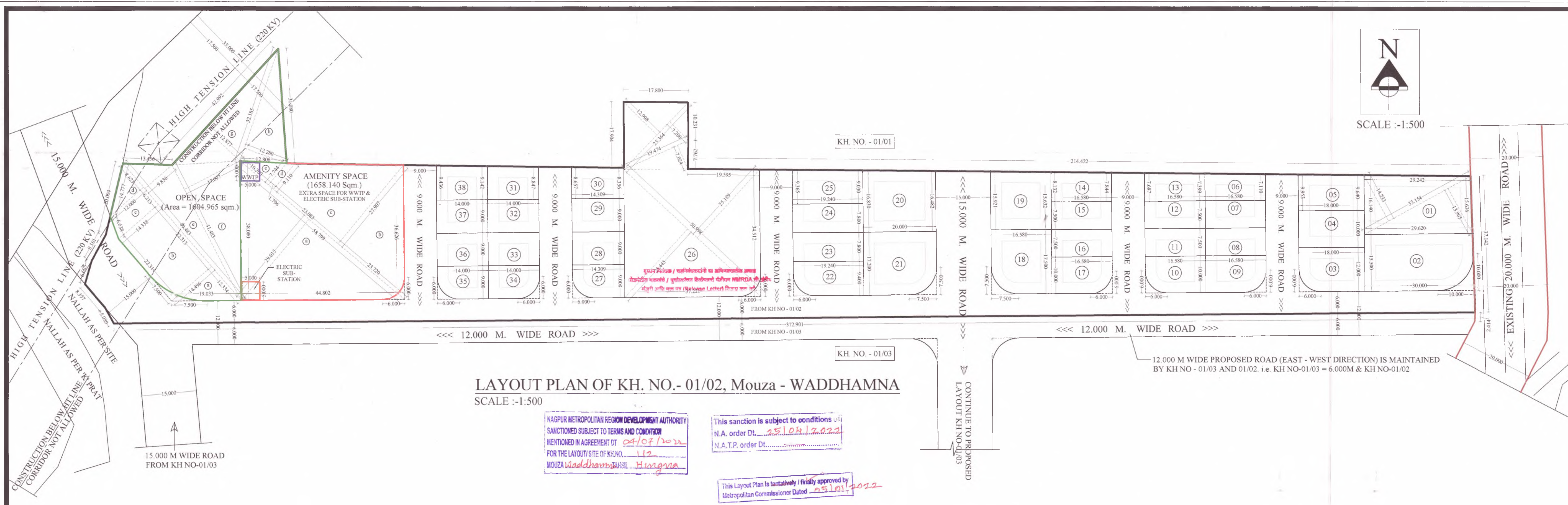




LAYOUT PLAN OF KH. NO.- 01/02, Mouza - WADDHAMNA
SCALE :-1:500

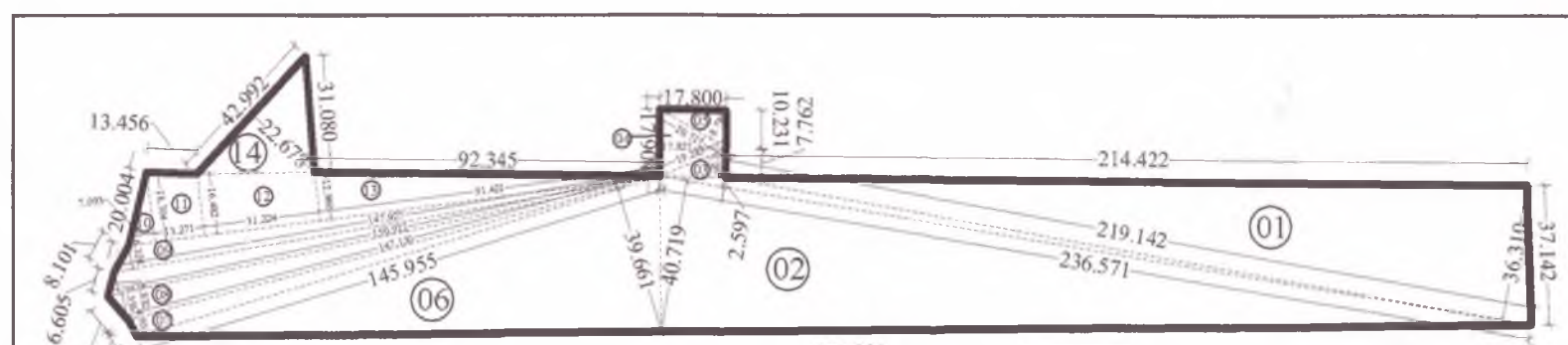
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITIONS
MENTIONED IN AGREEMENT DT. 04/07/2022
FOR THE LAYOUT SITE OF KH. NO. 112
MOUZA Waddhamna, Dist. Hingana

This sanction is subject to conditions
N.A. order Dt. 25.1.24.2022
N.A.T.P. order Dt.

This Layout Plan is tentatively / finally approved by
Metropolitan Commissioner Dated 25.01.2022

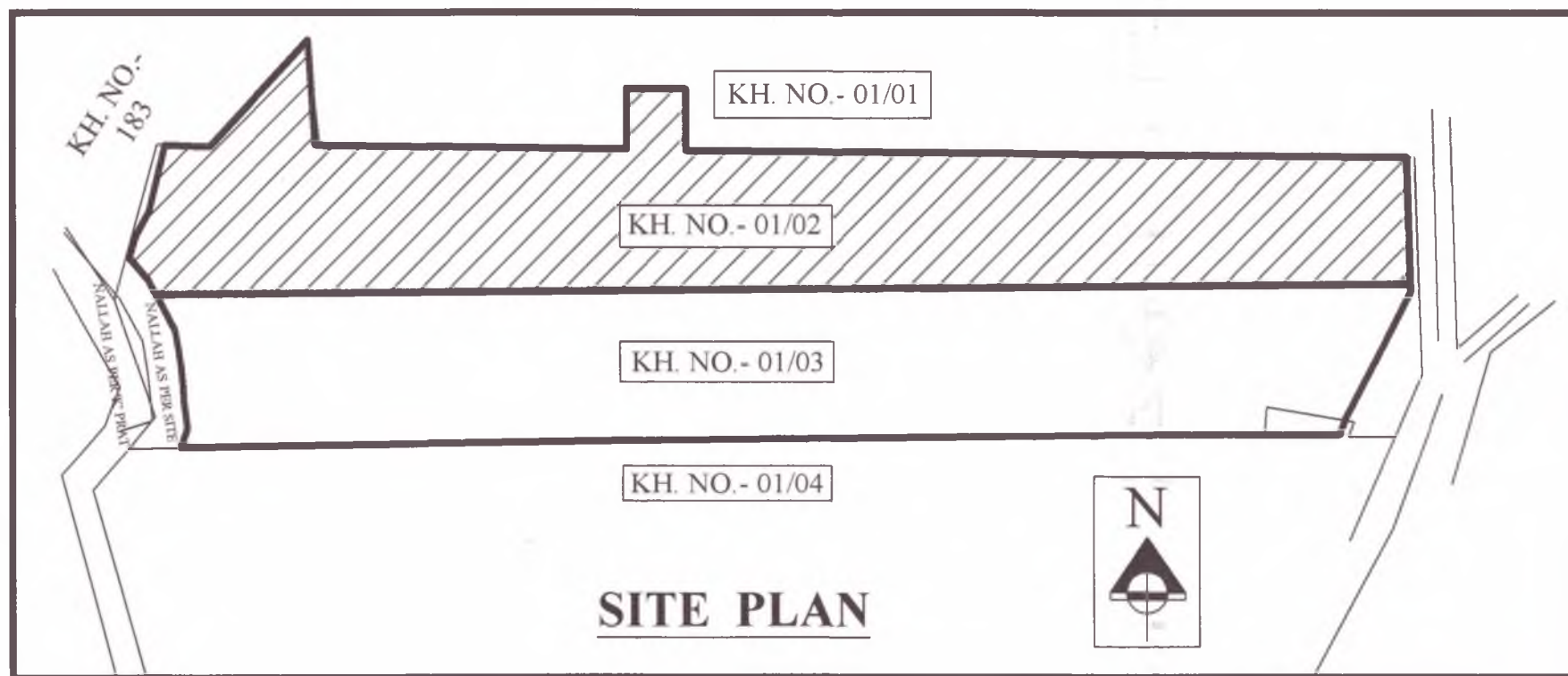
Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority



KEY PLAN OF KH. NO.- 1/2
SCALE :-1:2000

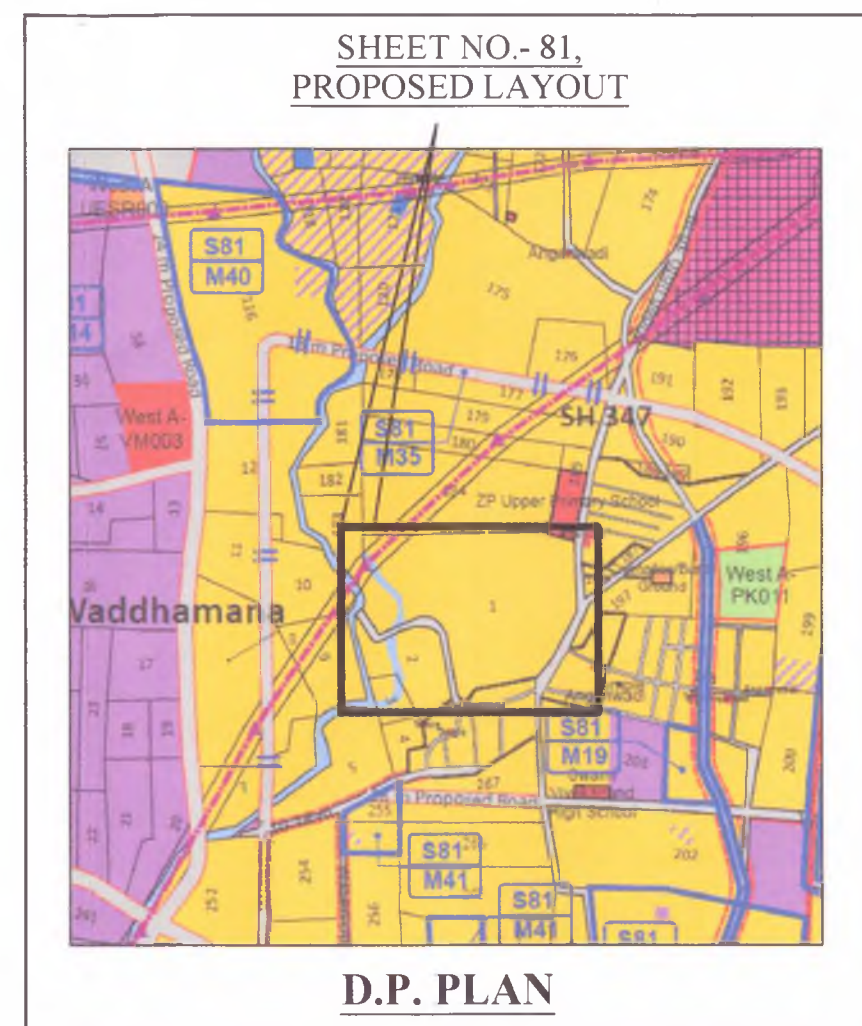
A) LAND AREA STATEMENT				
1)	1 x	0.500 x	219.142	x 36.310 = 3978.523 Sqm.
2)	1 x	2.597 +	40.719 / 2 x	236.571 = 5123.655 Sqm.
3)	1 x	0.500 x	19.283	x 7.099 = 68.445 Sqm.
4)	1 x	0.500 x	17.904	x 17.827 = 159.587 Sqm.
5)	1 x	0.500 x	20.717	x 8.789 = 91.041 Sqm.
6)	1 x	0.500 x	145.955	x 39.661 = 2894.361 Sqm.
7)	1 x	0.500 x	147.130	x 4.931 = 362.749 Sqm.
8)	1 x	5.832 +	7.359 / 2 x	150.912 = 995.114 Sqm.
9)	1 x	0.500 x	147.827	x 8.328 = 469.041 Sqm.
10)	1 x	0.500 x	7.093	x 18.704 = 66.334 Sqm.
11)	1 x	18.704 +	16.482 / 2 x	13.271 = 233.477 Sqm.
12)	1 x	16.482 +	13.035 / 2 x	31.224 = 460.819 Sqm.
13)	1 x	0.500 x	91.421	x 12.960 = 562.408 Sqm.
14)	1 x	0.500 x	42.992	x 22.678 = 487.488 Sqm.
TOTAL =				15982.040 Sqm.



SITE PLAN

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

SR.NO.	PLOT NO.	SIZE IN METERS	PLOT AREA (Sq.m.)	ROUNDING		NO. OF PLOTS	TOTAL NET PLOT AREA (Sq.m.)	BUILT UP AREA ON PRO-RATA BASIS i.e. (E x 1.789)	BUILT UP AREA ON PRO-RATA BASIS	FRONT ROAD WIDTH (m.)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (Sq.m.)
				AREA OF ROAD (Sq.m.)	REMAINING PLOT AREA (Sq.m.)							
A	B	C	D	E=(C-D)	F	G=(E*F)	H	I=(H*F)	J	K	L=(H*K)	
1	1	1 x 13.965 + 14.233 / 2 x 33.154	467.438	0.000	467.438	1	467.438	836.247	836.247	20.000	1.100	919.872
2	2	1 x 29.620 + 30.000 / 2 x 15.500	462.055	21.460	440.595	1	440.595	789.224	789.224	20.000	1.100	867.047
3	3	1 x 18.000 x 10.000	216.000	7.725	208.275	1	208.275	372.604	372.604	9.000	1.100	409.864
4	4	1 x 18.000 x 10.000	180.000	0.000	180.000	1	180.000	322.020	322.020	9.000	1.100	354.222
5	5	1 x 9.953 + 9.640 / 2 x 18.000	176.337	0.000	176.337	1	176.337	315.467	315.467	9.000	1.100	347.014
6	6	1 x 7.110 + 7.399 / 2 x 16.580	120.280	0.000	120.280	1	120.280	215.180	215.180	9.000	1.100	236.698
7	7 & 8	1 x 16.580 x 7.500	124.350	0.000	124.350	2	248.700	444.924	444.924	9.000	1.100	244.708
8	9 & 10	1 x 16.580 x 10.000	165.800	7.725	158.075	2	316.150	565.592	565.592	9.000	1.100	311.075
9	11 & 12	1 x 16.580 x 7.500	124.350	0.000	124.350	2	248.700	444.924	444.924	9.000	1.100	244.708
10	13	1 x 7.399 + 7.687 / 2 x 16.580	125.063	0.000	125.063	1	125.063	223.738	223.738	9.000	1.100	246.111
11	14	1 x 7.844 + 8.132 / 2 x 16.580	132.441	0.000	132.441	1	132.441	236.937	236.937	9.000	1.100	260.631
12	15 & 16	1 x 16.580 x 7.500	124.350	0.000	124.350	2	248.700	444.924	444.924	9.000	1.100	244.708
13	17	1 x 16.580 x 10.000	165.800	7.725	158.075	1	158.075	282.796	282.796	9.000	1.100	311.075
14	18	1 x 16.580 x 17.500	290.150	12.070	278.080	1	278.080	497.485	497.485	15.000	1.100	547.234
15	19	1 x 15.632 + 15.921 / 2 x 16.580	261.574	0.000	261.574	1	261.574	467.957	467.957	15.000	1.100	514.752
16	20	1 x 16.482 + 16.830 / 2 x 20.000	333.120	0.000	333.120	1	333.120	595.952	595.952	15.000	1.100	655.547
17	21	1 x 20.000 x 17.200	344.000	12.070	331.930	1	331.930	593.823	593.823	15.000	1.100	653.205
18	22	1 x 19.240 x 9.400	180.856	7.725	173.131	1	173.131	309.731	309.731	9.000	1.100	340.704
19	23 & 24	1 x 19.240 x 7.800	150.072	0.000	150.072	2	300.144	536.958	536.958	9.000	1.100	295.327
20	25	1 x 9.030 + 9.365 / 2 x 19.240	176.960	0.000	176.960	1	176.960	316.581	316.581	9.000	1.100	348.239
21	26	1 x 25.445 + 25.189 / 2 x 50.998 1 x 0.500 x 19.474 x 7.024 1 x 12.908 + 7.200 / 2 x 25.984	1291.116 70.149 255.010	7.725	1608.550	1	1608.550	2877.695	2877.695	9.000	1.100	3165.465
22	27	1 x 14.309 x 9.000	128.781	7.725	121.056	1	121.056	216.589	216.589	9.000	1.100	238.226
23	28 & 29	1 x 14.309 x 9.000	128.781	0.000	128.781	2	257.562	460.778	460.778	9.000	1.100	253.428
24	30	1 x 8.356 + 8.657 / 2 x 14.309	121.720	0.000	121.720	1	121.720	217.756	217.756	9.000	1.100	239.532
25	31	1 x 8.847 + 9.142 / 2 x 14.000	125.923	0.000	125.923	1	125.923	225.276	225.276	9.000	1.100	247.804
26	32 & 33	1 x 14.000 x 9.000	126.000	0.000	126.000	2	252.000	450.828	450.828	9.000	1.100	247.955
27	34 & 35	1 x 14.000 x 9.000	126.000	7.725	118.275	2	236.550	211.594	211.594	9.000	1.100	232.763
28	36 & 37	1 x 14.000 x 9.000	126.000	0.000	126.000	2	252.000	450.828	450.828	9.000	1.100	247.955
29	38	1 x 9.142 + 9.436 / 2 x 14.000	130.046	0.000	130.046	1	130.046	232.652	232.652	9.000	1.100	255.918
TOTAL							38	8031.099	14367.637			



A) AMENITY SPACE				
(a)	1 x	0.500 x	58.799	x 29.015 = 853.026 Sqm.
(b)	1 x	0.500 x	23.720	x 27.907 = 330.977 Sqm.
(c)	1 x	27.907 + 9.110 / 2 x	22.083	= 427.232 Sqm.
(d)	1 x	7.744 + 9.110 / 2 x	1.796	= 15.135 Sqm.
(e)	1 x	0.500 x	10.200	x 7.744 = 39.484 Sqm.
Less ESS & WWT Space				(f) = 50.000
Less Tan 6.00 m. (01 Nos.)				(g) = 7.725
TOTAL				1608.140 Sqm.
B) OPEN SPACE				
(a)	1 x	0.500 x	12.334	x 14.496 = 89.397 Sqm.
(b)	1 x	14.496 + 14.338 / 2 x	22.313	= 321.687 Sqm.
(c)	1 x	14.338 + 12.000 / 2 x	6.213	= 81.819 Sqm.
(d)	1 x	0.500 x	8.623	x 12.000 = 51.738 Sqm.
(e)	1 x	0.500 x	49.483	x 9.836 = 243.357 Sqm.
(f)	1 x	0.500 x	41.483	x 17.097 = 354.817 Sqm.
(g)	1 x	0.500 x	42.992	x 12.877 = 276.804 Sqm.
(h)	1 x	0.500 x	32.185	x 12.280 = 197.616 Sqm.
Less Tan 7.50 m. (01 Nos.)				(i) = 12.070
TOTAL				1604.965 Sqm.

FINAL DEMARCATED REVISED PROPOSED
RESIDENTIAL LAYOUT PLAN FOR BEARING
KH. NO.- 01/02, P.H. NO.- 06, MOUZA-
WADDHAMNA, TAH.- HINGANA,
DIST. - NAGPUR.
BELONGINGS TO:-
SHRI ASHOK RAMRAO GOKATE

PROFORMA-I			
A	AREA STATEMENTS	Sqm.	%
1.	AREA OF LAND		
a)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	16400.000	
b)	AS PER MEASUREMENT SHEET	15982.040	
c)	AS PER SITE	15982.040	
2.	DEDUCTIONS FOR		
a)	PROPOSED D.P. / D.P. ROAD WIDENING AREA	0.000	
b)	ANY D.P. RESERVATION AREA	0.000	
c)	HIGH TENSION LINE CORRIDOR	0.000	
	(TOTAL a+b+c)	0.000	
3.	GROSS AREA OF PLOT (1-2)	15982.040	100.000
4.	RECREATIONAL OPEN SPACE		
a)	REQUIRED - (10 % of 3)	1598.204	
b)	PROPOSED -	1604.965	10.042
5.	AMENITY SPACE		
a)	REQUIRED - (10 % of 3)	1598.204	
b)	PROPOSED -	1608.140	10.062
c)	AREA UNDER ELECTRIC SUB-STATION & W.W.T.P.	50.000	0.313
6.	SERVICE ROAD & HIGHWAY WIDENING	00.000	0.000
7.	INTERNAL ROAD AREA	4687.836	29.332
8.	AREA UNDER LAYOUT PLOTS	8031.099	50.251
9.	NET AREA OF PLOTS FOR FSI CALCULATIONS = (3-5b)	14373.900	
10.	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (9/8)	1.789	
11.	AREA FOR INCLUSIVE HOUSING		
a)	REQUIRED - (20 % of 8)	-----	
b)	PROPOSED -	-----	

Note :- Waste Water Treatment Plant & Electric Substation should
be provided in Amenity Space As Per Clause No. 24.4.1 in DCPR

INDEX :-	
KH. BOUNDARY SHOWN IN	
OPEN SPACE SHOWN IN	
AMENITY SPACE SHOWN IN	
ELECTRIC SUBSTATION SHOWN IN	
WASTE WATER TREATMENT PLANT SHOWN IN	
APPROACH ROAD SHOWN IN	
OWNER'S SIGN	ARCHITECT/L.S.
SHRI ASHOK RAMRAO GOKATE	NIKHIL S. BENDE REGISTERED ARCHITECT (E.E. - 14742) N.T.P.S. No. 102, N.T.C.S. No. 133 20, First Floor, Shree Ganesh Chambers, Hingana, Nagpur. Email: nikhilbende@gmail.com Designer & Consultant: M/s. S. B. ASSOCIATE'S 20, First Floor, Shree Ganesh Chambers, Hingana, Nagpur. Ph: 07122460484 Email: sbsbassociates@gmail.com