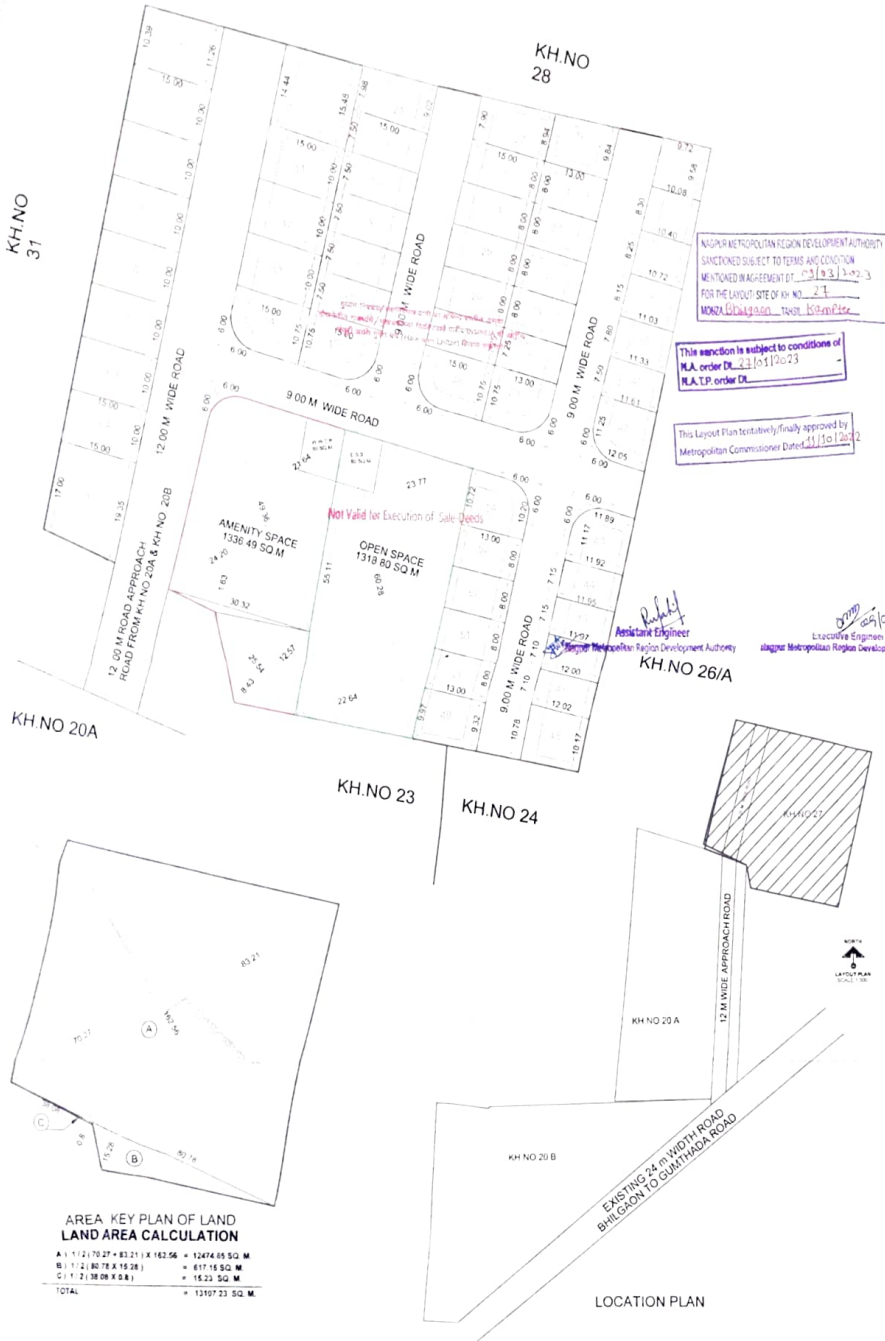

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 03/03/2023 FOR THE LAYOUT SITE OF KH. NO. 27 MOUZA Bhilgaon TAHSIL Kamptee

This sanction is subject to conditions of N.A. order Dt. 23/01/2023 N.A.T.P. order Dt.

This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 24/10/2023

Not Valid for Execution of Sale Deeds

Assistant Engineer Nagpur Metropolitan Region Development Authority

Executive Engineer Nagpur Metropolitan Region Development Authority

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

NO	PLOT NO	PLOT SIZE (M)	AREA (SQ.M)	DEDUCT TANGENT AREA (SQ.M.)	NET PLOT AREA (SQ.M.)	NO. OF PLOT	TOTAL NET PLOT AREA (SQ.M.)	BUILT UP AREA ON PRO-RATA BASIS (F/PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*I)SQ.M
	A		B	C	D	E	F	G	H	I	J
1	01	1/2(19.35+17.00)X15.00	272.62	0.00	272.62	1	272.62	477.08	12	1.10	524.78
2	02 TO 08	15.00 X 10.00	150.00	0.00	150.00	7	1050.00	1837.50	12	1.10	2021.25
3	09	1/2(11.26+10.39)X15.00	162.37	0.00	162.37	1	162.37	284.15	12	1.10	312.56
4	10	1/2(15.48+14.44)x15.00	224.40	0.00	224.40	1	224.40	392.70	12	1.10	431.97
5	11 to 13	15.00 X 10.00	150.00	0.00	150.00	3	450.00	787.50	12	1.10	866.25
6	14, 15	15.00 X 10.75	161.25	7.72	153.53	2	307.06	537.35	12.9	1.10	591.08
7	16 TO 20	15.00 X 7.50	112.50	0.00	112.50	5	562.50	984.37	9	1.10	1082.80
8	21	1/2(9.02+7.98) X 15.00	127.50	0.00	127.50	1	127.50	223.12	9	1.10	245.43
9	22	1/2(8.94+7.90) X 15.00	126.30	0.00	126.30	1	126.30	221.02	9	1.10	243.12
10	23 TO 26	8.00X15.00	120.00	0.00	120.00	4	480.00	840.00	9	1.10	924.00
11	27	7.25 X15.00	108.75	0.00	108.75	1	108.75	190.31	9	1.10	209.34
12	28	10.75 X15.00	161.25	7.72	153.53	1	153.53	268.85	9	1.10	295.73
13	29	10.75X13.00	139.75	7.72	132.03	1	132.03	231.05	9	1.10	254.15
14	30	7.25X13.00	94.25	0.00	94.25	1	94.25	164.93	9	1.10	181.42
15	31 TO 34	13.00X8.00	104.00	0.00	104.00	4	416.00	728.00	9	1.10	800.80
16	35	1/2(9.84+8.94)X13.00	122.07	0.00	122.07	1	122.07	213.62	9	1.10	234.98
17	36	1/2(10.08+9.72)x9.58	94.84	0.00	94.84	1	94.84	165.37	9	1.10	181.90
18	37	1/2(10.08+10.40)x8.30	84.99	0.00	84.99	1	84.99	148.73	9	1.10	163.60
19	38	1/2(10.72+10.40)x8.25	87.12	0.00	87.12	1	87.12	153.46	9	1.10	168.80
20	39	1/2(11.03+10.72)x8.15	88.63	0.00	88.63	1	88.63	155.10	9	1.10	170.61
21	40	1/2(11.33+11.03)x7.80	87.20	0.00	87.20	1	87.20	152.60	9	1.10	167.86
22	41	1/2(11.61+11.33)x7.50	86.02	0.00	86.02	1	86.02	150.10	9	1.10	165.11
23	42	1/2(12.05+11.61)x11.25	133.08	7.72	125.36	1	125.36	219.38	9	1.10	241.31
24	43	1/2(11.92+11.89)x11.17	132.97	7.72	125.25	1	125.25	219.18	9	1.10	241.09
25	44	1/2(11.95+11.92)x7.15	85.33	0.00	85.33	1	85.33	149.32	9	1.10	164.25
26	45	1/2(11.95+11.97)x7.15	85.51	0.00	85.51	1	85.51	149.64	9	1.10	164.60
27	46	1/2(12.00+11.97)x7.10	85.09	0.00	85.09	1	85.09	148.90	9	1.10	163.79
28	47	1/2(12.00+12.02)x7.10	85.27	0.00	85.27	1	85.27	149.22	9	1.10	164.14
29	48	1/2(10.78+10.17)x12.02	125.90	0.00	125.90	1	125.90	220.32	9	1.10	242.35
30	49	1/2(9.97+9.32)x13.00	125.38	0.00	125.38	1	125.38	219.41	9	1.10	241.35
31	50 TO 53	13.00 x 8.00	104	0.00	104	4	416.00	728.00	9	1.10	800.80
32	54	1/2(10.72+10.20)x13.00	135.98	7.72	128.26	1	128.26	224.43	9	1.10	246.87
	TOTAL					54	6705.53	11734.67			12908.13

CALCULATION OF 20% For LIG / MIG 100 to 150 sq.m

NO	PLOT NO.	PLOT SIZE (M)	AREA (SQ.M)	DEDUCT TANGENT AREA (SQ.M.)	NET PLOT AREA (SQ.M.)	NO. OF PLOT	TOTAL NET PLOT AREA (SQ.M.)	FRONT ROAD WIDTH (M)
	A		B	C	D	E	F	G
1	20	15 X 7.5	112.50	0.00	112.50	1	112.50	9
2	21	1/2(9.02+7.98) X 15.00	127.50	0.00	127.50	1	127.50	9
3	22	1/2(8.94+7.90) X 15.00	126.30	0.00	126.30	1	126.30	9
4	23, 24	8.00X15.00	120.00	0.00	120.00	2	240.00	9
5	33, 34	13.00X8.00	104.00	0.00	104.00	2	208.00	9
6	35	1/2(9.84+8.94)X13.00	122.07	0.00	122.07	1	122.07	9
7	36	1/2(10.08+9.72)x9.58	94.84	0.00	94.84	1	94.84	9
8	37	1/2(10.08+10.40)x8.30	84.99	0.00	84.99	1	84.99	9
9	38	1/2(10.72+10.40)x8.25	87.12	0.00	87.12	1	87.12	9
10	39	1/2(11.03+10.72)x8.15	88.63	0.00	88.63	1	88.63	9
11	40	1/2(11.33+11.03)x7.80	87.20	0.00	87.20	1	87.20	9
	TOTAL					13	1379.15	

CALCULATION OF AMENITY SPACE & OPEN SPACE INCLUDING E.S.S AND W.W.T.P

SR NO.	PLOT NO	SIZE (M)	AREA IN SQ.M	LESS THAN	NET PLOT AREA (SQ.M.)	NO OF PLOT	TOTAL AREA IN SQ. M.
01	OPEN SPACE	1/2(23.77+22.64)x60.28 (8.0x10.0) +	1318.80 SQ.M	----	1318.80 SQ.M	1	1318.80 SQ.M
02	AMENITY SPACE	1/2(21.64+24.20)x49.36 +1/2(12.57+8.43)x25.54 +1/2 (1.63 x 30.32) (8.0x10.0) +	1344.212 SQ.M	7.72	1336.492 SQ.M	1	1336.492 SQ.M

AREA KEY PLAN OF LAND

LAND AREA CALCULATION

A	1/2(70.27 + 83.21) X 162.56	= 12474.65 SQ.M
B	1/2(80.78 X 15.28)	= 617.15 SQ.M
C	1/2(38.08 X 0.8)	= 15.23 SQ.M
TOTAL		= 13107.23 SQ.M.

PROJECT:

FINAL DIMARCATED RESIDENTIAL LAYOUT PLAN ON KH.27, P.H.NO.15 - MOUZA - BHILGAON, TAL. - KAMTHEE, DIST. NAGPUR,

BELONGING TO : ISHWAR KAWDUJI MAHAKALKAR
ARUN KAWDUJI MAHAKALKAR

DRAWING SHEET NO. **JK0001**

AREA STATEMENTS

1	AREA OF PLOT		
	(a) As per ownership document (7/12, CST extract)	= 13600.00 SQ.M.	
	(b) As per measurement sheet	= 13107.23 SQ.M.	
	(c) As per site	= 13107.23 SQ.M.	
2	Deductions for		
	(a) Proposed D.P./D.P. Road widening Area	= 00.00 SQ.M.	
	(b) Any D.P. Reservation Area	= 00.00 SQ.M.	
	(c) Natural water course area	= 00.00 SQ.M.	
	(Total a+b)	=13107.23 SQ.M.	(100%)
3.	Gross Area of Plot	=13107.23 SQ.M.	(100%)
4	Recreational Open Space		
	(a) Required	= 1310.72 SQ.M.	
	(b) Proposed (Excluding Area of E.S.S 80 SQ.M.)	= 1318.80 SQ.M.	(10.06%)
5.	Amenity Space		
	(a) Required	= 1310.72 SQ.M.	
	(b) Proposed(Excluding Area of W.W.T.P 80 SQ.M.)	= 1336.49 SQ.M.	(10.19%)
6.	Space For E.S.S. & W.W.T.P.	= 160.00 SQ.M.	(1.22 %)
7.	Service road and Highway widening	= 00.00 SQ.M.	
8.	Internal Road Area	= 3586.41 SQ.M.	(27.35%)
9.	Area under layout plots	= 6705.53 SQ.M.	(51.16%)
10.	Net area of plots for FSI Calculations = (3-5b)	=11770.74 SQ.M.	
11	Permissible FSI factor for layout plots = (10/9)	=1.75	
12.	Area for inclusive housing		
	(a) Required 6705.53 X 0.20	=1341.12 SQ.M.	
	(b) Proposed	=1379.15 SQ.M.	(20.55%)

NA1 - NET PLOT AREA FOR LAYOUT @ 100% OF AREA EXCLUDING AMENITY SPACE, DP / R.P. PROPOSAL, S. IF ANY & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.9 FROM GROSS AREA UNDER LAYOUT. AS PER CLAUSE 24.9 OF DCPR
= 100% (13107.23 - 1336.49) SQ.M. = 11770.74 SQ.M.

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (F. S. I.) ON PRO. DATA BASIS "X" AS PER CLAUSE 24.9 OF DCPR = 'X' = NA / A. 11770.74 / 6706.53 = 1.75

NOTE: WATER RECYCLING PLANT / W.T.P. & ELECTRIC SUBSTATION IS PROVIDE IN AMENITY SPACE OR OPEN SPACE.

NOTE: PLOT NO.19,20,21,22,23,30,31,32,33,34,35, 36,37,38 ARE L.I.G. /E.W.S. PLOTS FOR MAHADA AREA UNDER L.I.G. / PLOTS = 1379.15 SQ. M. SHOULD BE HANDED OVER TO MAHADA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 01/11/2019 AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

ARCHITECT 'S SIGN.

LAYOUT BOUNDARY SHOWN THUS
OPEN SHOWN THUS
AMENITY SHOWN THUS
RESI. PLOTS SHOWN THUS
MAIN APPROACH ROAD SHOWN THUS
INCLUSIVE HOUSING SPACE SHOEN IN

LOCATION PLAN
NOT TO SCALE

OWNER SIGNATURE

ISHWAR KAWDUJI MAHAKALKAR

ARUN KAWDUJI MAHAKALKAR

ARCHITECT 'S SIGN.

ARCHITECT
JAGRUTI KATRE
CA/2013/59389
NIT Reg. No. 3093
NMC Reg. No. 775

JAGRUTI K. KATRE
B.ARCH., CA/2013/59389
NIT REG NO 3093 - NMC REG NO 775
ARCHITECT & INTERIOR DESIGNER
PATANKAR CHOWK, JARIPATKA NAGPUR