

KH. NO 151/1

< < < 12.00 M. WIDE ROAD > > >

Executive Engineer
Nagpur Metropolitan Region Development Auth

KH. NO 156/3 (PART)

Assistant Engineer
Nagpur Metropolitan Region Development Authority
OPEN SPACE
1377.000 SQ.M.NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 06/12/2022
FOR THE LAYOUT SITE OF KH. NO. 156/3/1
MOUZA-JAMTHA, TANSIL NAGPUR (RURAL)This sanction is subject to conditions of
N.A. order Dt. 19/11/2022
N.A.T.P. order Dt. -This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated 31/12/2022KEY PLAN FOR KHASRA AREA CALCULATION
SCALE - 1:1000

AREA UNDER OPEN SPACE			
A	1/2 X 14.160 + 9.679	54.000 X 25.500	= 1377.000
B	1/2 X 16.649 + 16.652	11.920 X 31.644	= 377.181
C	1/2 X 16.649 + 16.652	0.030 X 0.030	= 0.000
TOTAL			1754.181

AREA FOR ESS & W.T.P.			
A	5.00 X 5.000	25 X 2.00	= 50.000
B	5.00 X 5.000	0.000	= 0.000
TOTAL OPEN SPACE			1704.181

KEY PLAN FOR ROAD WIDENING CALCULATION
SCALE - 1:1000KH. NO 156/1K
LAYOUT PLAN
SCALE - 1:500PROPOSED
SITELOCATION PLAN
SCALE - N.T.S.

AREA UNDER KHASRA NO-156/3/1									
1	1/2 X 14.358 + 14.817	14.588 X 77.126	=	1125.076	0	1125.076			
2	1/2 X 73.748 + 76.746	75.247 X 16.238	=	1221.861	0	1221.861			
3	1/2 X 76.746 + 81.473	79.110 X 38.589	=	3052.756	0	3052.756			
4	1/2 X 81.473 + 87.540	84.507 X 50.031	=	4227.945	0	4227.945			
5	1/2 X 24.117 + 25.876	24.997 X 90.068	=	2273.757	0	2273.757			
6	1/2 X 36.275 + 36.668	36.472 X 80.390	=	2926.108	0	2926.108			
7	1/2 X 68.165 + 68.564	68.365 X 26.267	=	1795.730	0	1795.730			
8	1/2 X 68.564 + 69.134	68.849 X 1.683	=	115.873	0	115.873			
9	1/2 X 69.134 + 69.669	69.402 X 5.947	=	412.731	0	412.731			
10	1/2 X 69.669 + 72.343	71.026 X 38.862	=	2040.375	0	2040.375			
11	1/2 X 72.343 + 73.780	73.062 X 14.029	=	1024.980	0	1024.980			
12	1/2 X 73.780 + 74.949	74.365 X 13.268	=	986.668	0	986.668			
13	1/2 X 12.982 + 12.799	12.891 X 76.568	=	987.000	0	987.000			
TOTAL				22199.859					

AREA UNDER 24.00 M. ROAD WIDENING									
A	1/2 X 8.157 + 8.878	8.518 X 17.926	=	152.685	0	152.685			
B	1/2 X 9.046 + 9.013	9.030 X 18.359	=	165.773	0	165.773			
C	1/2 X 9.179 + 9.156	9.168 X 18.437	=	169.021	0	169.021			
D	1/2 X 11.100 + 11.129	11.115 X 32.026	=	355.953	0	355.953			
E	1/2 X 4.067 + 5.346	4.707 X 13.403	=	63.081	0	63.081			
F	1/2 X 2.138 + 1.7	1.919 X 12.547	=	24.078	0	24.078			
G	1/2 X 10.355 + 11.089	10.722 X 31.244	=	334.998	0	334.998			
H	1/2 X 11.556 + 11.588	11.572 X 44.870	=	519.236	0	519.236			
I	1/2 X 12.132 + 10.222	11.177 X 26.511	=	296.313	0	296.313			
J	1/2 X 2.201 + 1.625	1.913 X 12.212	=	23.362	0	23.362			
K	1/2 X 2.480 + 3.109	2.795 X 24.173	=	67.552	0	67.552			
L	1/2 X 9.620 + 9.629	9.625 X 26.315	=	253.269	0	253.269			
M	1/2 X 11.466 + 11.471	11.469 X 27.292	=	312.998	0	312.998			
N	1/2 X 9.688 + 9.707	9.698 X 26.178	=	253.861	0	253.861			
O	1/2 X 11.490 + 11.513	11.502 X 27.343	=	314.486	0	314.486			
P	1/2 X 17.583 + 17.691	17.637 X 35.444	=	625.126	0	625.126			
Q	1/2 X 18.097 + 18.097	18.097 X 36.540	=	661.264	0	661.264			
R	1/2 X 14.511 + 16.546	15.529 X 33.132	=	514.490	0	514.490			
TANGENT		30.900 X 2.000	=	61.800	0	61.800			
TOTAL				5169.345					
TOTAL BALANCE LAND AREA				17030.514					

PLOT.	NO	PLOT SIZE	PLOT AREA	CORNER	REMAINING PLOT	PRO-RATA	B/U.P. AREA ON	FRONT ROAD	PERMISSIBLE	NO. OF	NET	NET PLOT AREA
			SQ.M.	ROUNDING AREA	AREA IN SQ.M.	F.S.I.	PRO-RATA BASIS	WIDTH (M.)	F.S.I.	PLOTS	AREA IN SQ.M.	FOR PLOT (SQ.M.)
1	1/2 X 19.786 + 18.642	19.214 X 12.131	= 233.085	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
2	1/2 X 18.642 + 18.525	18.584 X 1.369	= 25.441	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
3	1/2 X 18.525 + 17.472	17.999 X 12.371	= 222.659	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
4	1/2 X 17.472 + 17.304	17.388 X 1.629	= 28.325	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
5	1/2 X 17.304 + 17.173	17.173 X 1.369	= 23.696	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
6	1/2 X 17.173 + 17.042	17.042 X 1.369	= 23.361	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
7	1/2 X 17.042 + 16.911	16.911 X 1.369	= 23.026	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
8	1/2 X 16.911 + 16.780	16.780 X 1.369	= 22.691	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
9	1/2 X 16.780 + 16.649	16.649 X 1.369	= 22.356	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
10	1/2 X 16.649 + 16.518	16.518 X 1.369	= 22.021	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
11	1/2 X 16.518 + 16.387	16.387 X 1.369	= 21.686	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
12	1/2 X 16.387 + 16.256	16.256 X 1.369	= 21.351	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
13	1/2 X 16.256 + 16.125	16.125 X 1.369	= 21.016	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
14	1/2 X 16.125 + 15.994	15.994 X 1.369	= 20.681	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
15	1/2 X 15.994 + 15.863	15.863 X 1.369	= 20.346	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
16	1/2 X 15.863 + 15.732	15.732 X 1.369	= 20.011	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
17	1/2 X 15.732 + 15.601	15.601 X 1.369	= 19.676	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
18	1/2 X 15.601 + 15.470	15.470 X 1.369	= 19.341	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
19	1/2 X 15.470 + 15.339	15.339 X 1.369	= 19.006	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
20	1/2 X 15.339 + 15.208	15.208 X 1.369	= 18.671	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
21	1/2 X 15.208 + 15.077	15.077 X 1.369	= 18.336	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
22	1/2 X 15.077 + 14.946	14.946 X 1.369	= 18.001	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
23	1/2 X 14.946 + 14.815	14.815 X 1.369	= 17.666	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
24	1/2 X 14.815 + 14.684	14.684 X 1.369	= 17.331	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
25	1/2 X 14.684 + 14.553	14.553 X 1.369	= 16.996	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
26	1/2 X 14.553 + 14.422	14.422 X 1.369	= 16.661	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
27	1/2 X 14.422 + 14.291	14.291 X 1.369	= 16.326	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
28	1/2 X 14.291 + 14.160	14.160 X 1.369	= 15.991	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
29	1/2 X 14.160 + 14.029	14.029 X 1.369	= 15.656	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
30	1/2 X 14.029 + 13.898	13.898 X 1.369	= 15.321	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
31	1/2 X 13.898 + 13.767	13.767 X 1.369	= 14.986	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
32	1/2 X 13.767 + 13.636	13.636 X 1.369	= 14.651	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
33	1/2 X 13.636 + 13.505	13.505 X 1.369	= 14.316	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
34 TO 37												
38	1/2 X 13.505 + 13.374	13.374 X 1.369	= 13.981	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
39	1/2 X 13.374 + 13.243	13.243 X 1.369	= 13.646	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
40 TO 42												
43	1/2 X 13.243 + 13.112	13.112 X 1.369	= 13.311	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
44	1/2 X 13.112 + 12.981	12.981 X 1.369	= 12.976	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
45	1/2 X 12.981 + 12.850	12.850 X 1.369	= 12.641	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
46	1/2 X 12.850 + 12.719	12.719 X 1.369	= 12.306	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
47	1/2 X 12.719 + 12.588	12.588 X 1.369	= 11.971	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
48	1/2 X 12.588 + 12.457	12.457 X 1.369	= 11.636	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
49	1/2 X 12.457 + 12.326	12.326 X 1.369	= 11.301	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
50	1/2 X 12.326 + 12.195	12.195 X 1.369	= 10.966	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526
51	1/2 X 12.195 + 12.064	12.064 X 1.369	= 10.631	0	258.526	X 1.287	332.594	24.000	1.100	365.853	1	258.526

FINAL DEMARCATED RESIDENTIAL LAYOUT
PLAN ON KH. NO. 156/3/1 MOUZA-JAMTHA .
TAH.- NAGPUR (RURAL) DISTT. NAGPUR.
BELONGING TO.
M/S. SOHANLAL REALTY PVT.LTD THROUGH
DIRECTOR
SHRI SUSHILKUMAR SOHANLAL AGRAWAL

A	AREA STATEMENTS		UNIT
1. Area of land (Minimum area of a, b, c to be considered)			
	a) As Per Ownership Document (7/12, CTS Extract)	22200.00	SQ.M.
	b) As Per Measurement Sheet (Including govt.share)	22199.859	SQ.M.
	d) As Per Site	22199.859	SQ.M.