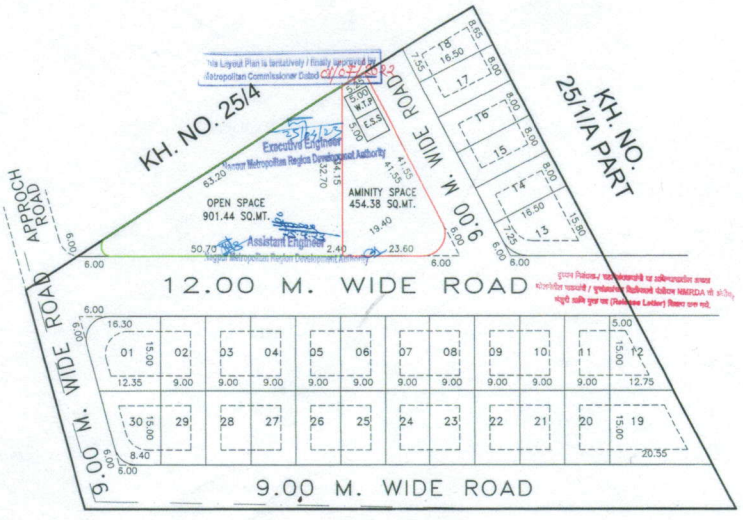
SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA IN SQM.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(50.70X32.70) 1/2(32.70+34.15)X2.40	828.94 80.22 909.16	7.72	901.44	01	901.44	
02	AMENITY SPACE	1/2(5.25+19.40)X41.55	512.10	7.72	504.38 - 50 454.38	01	454.38	
03	W.T.P.	5.00X5.00	25.00		50.00	01	50.00	
	E.S.S.	5.00X5.00	25.00					



LAY OUT PLAN

SCALE 1:500

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 25/04/2023
FOR THE LAYOUT SITE OF KH.NO. 25/1/A (Part)
MOUZA Lonara TAHSIL Nagpur (R)
This sanction is subject to conditions
N.A. order Dt. 28/11/2022
N.A.T.P. order Dt.

PROJECT

FINAL DEMARCATED RESIDENTIAL LAY OUT PLAN ON KH NO- 25/1/A(part), P.H. NO.- 12,MOUZA-LONARA, TAH- NAGPUR (GRAMIN), DIST-NAGPUR

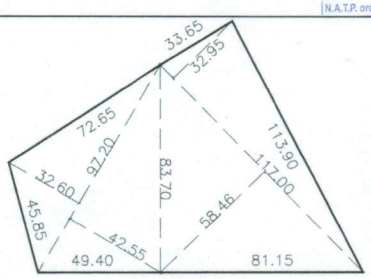
OWNER :-SHRI NANDLAL BABULAL CHOURASIA.

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) = 7.7830 H.R
   - B) AS PER MEASURMENT SHEET = 77224.47 SQ.M.(A)
   - C) AS PER SITE = 77224.47 SQ.M.(A)
   - D) PROPOSED AREA UNDER LAYOUT = 0.90 H.R.(9000.00 SQ.M.)
   - E) BALANCE AREA UNDER AGRICUTRAL LAND = 74294.47 SQ.M.(B)
2. DEDUCTION FOR
   - A) PROPOSED D.P/ D.P. ROAD WINDING AREA – NIL
   - B) ANY D.P. RESERVATION AREA – NIL
   - C) NATURAL WATER COURSE AREA – NIL

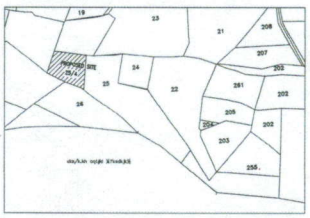
   TOTAL (A+B) – NIL
3. GROSS AREA OF PLOT (1–2) – 9000.00 SQ.M.
4. RECREATIONAL OPEN SPACE
   - A) REQUIRED – 900.00 SQ.M.(10.00%)
   - B) PROPOSED – 901.44 SQ.M.(10.02%)
5. AMENITY SPACE
   - A) REQUIRED – 450.00 SQ.M.(5.00%)
   - B) PROPOSED – 454.38 SQ.M.(5.05%)
6. W.T.P. AND E.S.S. AREA – 50.00 SQ.M. (00.55%)
7. INTERNAL ROAD AREA – 3312.14 SQ.M. (36.80%)
8. AREA UNDER LAYOUT PLOTS – 4282.04 SQ.M. (47.58%)
9. NET AREA OF PLOTS FOR FSI CALCULATIONS– (3–5B)
   9000.00 – 454.38 = 8545.62 SQ.M.
10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (9/8)
    8545.62/4282.04=1.99
11. AREA FOR INCLUSIVE HOUSING
    - A) REQUIRED – NIL
    - B) PROPOSED – NIL

SR.NO	'K' PRAT	SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1/2(32.60+42.55)X97.20	3652.29
		1/2(32.95+58.46)X117.00	5347.48
			8999.77
		SAY AS	9000.00



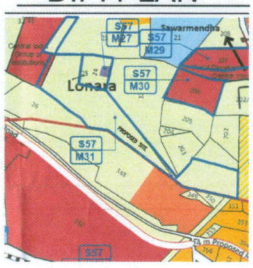
KEY - PLAN
SCALE 1:1000

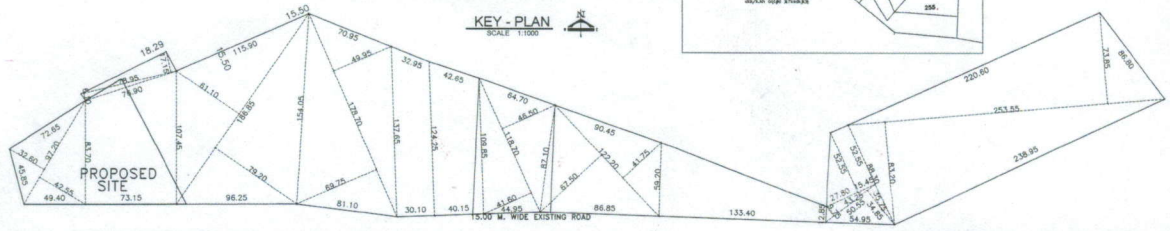
SITE PLAN



MOUZA- LONARA.
P.H. NO. 12,
TAH. NAGPUR.(GRAMIN)
DIST- NAGPUR
SCALE 1:5000

D.P. PLAN





KEY - PLAN
SCALE 1:2000

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.)	Total Built Area on Pro-Rata Basis(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(12.35+16.30)X15.00	214.88	7.72	207.16	1	207.16	412.24	12.00	1.10	453.46
2	2 TO 11	9.00X15.00	135.00		135.00	10	1350.00	268.65	12.00	1.10	295.52
3	12	1/2(12.75+5.00)X15.00	133.13		133.13	1	133.13	264.92	12.00	1.10	291.41
4	13	1/2(7.25+15.80)X16.50	190.16	7.72	182.44	1	182.44	363.06	12.00	1.10	399.37
5	14 TO 17	8.00X16.50	132.00		132.00	4	528.00	262.68	9.00	1.10	288.95
6	18	1/2(7.55+8.65)X16.50	133.65		133.65	1	133.65	265.96	9.00	1.10	292.56
7	19	1/2(12.75+20.55)X15.00	249.75		249.75	1	249.75	497.00	9.00	1.10	546.70
8	20 TO 29	9.00X15.00	135.00		135.00	10	1350.00	268.65	9.00	1.10	295.52
9	30	1/2(8.40+12.35)X15.00	155.63	7.72	147.91	1	147.91	294.33	9.00	1.10	323.76

TOTAL AREA OF 30 NOs OF PLOTS = 4282.04 SQM.

SR.NO	'K' PRAT	SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1/2(73.85+83.20)X253.55	19910.01
		52.55X15.45	811.89
		1/2(52.55X27.80)	730.44
		1/2(34.85+9.75)X50.55	1127.26
		1/2(12.85+59.20)X133.40	4805.73
		1/2(41.75+67.50)X122.20	6675.17
		1/2(46.50+41.60)X118.70	5228.73
		1/2(109.85+124.25)X40.15	4899.55
		1/2(124.25+137.65)X30.10	3941.59
		1/2(49.95+69.75)X178.70	10695.19
		1/2(79.20+61.10)X186.85	13107.52
		1/2(107.45+83.70)X73.15	6991.31
		1/2(17.15+6.10)X78.95	917.79
		1/2(32.60+42.55)X97.20	3652.29
			83294.47
		SAY AS	83294.47

NOTE:-
- LAND BOUNDARY SHOWN THUS
- OPEN SPACE SHOWN THUS
- AMINITY SPACE SHOWN THUS
- POLTEBLE 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. 24.4.1 OF DCPR.

OWNER SING :-

SHRI NANDLAL BABULAL CHOURASIA.

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