| SR.NO | PLOT NO | PLOT SIZE | AREA | W.T.P & E.S.S. | NET AREA INSQM. | NO | TOTAL AREA | USER |
|---|---|---|---|---|---|---|---|---|
| 01 | OPEN SPACE | 1/2(19.65+19.85)X42.20 | 833.45 | | 833.45 | 01 | 833.45 | |
| 02 | W.T.P.<br>E.S.S. | 5.00X7.50<br>5.00X7.50 | 37.50<br>37.50<br>75.00 | | 75.00 | 01 | 75.00 | |

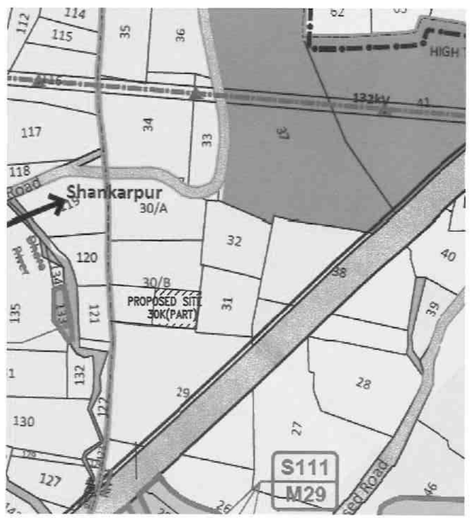
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT 20/07/2022
FOR THE LAYOUT/ SITE OF KH.NO. 30/1K/1
MOUZA WARODA TAHSIL NAGPUR(R)

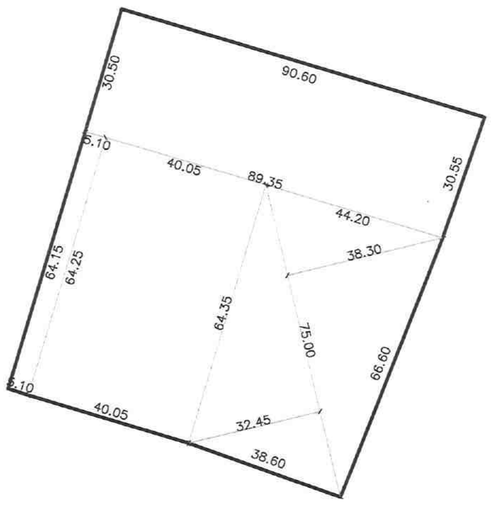
This Layout Plan is tentatively/finally approved by Metropolitan Commissioner Dated 01/03/22

This sanction is subject to conditions of:
N.A. order Dt. 13/06/22
N.A.T.P. order Dt. ——




# D.P. SHEET



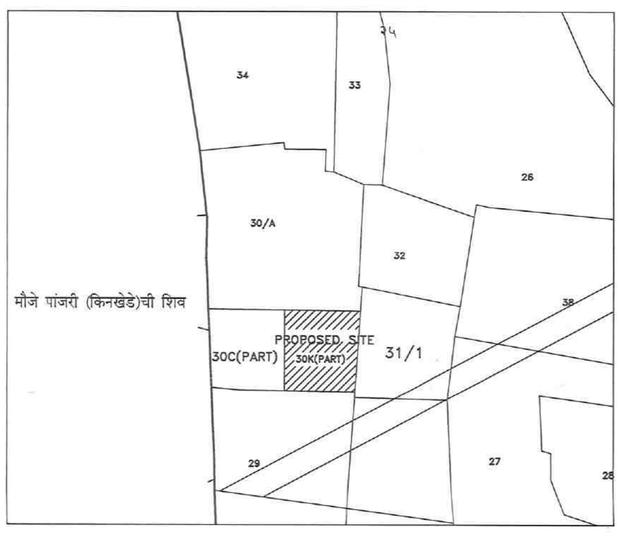

N
W E
S

MOUZA- WARODA.
P.H. NO. 41
TAH.- NAGPUR (GRAMIN).
DIST- NAGPUR
SCALE 1:5000

# LAY OUT PLAN

SCALE 1:500

# SITE PLAN




# KEY - PLAN

SCALE 1:1000

| SR.NO | 'K' PRAT | SIZE | AREA |
|---|---|---|---|
| 1 | KEY PLAN AS 'K' PRAT | 1/2(90.60+89.35)X30.50 | 2744.23 |
| | | 1/2(64.15+64.25)X5.10 | 327.42 |
| | | 1/2(64.25+64.35)X40.05 | 2575.21 |
| | | 1/2(38.30+32.45)X75.00 | 2653.12 |
| | | | 8299.98 |
| | | SAY AS | 8300.00 |

# PROJECT

## FINAL DEMARCATED RESIDENTIAL LAY OUT PLAN ON KH NO- 30K(PART), P.H. NO.-41, MOUZA-WARODA, TAH.- NAGPUR(GRAMIN), DIST.-NAGPUR

OWNER :- MY ASSETS INFRA, PROPRIETOR
SHREE.- MOTILAL J. CHAUDHARI.

## AREA STATEMENT

1. GROSS AREA OF LAND/ PLOT
(MINIMUM AREA OF A,B,C, TO BE CONSIDERED)
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 0.83 H.R
B) AS PER MEASURMENT SHEET = 0.83 H.R
C) AS PER SITE = 0.83 H.R

2. 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) | – 8300.00 SQ.M. |
| 4. AMENITY SPACE (IF APPLICABLE) | |
| A) REQUIRED | – NIL |
| B) ADJUSTMENT OF 2(B), IF ANY | – NIL |
| C) BALANCE PROPOSED | – NIL |
| 5. NET PLOT AREA (3–4(C)) | – 8300.00 SQ.M.(100.00%) |
| 6. RECREATIONAL OPEN SPACE (IF APPLICABLE) | |
| A) REQUIRED | – 830.00 SQ.M.(10%) |
| B) PROPOSED | – 833.45 SQ.M.(10.04%) |
| 7. E.S.S. & W.T.P. | – 75.00 SQ.M.(0.90%) |
| 8. INTERNAL ROAD AREA | – 2536.48 SQ.M.(30.56%) |
| 9. AREA UNDER LAYOUT PLOTS | – 4855.07 SQ.M.(58.50%) |
| 11. PRO– RATA FACTOR FOR FSI CALCULATIN ON LAYOUT PLOTS=5/9) 8300.00/4855.07 = 1.70 | |
| 12. AREA FOR INCLUSIVE HOUSING | |
| A) REQUIRED | |
| 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 | 1/2(8.15+7.90)X17.70 | 142.04 | | 142.04 | 1 | 142.04 | 241.47 | 12.00 | 1.10 | 265.62 |
| 2 | 2 | 1/2(14.90+14.80)X9.50 | 141.08 | | 141.08 | 1 | 141.08 | 239.83 | 12.00 | 1.10 | 263.81 |
| 3 | 3 | 1/2(14.80+14.70)X9.50 | 140.13 | | 140.13 | 1 | 140.13 | 238.21 | 12.00 | 1.10 | 262.03 |
| 4 | 4 | 1/2(14.70+14.60)X9.50 | 139.18 | | 139.18 | 1 | 139.18 | 236.60 | 12.00 | 1.10 | 260.26 |
| 5 | 5 | 1/2(14.60+14.55)X2.25+ 1/2(14.55+14.85)X7.25 | 139.37 | | 139.37 | 1 | 139.37 | 236.93 | 12.00 | 1.10 | 260.62 |
| 6 | 6 | 1/2(14.85+15.20)X9.50 | 142.74 | | 142.74 | 1 | 142.74 | 242.65 | 12.00 | 1.10 | 266.92 |
| 7 | 7 | 1/2(15.20+15.55)X9.50 | 146.06 | | 146.06 | 1 | 146.06 | 248.31 | 12.00 | 1.10 | 273.14 |
| 8 | 8 | 1/2(8.10+6.40)X18.25 | 132.31 | | 132.31 | 1 | 132.31 | 224.93 | 12.00 | 1.10 | 247.42 |
| 9 | 9 | 1/2(10.20+10.40)X12.50 | 128.75 | | 128.75 | 1 | 128.75 | 218.88 | 12.00 | 1.10 | 240.76 |
| 10 | 10 , 11 | 7.40X12.50 | 92.50 | | 92.50 | 2 | 185.00 | 157.25 | 9.00 | 1.10 | 172.98 |
| 11 | 12 | 1/2(11.15+11.35)X12.50 | 140.63 | 7.72 | 132.91 | 1 | 132.91 | 225.94 | 9.00 | 1.10 | 248.53 |
| 12 | 13 | 1/2(11.15+11.00)X12.00 | 132.90 | 7.72 | 125.18 | 1 | 125.18 | 212.81 | 9.00 | 1.10 | 234.09 |
| 13 | 14 , 15 | 7.40X12.00 | 88.80 | | 88.80 | 2 | 177.60 | 150.96 | 9.00 | 1.10 | 166.06 |
| 14 | 16 | 1/2(10.40+10.55)X12.00 | 125.70 | | 125.70 | 1 | 125.70 | 213.69 | 12.00 | 1.10 | 235.06 |
| 15 | 17 | 1/2(11.10+11.25)X12.00 | 134.10 | 7.72 | 126.38 | 1 | 126.38 | 214.85 | 12.00 | 1.10 | 236.33 |
| 16 | 18 , 19 | 6.50X12.00 | 78.00 | | 78.00 | 2 | 156.00 | 132.60 | 12.00 | 1.10 | 145.86 |
| 17 | 20 | 1/2(10.40+10.50)X12.00 | 125.40 | | 125.40 | 1 | 125.40 | 213.18 | 12.00 | 1.10 | 234.50 |
| 18 | 21 | 1/2(9.35+8.25)X17.75 | 156.20 | 7.72 | 148.48 | 1 | 148.48 | 252.42 | 9.00 | 1.10 | 277.66 |
| 19 | 22 | 1/2(13.80+14.30)X8.00 | 112.40 | | 112.40 | 1 | 112.40 | 191.08 | 9.00 | 1.10 | 210.19 |
| 20 | 23 | 1/2(14.30+14.80)X8.00 | 116.40 | | 116.40 | 1 | 116.40 | 197.88 | 9.00 | 1.10 | 217.67 |
| 21 | 24 | 1/2(14.80+15.30)X8.00 | 120.40 | | 120.40 | 1 | 120.40 | 204.68 | 9.00 | 1.10 | 225.15 |
| 22 | 25 | 1/2(6.75+7.60)X17.55 | 125.92 | | 125.92 | 1 | 125.92 | 214.07 | 9.00 | 1.10 | 235.47 |
| 23 | 26 | 1/2(11.00+10.15)X13.00 | 137.48 | 7.72 | 129.76 | 1 | 129.76 | 220.58 | 9.00 | 1.10 | 242.64 |
| 24 | 27 TO 29 | 8.00X13.00 | 104.00 | | 104.00 | 3 | 312.00 | 176.80 | 9.00 | 1.10 | 194.48 |
| 25 | 30 | 1/2(11.25+11.45)X13.00 | 147.55 | 7.72 | 139.83 | 1 | 139.83 | 237.71 | 9.00 | 1.10 | 261.48 |
| 26 | 31 | 1/2(17.65+15.75)X36.00 | 601.20 | | 601.20 | 1 | 601.20 | 1022.04 | 9.00 | 1.10 | 1124.24 |
| 27 | 32 | 1/2(22.80+21.95)X14.00 | 313.25 | | 313.25 | 1 | 313.25 | 532.53 | 9.00 | 1.10 | 585.78 |
| 28 | 33 | 1/2(13.85+16.25)X16.05+ 1/2(5.65+4.65)X17.10 | 329.62 | | 329.62 | 1 | 329.62 | 560.35 | 9.00 | 1.10 | 616.38 |

TOTAL AREA OF 33 NOs OF PLOTS = 4855.07 SQM.

## NOTE:-

| | |
|---|---|
| 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 TREATEMENT & RECYCLING PLANT, ELECTRIC SUBSTATION SHOULD BE PROVIDED IN AMINITY SPACE AS PER CLOUSE NO. 3.6 & 13.4.1 OF UDCPR.–2020

OWNER SING :-

MY ASSETS INFRA, PROPRIETOR
SHREE.- MOTILAL J. CHAUDHARI.

ARCHITECT SIGN:-

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.M.R.D.A. LS.No.341, N.I.T. LS.No.886,
N.M.C. LS.No.390, A.D.T.P. LS.No.1561/2017
308, Imperial Plaza, Anand Talkies Sq.,
Sitabuldi, Nagpur-12. (M) 9665543417