

SR.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(38.35+46.35)X5.40	228.69	50.00	1166.53	01	1166.53	
		1/2(46.35+48.75)X2.20	104.61					
		1/2(48.75+50.65)X1.25	62.12					
02	W.T.P.	5.00 X 5.00	25.00	50.00	50.00	01	50.00	
		5.00 X 5.00	25.00					
		1/2(18.00+22.00)X68.00	1380.00					
03	AREA UNDER ENTER ROAD ROAD 25.00 M. ZONE					01	1380.00	

PROPOSAL ALSO IN PROSESS
KH. NO. 81/(PART) BELONGING TO
SAME OWNER

KH. NO.- 81

KH. NO.- 79

12.00 M.WIDE ROAD

12.00 M.WIDE ROAD

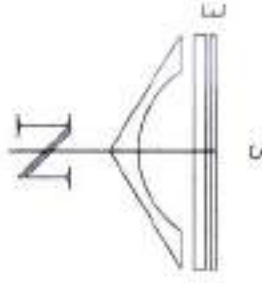
18.00 M.WIDE ROAD ODR-179

Executive Engineer
Nagpur Metropolitan Region Development Authority



LAY OUT PLAN

SCALE 1:500

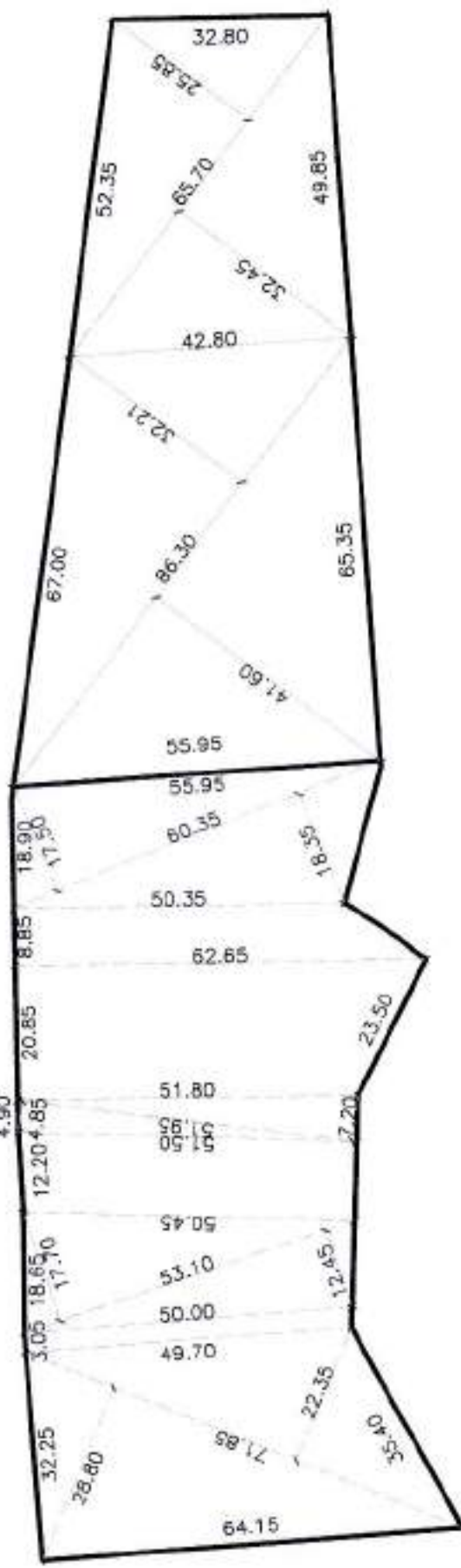


D.P. SHEET

SITE PLAN



PROPOSED SITE



KEY - PLAN

SCALE 1:1000

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

PROJECT

FINAL DEMARCATED RESIDENTIAL LAY OUT PLAN
ON KH NO- 78, 82, P.H. NO.-20, MOUZA-KAPSI,
TAH.- KAMPTTEE, DIST.-NAGPUR

OWNER :- MIS MANGALAM THROUGH PARTNER
SHRI.- SHRAWAN RATNAKAR NERKAR.

AREA STATEMENT

- GROSS AREA OF LAND/ PLOT
(MINIMUM AREA OF A.B.C. TO BE CONSIDERED) 78, 82
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 0.58 H.R. & 0.67 H.R.=1.25 H.R.
B) AS PER MEASUREMENT SHEET = 0.51 & 0.65 H.R
C) AS PER SITE = 1.16 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
CONSIDERING MINIMUM OF A.B.C.= 1.16 H.R.
- BALANCE AREA OF PLOT (1-2) - 11600.00 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)) - 11600.00 SQ.M.(100.00%)
- RECREATIONAL OPEN SPACE (IF APPLICABLE)
A) REQUIRED - 1160.00 SQ.M.(10%)
B) PROPOSED - 1166.53 SQ.M.(10.06%)
E.S.S. & W.T.P. - 50.00 SQ.M.(0.43%)
INTERNAL ROAD AREA - 2825.25 SQ.M.(24.35%)
AREA UNDER LAYOUT PLOTS - 7558.22 SQ.M.(65.16%)
- PRO- RATA FACTOR FOR FSI CALCULATIN ON LAYOUT PLOTS=5/9
11600.00/7558.22 = 1.53
- AREA FOR INCLUSIVE HOUSING
A) REQUIRED - NOT APPLICABLE
B) PROPOSED - NOT APPLICABLE

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NOS	PLOT NO.	PLOT SIZE (M)	PLOT AREA (SQ.M.)	TANGENT ROUNDING AREA (SQ.M.)	REMAINING AREA OF ROAD (IF ANY SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	BUILT UP AREA ON PRO-RATA BASIC 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(17.70+21.70)X53.00	1203.10	11.77	1191.33	1	1191.33	1822.73	12.00	1.10	2005.01
2	2	1/2(30.00+31.60)X8.25+	613.16		613.16	1	613.16	938.13	12.00	1.10	1031.94
3	3	1/2(13.75+30.15)X26.80	976.86		976.86	1	976.86	1494.60	12.00	1.10	1644.06
4	4	1/2(24.70+15.15)X46.40	924.52		924.52	1	924.52	1414.52	12.00	1.10	1555.97
5	5	1/2(3.50+5.75)X44.60+ 1/2(42.85+36.35)X16.05	857.91		857.91	1	857.91	1312.59	12.00	1.10	1443.85
6	6	1/2(41.35+39.80)X3.00+ 1/2(39.80+35.55)X4.55+ 1/2(16.90+17.25)X43.20	763.17		763.17	1	763.17	1167.66	12.00	1.10	1284.42
7	7	1/2(16.90+17.25)X43.20	737.64		737.64	1	737.64	1128.59	12.00	1.10	1241.45
8	8	1/2(14.15+11.95)X48.25	629.66		629.66	1	629.66	963.38	12.00	1.10	1059.72
9	9	1/2(18.10+17.95)X55.65	863.97		863.97	1	863.97	1321.87	12.00	1.10	1454.06
TOTAL AREA OF 9 NOS OF PLOTS =								7558.22 SQ.M.			

OWNER SING :-

ARCHITECT SIGN:-

MANGALAM
Designs
Partner

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

ASPECT DESIGN
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Consulting Architect & Engineer
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