

PLOT No. 2 AREA CALCULATION

1	20.175 X 0.970 X 0.50 =	9.785 SQM.
2	19.812 X 2.399 X 0.50 =	23.764 SQM.
3	2.814 X 1.254 X 0.50 =	1.764 SQM.
4	2.814 X 1.235 X 0.50 =	1.738 SQM.
5	15.370 X 7.663 X 0.50 =	58.890 SQM.
6	15.370 X 4.041 X 0.50 =	31.055 SQM.
7	4.274 X 1.756 X 0.50 =	3.753 SQM.
8	7.045 X 0.752 X 0.50 =	2.649 SQM.
9	7.045 X 3.076 X 0.50 =	10.835 SQM.
10	11.600 X 2.808 X 0.50 =	16.135 SQM.
11	13.583 X 6.330 X 0.50 =	42.990 SQM.
12	14.418 X 8.830 X 0.50 =	63.655 SQM.
13	33.294 X 2.502 X 0.50 =	41.651 SQM.
14	27.750 X 3.147 X 0.50 =	43.865 SQM.
15	18.803 X 6.103 X 0.50 =	76.180 SQM.
16	14.617 X 2.389 X 0.50 =	17.460 SQM.
17	8.304 X 0.467 X 0.50 =	1.939 SQM.
18	15.305 X 7.709 X 0.50 =	58.963 SQM.
19	15.305 X 7.356 X 0.50 =	56.292 SQM.
20	14.681 X 5.230 X 0.50 =	38.339 SQM.
21	19.447 X 3.787 X 0.50 =	36.823 SQM.
22	24.697 X 3.713 X 0.50 =	45.850 SQM.
23	24.697 X 4.860 X 0.50 =	60.014 SQM.
24	21.460 X 11.140 X 0.50 =	119.532 SQM.
25	14.019 X 5.939 X 0.50 =	41.629 SQM.
26	14.019 X 4.370 X 0.50 =	30.832 SQM.
27	4.509 X 1.766 X 0.50 =	3.981 SQM.
28	23.015 X 9.325 X 0.50 =	107.307 SQM.
29	9.208 X 21.092 X 0.50 =	97.108 SQM.
30	12.167 X 3.902 X 0.50 =	23.738 SQM.
31	12.167 X 33.318 X 1.00 =	405.380 SQM.
32	3.768 X 0.897 X 0.50 =	1.690 SQM.
33	13.090 X 1.898 X 0.50 =	12.344 SQM.
34	13.080 X 40.989 X 1.00 =	536.136 SQM.
35	16.872 X 0.803 X 0.50 =	6.774 SQM.
36	27.000 X 11.683 X 0.50 =	157.721 SQM.
37	27.000 X 12.808 X 0.50 =	172.908 SQM.
38	21.902 X 42.874 X 1.00 =	939.028 SQM.
39	38.387 X 58.645 X 1.00 =	2251.206 SQM.
40	43.935 X 17.228 X 0.50 =	378.458 SQM.
41	43.935 X 18.692 X 0.50 =	410.617 SQM.
TOTAL		= 6440.404 SQM.
DEDUCTION FOR ROAD TANGENT		
TOTAL DEDUCTION		= 12.038 SQM.
NET AREA		= 6428.366 SQM.

PLOT No. 3 & 4 AREA CALCULATION

A	74.429 X 35.693 X 0.50 =	1328.297 SQM.
B	91.735 X 36.136 X 0.50 =	1657.468 SQM.
C	102.931 X 10.908 X 0.50 =	561.386 SQM.
TOTAL		= 3547.151 SQM.
DEDUCTION FOR ROAD TANGENT		
1.324 + 12.038		= 13.362 SQM.
TOTAL DEDUCTION		= 13.362 SQM.
NET AREA		= 3533.789 SQM.

OPEN SPACE - C AREA CALCULATION

A	24.834 X 10.495 X 0.50 =	130.316 SQM.
B	33.047 X 20.104 X 0.50 =	332.188 SQM.
C	108.070 X 31.106 X 0.50 =	1680.813 SQM.
D	108.070 X 31.395 X 0.50 =	1698.429 SQM.
TOTAL		= 3639.746 SQM.
DEDUCTION FOR ROAD TANGENT		
2.446 + 8.422 + 12.038		= 22.906 SQM.
TOTAL DEDUCTION		= 22.906 SQM.
NET AREA		= 3816.840 SQM.

PLOT No. 6 AREA CALCULATION

A	68.470 X 14.267 X 0.50 =	474.164 SQM.
B	74.643 X 39.877 X 0.50 =	1488.269 SQM.
C	150.410 X 62.324 X 0.50 =	4687.078 SQM.
D	125.850 X 13.856 X 0.50 =	871.889 SQM.
E	99.978 X 5.102 X 0.50 =	255.044 SQM.
F	91.481 X 13.833 X 0.50 =	632.728 SQM.
G	70.524 X 7.670 X 0.50 =	270.460 SQM.
H	61.722 X 10.404 X 0.50 =	321.078 SQM.
I	56.125 X 5.795 X 0.50 =	162.822 SQM.
J	59.108 X 12.527 X 0.50 =	370.223 SQM.
K	14.399 X 5.954 X 0.50 =	42.866 SQM.
TOTAL		= 9576.419 SQM.

COTTON MARKET SQ.

AGYARAM DEVI SQ.

SHRI GEETA MANDIR

24.000 M. WIDE SUBHASH ROAD

SHIVRAJ LITHO PRESS

PROPOSED SITE

LOCATION PLAN

PLOT No. 7 AREA CALCULATION

A	43.733 X 15.551 X 0.50 =	340.046 SQM.
B	43.733 X 14.842 X 0.50 =	324.543 SQM.
TOTAL		= 664.589 SQM.

OPEN SPACE - A AREA CALCULATION

A	40.981 X 4.541 X 0.50 =	93.047 SQM.
B	43.830 X 8.698 X 0.50 =	190.617 SQM.
C	43.830 X 15.770 X 0.50 =	345.800 SQM.
TOTAL		= 629.464 SQM.

PLOT No. 7 664.589 SQ.MT.

Plot No. 7

OPEN SPACE - A 829.264 SQ.MT.

PLOT No. 2 6428.366 SQ.MT.

15.000 M. WIDE ROAD

15.000 M. WIDE ROAD

PLOT No. 3 & 4 3533.789 SQ.MT.

OPEN SPACE - C 3816.840 SQ.MT.

12.000 M. WIDE ROAD

PLOT No. 6 9576.419 SQ.MT.

12.000 M. WIDE ROAD

PLOT No. 5 AREA CALCULATION

A	155.497 X 61.586 X 0.50 =	4788.219 SQM.
B	155.497 X 66.876 X 0.50 =	5199.509 SQM.
TOTAL		= 9987.728 SQM.
DEDUCTION FOR ROAD TANGENT		
9.650 + 12.038 + 12.038 + 17.992		= 51.718 SQM.
TOTAL DEDUCTION		= 51.718 SQM.
NET AREA		= 9936.010 SQM.

PLOT No. 5 9936.010 SQ.MT.

AMENITY SPACE - C AREA CALCULATION

A	33.810 X 13.089 X 0.50 =	221.270 SQM.
B	33.810 X 13.163 X 0.50 =	222.521 SQM.
C	38.692 X 19.270 X 0.50 =	372.797 SQM.
D	38.692 X 18.318 X 0.50 =	354.380 SQM.
TOTAL		= 1170.968 SQM.

AMENITY SPACE - B AREA CALCULATION

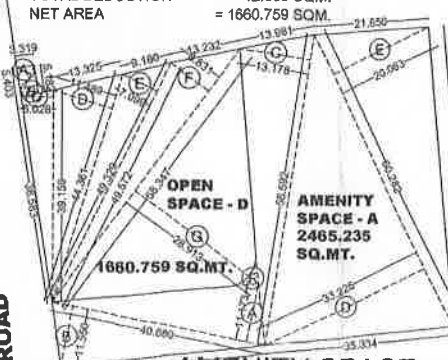
A	8.043 X 0.992 X 0.50 =	2.997 SQM.
B	8.043 X 0.913 X 0.50 =	2.759 SQM.
C	31.700 X 10.941 X 0.50 =	173.415 SQM.
D	33.455 X 7.853 X 0.50 =	131.361 SQM.
E	2.848 X 0.936 X 0.50 =	1.333 SQM.
F	2.848 X 1.674 X 0.50 =	2.385 SQM.
TOTAL		= 314.250 SQM.
DEDUCTION FOR ROAD TANGENT		
TOTAL DEDUCTION		= 5.211 SQM.
NET AREA		= 309.039 SQM.

PLOT No. 1 AREA CALCULATION

A	105.144 X 58.898 X 0.50 =	2991.242 SQM.
B	105.136 X 49.824 X 0.50 =	2619.148 SQM.
C	104.883 X 44.350 X 0.50 =	2325.781 SQM.
D	104.883 X 48.555 X 0.50 =	2441.414 SQM.
E	94.452 X 28.293 X 0.50 =	1336.165 SQM.
F	94.452 X 28.839 X 0.50 =	1361.951 SQM.
G	95.203 X 17.163 X 0.50 =	816.985 SQM.
H	95.203 X 16.838 X 0.50 =	801.419 SQM.
TOTAL		= 14694.105 SQM.
DEDUCTION FOR ROAD TANGENT		
15.309 + 9.596 + 12.038 + 16.204		= 53.147 SQM.
TOTAL DEDUCTION		= 53.147 SQM.
NET AREA		= 14640.958 SQM.

OPEN SPACE - D AREA CALCULATION

A	6.271 X 2.859 X 0.50 =	8.964 SQM.
B	6.271 X 2.704 X 0.50 =	8.478 SQM.
C	39.328 X 6.028 X 0.50 =	118.535 SQM.
D	44.336 X 11.489 X 0.50 =	254.688 SQM.
E	49.572 X 7.099 X 0.50 =	175.958 SQM.
F	58.584 X 8.831 X 0.50 =	258.722 SQM.
G	58.621 X 28.913 X 0.50 =	847.454 SQM.
TOTAL		= 1672.797 SQM.
DEDUCTIONS		
1 0.214 X 7.500 X 7.500		= 12.038 SQM.
TOTAL DEDUCTION		= 12.038 SQM.
NET AREA		= 1660.759 SQM.



AMENITY SPACE - A AREA CALCULATION

A	40.880 X 11.173 X 0.50 =	227.259 SQM.
B	40.598 X 11.550 X 0.50 =	234.453 SQM.
C	58.592 X 13.152 X 0.50 =	385.301 SQM.
D	60.282 X 33.226 X 0.50 =	1001.465 SQM.
E	60.282 X 20.063 X 0.50 =	604.719 SQM.
F	0.214 X 7.500 X 7.500	= 12.038 SQM.
TOTAL		= 2485.235 SQM.

OPEN SPACE - B AREA CALCULATION

A	32.759 X 10.887 X 0.50 =	178.324 SQM.
B	32.759 X 10.811 X 0.50 =	177.079 SQM.
C	60.913 X 21.466 X 0.50 =	653.779 SQM.
D	96.097 X 56.583 X 0.50 =	2718.728 SQM.
E	92.790 X 14.701 X 0.50 =	682.053 SQM.
F	27.370 X 2.410 X 0.50 =	32.951 SQM.
G	71.237 X 12.317 X 0.50 =	438.713 SQM.
H	60.822 X 14.941 X 0.50 =	454.371 SQM.
I	55.374 X 17.073 X 0.50 =	472.700 SQM.
TOTAL		= 5808.728 SQM.
DEDUCTION FOR ROAD TANGENT		
TOTAL DEDUCTION		= 9.497 SQM.
NET AREA		= 5799.231 SQM.

Layout Sanctioned subject to this office letter No. 4457/2010 and agreement Dt. 4/5/2010.

Assistant Director Town Planning
Nagpur Municipal Corporation

Dy. Engineer 3/5/18
Town Planning Deptt.
N.M.C., Nagpur.

Jr. Engineer 15/2/18
Town Planning Deptt.
N.M.C.



NAGPUR HOUSING & AREA DEVELOPMENT BOARD, NAGPUR.

PROJECT

REVISED PLAN SHOWING PROPOSED SUB-DIVISION & LAYOUT OF LAND BEARING C.S. No. 101, 159, SHEET No. 227, 233, SUBHASH ROAD, MOUZA - NAGPUR NAGPUR.

AREA STATEMENT (SQ.MT.)

1. TOTAL LAND AREA AS PER SALE DEED & CITY SURVEY RECORDS	= 77337.000
2. TOTAL LAND AREA IN POSSESSION AS PER "K" PRAT	= 79548.330
3. TOTAL LAND AREA IN POSSESSION AS PER TRIANGULATION	= 77323.067
4. LAND AREA ASSUMED FOR SANCTION (100.000%)	= 77323.067
5. AREA UNDER ROAD (21.587%)	= 16691.600
6. AREA UNDER OPEN SPACE (15.398%)	= 11906.094
MIN. 15% OF 4 = 11598.460	
50% OF 11598.460 = 5799.230	
7. AREA UNDER AMENITY SPACE (5.102%)	= 3945.242
MIN. 5% OF 4 = 3866.153	
8. AREA UNDER PLOTS (57.913%)	= 44780.131

AREA UNDER OPEN SPACE		AREA UNDER AMENITY	
OPEN SPACE	AREA (SQ.MT.)	AMENITY SPACE	AREA (SQ.MT.)
A	629.264	A	2465.235
B	5799.231	B	309.039
C	3816.840	C	1170.968
D	1660.759		
TOTAL		TOTAL	
11906.094		3945.242	

AREA UNDER PLOTS

PLOT No.	AREA (SQ.MT.)	PLOT No.	AREA (SQ.MT.)
1	14640.958	5	9936.010
2	6428.366	6	9576.419
3 & 4	3533.789	7	664.589
TOTAL (1 + 2 + 3 + 4 + 5 + 6 + 7)		44780.131	

LOCATION PLAN

D. P. SHEET No. 18

LAYOUT APPROVED VIDE

LETTER No. 31

dated 17/05/2010

SITE UNDER REFERENCE



NOTE :

- AS PER REGULATION NO. TPS /2409 DT. 15 / 12 / 2009 THE F.S.I. OF AREA UNDER INTERNAL ROADS SHALL BE UTILISED ON THE NET PLOT AREA AS BELOW -
AREA UNDER ROAD - 16,659.031 SQM
PERMISSIBLE F.S.I. - 1.25
PERMISSIBLE BUILT UP AREA - 20,823.788 SQM
- THE NALLAH SHOWN IN PLAN SHALL BE MAINTAINED AS IT IS. THE SETBACK DISTANCE FROM NALLAH BOUNDARY FOR THE CONSTRUCTION ON PLOT No. 2 SHALL BE AS PER DEVELOPMENT CONTROL REGULATION.

OWNER/EXECUTIVE ENGINEER-I

NAGPUR HOUSING & AREA DEVELOPMENT BOARD

CHIEF OFFICER

NAME & SIGN OF ARCHITECT

Ar. RAJESH JAISWAL
ARCHITECT AND INTERIOR DESIGNER
587, COTTON MARKET, GHAT ROAD, NAGPUR.
TEL:-2721418, 2721494

TITLE

LAYOUT DRAWING

SCALE 1:1000