

GOVT. KAKAD

HIGHLINE HERITAGE

and up to 29/06/2024

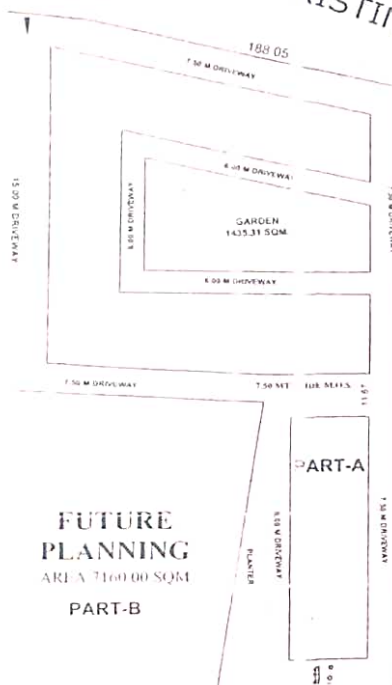
APPROVED

As Per Condition Given in
Memo No. INOP - 7956

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

30.0 M WIDE EXISTING ROAD

PART-A



PART-C

9.14x18.29
6.40x15.24
9.00 MT WIDE CIRCULATION

PART-C

6.40x15.24 AVG.
9.00 MT WIDE CIRCULATION

PART-C

Joint Director
Town & Country Planning
INDORE (M.P.)
ड. सुरेश तायरे
उपवर्गी

KHASRA PLAN
SCALE - (1:4000)

LOCATION PLAN
SCALE - (N.T.S.)

REVISED PLAN OF RESIDENTIAL MULTIDWELLING
& PLOTTED DEVELOPMENT AT Kharsa Nos. -
159/1/2/1/1, 159/1/2/2/1, 159/1/2/3/1, 159/1/1/1, 159/1/2
GRAM - BHAWARASLA, TEHSIL - SANWER, DISTRICT
- INDORE

AREA STATEMENT

1. TOTAL AREA OF LAND	= 31780.00 SQ. MT. (32.27% AC.)
2. AREA FOR MULTIDWELLING PART-A	= 15064.44 SQ. MT.
3. AREA LEFT FOR FUTURE PLANNING PART-B	= 15064.44 SQ. MT.
4. AREA FOR PLOTTED AREA	= 15064.44 SQ. MT.
5. AREA DETAILS FOR MULTIDWELLING PART-A	
1. AREA FOR MULTIDWELLING	= 22224.44 SQ. MT.
2. AREA LEFT FOR FUTURE PLANNING PART-B	= 15064.44 SQ. MT.
3. PROPOSED AREA FOR MULTIDWELLING PART-A	= 15064.44 SQ. MT.
4. AREA UNDER ROAD WORKING	= 781.31 SQ. MT.
5. NET PLANNING AREA	= 14323.13 SQ. MT. (45.08%)
6. PARK AREA	= 14323.13 SQ. MT. (45.08%)
7. PERMISSIBLE GROUND COVERAGE	= 4208.83 SQ. MT. (13.24%)
8. SERVICE AREA	= 137.75 SQ. MT. (0.43%)
9. PROPOSED P.A.P. (1:2)	= 2808.26 SQ. MT. (8.84%)
10. PROPOSED HEIGHT	= 30.00 FT.
11. PROPOSED NOS.	
FRONT	= 1.50
SIDES	= 1.50
REAR	= 1.50

3. AREA DETAILS FOR PLOTTED AREA PART-C

1. PROPOSED AREA FOR PLOTTING	= 15555.55 SQ. MT. (48.98%)
2. PARK AREA (10%)	= 1555.55 SQ. MT. (4.83%)
3. GENERAL RESIDENTIAL PLOTS	= 5638.00 SQ. MT. (17.42%)
4. PROPOSED SERVICE AREA	= 135.55 SQ. MT. (0.42%)
5. ECONOMIC WEAKER SECTION	= 340.83 SQ. MT. (1.07%)
6. ROAD AREA	= 3409.77 SQ. MT. (10.73%)

CALCULATION FOR INFORMAL SECTOR

NO. OF UNITS PROPOSED RESIDENTIAL	53
NO. OF UNITS REQUIRED E.H.S. & L.I.G.	8.25
NO. OF EWS UNITS REQUIRED - 60% OF 8.25	4.95
NO. OF EWS UNITS PROPOSED	547.5 NOS.
NO. OF LIG UNITS REQUIRED - 40% OF 8.25	3.3
NO. OF LIG UNITS PROPOSED	547.5 NOS.
EWS PLOTS - 5 (3.50x10.00)	= 167.75 SQ. MT.
LIG PLOTS - 4 (4.00x10.00)	= 160.00 SQ. MT.
TOTAL	= 327.75 SQ. MT.

PARKING CALCULATION

MULTIDWELLING (PLOTS 1 & 2)
AS PER PROVISION OF M.P. BUILDING BYE LAMS 2012 & INDORE
DEVELOPMENT PLAN 2012
1) 100 SQ. MT. FOR EACH 100 SQ. MT. BUILT AREA FOR COMMERCIAL
2) 100 SQ. MT. FOR EACH 100 SQ. MT. BUILT AREA FOR PROFESSIONAL OFFICES
FOR PARKING
3) 20 SQ. MT. FOR EACH 100 SQ. MT. BUILT AREA FOR RESIDENTIAL
FOR PARKING
4) 10 SQ. MT. FOR EACH 100 SQ. MT. BUILT AREA FOR RESIDENTIAL
FOR PARKING

GOVT. KAKAD

HIGHLINE HERITAGE

did up to 29/06/2024

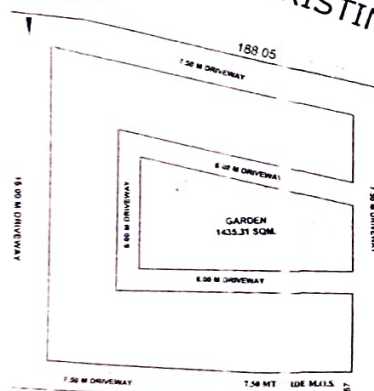
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As Per Condition Given in
Revenue No. INOP - 7956

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

30.0 M WIDE EXISTING ROAD

PART-A



FUTURE
PLANNING

AREA 7160.00 SQM

PART-B

9.14x18.29

6.40x15.24

9.00 MT. WIDE CIRCULATION

PART-C

9.00 MT. WIDE CIRCULATION

6.40x15.24 AVG.

PART-C

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

कु. भुति लायके
उपरी

159
1/2/1/1
159
1/2/2/1
159
1/2/3/1
159
1/1/1

KHASRA PLAN
SCALE - (1:4000)

LOCATION PLAN
SCALE - (N.T.S.)

REVISED PLAN OF RESIDENTIAL MULTI DWELLING
& PLOTTED DEVELOPMENT AT Khasra Nos.
159/1/2/1/1, 159/1/2/2/1, 159/1/2/3/1, 159/1/1/1, 15/1/2
GRAM - BHAWARASLA, TEHSIL - SANWER, DISTRICT
-INDORE

AREA STATEMENT

1. TOTAL AREA OF LAND	= 22786.00 SQ.MT. (13.27% AREA)
2. AREA FOR MULTIDWELLING PART-A	= 15044.00 SQ.MT.
3. AREA LEFT FOR FUTURE PLANNING PART-B	= 1046.00 SQ.MT.
4. AREA FOR PLOTTED AREA	= 10955.55 SQ.MT.
2. AREA DETAILS FOR MULTIDWELLING PART-A	
1. AREA FOR MULTIDWELLING	= 12224.00 SQ.MT.
2. AREA LEFT FOR FUTURE PLANNING PART-B	= 7160.00 SQ.MT.
3. PROPOSED AREA FOR MULTIDWELLING PART-A	= 15044.00 SQ.MT.
4. AREA UNDER ROAD WIDENING	= 761.31 SQ.MT.
5. NET PLANNING AREA	= 14303.13 SQ.MT. (100.00%)
6. PARK AREA	= 1435.31 SQ.MT. (10.00%)
7. PERMISSIBLE GROUND COVERAGE	= 4298.92 SQ.MT. (30%)
8. SERVICE AREA	= 157.75 SQ.MT. (1.10%)
9. PROPOSED P.A.P. (1:2.0)	= 1868.15 SQ.MT.
10. PROPOSED HEIGHT	= 35.00 FT.
11. PROPOSED MOS	FRONT = 15.00 FT. SIDES = 7.50 FT. REAR = 7.50 FT.

3. AREA DETAILS FOR PLOTTED AREA PART-C

1. PROPOSED AREA FOR PLOTTING	= 10555.55 SQ.MT. (100%)
2. PARK AREA (10%)	= 1055.55 SQ.MT. (10.00%)
3. GENERAL RESIDENTIAL PLOTS	= 5638.0678 SQ.MT. (53.40%)
4. PROPOSED SERVICE AREA	= 125.55 SQ.MT. (1.18%)
5. ECONOMICAL WEAKER SECTION	= 346.63 SQ.MT. (3.28%)
6. ROAD AREA	= 3409.77 SQ.MT. (32.31%)

CALCULATION FOR INFORMAL SECTOR

NO. OF UNITS PROPOSED RESIDENTIAL COLONY	55
NO. OF UNITS REQUIRED E.W.S. & L.I.G. 15% OF 55	8.25
NO. OF EWS UNITS REQUIRED - 60% OF 8.25	4.95
NO. OF EWS UNITS PROPOSED	547.9055
NO. OF LIG UNITS REQUIRED - 40% OF 8.25	3.3
NO. OF LIG UNITS PROPOSED	547.9055
EWS PLOTS - 5 (3.50x10.70)	= 127.25 SQ.MT.
LIG PLOTS - 4 (4.00x10.70)	= 166.08 SQ.MT.
TOTAL	= 346.63 SQ.MT.

PARKING CALCULATION

MULTI DWELLING - PLOTS 1 & 2
AS PER PROVISION OF M.P. GRAM VIKAS NIYAM 2012 & INDORE DEVELOPMENT PLAN 2021
1) 1 E.CS FOR EACH 50 SQ.MT. BUILT AREA FOR COMMERCIAL
2) 1 E.CS FOR EACH 100 SQ.MT. BUILT AREA FOR PROFESSIONAL OFFICES
FOR PARKING
3) 25 SQ.MT. CAN BE OPEN PARKING
4) 30 SQ.MT. CAN BE 3 TLE PARKING
5) 10 SQ.MT. CAN BE 10 TLE PARKING

GOVT. KAKAD

HIGHLINE HERITAGE

Valid up to 29/06/2024

APPROVED

As Per Condition Given is

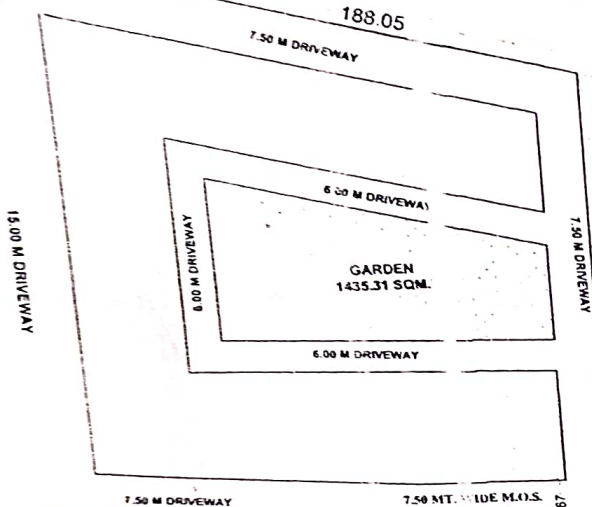
Memo No. INDP-7956

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

159
1/2/1/1
159
1/2/2/1
159
1/2/3/1
159
1/1/1

30.0 M WIDE EXISTING ROAD

PART-A



FUTURE
PLANNING
AREA 7160.00 SQM
PART-B

PARK-03
(PART-C)
222.43
sq. mt.

PATHWAY

54

53

52

51

50

49

48

47

46

45

44

43

42

41

40

39

38

37

36

35

34

33

9.14x18.29

6.40x15.24

9.00 MT. WD CIRCULATION

PARK-04
PART-C
855.61 sq. mt.

PART-C

9.00 MT. WIDE CIRCULATION

9.00 MT. WIDE CIRCULATION

6.40x15.24

6.40x15.24 AVG.

PART-C

Singh
Assistant Director
Town & Country Planning
& INDORE (M.P.)

Singh
क. सुनितायके
उपपरी



KHASRA PLAN
SCALE - (1:4000)



TOWARD BHANGYA

UPPER CORRIDOR

LOCATION PLAN
SCALE - (N.T.S.)

REVISED PLAN OF RESIDENTIAL MULTI DWELLING & PLOTTED DEVELOPMENT AT Khasra Nos.- 159/1/2/1/1, 159/1/2/2/1, 159/1/2/3/1, 159/1/1/1, 159/1/2 GRAM - BHAWARASLA, TEHSIL - SANWER, DISTRICT -INDORE

AREA STATEMENT

1 TOTAL AREA OF LAND	= 32780.00 sq.mt. (3.278 hect.)
2 AREA FOR MULTIDWELLING PART-A	= 15064.44 sq.mt.
3 AREA LEFT FOR FUTURE PLANNING PART-B	= 7160.00 sq.mt.
4 AREA FOR PLOTTED AREA	= 10555.55 sq.mt.
2. AREA DETAILS FOR MULTIDWELLING PART-A	
1 AREA FOR MULTIDWELLING	= 22224.44 sq.mt.
2 AREA LEFT FOR FUTURE PLANNING PART-B (Khasra No. 159/1/2/3/1, 159/1/1/1)	= 7160.00 sq.mt.
3 PROPOSED AREA FOR MULTIDWELLING PART-A	= 15064.44 sq.mt.
4 AREA UNDER ROAD WIDENING	= 761.31 sq.mt.
5 NET PLANNING AREA	= 14303.13 sq.mt. 100.00%
6 PARK AREA	= 1435.31 sq.mt. 10.03%
7 PERMISSIBLE GROUND COVERAGE	= 4290.93 sq.mt. 30%
8 SERVICE AREA	= 157.76 sq.mt. 1.10%
9 PROPOSED F.A.P. (1:2.0)	= 28606.26 sq.mt.
10 PROPOSED HEIGHT	= 30.00 mt.
11 PROPOSED MOS	= 15.00 mt.
	FRONT = 7.50 mt.
	SIDES = 7.50 mt.
	REAR = 7.50 mt.

3. AREA DETAILS FOR PLOTTED AREA PART-C

1 PROPOSED AREA FOR PLOTTING	= 10555.55 sq.mt.	100%
2 PARK AREA [10%]	= 1055.55 sq.mt.	10.00%
3 GENERAL RESIDENTIAL PLOTS	= 5638.0678 sq.mt.	53.41%
4 PROPOSED SERVICE AREA	= 105.55 sq.mt.	1.00%
5 ECONOMICAL WEAKER SECTION	= 346.63 sq.mt.	3.28%
6 ROAD AREA	= 3409.72 sq.mt.	32.31%

CALCULATION FOR INFORMAL SECTOR

NO. OF UNITS PROPOSED RESIDENTIAL COLONY	55
NO. OF UNITS REQUIRED E.W.S. & L.I.G. 15% OF 55	8.25
NO. OF EWS UNITS REQUIRED - 60% OF 8.25	4.95
NO. OF EWS UNITS PROPOSED	SAY 5 NOS.
NO. OF LIG UNITS REQUIRED - 40% OF 8.25	3.3
NO. OF LIG UNITS PROPOSED	SAY 4 NOS.
EWS PLOTS 5 (3.50x10.71)	= 187.95 sq.mt.
LIG PLOTS 4 (4.00x10.30)	= 166.08 sq.mt.
TOTAL	= 346.63 sq.mt.

PARKING CALCULATION :-

MULTIDWELLING PLOTS A & B

AS PER PROVISION OF M.P. BHUMI VIKAS NIYAM 2012 & INDORE DEVELOPMENT PLAN 2021

- 1) 1 ECS FOR EACH 50 SQ.MT. BUILT AREA FOR COMMERCIAL
 - 2) 1 ECS FOR EACH 50 SQ.MT. BUILT AREA FOR PROFESSIONAL OFFICES
 - 3) 1 ECS FOR EACH 100 SQ.MT. BUILT AREA FOR RESIDENTIAL
- FOR PARKING.
- ⑧ 25 SQ.M/CAR IN OPEN PARKING
 - ⑨ 30 SQ.M/CAR IN STILT PARKING
 - ⑩ 35 SQ.M/CAR IN BASEMENT PARKING



**REVISED PLAN OF RESIDENTIAL MULTI DWELLING
& PLOTTED DEVELOPMENT AT Khasra Nos.-
159/1/2/1/1, 159/1/2/2/1, 159/1/2/3/1, 159/1/1/1, 159/1/2
GRAM - BHAWARASLA, TEHSIL- SANWER, DISTRICT
-INDORE**

AREA STATEMENT

LAN
4000)



1	TOTAL AREA OF LAND	=	32780.00 sq.mt. (3.278 hect.)
2	AREA FOR MULTIDWELLING PART A	=	15064.44 sq.mt.
3	AREA LEFT FOR FUTURE PLANNING PART-B	=	7160.00 sq.mt.
4	AREA FOR PLOTTED AREA	=	10555.55 sq.mt.
2. AREA DETAILS FOR MULTIDWELLING PART-A			
1	AREA FOR MULTIDWELLING	=	22224.44 sq.mt.
2	AREA LEFT FOR FUTURE PLANNING PART-B (Khasra NO. 159/1/2/3/1, 159/1/1/1)	=	7160.00 sq.mt.
3	PROPOSED AREA FOR MULTIDWELLING PART-A	=	15064.44 sq.mt.
4	AREA UNDER ROAD WIDENING	=	761.31 sq.mt.
5	NET PLANNING AREA	=	14303.13 sq.mt. 100.00%
6	PARK AREA	=	1435.31 sq.mt. 10.03%
7	PERMISSIBLE GROUND COVERAGE	=	4290.93 sq.mt. 30%
8	SERVICE AREA	=	157.76 sq.mt. 1.10%
9	PROPOSED F.A.P. (1:2.0)	=	28606.26 sq.mt.
10	PROPOSED HEIGHT	=	30.00 mt.
11	PROPOSED MOS	FRONT	= 15.00 mt.
		SIDES	= 7.50 mt.
		REAR	= 7.50 mt.
3. AREA DETAILS FOR PLOTTED AREA PART-C			
1	PROPOSED AREA FOR PLOTTING	=	10555.55 sq.mt. 100%
2	PARK AREA [10%]	=	1055.55 sq.mt. 10.00%
3	GENERAL RESIDENTIAL PLOTS	=	5638.0678 sq.mt. 53.41%
4	PROPOSED SERVICE AREA	=	105.55 sq.mt. 1.00%
5	ECONOMICAL WEAKER SECTION	=	346.63 sq.mt. 3.28%
6	ROAD AREA	=	3409.72 sq.mt. 32.31%

CALCULATION FOR INFORMAL SECTOR

NO. OF UNITS PROPOSED RESIDENTIAL COLONY	55
NO. OF UNITS REQUIRED E.W.S. & L.I.G. 15% OF 55	8.25
NO. OF EWS UNITS REQUIRED - 60% OF 8.25	4.95
NO. OF EWS UNITS PROPOSED	SAY 5 NOS.
NO. OF LIG UNITS REQUIRED - 40% OF 8.25	3.3
NO. OF LIG UNITS PROPOSED	SAY 4 NOS.
EWS PLOTS 5 (3.50x10.71)	= 187.95 sq.mt.
LIG PLOTS 4 (4.00x10.38)	= 166.08 sq.mt.
TOTAL	= 346.63 sq.mt.

PARKING CALCULATION :-

MULTIDWELLING PLOTS A & B
AS PER PROVISION OF M.P. BHUMI VIKAS NIYAM 2012 & INDORE
DEVELOPMENT PLAN 2021
1) 1 ECS FOR EACH 50 SQ.MT. BUILT AREA FOR COMMERCIAL
2) 1 ECS FOR EACH 50 SQ.MT. BUILT AREA FOR PROFESSIONAL OFFICES
3) 1 ECS FOR EACH 100 SQ.MT. BUILT AREA FOR RESIDENTIAL
FOR PARKING:-
@ 25 SQ.M/CAR IN OPEN PARKING
@ 30 SQ.M/CAR IN STILT PARKING
@ 35 SQ.M/CAR IN BASEMENT PARKING

PLAN
T.S.)

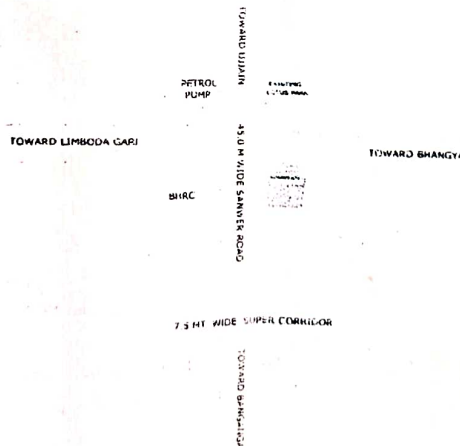
HERITAGE

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

159
1/2/1/1
159
1/2/2/1
159
1/2/3/1
159
1/1/1



KHASRA PLAN
SCALE - (1:4000)



LOCATION PLAN
SCALE - (N.T.S.)

REVISED PLAN OF RESIDENTIAL
& PLOTTED DEVELOPMENT
159/1/2/1/1, 159/1/2/2/1, 159/1/2/3/1
GRAM - BHAWARASLA,
INDORE

AREA SCHEDULE

1. TOTAL AREA OF LAND
2. AREA FOR MULTIDWELLING PART A
3. AREA LEFT FOR FUTURE PLANNING PART B
4. AREA FOR PLOTTED AREA
5. AREA DETAILS FOR MULTIDWELLING
 1. AREA FOR MULTIDWELLING
 2. AREA LEFT FOR FUTURE PLANNING PART B (KHASRA NO. 159/1/2/3/1, 159/1/1/1)
6. PROPOSED AREA FOR MULTIDWELLING
7. AREA UNDER ROAD WIDENING
8. NET PLANNING AREA
9. PARK AREA
10. PERMISSIBLE GROUND COVERAGE
11. SERVICE AREA
12. PROPOSED F.A.P. (1:20)
13. PROPOSED HEIGHT
14. PROPOSED MOS

FRONT SIDES REAR

3. AREA DETAILS FOR PLOTTED AREA PART B

1. PROPOSED AREA FOR PLOTTING = 10
2. PARK AREA [10%] = 1
3. GENERAL RESIDENTIAL PLOTS = 56
4. PROPOSED SERVICE AREA =
5. ECONOMICAL WEAKER SECTION =
6. ROAD AREA =

CALCULATION FOR INFORMAL SETTLEMENT

NO. OF UNITS PROPOSED RESIDENTIAL COLONY
NO. OF UNITS REQUIRED E.W.S. & L.I.G. 15% OF 55
NO. OF EWS UNITS REQUIRED - 60% OF 8.25
NO. OF EWS UNITS PROPOSED
NO. OF LIG UNITS REQUIRED - 40% OF 8.25
NO. OF LIG UNITS PROPOSED
EWS PLOTS 5 (3.50x10.71)
LIG PLOTS 4 (4.00x10.38)
TOTAL

PARKING CALCULATION :-

MULTIDWELLING PLOTS A & B AS PER PROVISION OF M.P. BHUMI VIKAS NIYAM 2021
1) 1 ECS FOR EACH 50 SQ.MT. BUILT AREA FOR COLONY
2) 1 ECS FOR EACH 50 SQ.MT. BUILT AREA FOR PARKING
3) 1 ECS FOR EACH 100 SQ.MT. BUILT AREA FOR PARKING
@ 25 SQ.MT. CAR IN OPEN PARKING

9.14x18.29

6.40x15.24

T.W.O CIRCULATION

RT-C

6.40x15.24 AVG.

9.00 MT. WIDE CIRCULATION

170.00

170.00

170.00

170.00

170.00

PART-C

Assistant Director
Town & Country Planning
INDORE

कु. मुक्ति लायके
उपयंत्री

GOVT. KAKAD

HIGHLINE HERITAGE

did up to 29/06/2021

APPROVED

As Per Condition Given is

Memo No. INDP - 7956

Joint Director
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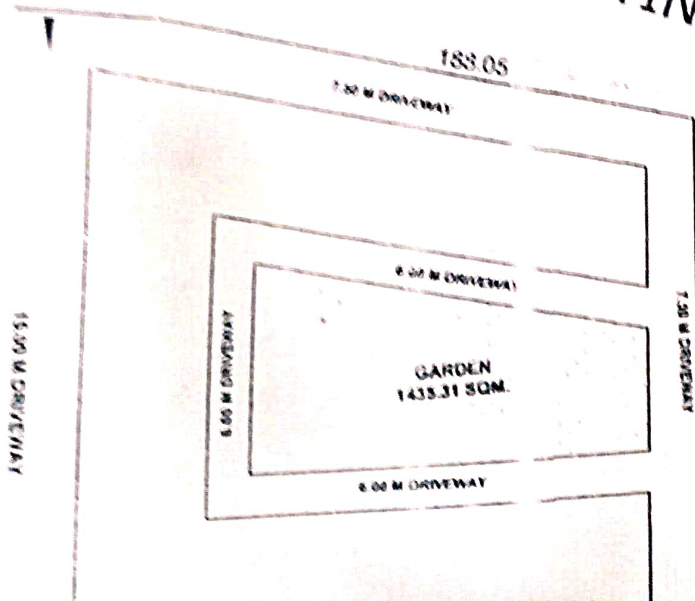
159
1/2/1/1
159
1/2/2/1
159
1/2/3/1
159
1/1/1



KHASRA PLAN
SCALE - (1:4000)

30.0 M WIDE EXISTING ROAD

PART-A



PARK-03
(PART-C)
222.43
sq. mt.

Pathway

54

53

52

51

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49

48

47

46

9.14x18.29

6.40x15.24

9.00 MT. WD CIRCULATION

PARK-04
(PART-C)
855.61 sq. mt.

PART-C

PART-C



LOCATION PLAN