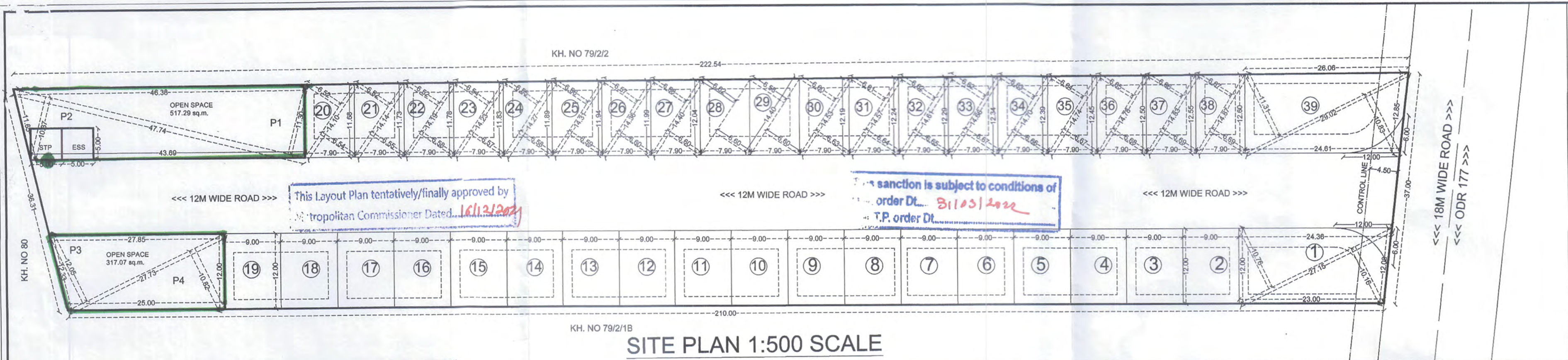


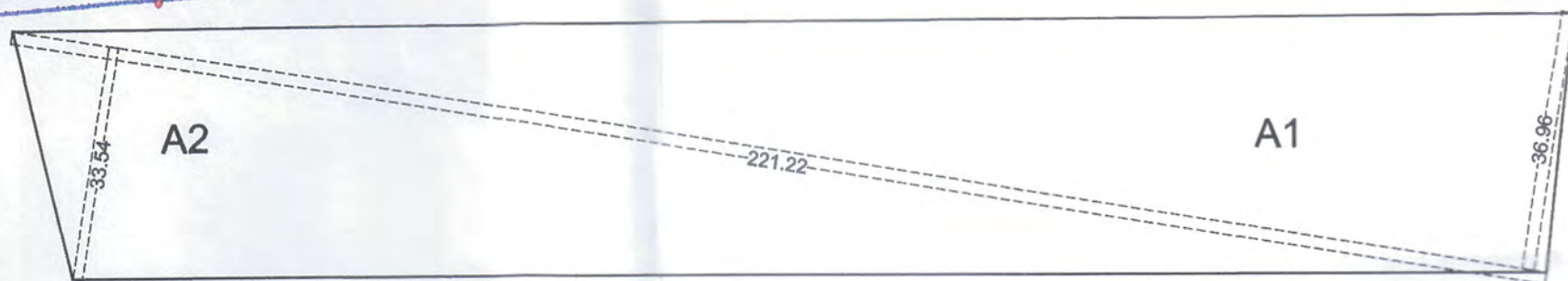


SITE PLAN 1:500 SCALE



NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITIONS
MENTIONED IN AGREEMENT DTD 26/07/2022
FOR THE LAYOUT SITE OF KH. NO. 79/2/1A
MOUZA- Pawangaon, Tehsil- Kamptee

Executive Engineer
Nagpur Metropolitan Region Development Auth
Assistant Engineer
Nagpur Metropolitan Region Development Authority



KEY PLAN 1:1000 SCALE

LAND AREA CALCULATION

SR.NO.	DIMENSIONS					AREA	UNIT	AREA	UNIT
A1	0.5	X	36.96	X	221.22	= 4088.146	SQ.M	7798.00	SQ.M
A2	0.5	X	33.54	X	221.22	= 3709.859	SQ.M		

S.NO	PLOT NAME	DIMENSIONS					AREA (SQ.M.)	LESS/ADD TANGENT AREA	TOTAL AREA (SQ.M.)
1	AREA UNDER OPEN SPACE	P1	0.500	X	11.300	X 47.740	269.731	0	269.731
		P2	0.500	X	10.370	X 47.740	247.532	0	247.532
		P3	0.500	X	12.050	X 27.730	167.073	0	167.073
		P4	0.500	X	10.820	X 27.730	150.019	0	150.019
		TOTAL							834.355
	DEDUCT AREA FOR STP AND ESS						50.000		
BALANCE AREA AFTER DEDUCTION									784.355



DP SHEET NO 71 NOT TO SCALE

PROPOSED SITE LOCATION

AREA STATEMENT OF PLOT

S.NO	PLOT NAME	DIMENSIONS				AREA (SQ.M.)	CORNER ROUNDING OF PLOT (SQ.M.)	REMAINING AREA OF PLOT (SQ.M.) (b-c)	PRO RATA FSI FACTOR	BUILT UP AREA ON PRO RATA BASIS i.e. d x e	FRONT ROAD WIDTH IN M	BASIC FSI	Permissible Built- up area on Basic FSI (e x g) (sq.m.)
	a)					b)	c)	d)	e)	f)	g)	h)	i)
1	PLOT NO. 1	0.500	X	10.760	X	27.150	146.067	15.42	268.569	1.804	484.498	24	532.947
2	PLOT NO. 2	0.500	X	10.160	X	27.150	137.922						
3	PLOT NO. 3	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
4	PLOT NO. 4	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
5	PLOT NO. 5	1.000	X	9.000	X	12.000	108.000	0	94.325	1.804	170.162	12	187.178
6	PLOT NO. 6	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
7	PLOT NO. 7	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
8	PLOT NO. 8	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
9	PLOT NO. 9	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
10	PLOT NO. 10	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
11	PLOT NO. 11	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
12	PLOT NO. 12	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
13	PLOT NO. 13	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
14	PLOT NO. 14	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
15	PLOT NO. 15	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
16	PLOT NO. 16	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
17	PLOT NO. 17	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
18	PLOT NO. 18	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
19	PLOT NO. 19	1.000	X	9.000	X	12.000	108.000	0	108.000	1.804	194.832	12	214.315
20	PLOT NO. 20	0.500	X	6.520	X	14.100	45.967	0	92.080	1.804	166.112	12	182.723
21	PLOT NO. 21	0.500	X	6.540	X	14.100	46.110	0	92.410	1.804	166.707	12	183.377
22	PLOT NO. 22	0.500	X	6.550	X	14.140	46.31	0	92.410	1.804	166.707	12	183.377
23	PLOT NO. 23	0.500	X	6.520	X	14.190	46.26	0	92.945	1.804	167.672	12	184.439
24	PLOT NO. 24	0.500	X	6.580	X	14.190	46.69	0	92.945	1.804	167.672	12	184.439
25	PLOT NO. 25	0.500	X	6.540	X	14.230	46.53	0	93.280	1.804	168.277	12	185.104
26	PLOT NO. 26	0.500	X	6.570	X	14.230	46.75	0	93.280	1.804	168.277	12	185.104
27	PLOT NO. 27	0.500	X	6.550	X	14.270	46.73	0	93.680	1.804	168.998	12	185.898
28	PLOT NO. 28	0.500	X	6.580	X	14.270	46.95	0	93.680	1.804	168.998	12	185.898
29	PLOT NO. 29	0.500	X	6.560	X	14.310	46.94	0	94.090	1.804	169.738	12	186.712
30	PLOT NO. 30	0.500	X	6.590	X	14.310	47.15	0	94.090	1.804	169.738	12	186.712
31	PLOT NO. 31	0.500	X	6.570	X	14.360	47.17	0	94.560	1.804	170.586	12	187.644
32	PLOT NO. 32	0.500	X	6.600	X	14.360	47.39	0	94.560	1.804	170.586	12	187.644
33	PLOT NO. 33	0.500	X	6.580	X	14.400	47.38	0	94.900	1.804	171.199	12	188.319
34	PLOT NO. 34	0.500	X	6.600	X	14.400	47.52	0	94.900	1.804	171.199	12	188.319
35	PLOT NO. 35	0.500	X	6.620	X	14.400	47.66	0	95.180	1.804	171.704	12	188.875
36	PLOT NO. 36	0.500	X	6.600	X	14.400	47.52	0	95.180	1.804	171.704	12	188.875
37	PLOT NO. 37	0.500	X	6.580	X	14.400	47.38	0	94.900	1.804	171.199	12	188.319
38	PLOT NO. 38	0.500	X	6.600	X	14.400	47.52	0	94.900	1.804	171.199	12	188.319
39	PLOT NO. 39	0.500	X	6.630	X	14.530	47.95	0	96.120	1.804	173.400	12	190.740
40	PLOT NO. 40	0.500	X	6.630	X	14.530	48.17	0	96.120	1.804	173.400	12	190.740
41	PLOT NO. 41	0.500	X	6.610	X	14.570	48.15	0	96.520	1.804	174.122	12	191.534
42	PLOT NO. 42	0.500	X	6.640	X	14.570	48.37	0	96.520	1.804	174.122	12	191.534
43	PLOT NO. 43	0.500	X	6.620	X	14.610	48.36	0	96.940	1.804	174.879	12	192.367
44	PLOT NO. 44	0.500	X	6.650	X	14.610	48.58	0	96.940	1.804	174.879	12	192.367
45	PLOT NO. 45	0.500	X	6.620	X	14.660	48.52	0	97.410	1.804	175.727	12	193.300
46	PLOT NO. 46	0.500	X	6.670	X	14.660	48.89	0	97.410	1.804	175.727	12	193.300
47	PLOT NO. 47	0.500	X	6.630	X	14.700	48.73	0	97.680	1.804	176.214	12	193.836
48	PLOT NO. 48	0.500	X	6.660	X	14.700	48.95	0	97.680	1.804	176.214	12	193.836
49	PLOT NO. 49	0.500	X	6.640	X	14.740	48.94	0	98.100	1.804	176.972	12	194.669
50	PLOT NO. 50	0.500	X	6.670	X	14.740	49.16	0	98.100	1.804	176.972	12	194.669
51	PLOT NO. 51	0.500	X	6.650	X	14.780	49.14	0	98.510	1.804	177.712	12	195.483
52	PLOT NO. 52	0.500	X	6.680	X	14.780	49.37	0	98.510	1.804	177.712	12	195.483
53	PLOT NO. 53	0.500	X	6.660	X	14.830	49.38	0	98.990	1.804	178.577	12	196.434
54	PLOT NO. 54	0.500	X	6.690	X	14.830	49.61	0	98.990	1.804	178.577	12	196.434
55	PLOT NO. 55	0.500	X	6.670	X	14.870	49.59	0	99.330	1.804	179.191	12	197.110
56	PLOT NO. 56	0.500	X	6.690	X	14.870	49.74	0	99.330	1.804	179.191	12	197.110
57	PLOT NO. 57	0.500	X	11.310	X	29.020	164.11	15.42	305.830	1.804	551.717	12	606.888
58	PLOT NO. 58	0.500	X	10.830	X	29.020	157.14	15.42	305.830	1.804	551.717	12	606.888
TOTAL						4366.854	30.840	4322.349		7,797.510			8,577.255

PROJECT TITLE

FINAL DEMARCATED RESIDENTIAL PLOTTED LAYOUT PLAN ON
KH. NO.79/2/1A, PH NO. 18
MOUZA- PAWANGAON, TEHSIL- KAMPTEE, DIST NAGPUR

BELONGING TO
SHRI BHUSHAN GULABRAO RANSING

AREA STATEMENT

Area of plot (Minimum area of a, b, c to be considered)			
a) As per ownership document (7/12, CTS extract)	8,100.00	sq.m.	
b) As per measurement sheet	7,798.00	sq.m.	
c) as per site	7,798.0	sq.m.	
b) Proposed Road	0.00	sq.m.	
Deductions For			
a) Proposed DP/ RP road widening area	0.00	sq.m.	
b) Any DP reservation area	0.00	sq.m.	
c) Natural Water Course area	0.00	sq.m.	
Total (a+b+c)	0.00	sq.m.	
3 Balance area of plot (1-2)	7,798.00	sq.m.	100.00%
Amenity Space			
a) Required	0.000	sq.m.	0.00%
b) Proposed	0.000	sq.m.	0.000%
5 Net Plot area (3-4)	7798.000	sq.m.	
Recreational Open Space			
a) Required	779.80	sq.m.	10.00%
b) Proposed	784.355	sq.m.	10.058%
Area for STP & ELECTRICAL SUBSTATION			
	50.000	sq.m.	0.641%
Service Road and Highway widening			
	0.000	sq.m.	
Internal Road area(12M)			
	2641.296	sq.m.	33.871%
Area under Layout plots			
	4,322.349	sq.m.	55.43%
Pro rata factor for FSI calculation on layout plots (5/9)			
	1.804		100.00%

INDEX

LAYOUT BOUNDARY	
PLOT BOUNDARY	
OPEN SPACE	
AREA FOR AMENITY SPACE	
AREA UNDER STP & TRANSFORMER	
AREA UNDER ROAD WIDENING	

OWNERS SIGN

Bhushan

SHRI BHUSHAN GULABRAO RANSING

ARCHITECT SIGN

AKSHAY BOBDE
CA/2012/5489
NMRDA/CA/2012/54589/103
NMC/R-694
NIT-2758
AKSHAY BOBDE
NIT License No. 2758

DATE	SCALE	NORTH	DEALT BY	CHECKED BY
23/02/2021	1:500/1000		AKSHAY	AKSHAY