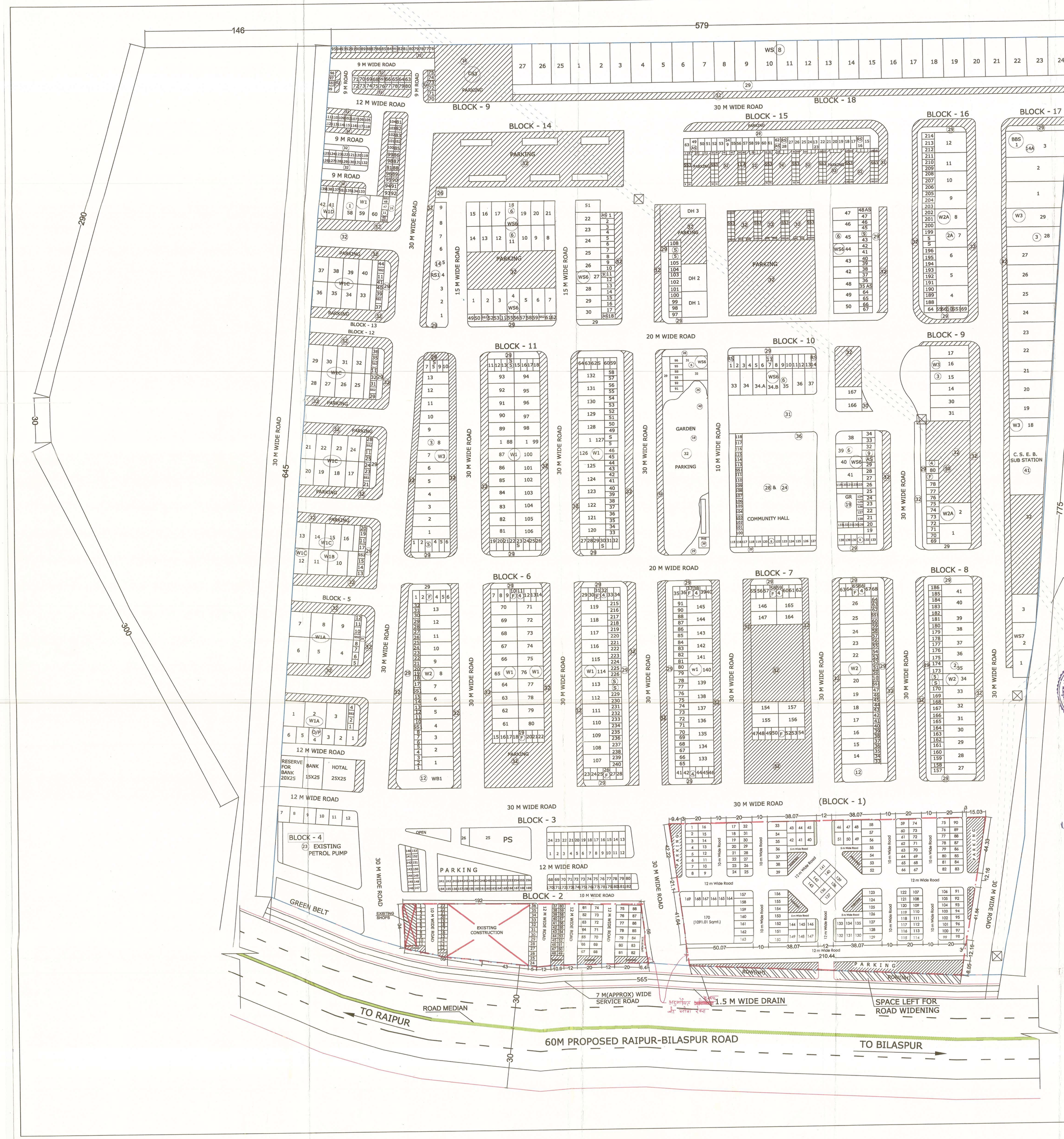

AREA STATEMENT BEFORE

S.NO	PARTICULARS	AREA IN HECT.	AREA IN %
1.	TOTAL SALABLE AREA	14.29	37.46
2.	AREA UNDER TRUCK PARKING & PARKING YARD	9.790	25.66
3.	GREEN BELT	1.360	3.57
4.	SATE BACK AND OPEN AREA	3.000	7.86
5.	AREA UNDER ROADS	8.947	23.45
6.	AREA FOR AMENITIES	0.783	2.00
	TOTAL	38.15	100.00 %

DETAILS OF PREVIOUS LAYOUT

S.NO.	PARTICULARS	SIZE IN MTR	NOS.
1.	WARE HOUSE (W1)	10X20	98
2.	WARE HOUSE (W2)	10X25	41
2.	WARE HOUSE (W2)	10X25	41
2A.	WARE HOUSE (W2A)	15X25	11
3.	WARE HOUSE (AVERAGE) (W3) WARE HOUSE (W3) WARE HOUSE (W3) AVERAGE	10X25 10X30 15X35	13 6 12
4.	FORWARDING AGENTS (F)	5X10	81
5.	SHOPS (S)	5X10	233
6.	WORK SHOPS (ES6)	10X20	53
7.	WORK SHOPS (ES7)	15X25	3
8.	WORK SHOPS (ES8)	15X30	27
9.	AUTOMOBILE SHOPS (AS)	5X10	80
10.	SMALL SHOPS (SS1)	4X5	133
11.	SMALL SHOPS (SS2)	5X5	182
11A.	SMALL SHOPS (SS3)	3X3	238
12.	WEIGH BRIDGE (WB1+2)	15X45 15X35	2
13.	REPAIR SHOPS (RS)	5X10	28
14.	REPAIR SHOPS (AVERAGE)	10X12.50	9
15A.	BODY BUILDING SHOPS (BBS1) (AVERAGE)	20X45	3
16.	DHABA (DH)	20X20	22
17.	DHABA (DH)	15X20	21
18.	GARDEN RAISED		1
19.	GARDEN RESTAURANT (G.R)		1
20.	INSURANCE AGENTS (IA)	5X10	24
21.	OFFICE/ADMN/POST OFFICE O/P	10X12.50	12
22.	BANK	15X26	01
23.	PETROL PUMP (PP1)	80X30	01
24.	FIRE STATION (FS)	25X25	1
25.	POLICE THANA (PS) (AVERAGE)	33X7	1
26.	TOILET AND SULABH		4
27.	HOTEL (H)	25X25	1
29.	SET PACK		
30.	GREEN BELT		
31.	OPEN AREA		
32.	IDLE TRUCK PARKING & PARKING		
33.	SUB STATION	1120 Sq.m.	1
34.	RESERVE AREA FOR RDA		1
35.	ROAD SIDE COMMERCIAL AREA	20241 Sq.m	
36.	O.H.T		1
37.	AREA UNDER ROADS		
38.	COMMUNITY HALL	4000 Sq.m	1
39.	PRIMARY HEALTH CENTRE	10X10	1
40.	DALBHAT CENTRE		1
41.	W1A - 1 TO 9	1626X20 M	9
42.	W1B - 10 TO 11	14.87X20 M	2
43.	MIC - 12 TO 40	15X20 M	29
44.	W1D - 41 TO 42	6.97X20 M	2

APPROVED BY : JOINT DIRECTOR TOWN AND COUNTRY PLANNING , RAIPUR
VIDE LETTER NO 4370 T & C P RAIPUR DATE : 25.7.2008

DETAILS OF PROPOSED COMMERCIAL LAYOUT PLAN IN BLOCK- 1 (5.7¾ACRE PLOT)

Area Statement, Block-1 (Transport Nagar)

S.NO	PLOT NO	TOTAL PLOT	LENGTH	WIDTH	AREA IN SQMT.	AREA PER PLOT IN SQFT.	TOTAL AREA (SQMT.)	TOTAL AREA (SQFT.)
1	2 to 7, 10 to 15, 18 to 23, 26 to 31	24	5	10	50	538.20	1200.00	12916.69
2	60 to 65, 68 to 73, 76 to 81, 84 to 89, 92 to 98, 99 to 105, 108 to 114, 115 to 121	52	10	5	50	538.20	2600.00	27986.17
3	34 to 39, 52to 57, 123 to 129, 150 to 156, 157 to 163	33	15	5.9	88.5	952.61	2920.50	31436.00
4	40 to 42, 49 to 51, 130 to 132, 147 to 149	12	7	10	70	753.47	840.00	9041.68
5	133 to 135, 144 to 146	6	7	8.1575	57.1025	614.65	342.62	3687.88
	164 to 168	5	6	11.8	70.8	762.08	354.00	3810.42
6	1	1	-	-	59.8826	644.5709	59.88	644.57
7	8	1	-	-	58.4939	629.6231	58.49	629.62
8	9	1	-	-	58.4939	629.6231	58.49	629.62
9	16	1	-	-	60.6538	652.8720	60.65	652.87
10	17	1	-	-	61.9567	666.8963	61.96	666.90
11	24	1	-	-	58.47	629.3981	58.47	629.40
12	25	1	-	-	58.51	629.8480	58.51	629.85
13	32	1	-	-	63.32	681.53	63.32	681.53
14	33	1	-	-	105.68	1137.48	105.68	1137.48
15	43	1	-	-	66.1186	711.6947	66.12	711.69
16	44	1	-	-	66.5054	715.8581	66.51	715.86
17	45	1	-	-	66.8923	720.0227	66.89	720.02
18	46	1	-	-	66.8923	720.0227	66.89	720.02
19	47	1	-	-	66.5054	715.8581	66.51	715.86
20	48	1	-	-	66.1186	711.6947	66.12	711.69
21	58	1	-	-	105.675	1137.4762	105.68	1137.48
22	59	1	-	-	72.367	778.9519	72.37	778.95
23	66	1	-	-	58.4939	629.6231	58.49	629.62
24	67	1	-	-	58.4939	629.6231	58.49	629.62
25	74	1	-	-	73.1249	787.1098	73.12	787.11
26	75	1	-	-	74.7354	804.4451	74.74	804.45
27	82	1	-	-	58.4939	629.6231	58.49	629.62
28	83	1	-	-	58.4939	629.6231	58.49	629.62
29	90	1	-	-	75.4933	812.6031	75.49	812.60
30	91	1	-	-	62.1416	668.8866	62.14	668.89
31	106	1	-	-	62.1416	668.8866	62.14	668.89
32	107	1	-	-	62.1416	668.8866	62.14	668.89
33	122	1	-	-	87.579	942.6925	87.58	942.69
34	136	1	-	-	82.5549	888.6135	82.55	888.61
35	137	1	-	-	81.6965	879.3738	81.70	879.37
36	138	1	-	-	82.5498	888.5586	82.55	888.56
37	139	1	-	-	81.6965	879.3738	81.70	879.37
38	140	1	-	-	82.5524	888.5866	82.55	888.59
39	141	1	-	-	81.6965	879.3738	81.70	879.37
40	142	1	-	-	82.5549	888.6135	82.55	888.61
41	143	1	-	-	81.6965	879.3738	81.70	879.37
42	169	1	-	-	113.9552	879.3738	113.96	1226.60
43	170	1	-	-	1091.0159	16761.4261	1091.02	11743.60
	TOTAL	170					12012.95	129306.33

AREA STATEMENT OF LAYOUT (BLOCK-2) APPROVED BY TOWN AND COUNTRY PLANNING DATED ON 04.03.2018

S.NO	PARTICULARS	AREA IN SQMT.	AREA IN ACRE.	AREA IN %
1.	TOTAL AREA OF BLOCK-2	9877.00	2.39	
2.	EXISTING SHOP AREA	300.00	0.07	
3.	EXISTING PETROL PUMP AREA	3167.00	0.78	
4.	NET PLANNING AREA OF BLOCK-2	6210.00	1.53	100 %
5.	TOTAL SALABLE AREA	2855.43	0.70	46 %
6.	AREA UNDER PARKING	386.94	0.09	6.23 %
7.	AREA UNDER ROAD	2967.63	0.73	47.77 %

APPROVED BY : JOINT DIRECTOR TOWN AND COUNTRY PLANNING , RAIPUR
VIDE LETTER NO 9886 T & C P RAIPUR DATE : 04.03.2018

NOTE : ACCORDING TO SITE INSPECTION SALEABLE AREA OF 2.39 ACRE INCREASED WITH 69.00 SQMT. AFTER REMOVING THE SITE ENCROACHMENT WHICH IS CORRECTED IN THE ABOVE AREA STATEMENT & ON THE PLOT DETAIL SHEET (PLOT NO. 1 TO 23) OF 2.39 ACRE.

PROPOSED AREA STATEMENT OF NEW LAYOUT (BLOCK-1) 5.7¾ACRE

S.NO	PARTICULARS	AREA IN SQMT.	AREA IN ACRE.	AREA IN %
1.	TOTAL AREA OF BLOCK-1	23254.29	5.74	100 %
2.	TOTAL SALABLE AREA	11996.356	2.96	51.58%
3.	AREA UNDER PARKING /SETBACK	2008.8803	0.49	8.63%
4.	AREA UNDER ROAD	9099.8023	2.24	39.13%
4.	GREEN BELT	149.2714	0.03	0.64%

AE /EE/ SE	CE	CEO
Superintending Engineer Raipur Development Authority, Raipur (C.G.)	Chief Engineer Raipur Development Authority Raipur (C.G.)	Chief Executive Officer Raipur Development Authority RAIPUR (C.G.)

DETAILS OF LAYOUT PLAN OF BLOCK- 2

NOTE : BLOCK-2 LAYOUT APPROVED BY **TOWN & COUNTRY PLANNING** DATED ON 04.03.2018

BLOCK NO	PLOT NO	TOTAL PLOT	LENGTH	WIDTH	AREA IN SQMT.	AREA PER PLOT IN SQFT.	TOTAL AREA (SQMT.)	TOTAL AREA (SQFT.)
BLOCK-2 PROPOSED NEW PLOTS AFTER REVISION (88 PLOTS)	1 TO 11, 12 TO 23	23	3	7	21	226.04	483	5198.969
	24	1	-	-	24.63	265.12	24.63	265.1151
	25 TO 60	36	5.3	3.5	18.55	199.67	667.8	7188.139
	61 TO 88	28	10	6	60	645.83	1680	18083.37
TOTAL		88					2855.43	30735.59

RAWABHATA TRANSPORT NAGAR, RAIPUR

FOR PRINT ON A1 PAPER		REVISION	NORTH
SCALE	1:1000		
DATE	28.06.2018		

RAIPUR DEVELOPMENT AUTHORITY, RAIPUR [CG.]