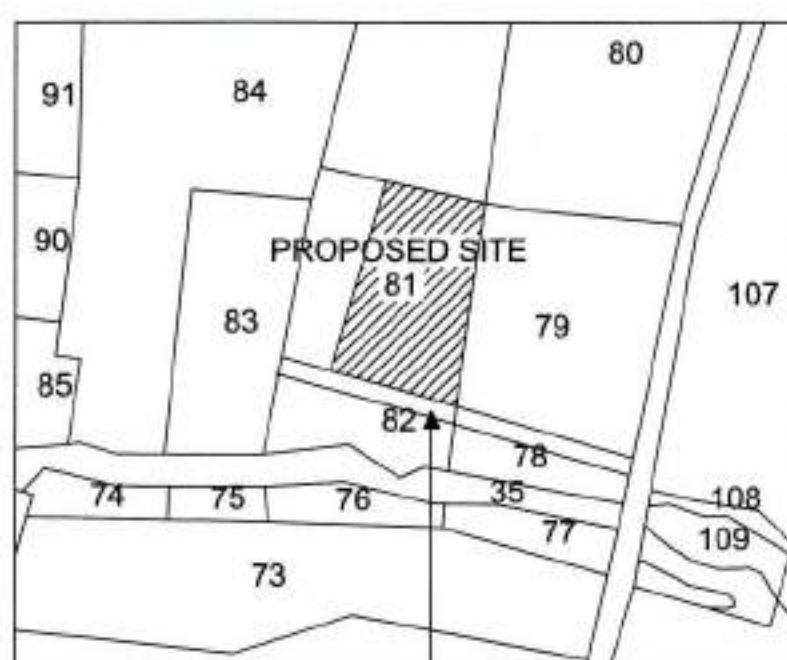
APPROACH ROAD FROM KH. NO.- 78 & 82
PROPOSED ALSO SUBMITTED
BELONGING TO SAME OWNER
KH. NO.- 82

LAY OUT PLAN

SCALE 1:500



SITE PLAN

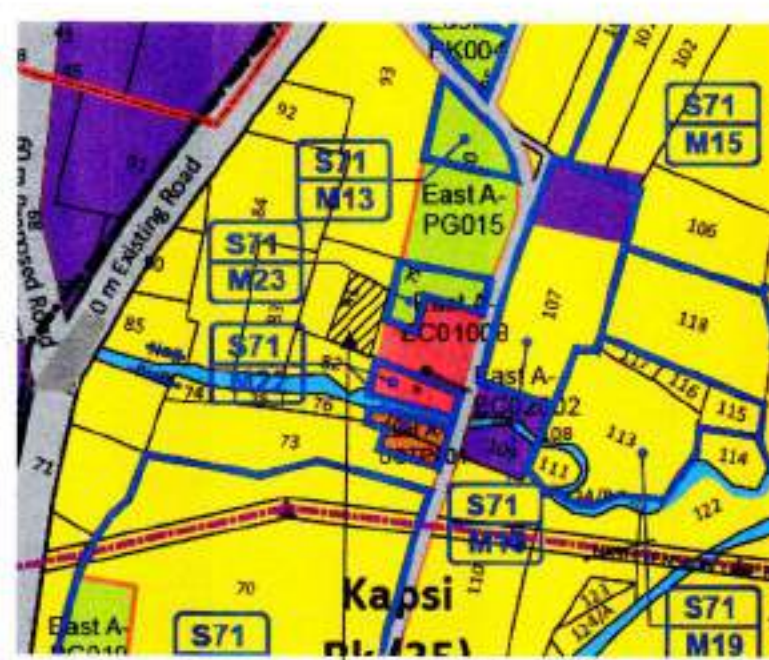


MOUZA- KAPSI.
P.H. NO. 20
TAH.- KAMPTEE.
DIST- NAGPUR
SCALE 1:5000



12.00 MT. PROPOSED APPROACH ROAD FROM
PROPOSED OF KH. NO.- 78 & 82

D.P. SHEET



PROPOSED SITE

PROJECT

FINAL DEMARCATED RESIDENTIAL LAY OUT PLAN
ON KH NO- 81(PART), P.H. NO.-20, MOUZA-KAPSI,
TAH.- KAMPTEE, DIST.-NAGPUR

OWNER :- M/S MANGALAM THROUGH PARTNER
SHRI.- SHRAWAN RATNAKAR NERKAR.

AREA STATEMENT

- GROSS AREA OF LAND/ PLOT
(MINIMUM AREA OF A,B,C, TO BE CONSIDERED)
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 1.01 H.R
B) AS PER MEASUREMENT SHEET = 1.01 H.R
C) AS PER SITE = 1.01 H.R

- DEDUCTION FOR
A) PROPOSED D.P/ D.P. ROAD WINDING AREA/ SERVICE ROAD / HIGHWAY WIDENING -NIL
B) ANY D.P. RESERVATION AREA -NIL

TOTAL (A+B) -NIL

3. BALANCE AREA OF PLOT (1-2) - 10100.00 SQ.M.

- AMENITY SPACE (IF APPLICABLE)
A) REQUIRED - NIL
B) ADJUSTMENT OF 2(B), IF ANY - NIL
C) BALANCE PROPOSED - NIL
- NET PLOT AREA (3-4(C)) - 10100.00 SQ.M.(100.00%)
- RECREATIONAL OPEN SPACE (IF APPLICABLE)
A) REQUIRED - 1010.00 SQ.M.(10%)
B) PROPOSED - 1016.75 SQ.M.(10.06%)
- E.S.S. & W.T.P. - 50.00 SQ.M.(0.50%)
- INTERNAL ROAD AREA - 1635.59 SQ.M.(16.19%)
- AREA UNDER LAYOUT PLOTS - 7397.66 SQ.M.(73.25%)

10. PRO- RATA FACTOR FOR FSI CALCULATIN ON LAYOUT PLOTS=5/9
10100.00/7397.66 = 1.36

- AREA FOR INCLUSIVE HOUSING
A) REQUIRED NOT APPLICABLE
B) PROPOSED

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

NOS	PLOT NO.	PLOT SIZE (M)	PLOT AREA (SQ.M.)	TANGENT ROUNDING AREA OF ROAD (IF ANY SQ.M.)	REMAINING PLOT AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	BUILT UP AREA ON PRO-RATA BASIC (D*PRO-RATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (E*G) SQ.M.
A			B	C	D=(B-C)			E	F	G	H
1	1	34.00X55.00	1870.00		1870.00	1	1870.00	2543.20	12.00	1.10	2797.52
2	2, 3	13.60X34.00	462.40		462.40	2	924.80	628.86	12.00	1.10	691.75
3	4	1/2(16.10+19.65)X34.00	607.75	7.72	600.03	1	600.03	816.04	12.00	1.10	897.64
4	5	1/2(15.85+13.10)X37.15	537.75	7.72	530.03	1	530.03	720.84	12.00	1.10	792.92
5	6	1/2(32.35+32.00)X13.00	418.28		418.28	1	418.28	568.85	12.00	1.10	625.74
6	7	1/2(32.00+31.65)X13.00	413.73		413.73	1	413.73	562.67	12.00	1.10	618.93
7	8	1/2(31.65+31.30)X13.00	409.18		409.18	1	409.18	556.48	12.00	1.10	612.13
8	9	1/2(31.30+30.95)X13.00	404.63		404.63	1	404.63	550.29	12.00	1.10	605.32
9	10	1/2(30.95+30.60)X12.50	384.69		384.69	1	384.69	523.18	12.00	1.10	575.49
10	11	1/2(30.60+30.30)X12.50	380.63		380.63	1	380.63	517.65	12.00	1.10	569.42
11	12	1/2(30.30+29.95)X12.50	376.56		376.56	1	376.56	512.13	12.00	1.10	563.34
12	13	1/2(18.95+17.30)X37.80	685.13		685.13	1	685.13	931.77	12.00	1.10	1024.95

TOTAL AREA OF 13 NOS OF PLOTS = 7397.66 SQ.M.

LAND BOUNDARY SHOWN THUS
OPEN SPACE SHOWN THUS
AMINITY SPACE SHOWN THUS
PLOTABLE AREA SHOWN THUS
MAIN APPROCH ROAD SHOWN THUS
E.W.S./ L.I.G. AFFORDABLE PLOTS SHOWN THUS

NOTE:-

WEST WATER TREATMENT & RECYCLING PLANT,
ELECTRIC SUBSTATION SHOULD BE PROVIDED IN
AMINITY SPACE AS PER CLOUSE NO. 3.60 & 13.4.1 OF UDCPR.-2020

OWNER SING :-

ARCHITECT SIGN:-

M/S MANGALAM THROUGH PARTNER
SHRI.- SHRAWAN RATNAKAR NERKAR.

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.M.R.D.A. LS.No.341, N.I.T. LS.No.88
N.M.C. LS.No.390, A.D.T.P. LS.No.15612/17
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