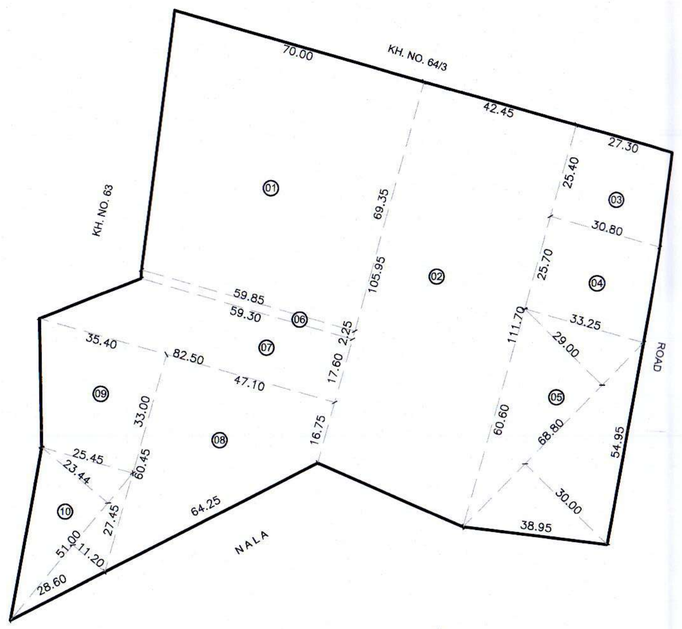
SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA INSQM.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(48.75+44.90)X12.70 1/2(6.15+34.00)X61.90	594.67 1242.64		1837.31 −50.00	01	1787.31	
			1837.31		1787.31			
02	W.T.P. E.S.S.	5.00 X 5.00 5.00 X 5.00	25.00 25.00		50.00	01	50.00	
			50.00					

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT 12/09/2023
FOR THE LAYOUT SITE OF KH.NO. 64/4
MOUZA TARODI (KHU) TAHSIL KAMPTEE

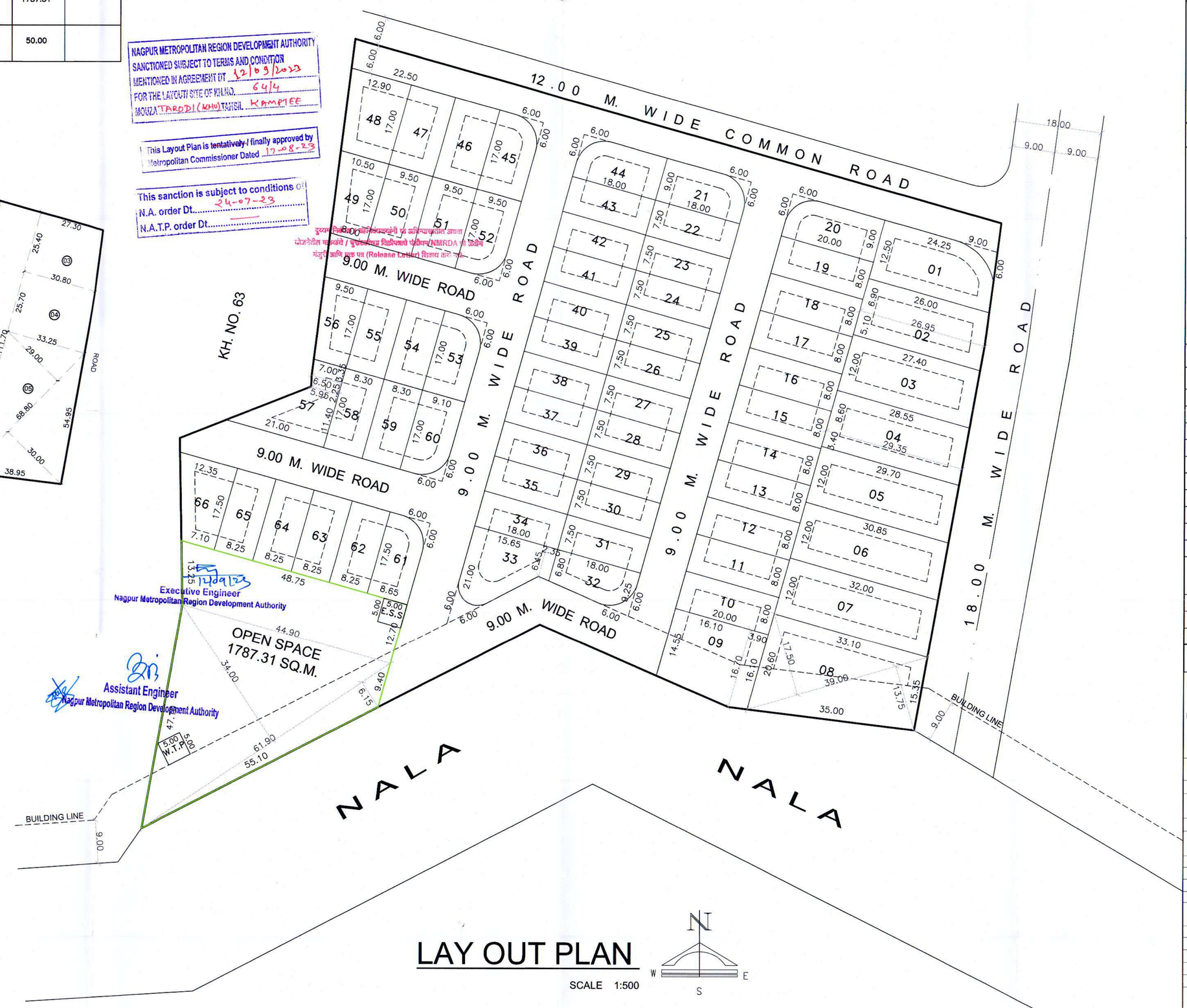
This Layout Plan is tentatively / finally approved by Metropolitan Commissioner Dated 17-08-23

This sanction is subject to conditions of
N.A. order Dt. 24-07-23
N.A.T.P. order Dt.



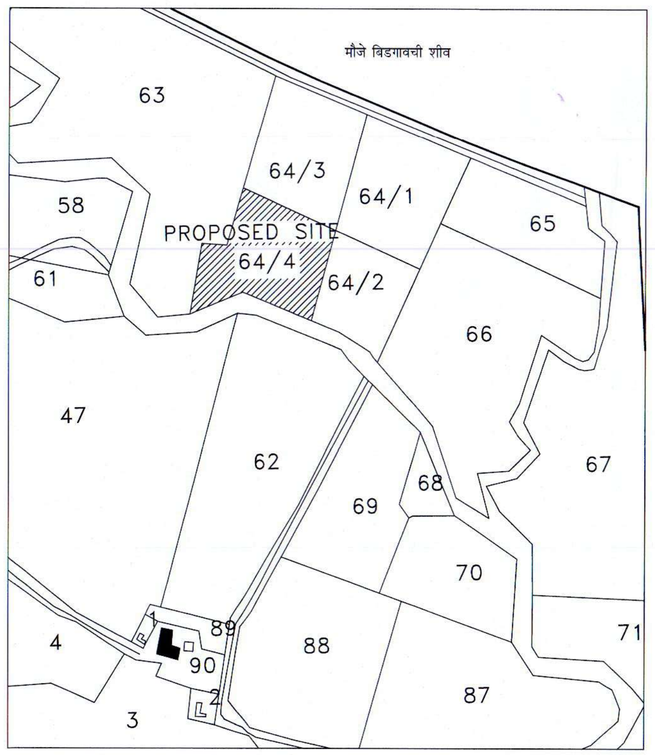
KEY - PLAN
SCALE 1:1000

SR.NO	'K' PRAT		SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1.	1/2(70.00+59.85)X69.35	4502.54
		2.	1/2(105.95+111.70)X42.45	4619.62
		3.	1/2(27.30+30.80)X25.40	737.87
		4.	1/2(30.80+33.25)X25.70	823.04
		5.	1/2(29.00+30.00)X68.80	2029.60
		6.	1/2(59.85+59.30)X2.25	134.04
		7.	1/2(59.30+82.50)X17.60	1247.84
		8.	1/2(16.75+60.45)X47.10	1818.06
		9.	1/2(35.40+25.45)X33.00	1004.02
		10.	1/2(11.20+23.44)X51.00	883.32
				17799.95
			SAY AS	17800.00



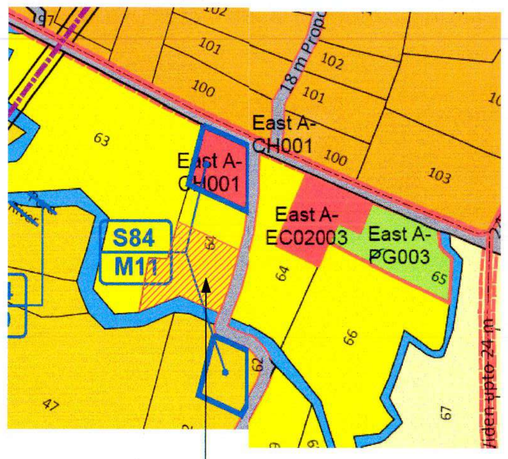
LAY OUT PLAN
SCALE 1:500

SITE PLAN



MOUZA- TARODI.
P.H. NO. 33.
TAH.- KAMPTEE.
DIST- NAGPUR
SCALE 1:5000

D.P. SHEET NO. 84, 85



LAND BOUNDARY SHOWN THUS	
OPEN SPACE SHOWN THUS	
AMINITY SPACE SHOWN THUS	
PLOTABLE AREA SHOWN THUS	
MAIN APPROCH ROAD SHOWN THUS	
E.W.S./ L.I.G. AFFORDABLE PLOTS SHOWN THUS	

NOTE:−
WEST WATER TREATEMENT & RECYCLING PLANT, ELECTRIC SUBSTATION SHOULD BE PROVIDED IN AMINITY SPACE AS PER CLOUSE NO. 3.6 & 13.4.1 OF UDCPR.−2020

PROJECT

FINAL DEMARCATED RESIDENTIAL LAY OUT PLAN ON KH NO-64/4, P.H. NO.-33, MOUZA- TARODI (KHU.), TAH.- KAMPTEE, DIST.-NAGPUR

OWNER :- SHRI. MAYUR NARAYAN SHIWANKAR.

AREA STATEMENT

1. GROSS AREA OF LAND/ PLOT
(MINIMUM AREA OF A,B,C, TO BE CONSIDERED)
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 1.7830 H.R
B) AS PER MEASURMENT SHEET = 1.78 H.R
C) AS PER SITE = 1.78 H.R

2. DEDUCTION FOR
A) PROPOSED D.P/ D.P. ROAD WINDING AREA/ SERVICE ROAD / HIGHWAY WIDENING − NIL
B) ANY D.P. RESERVATION AREA −NIL
TOTAL (A+B) −NIL

3. BALANCE AREA OF PLOT (1−2)	− 17800.00 SQ.M.
4. AMENITY SPACE (IF APPLICABLE)	
A) REQUIRED	− N.A.
B) ADJUSTMENT OF 2(B), IF ANY	− N.A.
C) BALANCE PROPOSED	− N.A.
5. NET PLOT AREA (3−4(C))	− 17800.00 SQ.M.(100.00%)
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
A) REQUIRED	− 1780.00 SQ.M.(10%)
B) PROPOSED	− 1787.31 SQ.M.(10.04%)
7. E.S.S. & W.T.P.	− 50.00 SQ.M.(0.28%)
8. INTERNAL ROAD AREA	− 4068.05 SQ.M.(22.86%)
9. AREA UNDER LAYOUT PLOTS	− 11894.64 SQ.M.(66.82%)
10. PRO− RATA FACTOR FOR FSI CALCULATIN ON LAYOUT PLOTS=5/9) 17800.00/11894.64 = 1.496	
13. AREA FOR INCLUSIVE HOUSING	
A) REQUIRED	N.A.
B) PROPOSED	

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

NOS	PLOT NO.	PLOT SIZE (M)	PLOT AREA (SQ.M.)	TANGENT ROUNDING AREA OF ROAD (IF ANY SQ.M.)	REMAINING PLOT AREA (SQ.M.)	AREA IN SQ. FIT	NO OF PLOTS	TOTAL AREA (SQ.M.)	BUILT UP AREA ON PRO-RATA BASIC (D*PRO-RATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (E*G) SQ.M.
	A		B	C	D=(B-C)				E	F	G	H
1	1	1/2(24.25+26.00)X12.50	314.06	11.77	302.29	3253.88	1	302.29	452.23	18.00	1.10	497.45
2	2	1/2(26.00+26.95)X6.90+ 1/2(26.95+27.40)X5.10	321.27		321.27	3458.15	1	321.27	480.62	18.00	1.10	528.68
3	3	1/2(27.40+28.55)X12.00	335.70		335.70	3613.47	1	335.70	502.21	18.00	1.10	552.43
4	4	1/2(28.55+29.35)X8.60+ 1/2(29.35+29.70)X3.40	349.36		349.36	3760.46	1	349.36	522.64	18.00	1.10	574.90
5	5	1/2(29.70+30.85)X12.00	363.30		363.30	3910.56	1	363.30	543.50	18.00	1.10	597.85
6	6	1/2(30.85+32.00)X12.00	377.10		377.10	4059.10	1	377.10	564.14	18.00	1.10	620.56
7	7	1/2(32.00+33.10)X12.00	390.60		390.60	4204.42	1	390.60	584.34	18.00	1.10	642.77
8	8	1/2(13.75+17.50)X39.00	609.38		609.38	6559.31	1	609.38	911.63	18.00	1.10	1002.79
9	9	1/2(16.10+16.70)X3.90+ 1/2(16.70+14.55)X16.10	315.52		315.52	3396.28	1	315.52	472.02	9.00	1.10	519.22
10	10 TO 19	8.00X20.00	160.00		160.00	1722.24	10	1600.00	239.36	9.00	1.10	263.30
11	20	9.00X20.00	180.00	7.72	172.28	1854.42	1	172.28	257.73	12.00	1.10	283.50
11	21	9.00X18.00	162.00	7.72	154.28	1660.67	1	154.28	230.80	12.00	1.10	253.88
11	22 TO 31	7.50X18.00	135.00		135.00	1453.14	10	1350.00	201.96	9.00	1.10	222.16
12	32	1/2(9.25+6.80)X18.00	144.45	7.72	136.73	1471.76	1	136.73	204.55	12.00	1.10	225.00
13	33	1/2(6.80+6.45)X2.35+ 1/2(6.45+21.00)X15.65	230.37	7.72	222.65	2396.55	1	222.65	333.08	12.00	1.10	366.38
14	34 TO 43	7.50X18.00	135.00		135.00	1453.14	10	1350.00	201.96	9.00	1.10	222.16
15	44	9.00X18.00	162.00	7.72	154.28	1660.67	1	154.28	230.80	12.00	1.10	253.88
16	45	9.50X17.00	161.50	7.72	153.78	1655.29	1	153.78	230.05	12.00	1.10	253.06
17	46, 47	9.50X17.00	161.50		161.50	1738.39	2	323.00	241.60	9.00	1.10	265.76
18	48	1/2(12.90+10.50)X17.00	198.90		198.90	2140.96	1	198.90	297.55	9.00	1.10	327.31
19	49	1/2(10.50+8.00)X17.00	157.25		157.25	1692.64	1	157.25	235.25	9.00	1.10	258.77
20	50, 51	9.50X17.00	161.50		161.50	1738.39	2	323.00	241.60	9.00	1.10	265.76
21	52	9.50X17.00	161.50	7.72	153.78	1655.29	1	153.78	230.05	9.00	1.10	253.06
22	53	9.10X17.00	154.70	7.72	146.98	1582.09	1	146.98	219.88	9.00	1.10	241.87
23	54, 55	8.30X17.00	141.10		141.10	1518.80	2	282.20	211.09	9.00	1.10	232.19
24	56	1/2(9.50+7.00)X17.00	140.25		140.25	1509.65	1	140.25	209.81	9.00	1.10	230.80
25	57	1/2(7.00+6.50)X3.35+ 1/2(6.50+5.95)X2.25+ 1/2(5.95+21.00)X11.40	190.23		190.23	2047.68	1	190.23	284.59	9.00	1.10	313.05
26	58, 59	8.30X17.00	141.10		141.10	1518.80	2	282.20	211.09	9.00	1.10	232.19
27	60	9.10X17.00	154.70	7.72	146.98	1582.09	1	146.98	219.88	9.00	1.10	241.87
28	61	8.65X17.50	151.38	7.72	143.66	1546.30	1	143.66	214.91	9.00	1.10	236.40
29	62 TO 65	8.25X17.50	144.38		144.38	1554.05	4	577.50	215.99	9.00	1.10	237.58
30	66	1/2(12.35+7.10)X17.50	170.19		170.19	1831.90	1	170.19	254.60	9.00	1.10	280.06

TOTAL AREA OF 66 NOs OF PLOTS = 11894.64 SQ.M.

OWNER SING :-

M.N. Shiwankar

SHRI. MAYUR NARAYAN SHIWANKAR.

ARCHITECT SIGN:-

B. R. PIPARHETE
Consulting Architect & Engineer
STATE/R/2023/APL/05951/NMRDA-05
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