

ANSAL TOWN

Valid up to 24/10/2021
APPROVED
As Per Condition Given is
Memo No. 2013
25/10/2018

Joint Director
Town & Country Planning
INDORE (M.P.)

Assistant Director
Town & Country Planning
Indore (M.P.)

सिद्धि लक्ष्मी
उपयंत्री

LAYOUT PLAN

KHASRA PLAN

LOCATION PLAN

REVISED LAYOUT PLAN OF A RESIDENTIAL GROUP HOUSING SCHEME & PLOTTED DEVELOPMENT USE ON LAND KHASRA NO. 230/3, 230/2, 228/5/1/2, 228/1/2, 228/2/1, 228/5/1/3, 228/2/5, 179/1/1, 230/1, 226/1, 228/2/3, 228/2/4, 228/1/3, 228/1/1, 168, 179/4/1, 227/10, 229, 227/4, 179/1/2, 179/1/4, 179/1/3, 179/2/3/1, 179/4/2, 219/1, 219/3, 227/1, 227/2, 227/3/1, 227/9, 227/3/2, 227/7, 228/3, 228/4, 228/5/4, 228/6, 179/4/4, 226P, 219/3, 231/1, 231/3 & 231/2 AT VILLAGE TALAVALI CHANDA TEHSIL & DISTRICT INDORE.

LAND DETAILS :-

S.NO.	NAME OF OWNER	KHASRA NO.	AREA
(1)	WRANGLOR BUILDERS PVT. LTD. TARFEE AUTHORISED A.K. RAJWANSHI (FORMER) AT PRESENT, AUTHORISED SIGNATORY SYED FAIZ AHMED	230/3 230/2 228/5/1/2 228/1/2 228/2/1 228/5/1/3 228/2/5 179/1/1	0.405 HECT 0.405 HECT 0.405 HECT 0.405 HECT 0.404 HECT 0.405 HECT 0.304 HECT 0.260 HECT
(2)	ANSAL HOUSING & CONSTRUCTION LTD. TARFEE AUTHORISED A.K. RAJWANSHI (FORMER) AT PRESENT, AUTHORISED SIGNATORY SYED FAIZ AHMED	230/1 226/1 228/2/3 228/2/4 228/1/3 228/1/1	0.555 HECT 0.518 HECT 0.304 HECT 0.304 HECT 0.709 HECT 0.607 HECT
(3)	A.R. INFRASTRUCTURE PVT. LTD. TARFEE DIRECTOR SHRI ATUL S/O SHRI SURENDRA SINGH SURANA (FORMER) AT PRESENT, AUTHORISED SIGNATORY SYED FAIZ AHMED	168 179/4/1 227/10 229 227/4 179/1/2 179/1/4 179/1/3 179/2/3/1 179/4/2 219/1 219/3 227/1 227/2 227/9/2 227/9 227/3/1 227/7 228/3 228/4 228/5/4 228/6 179/4/4 226P 219/3	1.181 HECT 0.209 HECT 0.172 HECT 0.121 HECT 0.170 HECT 0.260 HECT 0.190 HECT 0.190 HECT 0.158 HECT 0.220 HECT 1.376 HECT 0.240 HECT 0.544 HECT 0.607 HECT 0.170 HECT 0.167 HECT 0.131 HECT 0.167 HECT 0.675 HECT 0.372 HECT 0.674 HECT 0.674 HECT 0.260 HECT 0.028 HECT 0.567 HECT
(4)	A.R. PARADISE PVT. LTD. TARFEE DIRECTOR SHRI SANDEEP S/O SHRI VIMAL KUMAR (FORMER) AT PRESENT, AUTHORISED SIGNATORY SYED FAIZ AHMED	231/1	1.619 HECT
(5)	FENNY REAL ESTATE PVT. LTD. TARFEE DIRECTOR SHRI DEEP KUMAR S/O SHRI SUNDARAL AGRAWAL (FORMER) AT PRESENT, AUTHORISED SIGNATORY SYED FAIZ AHMED	231/2 231/3	1.417 HECT 1.395 HECT
		TOTAL	19.944 HECT.

AREA STATEMENT

TOTAL LAND AREA	19.944 HECT.	199440.00 SQ.MT.
(AS PER REVENUE RECORD)		
AVAILABLE AREA ON SITE		199222.00 SQ.MT.
SCHEME-A, DEVELOPED & EXISTING GROUP HOUSING AREA		177972.00 SQ.MT.
SCHEME-B, (PROPOSED) PLOTTED DEVELOPMENT AREA		21250.00 SQ.MT.

SCHEME-B, (PROPOSED) PLOTTED DEVELOPMENT
AREA STATEMENT

TOTAL LAND AREA	21250.00 SQ.MT.	100.00 %
GENERAL PLOT AREA	14111.18 SQ.MT.	66.41 %
E.W.S. PLOT AREA	445.50 SQ.MT.	2.10 %
L.I.G. PLOT AREA	459.48 SQ.MT.	2.16 %
PARK AREA	2125.00 SQ.MT.	10.00 %
ROAD AREA	4108.84 SQ.MT.	19.33 %

CALCULATION OF E.W.S. & L.I.G. PLOTS
FOR PLOTTED DEVELOPMENT

TOTAL NO. GENERAL PLOTS	116 NOS.
E.W.S. & L.I.G. PLOTS 15% OF GENERAL PLOTS	116 X 15 % = 18 NOS.
E.W.S. & L.I.G. PLOTS RATIO	3 : 2
TOTAL NO. OF E.W.S. PLOTS	115 X (18 X 3) = 11 NOS.
PROVIDE E.W.S. PLOT AREA	11 NOS. X 3.32 X 12.20 AV. = 445.50 SQ.MT.
TOTAL NO. OF L.I.G. PLOTS	115 X (18 X 2) = 7 NOS.
PROVIDE L.I.G. PLOT AREA	7 NOS. X 4.57 X 15.24 = 459.48 SQ.MT.
PLOT NO. L1 TO L2	2 NOS. X 4.30 X 12.94 = 111.28
PLOT NO. L6 TO L7	5 NOS. X 4.57 X 15.24 = 348.20

SCHEME-A, DEVELOPED & EXISTING GROUP
HOUSING PLANNING AREA

AREA STATEMENT

GROUP HOUSING PLANNING AREA	1.77,972.00 SQ.MT.
MAXIMUM PERMISSIBLE GROUND COVERAGE	30 %
MAXIMUM PROPOSED GROUND COVERAGE	30 %
INCLUDING NURSERY SCHOOL, CLUB, C.S. & INFORMAL SECTOR UNITS	
MAXIMUM PERMISSIBLE F.A.R.	1 : 1.50
OPEN AREA	17798.00 SQ.MT. 10 %
SERVICE AREA	565.00 SQ.MT. 0.32 %
MAXIMUM HEIGHT	9.00 MT/ 18.00 MT
M.O.S.	AS PER DRAWING

AREA CALCULATION OF INFORMAL SECTOR

TOTAL LAND AREA = 1.77,972 X 15% X 100% X 0.25% = 6673.95 SQMT
NET EWS LAND AREA = 6673.95 SQ.MT.
PERMISSIBLE BUILTUP AREA @ 33% = 2202.40 SQ.MT.
AREA STATEMENT
GROUND FLOOR = 2224.65 SQ.MT.
FIRST FLOOR = 2224.65 SQ.MT.
SECOND FLOOR = 2224.65 SQ.MT.
TOTAL AREA = 6673.95 SQ.MT.

REQUIRED NO. OF UNITS @ 20.24 SQMT EACH UNIT = 329.74 NOS. i.e. = 330 NOS.
PROPOSED NO. OF UNITS = 369 NOS.

NOTE :- PREVIOUS SANCTION MAP MEMO NO 5969 DATED 05/08/2006

NOTE :- MAP PREPARED ON BASIS OF ALL LEGAL SITE INFORMATION
PROVIDED FROM CLIENT.

SCALE :- 1 : 2000



ENGINEERS SIGN

OWNERS SIGN

1. FOR WRANGLOR BUILDERS PVT. LTD. AUTHO.

SIGNATORY

2. FOR ANSAL HOUSING AND CONSTRUCTION LTD.

AUTHO. SIGNATORY

3. FOR A.R. INFRASTRUCTURE PVT. LTD.

AUTHO. SIGNATORY

4. FOR FENNY REAL ESTATE PVT. LTD. AUTHO.

SIGNATORY

5. FOR A.R. PARADISE PVT. LTD. AUTHO.

SIGNATORY

SHATRUGHAN KASTURIA
M.E. Highways M.I.R.C.
Lic. No. 87/PTT&CP/05
9/7/16