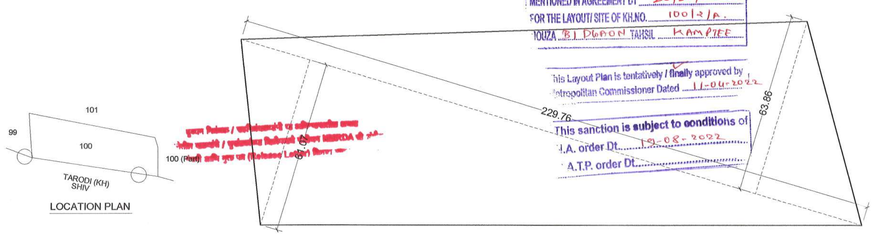
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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. 100/2/A
MOUZA BIDGAON TAHSIL KAMPTEE

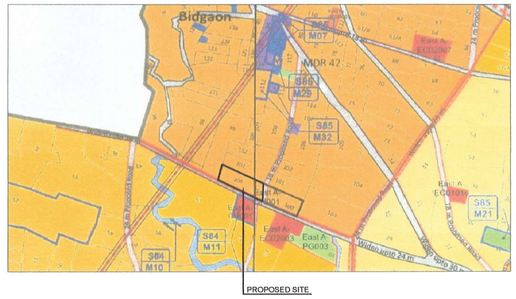
This Layout Plan is tentatively / finally approved by Metropolitan Commissioner Dated 11-08-2022

This sanction is subject to conditions of
I.A. order Dt. 19-08-2022
A.T.P. order Dt.

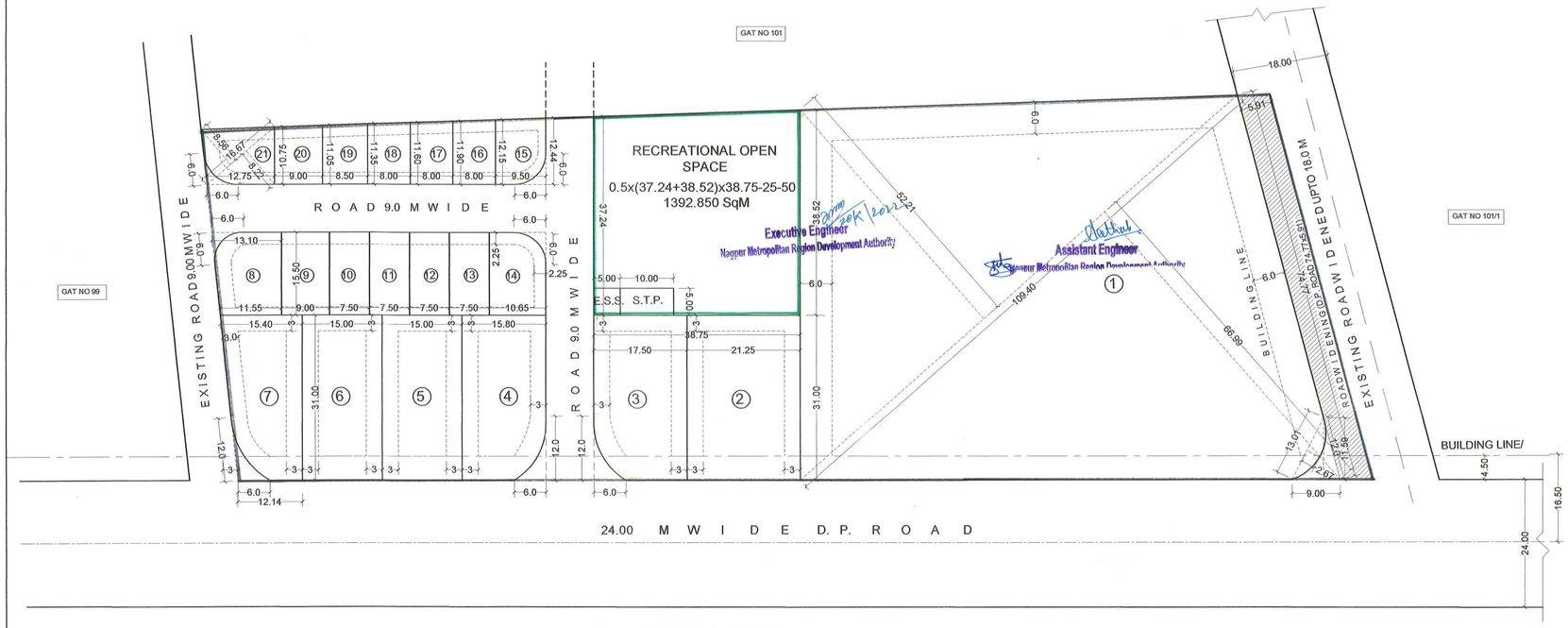


LOCATION PLAN

AREA OF LAND AS PER POSSESSION
= 0.50(61.070 + 83.860) x 229.760
= 14351.958 SqM



D.P.SHEET NO 84 & 85



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	J
1	1	0.50 (52.21+66.99) x 109.40	6520.240	23.025	6497.215	6497.215	6497.215	1.10	0.30
2	1	21.25 x 31.00	658.750	-	658.750	658.750	658.750	1.10	0.30
3	1	17.50 x 31.00	542.500	14.92	527.580	527.580	527.580	1.10	0.30
4	1	15.80 x 31.00	489.800	14.92	474.880	474.880	474.880	1.10	0.30
5 TO 6	2	15.00 x 31.00	465.000		465.000	930.000	930.000	1.10	0.30
7	1	0.50(12.14+15.40) x 31.00	426.870	14.92	411.950	411.950	411.950	1.10	0.30
8	1	0.50(13.10+11.55) x 15.50	191.037	7.72	183.317	183.317	183.317	1.10	0.30
9	1	9.00 x 15.50	139.500		139.500	139.500	139.500	1.10	0.30
10 TO 13	4	7.50 x 15.50	116.250		116.250	465.000	465.000	1.10	0.30
14	1	10.65 x 15.50	165.075	7.72	157.355	157.355	157.355	1.10	0.30
15	1	0.50(12.440+12.150) x 9.50	116.800	7.72	109.080	109.080	109.080	1.10	0.30
16	1	0.50(12.150+11.900) x 8.00	96.200	-	96.200	96.200	96.200	1.10	0.30
17	1	0.50(11.900+11.600) x 8.00	94.000	-	94.000	94.000	94.000	1.10	0.30
18	1	0.50(11.600+11.350) x 8.00	91.800	-	91.800	91.800	91.800	1.10	0.30
19	1	0.50(11.350+11.050) x 8.50	95.200		95.200	95.200	95.200	1.10	0.30
20	1	0.50(11.050+10.750) x 9.00	98.100	-	98.100	98.100	98.100	1.10	0.30
21	1	0.50(8.560+8.220) x 16.67	139.861	7.72	132.141	132.141	132.141	1.10	0.30
TOTAL AREA						11162.068	11162.068		

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN FOR KH NO NO. 100/2/A, P.H. NO 33 , MOUZA: BIDGAON, TA: KAMPTEE, DISTT.: NAGPUR, BELONGS TO M/s HARODE BUILDERS & DEVELOPERS
SHRI ARUN NAMDEORAO HARODE

A	AREA STATEMENT		
	1. AREA OF PLOT		
	a) AS PER OWNERSHIP DOCUMENT (7/12 RECORDS)		14370.000 Sq.M.
	b) AS PER MEASURMENT SHEET (K PART)		14370.000 Sq.M.
	c) AS PER SITE (MINIMUM AREA)		14351.958 Sq.M.
	2. DEDUCTION FOR		
	a) PROPOSED D.P. WIDENING AREA (74.77x5.91)		441.890 Sq.M.
	b) ANY D.P. RESERVATION AREA		-
	c) NATURAL WATER COURSE AREA		-
		TOTAL (a+b+c)	441.890 Sq.M.
	3. GROSS AREA OF PLOT (1-2)	100 %	13910.068 Sq.M.
	4. RECREATIONAL OPEN SPACE		
	a) REQUIRED	10 %	1391.006 Sq.M.
	b) PROPOSED	10.013 %	1392.850 Sq.M.
	5. AMENITY SPACE		
	a) REQUIRED		0.000
	b) PROPOSED		0.000
	6. S.T.P	0.359 %	50.000 Sq.M.
	7. E.S.S.	0.179 %	25.000 Sq.M.
	8. SERVICE ROAD WIDENING		0.000
	9. INTERNAL ROAD AREA	9.205 %	1280.150 Sq.M.
	10. AREA UNDER LAYOUT PLOTS	80.244 %	11162.068 Sq.M.
	11. NET AREA OF PLOTS FOR FSI CALCULATIONS = (3 - 5b)		13910.068 Sq.M.
	12. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (11/10)		1.246

ROAD WIDENING 18.0 M WIDE D.P. ROAD 74.77x(5.91+5.91)x0.5 441.890 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

LICENCED ENGINEER NAME AND SIGNATURE

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

PALSAPURE & ASSOCIATES
Consulting Engineers & Project Consultant

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: HP/DESKTOP/LAYOUT HARODESUBMISSION