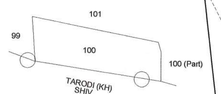
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

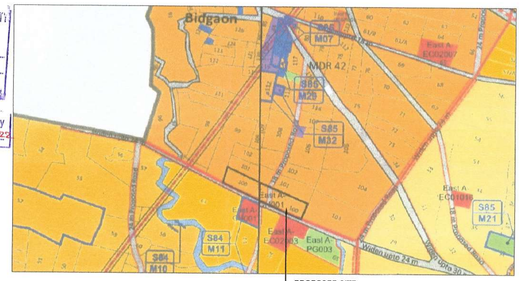
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT 20/10/2022
FOR THE LAYOUT/ SITE OF KH.NO 100/1
MOUZA BIDGAON TAHSIL KAMPTEE

This Layout Plan is tentatively / finally approved by Metropolitan Commissioner Dated 11-04-2023

This sanction is subject to conditions of
N.A. order Dt. 13-03-2023
N.A.T.P. order Dt.



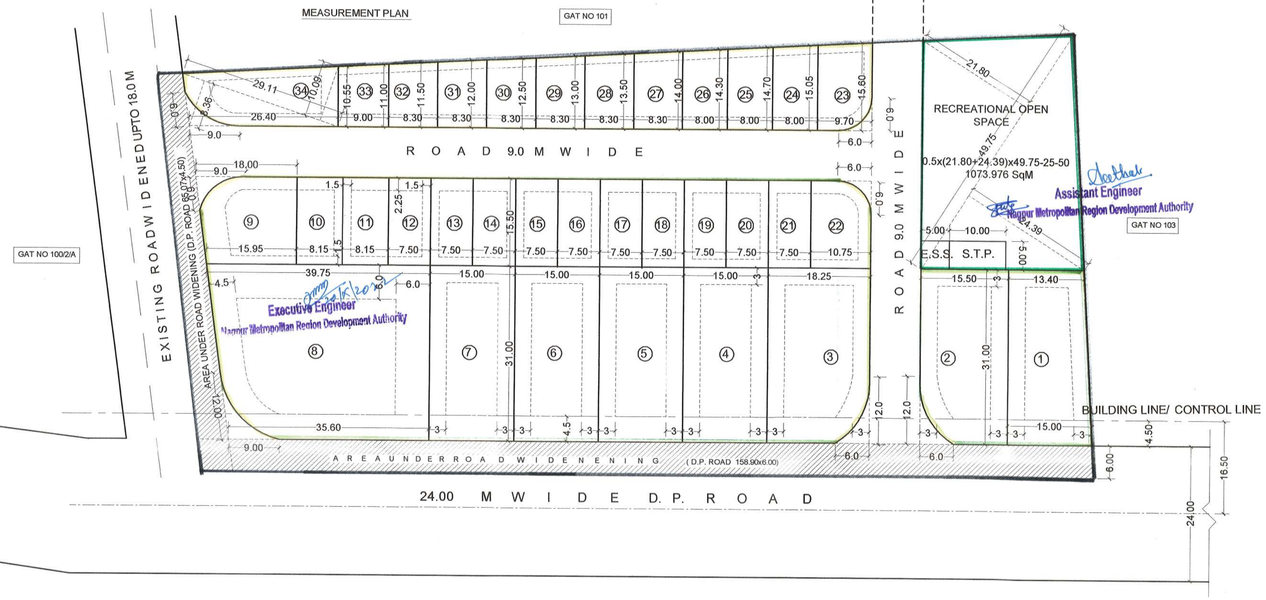
LOCATION PLAN



D.P.SHEET NO 84 & 85

AREA OF LAND AS PER POSSESSION
= 0.50(66.430 + 72.180) x 171.704
= 11899.945 SqM

MEASUREMENT PLAN



LAYOUT PLAN

(SCALE - 1 : 500)

DETAILS OF PLOT AREA :

PLOT NO	NOS	SIZE	AREA IN Sq.M.	TAN(-)	NET AREA	TOTAL NET AREA	NET PLOT AREA FOR F.S.I (Sq.M.)	BASIC AREA (Sq.M.)	ADDITIONAL F.S.I. (SqM) ON PAYMENT OF PREMIUM
A	B	C	D	E	F	G	H	I	K
1	1	0.50 (15.00+13.40) x 31.00	440.200		440.200	440.200	440.200	1.10	0.30
2	1	15.50 x 31.00	480.500	14.92	465.580	465.580	465.580	1.10	0.30
3	1	18.25 x 31.00	565.750	14.92	550.830	550.830	550.830	1.10	0.30
4 TO 7	4	15.00 x 31.00	465.000		465.000	1860.000	1860.000	1.10	0.30
8	1	0.50(35.60+39.75) x 31.00	1167.925	23.025	1144.900	1144.900	1144.900	1.10	0.30
9	1	0.50(15.95+18.00) x 15.50	263.112	11.77	251.342	251.342	251.342	1.10	0.30
10	1	8.15 x 15.50	126.325	-	126.325	126.325	126.325	1.10	0.30
11	1	8.15 x 15.50	126.325	-	126.325	126.325	126.325	1.10	0.30
12 TO 21	10	7.50 x 15.50	116.250	-	116.250	1162.500	1162.500	1.10	0.30
22	1	10.75 x 15.50	166.625	7.72	158.905	158.905	158.905	1.10	0.30
23	1	0.50(15.600+15.050) x 9.70	148.652	7.72	140.932	140.932	140.932	1.10	0.30
24	1	0.50(15.050+14.700) x 8.00	119.000	-	119.000	119.000	119.000	1.10	0.30
25	1	0.50(14.700+14.300) x 8.00	116.000	-	116.000	116.000	116.000	1.10	0.30
26	1	0.50(14.300+14.000) x 8.00	115.370	-	115.370	115.370	115.370	1.10	0.30
27	1	0.50(14.000+13.500) x 8.30	114.125	-	114.125	114.125	114.125	1.10	0.30
28	1	0.50(13.500+13.000) x 8.30	109.975	-	109.975	109.975	109.975	1.10	0.30
29	1	0.50(13.000+12.500) x 8.30	105.825	-	105.825	105.825	105.825	1.10	0.30
30	1	0.50(12.500+12.000) x 8.30	101.675	-	101.675	101.675	101.675	1.10	0.30
31	1	0.50(12.000+11.500) x 8.30	97.525	-	97.525	97.525	97.525	1.10	0.30
32	1	0.50(11.500+11.000) x 8.30	93.375	-	93.375	93.375	93.375	1.10	0.30
33	1	0.50(11.000+10.550) x 9.00	96.975	-	96.975	96.975	96.975	1.10	0.30
34	1	0.50(8.360+10.09) x 29.11	268.539	11.77	256.769	256.769	256.769	1.10	0.30
TOTAL AREA						7754.483	7754.483		

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN FOR KH NO.: 100/1, P.H. NO 33, MOUZA: BIDGAON, TA: KAMPTEE, DISTT.: NAGPUR BELONGS TO M/s HARODE INFRASTRUCTURE

PARTNERS
SHRI ARUN NAMDEORAO HARODE
SHRI NILESH NAMDEORAO KARWATKAR

A	AREA STATEMENT		
	1. AREA OF PLOT		
	a) AS PER OWNERSHIP DOCUMENT (7/12 RECORDS)		11900.000 Sq.M.
	b) AS PER MEASURMENT SHEET (K PART)		11900.000 Sq.M.
	c) AS PER SITE (MINIMUM AREA)		11899.945 Sq.M.
	2. DEDUCTION FOR		
	a) PROPOSED D.P. WIDENING AREA (158.90x6.00+65.07x4.50)		1246.215 Sq.M.
	b) ANY D.P. RESERVATION AREA		-
	c) NATURAL WATER COURSE AREA		-
		TOTAL (a+b+c)	1246.215 Sq.M.
	3. GROSS AREA OF PLOT (1-2)	100 %	10653.730 Sq.M.
	4. RECREATIONAL OPEN SPACE		
	a) REQUIRED	10 %	1065.373 Sq.M.
	b) PROPOSED	10.080 %	1073.976 Sq.M.
	5. AMENITY SPACE		
	a) REQUIRED		0.000
	b) PROPOSED		0.000
	6. S.T.P	0.469 %	50.000 Sq.M.
	7. E.S.S.	0.235 %	25.000 Sq.M.
	8. SERVICE ROAD WIDENING		0.000
	9. INTERNAL ROAD AREA	16.429 %	1750.271 Sq.M.
	10. AREA UNDER LAYOUT PLOTS	72.787 %	7754.483 Sq.M.
	11. NET AREA OF PLOTS FOR FSI CALCULATIONS = (3 - 5b)		10653.730 Sq.M.
	12. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (11/10)		1.374

STATEMENT OF AREA CALCULATION

1] RECREATIONAL OPEN SPACE	0.5x(21.80+24.39)x49.75		1148.976 SqM
DEDUCT E.S.S.	5.00 x 5.00	(-)	25.000 SqM
DEDUCT S.T.P.	10.00 x 5.00	(-)	50.000 SqM
NET AREA OF RECREATIONAL OPEN SPACE			1073.976 SqM
2] ROAD WIDENING 24.0 M WIDE D.P. ROAD 158.90x(6.05+5.95)x0.5			953.400 SqM
18.0 M WIDE D.P. ROAD 65.07x(4.50+4.50)x0.5			292.815 SqM
NET AREA OF ROAD WIDENING			1246.215 SqM

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 07.09.2021 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORD/ LAND RECORD DEPARTMENT/CITY SURVEY RECORS.

N. K. PALSAPURE

NOTE:

PLOT BOUNDRY AS PER K PART
PLOT BOUNDRY AS PER SITE MEASUREMENT
OPEN SPACE SHOWN IN
RESIDENTIAL LAYOUT SHOWN IN

OWNERS NAME AND SIGNATURE

ARUN NAMDEORAO HARODE

NILESH NAMDEORAO KARWATKAR

LICENCED ENGINEER NAME AND SIGNATURE

N. K. PALSAPURE
M.Tech (Struct.), M.I.E
9-E, SURYA NAGAR, NGPUR.
Mobile No.:9422113814

PALSAPURE & ASSOCIATES
Consultant Engineers, Project Consultant
Regd. Valuer, Interior Designer
9E, SURYA NAGAR, NAGPUR - 8

JOB NO	DRAWING NO	SCALE	PRINT SCALE	DRAWN BY	CHECKED BY	LINCENCE NO OF LINCENCE ENGG.
		1:500	1:0.5		N. K. PALSAPURE	13

PATH: H:\DESKTOP\LAYOUT HARODESUBMISSION