FINAL DEMARCATED LAYOUT PLAN FOR RESIDENTIAL (GROUP HOUSING) ON KH NO. 56/1,2,3,4,5 & 64 P.H.NO. 12A, MOUZA-BOKHARA, TAH. & DIST-NAGPUR.		Drawing Sheet No. R-45
A	**AREA STATEMENT**	(In Sqmt)
1	**Area of Plot**	
a	As per ownership document (7/12, CTS exract)	53300.00
b	As per measurement sheet	52558.32
c	As per site	52558.32
2	**Deduction for**	
a	Proposed D.P./ D.P. Road Widening Area	1207.43
b	Any D.P. Reservation Area	-
c	Natural Water cource area	-
	Total (a+b+c)	1207.43
3	**Gross Area of Plot (1-2)**	51350.89
4	Recreational Open Space	
a	Required (10%)	5135.09
b	Proposed	5159.72
5	**Amenity Space -**	
a	Required (15%)	7702.63
b	Proposed (15.08%)	7746.20
6	**Service Road and Highway widening**	NIL
7	**Internal Road Area (12.06%)**	6472.41
8	**Area Under Group Housing (62.28%)**	31972.56
9	**Net Area of Plot = [3 - 5(b)]**	43604.69
10	**Built up area with reference to Basic F.S.I. as per front road width (1.1)**	47965.15

DP PLAN

KH. NO. 57 · KH. NO. 63 · KH. NO. 65 · KH. NO. 66 · KH. NO. 55 · KH. NO. 54 · KH. NO. 51

PLOT BOUNDARY

BLOCK-16 · BLOCK-5 · BLOCK-4 · BLOCK-22 · BLOCK-10 · BLOCK-9 · BLOCK-8 · BLOCK-7 · BLOCK-6 · BUILDING BLOCK-3 · BLOCK-11 · BLOCK-12 · BLOCK-13 · BLOCK-14 · BLOCK-15 · BUILDING BLOCK-2 · BUILDING BLOCK-1 · BLOCK-17 · BLOCK-18 · BLOCK-19 · BLOCK-20 · BLOCK-21 (A) · BLOCK-21 (B)

9.0 M WIDE ROAD · 12.0 M WIDE ROAD · 15 M WIDE ROAD

AMENITY SPACE - C 999.05 SQM · AMENITY SPACE - D 900.44 SQM · AMENITY SPACE - A 1578.48 SQM · AMENITY SPACE - B 4708.23 SQM

OPEN SPACE - 1 4114.67 SQM · OPEN SPACE - 2 FOR TREE PLANTATION & LANDSCAPING 1045.05 SQM

HEALTH CLUB · B1 · B2 · B3 · B4

ENTRANCE GATE

15.0M WIDE SERVICE ROAD

<<< 60 MTR. WIDE ORR HIGHWAY >>>
<<< PROPOSED ROAD >>>

CONTROL LINE
BUILDING LINE

ROAD CENTER LINE

12.0 M WIDE SERVICE ROAD

This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 13/01/2022

Executive Engineer, Nagpur Metropolitan Region Development Authority

Assistant Engineer, Nagpur Metropolitan Region Development Authority

GRAMIN, PENURBAN REGION DEVELOPMENT AUTHORITY SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 23/02/2022 FOR THE LAYOUT SITE OF KH. NO. 56/1,2,3,4,5&64 MOUZA BHOKARA TAHSIL NAGPUR(RURAL)

This sanction is subject to conditions of N.A.order Dt. 11/01/2022 N.A.T.P. order Dt.

मुख्य नियंत्रक/ नगरीयेत्तर-ग्रामीण या अधिकारातील व्यवस्था योजनेतील पायाभूते / पूर्वसंकल्पना विशेषतेचे पोलीसएमआरडीए दी अंतिम पंतूची आणि मुख्य पत्र (Fieldsaver Letter) विकास व्यवस्था

LEGEND :

- EXISTING BUILDING BLOCK
- PROPOSED BUILDING BLOCK
- PROPOSED OPEN SPACE
- PROPOSED AMENITY OPEN SPACE
- AMENITY BUILDING TO BE RETAIN

KH.57 · KH.63 · KH.56 · KH.51 · KH.65 · KH.64 · KH.66 · KH.55 · 12.0M WIDE SERVICE ROAD

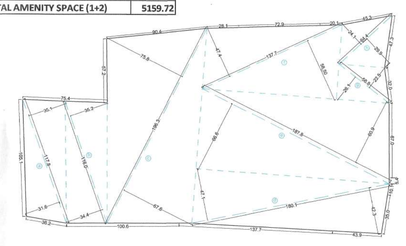
SITE PLAN SCALE 1:5000

AMENITY SPACE CALCULATION

Sr. No.	Calculation	Area (SQMT)
1) AREA UNDER AMANITY SPACE - A		
(a)	(62.3X24.8)/2	772.52
(b)	(16.1+15.9)/2X46.2	739.2
(c)	(17.2X10.4)/2	89.44
	LESS TENGENT	22.68
	NET AREA - A	**1578.48**
1) AREA UNDER AMANITY SPACE - B		
(a)	51.2X14.6	747.52
(b)	(12.5+16.5)/2X64.40	933.80
(c)	(16.2+25.5)/2X90.8	1893.18
(d)	(33.7X15.7)/2	264.55
(e)	14.0X24.80	347.20
(f)	11.0X11.6	127.60
(g)	(14.9X7.3)/2	54.385
(h)	16.9X13.2	223.08
	ADD TENGENT (43.45+45.50+47.28)	136.23
	LESS TENGENT (17.38+1.93) (-)	19.31
	NET AREA - B	**4708.23**
1) AREA UNDER AMANITY SPACE - C		
(a)	(9.7+11.2)/2X(45.1+44.3)/2	467.12
(b)	(8.6+5.5)/2X33.2	234.06
(c)	(7.5+4.2)/2X32.2	188.37
	ADD TENGENT	9.5
	NET AREA - C	**899.05**
1) AREA UNDER AMANITY SPACE - D		
(a)	(3.8+7.5)/2x34.6	195.49
(b)	(3.5+11.5)/2x37.2	279
(c)	(4.1+3.6)/2x11.40	43.89
	ADD TENGENT	42.06
	NET AREA - D	**560.44**
	TOTAL AMENITY SPACE (A+B+C+D)	**7746.20**

OPEN SPACE CALCULATION

Sr. No.	Calculation	Area (SQMT)
1) AREA UNDER OPEN SPACE - 1		
(a)	31.2x13.7	427.44
(b)	11.1X23.9	265.29
(c)	149.5x20.7	3094.65
(d)	33.6X10.1	339.36
	ADD TENGENT (4.40+21.68)	26.08
	LESS TENGENT (4.40X2+11.97+17.38) (-)	38.15
	NET AREA - 1	**4114.67**
1) AREA UNDER OPEN SPACE - 2		
(a)	(48.6X23.1)/2	561.33
(b)	(40.6X19.7)/2	399.91
(c)	16.5X5.5	90.75
(d)	(9.2X4.4)/2	20.24
	LESS TENGENT (-)	27.18
	NET AREA - 2	**1045.05**
	TOTAL AMENITY SPACE (1+2)	**5159.72**

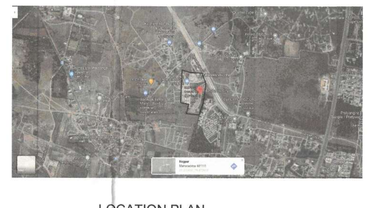


KEY PLAN FOR CALCULATION OF LAND

LAND AREA CALCULATION

Sr. No.	Calculation	Area
(a)	(31.6+35.1)/2X117.8	3928.63
(b)	(34.4+35.2)/2X116	4036.80
(c)	(67.6+75.8)/2X196.3	14074.71
(d)	(47.1+42.3)/2X180.1	8050.47
(e)	(66.6+60.9)/2X187.8	11972.25
(f)	(47.4+58.5)/2X137.7	7291.22
(g)	(26.1+25.5)/2X56.8	1465.44
(h)	(24.1+29.9)/2X64.4	1738.80
	Total Land Area	**52558.32**

Note : As per Clause No. 27.2 of DCPR-2018 additional FSI of the are required for road widening on for construction of a new road proposed under the Developement plan shall be granted subject to condition that for road widening are shall be transfered in the city survey roads/ revenue records in the name of Authority.



LOCATION PLAN

SITE PLAN SCALE 1:500 N

TITLE	SUBMISSION DRAWING OF RESIDENTIAL TOWNSHIP
PROJECT	REVISED GROUP HOUSING BUILDING PLAN OF ON KH.NO.-56/1,2,3,4,5, & KH.NO.-64 P.H.NO. 12A, MOUZA-BHOKARA, TAH. & DIST.- NAGPUR. BELONGING TO: MR. SUDESHCHANDRA BABULALJI GUPTA
OWNER :	ARCHITECT : AASHISH Y. SONI, STRUCTURAL ENGINEER, B.E. (CIVIL) M. Tech (Structure), M.M.R.D.A. LIC No.-410, NIT LIC No.-2658, CHARTERED ENGINEER LIC No.-AH 1515759
	SCALE- 1:500
DATE -	
DRAWING NO. - R45	