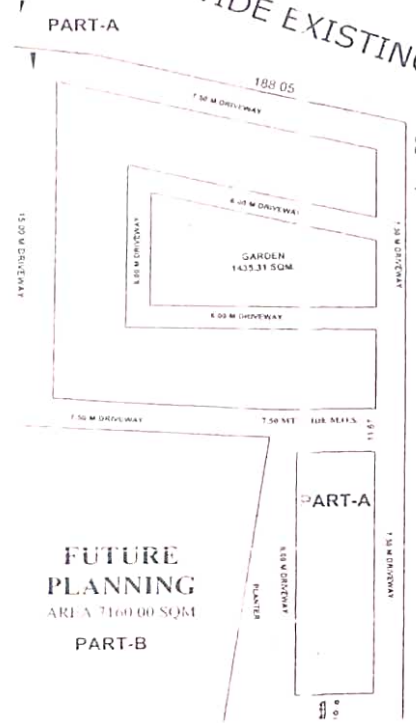


GOVT. KAKAD **HIGHLINE HERITAGE**

and up to 29/06/2024  
**APPROVED**  
 As Per Condition Given in  
 Memo No. IND/P-7956

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

**30.0 M WIDE EXISTING ROAD**



**PART-C**  
 9.00 MT WIDE CIRCULATION  
 6.40x15.24 AVG.  
 9.00 MT WIDE CIRCULATION

*Joint Director*  
 Joint Director  
 Town & Country Planning  
 INDORE

*Dr. Bhanu Prasad*  
 Dr. Bhanu Prasad  
 उपायुक्त

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, 159/2 GRAM - BHAWARASLA, TEHSIL - SANWER, DISTRICT - INDORE

**AREA STATEMENT**

1. TOTAL AREA OF LAND	= 37380.00 SQ.ME. (84.27% AC.)
2. AREA FOR MULTIDWELLING PART-A	= 15064.44 SQ.ME.
3. AREA LEFT FOR FUTURE PLANNING PART-B	= 11960.00 SQ.ME.
4. AREA FOR PLOTTED AREA	= 10355.55 SQ.ME.
<b>2. AREA DETAILS FOR MULTIDWELLING PART-A</b>	
1. AREA FOR MULTIDWELLING	= 2224.44 SQ.ME.
2. AREA LEFT FOR FUTURE PLANNING PART-B (KHASRA NO. 159/1/2/2/1, 159/1/1/1)	= 11960.00 SQ.ME.
<b>3. PROPOSED AREA FOR MULTIDWELLING PART-A</b>	<b>= 15064.44 SQ.ME.</b>
4. AREA UNDER ROAD WEENING	= 781.31 SQ.ME.
5. NET PLANNING AREA	= 14323.13 SQ.ME. 100.00%
6. PARK AREA	= 1435.31 SQ.ME. 10.00%
7. PERMISSIBLE GROUND COVERAGE	= 4209.83 SQ.ME. 30%
8. SERVICE AREA	= 137.76 SQ.ME. 1.20%
9. PROPOSED P.A.R. (1:2.2)	= 2808.26 SQ.ME.
10. PROPOSED HEIGHT	= 30.00 ME.
11. PROPOSED PDS	FRONT = 15.00 ME. SIDES = 7.50 ME. REAR = 7.50 ME.

**3. AREA DETAILS FOR PLOTTED AREA PART-C**

1. PROPOSED AREA FOR PLOTTING	= 10555.55 SQ.ME. 100%
2. PARK AREA (10%)	= 1055.55 SQ.ME. 10.00%
3. GENERAL RESIDENTIAL PLOTS	= 5638.0678 SQ.ME. 53.41%
4. PROPOSED SERVICE AREA	= 135.55 SQ.ME. 1.00%
5. ECONOMICAL WEAKER SECTION	= 346.83 SQ.ME. 3.28%
6. ROAD AREA	= 3409.77 SQ.ME. 32.31%

**CALCULATION FOR INFORMAL SECTOR**

NO. OF UNITS PROPOSED RESIDENTIAL COLONY	55
NO. OF UNITS REQUIRED EWS & LIG 15% OF 55	8.25
NO. OF EWS UNITS REQUIRED - 60% OF 8.25	4.95
NO. OF EWS UNITS PROPOSED	547.5 UNITS
NO. OF LIG UNITS REQUIRED - 40% OF 8.25	4.13
NO. OF LIG UNITS PROPOSED	547.4 UNITS
EWS PLOTS - 5 (3.30% OF 15)	= 107.75 SQ.ME.
LIG PLOTS - 4 (4.00% OF 10)	= 199.08 SQ.ME.
TOTAL	= 346.83 SQ.ME.

**PARKING CALCULATION**

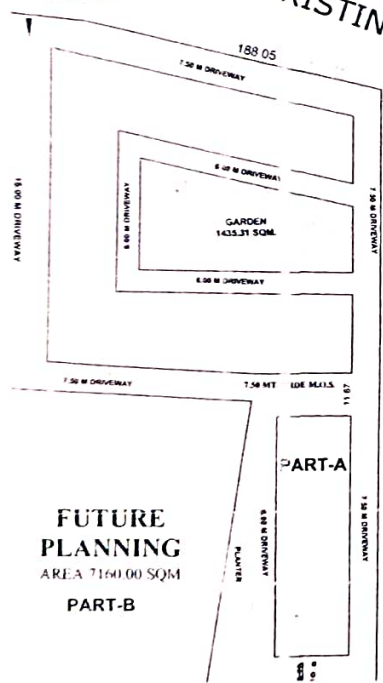
- MULTIDWELLING (PLOTS 4 & 8)  
 AS PER PROVISION OF M.P. GRAM VIKAS NIYAM 2012 & INDORE DEVELOPMENT PLAN 2017  
 1) 100 SQ.M. FOR EACH 100 SQ.M. BUILT AREA FOR COMMERCIAL  
 2) 100 SQ.M. FOR EACH 100 SQ.M. BUILT AREA FOR PROFESSIONAL OFFICES FOR PARKING  
 3) 20 SQ.M. FOR EACH 100 SQ.M. BUILT AREA FOR RESIDENTIAL FOR PARKING  
 4) 20 SQ.M. FOR EACH 100 SQ.M. BUILT AREA FOR RESIDENTIAL FOR PARKING  
 5) 20 SQ.M. FOR EACH 100 SQ.M. BUILT AREA FOR RESIDENTIAL FOR PARKING

# GOVT. KAKAD HIGHLINE HERITAGE

Valid up to: 29/06/2024  
 APPROVED  
 As Per Condition Given in  
 Memo No. INOP - 7956

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

30.0 M WIDE EXISTING ROAD



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

*Jwal*  
 Assistant Director  
 Town & Country Planning  
 INDORE

*Shakti*  
 कु. भूति लायके  
 उपयुक्ती

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	= 2776.00 SQ. MT. (13.27% area)
2. AREA FOR MULTIDWELLING PART-A	= 1504.44 SQ. MT.
3. AREA LEFT FOR FUTURE PLANNING PART-B	= 1160.00 SQ. MT.
4. AREA FOR PLOTTED AREA	= 1055.55 SQ. MT.
<b>2. AREA DETAILS FOR MULTIDWELLING PART-A</b>	
1. AREA FOR MULTIDWELLING	= 1223.44 SQ. MT.
2. AREA LEFT FOR FUTURE PLANNING PART-B (KHASRA NO. 159/1/2/3/1, 159/1/1/1)	= 716.00 SQ. MT.
<b>3. PROPOSED AREA FOR MULTIDWELLING PART-A</b>	
4. AREA UNDER ROAD WIDENING	= 761.31 SQ. MT.
<b>5. NET PLANNING AREA</b>	= 1430.13 SQ. MT. (100.00%)
6. PARK AREA	= 143.21 SQ. MT. (10.00%)
7. PERMISSIBLE GRADING COVERAGE	= 4296.42 SQ. MT. (30%)
8. SERVICE AREA	= 157.75 SQ. MT. (1.00%)
9. PROPOSED F.A.P. (1:2.0)	= 2868.25 SQ. MT.
10. PROPOSED HEIGHT	= 35.00 FT.
11. PROPOSED MO'S	FRONT = 15.00 FT. SIDES = 7.50 FT. REAR = 7.50 FT.
<b>3. AREA DETAILS FOR PLOTTED AREA PART-C</b>	
1. PROPOSED AREA FOR PLOTTING	= 1055.55 SQ. MT. (100%)
2. PARK AREA (10%)	= 105.55 SQ. MT. (10.00%)
3. GENERAL RESIDENTIAL PLOTS	= 5638.0678 SQ. MT. (53.41%)
4. PROPOSED SERVICE AREA	= 125.55 SQ. MT. (1.00%)
5. ECONOMICAL WEATHER SECTION	= 346.62 SQ. MT. (3.00%)
6. ROAD AREA	= 3409.77 SQ. MT. (32.31%)
<b>CALCULATION FOR INFORMAL SECTOR</b>	
NO. OF UNITS PROPOSED RESIDENTIAL COLONY	03
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	547.9025
NO. OF LIG UNITS REQUIRED - 40% OF 8.25	3.3
NO. OF LIG UNITS PROPOSED	547.9025
EWS PLOTS 5 (3.50x10.75)	= 157.50 SQ. MT.
LIG PLOTS 4 (4.00x10.30)	= 166.08 SQ. MT.
TOTAL	= 346.62 SQ. MT.
<b>PARKING CALCULATION</b>	
MULTI DWELLING - 10 UNITS X 8 B	
AS PER PROVISION OF M.P. GRAM VIKAS NIYAM 2012 & INDORE DEVELOPMENT PLAN 2021	
11. 1 E.C.S. FOR EACH 50 SQ. MT. BUILT AREA FOR COMMERCIAL	
21. 1 E.C.S. FOR EACH 100 SQ. MT. BUILT AREA FOR PROFESSIONAL OFFICES FOR PARKING	
03. 25 SQ. M. CLAN IN OPEN PARKING	
03. 30 SQ. M. CLAN IN SITE PARKING	
03. 30 SQ. M. CLAN IN ON-ROAD 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



9

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.
<b>2. AREA DETAILS FOR MULTIDWELLING PART-A</b>			
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	<b>PROPOSED AREA FOR MULTIDWELLING PART-A</b>	=	<b>15064.44 sq.mt.</b>
4	AREA UNDER ROAD WIDENING	=	761.31 sq.mt.
5	<b>NET PLANNING AREA</b>	=	<b>14303.13 sq.mt. 100.00%</b>
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.

KHASRA PLAN  
SCALE - (1:4000)



TOWARD BHANGYA

<b>3. AREA DETAILS FOR PLOTTED AREA PART-C</b>			
1	PROPOSED AREA FOR PLOTTING	=	10555.55 sq.mt. 100%
2	PARK AREA [10%]	=	1055.55sq.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)	= 167.95 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.  
@ 25 SQ.M/CAR IN OPEN PARKING  
@ 30 SQ.M/CAR IN STILT PARKING  
@ 35 SQ.M/CAR IN BASEMENT PARKING

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

UPPER CORRIDOR

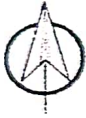




**REVISED PLAN OF RESIDENTIAL MULTI DWELLING  
& PLOTTED DEVELOPMENT AT Khasra Nos.-  
159/1/2/1/1, 159/1/2/2/1, 159/1/2/3/1, 159/1/1/1, 159/1/2  
GRAM - BHAWARASLA , TEHSIL- SANWER, DISTRICT  
-INDORE**

**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.
<b>2. AREA DETAILS FOR MULTIDWELLING PART-A</b>			
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	<b>PROPOSED AREA FOR MULTIDWELLING PART-A</b>	=	<b>15064.44 sq.mt.</b>
4	AREA UNDER ROAD WIDENING	=	761.31 sq.mt.
5	<b>NET PLANNING AREA</b>	=	<b>14303.13 sq.mt. 100.00%</b>
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.
<b>3. AREA DETAILS FOR PLOTTED AREA PART-C</b>			
1	PROPOSED AREA FOR PLOTTING	=	10555.55 sq.mt. 100%
2	PARK AREA [10%]	=	1055.55sq.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**

PLAN  
T.S.)

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

# HERITAGE

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

9.14x18.29  
 6.40x15.24

TWO CIRCULATION  
 RT-C

6.40x15.24 AVG.  
 9.00 MT. WIDE CIRCULATION

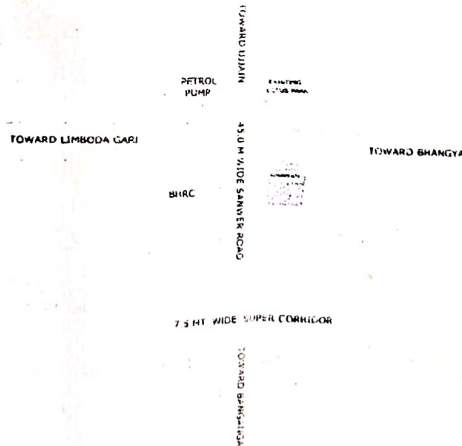
PART-C

*Asst. Dir.*  
 Assistant Director  
 Town & Country Planning  
 INDORE

*Dr. M. L. S.*  
 Dr. मुक्ति लायके  
 उपयंत्री

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

- TOTAL AREA OF LAND
- AREA FOR MULTIDWELLING PART A
- AREA LEFT FOR FUTURE PLANNING PART B
- AREA FOR PLOTTED AREA
- AREA DETAILS FOR MULTIDWELLING
  - AREA FOR MULTIDWELLING
  - AREA LEFT FOR FUTURE PLANNING PART B (KHASRA NO. 159/1/2/3/1, 159/1/1/1)
- PROPOSED AREA FOR MULTIDWELLING
- AREA UNDER ROAD WIDENING
- NET PLANNING AREA
- PARK AREA
- PERMISSIBLE GROUND COVERAGE
- SERVICE AREA
- PROPOSED F.A.P. (1:2.0)
- PROPOSED HEIGHT
- PROPOSED MOS

FRONT SIDES REAR

3. AREA DETAILS FOR PLOTTED AREA PART B

- PROPOSED AREA FOR PLOTTING = 10
- PARK AREA [10%] = 1
- GENERAL RESIDENTIAL PLOTS = 56
- PROPOSED SERVICE AREA =
- ECONOMICAL WEAKER SECTION =
- 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 DEVELOPMENT PLAN 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 ROAD
  - FOR PARKING @ 25 SQ.M/CAR IN OPEN PARKING

GOVT. KAKAD

# HIGHLINE HERITAGE

did up to 29/06/2021

APPROVED

As Per Condition Given in Memo No. INDORR - 7956

*S. S. S.*  
Joint Director  
Town & Country Planning  
INDORR (M.P.)

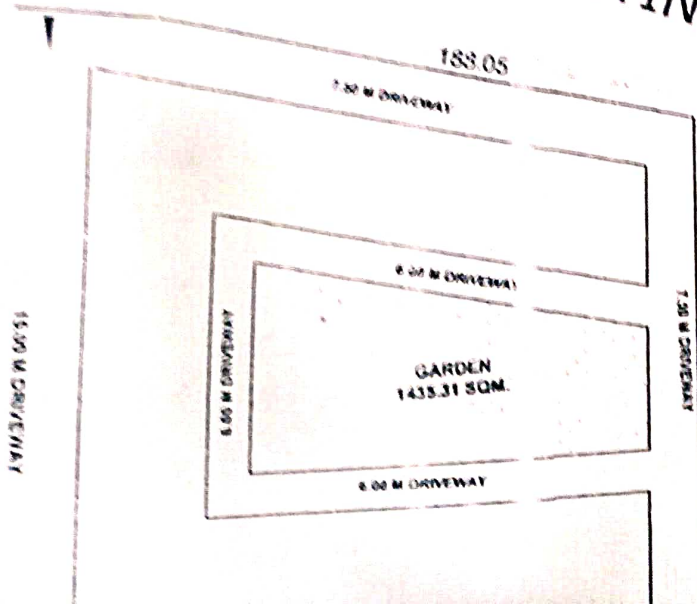
159  
1/2/1/1  
159  
1/2/2/1  
159  
1/2/3/1  
159  
1/1/1



KHASRA PLAN  
SCALE - (1:4000)

## 30.0 M WIDE EXISTING ROAD

PART-A



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

- 54
- 53
- 52
- 51
- 50
- 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