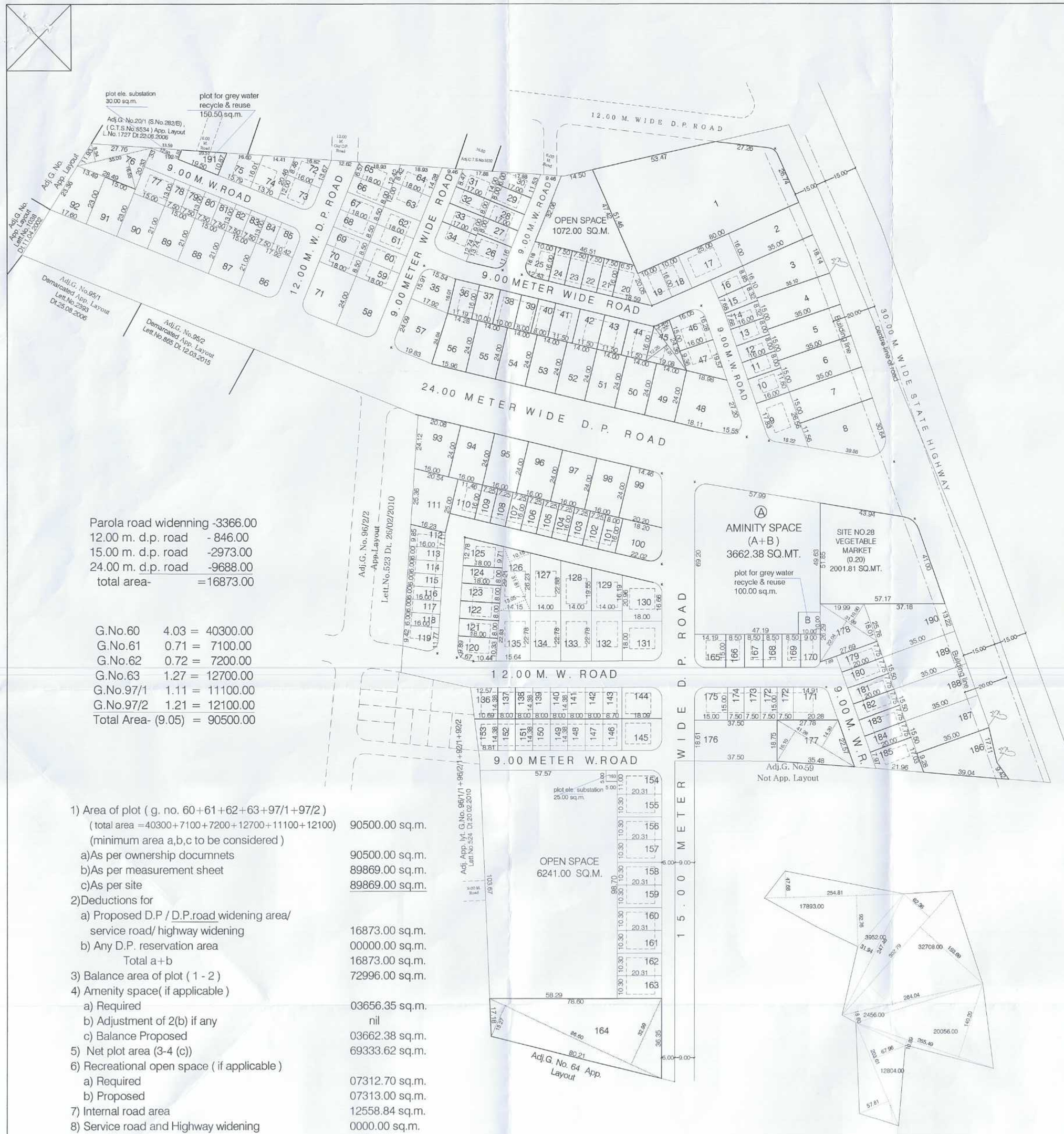
REVISED TENTATIVE RESIDENTIAL LAY-OUT PLAN
IN G.NO. 60 To 63+97 AT MOUJE - PAROLA , TAL. - PAROLA , DIST. -JALGAON.



Parola road widenning -3366.00
12.00 m. d.p. road - 846.00
15.00 m. d.p. road -2973.00
24.00 m. d.p. road -9688.00
total area- =16873.00

G.No.60	4.03 =	40300.00
G.No.61	0.71 =	7100.00
G.No.62	0.72 =	7200.00
G.No.63	1.27 =	12700.00
G.No.97/1	1.11 =	11100.00
G.No.97/2	1.21 =	12100.00
Total Area- (9.05)	=	90500.00

1) Area of plot (g. no. 60+61+62+63+97/1+97/2)	
(total area =40300+7100+7200+12700+11100+12100)	90500.00 sq.m.
(minimum area a,b,c to be considered)	
a)As per ownership documnets	90500.00 sq.m.
b)As per measurement sheet	89869.00 sq.m.
c)As per site	89869.00 sq.m.
2)Deductions for	
a) Proposed D.P / D.P.road widening area/ service road/ highway widening	16873.00 sq.m.
b) Any D.P. reservation area	00000.00 sq.m.
Total a+b	16873.00 sq.m.
3) Balance area of plot (1 - 2)	72996.00 sq.m.
4) Amenity space(if applicable)	
a) Required	03656.35 sq.m.
b) Adjustment of 2(b) if any	nil
c) Balance Proposed	03662.38 sq.m.
5) Net plot area (3-4 (c))	69333.62 sq.m.
6) Recreational open space (if applicable)	
a) Required	07312.70 sq.m.
b) Proposed	07313.00 sq.m.
7) Internal road area	12558.84 sq.m.
8) Service road and Highway widening	0000.00 sq.m.
9) Plotable area	49461.78 sq.m.
10)Pro-rata factor for FSI calculaion on layout plots=(5/9)	1.40
11) Area for inclusive housing	
a) Required	nil
b) Proposed	nil

LAYOUT PLAN 1:1000

total area = 17893+3952+32708+2456+20056+12804 =89869.00 sq.m.

AREA CALCULATION AS PER TRIANGULAR METHOD
SCALE - 1:2000

P.NO.	Plot area	corner rounding area of	Remaining plot area (b-c) road	FSI Factor	b/u area on pro-rata basis i.e.(dxe)	Front road	Basic FSI	Permissible b/uarea on basic FSI (f xh)	Type of plot
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
1	3392.05	28.05	3364.00	1.4	4709.60	30	1.1	5180.56	dettached
2	560		560.00	1.4	784.00	30	1.1	862.40	dettached
3	599.2		599.20	1.4	838.88	30	1.1	922.77	dettached
4to7	525		525.00	1.4	735.00	30	1.1	808.50	dettached
8	738.5	39.66	698.84	1.4	978.38	24	1.1	1076.21	dettached
9	355.12	17.65	337.47	1.4	472.46	9	1.1	519.70	dettached
10	185.6		185.60	1.4	259.84	9	1.1	285.82	dettached
11to15	128		128.00	1.4	179.20	9	1.1	197.12	semi dettached
16	141.6		141.60	1.4	198.24	9	1.1	218.06	semi dettached
17	400		400.00	1.4	560.00	9	1.1	616.00	dettached
18,19	160		160.00	1.4	224.00	9	1.1	246.40	semi dettached
20	200.8		200.80	1.4	281.12	9	1.1	309.23	semi dettached
21to24	120		120.00	1.4	168.00	9	1.1	184.80	row housing
25	179.44	4.35	175.09	1.4	245.13	9	1.1	269.64	semi dettached
26	211.65	4.35	207.30	1.4	290.22	9	1.1	319.24	semi dettached
27to29	136		136.00	1.4	190.40	9	1.1	209.44	semi dettached
30	149.01		149.01	1.4	208.61	9	1.1	229.48	semi dettached
31	191		191.00	1.4	267.40	9	1.1	294.14	semi dettached
32	136		136.00	1.4	190.40	9	1.1	209.44	semi dettached
33	153		153.00	1.4	214.20	9	1.1	235.62	semi dettached
34	216.58	4.35	212.23	1.4	297.12	9	1.1	326.83	semi dettached
35	266.17	4.35	261.82	1.4	366.55	9	1.1	403.20	dettached
36	179.04		179.04	1.4	250.66	9	1.1	275.72	semi dettached
37,38	160		160.00	1.4	224.00	9	1.1	246.40	semi dettached
39,40	128		128.00	1.4	179.20	9	1.1	197.12	semi dettached
41to44	184		184.00	1.4	257.60	9	1.1	283.36	semi dettached
45	243.87		243.87	1.4	341.42	24	1.1	375.56	semi dettached
46	250.24	4.35	245.89	1.4	344.25	24	1.1	378.67	semi dettached
47	231.44		231.44	1.4	324.02	24	1.1	356.42	semi dettached
48	630.65	17.65	613.00	1.4	858.20	24	1.1	944.02	dettached
49to55	336		336.00	1.4	470.40	24	1.1	517.44	dettached
56	362.88		362.88	1.4	508.03	9	1.1	558.84	dettached
57	454.7	17.65	437.05	1.4	611.87	9	1.1	673.06	dettached
58	432	17.65	414.35	1.4	580.09	9	1.1	638.10	dettached
59to62	153		153.00	1.4	214.20	9	1.1	235.62	semi dettached
63	216		216.00	1.4	302.40	12	1.1	332.64	semi dettached
64	204.3		204.30	1.4	286.02	12	1.1	314.62	semi dettached
65	170.91		170.91	1.4	239.27	12	1.1	263.20	semi dettached
66	144		144.00	1.4	201.60	12	1.1	221.76	semi dettached
67to70	153		153.00	1.4	214.20	12	1.1	235.62	semi dettached
71	432	19.35	412.65	1.4	577.71	9	1.1	635.48	dettached
72	177.04		177.04	1.4	247.86	9	1.1	272.64	semi dettached
73	192	6.05	185.95	1.4	260.33	9	1.1	286.36	semi dettached
74	249.82		249.82	1.4	349.75	9	1.1	384.72	semi dettached
75	212.22		212.22	1.4	297.11	9	1.1	326.82	semi dettached
76	435.58		435.58	1.4	609.81	9	1.1	670.79	dettached
77	195		195.00	1.4	273.00	9	1.1	300.30	semi dettached
78to84	97.5		97.50	1.4	136.50	9	1.1	150.15	row housing
85	135.46	6.05	129.41	1.4	181.17	24	1.1	199.29	semi dettached
86	376.32	19.35	356.97	1.4	499.76	24	1.1	549.73	dettached
87to90	315		315.00	1.4	441.00	24	1.1	485.10	dettached
91	345		345.00	1.4	483.00	24	1.1	531.30	dettached
92	357.54		357.54	1.4	500.56	24	1.1	550.61	dettached
93	432.96		432.96	1.4	606.14	24	1.1	666.76	dettached
94to97	384		384.00	1.4	537.60	24	1.1	591.36	dettached
98	384		384.00	1.4	537.60	9	1.1	591.36	dettached
99	415.92	21.52	394.40	1.4	552.16	9	1.1	607.38	dettached
100	321.76	8.22	313.54	1.4	438.96	9	1.1	482.85	dettached
101	128		128.00	1.4	179.20	9	1.1	197.12	semi dettached
102to109	116		116.00	1.4	162.40	9	1.1	178.64	row housing
110	183.36		183.36	1.4	256.70	9	1.1	282.37	semi dettached
111	459.63		459.63	1.4	643.48	9	1.1	707.83	dettached
112	135.68		135.68	1.4	189.95	9	1.1	208.95	semi dettached

P.NO.	Plot area	corner rounding area of	Remaining plot area (b-c) road	FSI Factor	b/u area on pro-rata basis i.e.(dxe)	Front road	Basic FSI	Permissible b/uarea on basic FSI (f xh)	Type of plot
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
113to118	96		96.00	1.4	134.40	9	1.1	147.84	row housing
119	169.52	6.05	163.47	1.4	228.86	9	1.1	251.74	semi dettached
120	190.05	6.05	184.00	1.4	257.60	9	1.1	283.36	semi dettached
121to124	144		144.00	1.4	201.60	9	1.1	221.76	semi dettached
125	202.41	4.35	198.06	1.4	277.28	9	1.1	305.01	semi dettached
126	366.68		366.68	1.4	513.35	9	1.1	564.69	dettached
127	343.77		343.77	1.4	481.28	9	1.1	529.41	dettached
128	297.01		297.01	1.4	415.81	15	1.1	457.40	dettached
129	250.18		250.18	1.4	350.25	15	1.1	385.28	dettached
130	338.58	8.22	330.36	1.4	462.50	15	1.1	508.75	dettached
131	324	9.91	314.09	1.4	439.73	12	1.1	483.70	dettached
132to134	318.92		318.92	1.4	446.49	12	1.1	491.14	dettached
135	339.31		339.31	1.4	475.03	12	1.1	522.54	dettached
136	167.24		167.24	1.4	234.14	12	1.1	257.55	semi dettached
137to142	115.04		115.04	1.4	161.06	12	1.1	177.16	row housing
143	125.11		125.11	1.4	175.15	15	1.1	192.67	semi dettached
144,145	260.13	9.91	250.22	1.4	350.31	15	1.1	385.34	dettached
146	125.11		125.11	1.4	175.15	9	1.1	192.67	semi dettached
147to152	115.04		115.04	1.4	161.06	9	1.1	177.16	row housing
153	140.21		140.21	1.4	196.29	15	1.1	215.92	semi dettached
154	223.41	8.22	215.19	1.4	301.27	15	1.1	331.39	semi dettached
155to163	209.19		209.19	1.4	292.87	15	1.1	322.15	semi dettached
164	2089.66		2089.66	1.4	2925.52	15	1.1	3218.08	dettached
165	212.85	8.22	204.63	1.4	286.48	9	1.1	315.13	semi dettached
166to169	127.5		127.50	1.4	178.50	9	1.1	196.35	semi dettached
170	135		135.00	1.4	189.00	9	1.1	207.90	semi dettached
171	263.93	4.35	259.58	1.4	363.41	9	1.1	399.75	dettached
172to174	112.5		112.50	1.4	157.50	9	1.1	173.25	row housing
175	225	8.22	216.78	1.4	303.49	15	1.1	333.84	semi dettached
176	700.5		700.50	1.4	980.70	15	1.1	1078.77	dettached
177	627.46		627.46	1.4	878.44	15	1.1	966.29	dettached
178	512.05		512.05	1.4	716.87	9	1.1	788.56	dettached
179to184	155		155.00	1.4	217.00	9	1.1	238.70	semi dettached
185	250		250.00	1.4	350.00	9	1.1	385.00	dettached
186	573		573.00	1.4	802.20	30	1.1	882.42	dettached
187to189	542.5		542.50	1.4	759.50	30	1.1	835.45	dettached
190	682.15		682.15	1.4	955.01	30	1.1	1050.51	dettached
191	150.15		150.15	1.4	210.21	30	1.1	231.23	grey water recycle reuse plot
192	30.01		30.01	1.4	42.01	9	1.1	46.22	ele. substation
193	25		~~2500~~	~~1.4~~	~~3500~~	~~9~~	~~1.1~~	~~3850~~	ele. substation
			49784.1	322.32	49461.78				
			49462.78	-	-				

OWNERS	ENGINEER
Anmol Chhoriya & Associates Partner Anmol K. Chhoriya	CHANDRAKANT C. VISPUTE Consulting engineer B - 18, Stadium complex Jalgaon mob.-93722 76915 L. no. c-3/06 2021-23
	02646 310322

Certificate of appointment

I have been appointed by the applicant as his licensed engineer/ architect. I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked all the statement made by the applicant who is the owner in possession of the plot as in the above form and found them to be correct.

Certificate of Area

Certified that the plot under reference was surveyed by me , and dimensions of sides etc. of the 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 Records/ Land Record Department/ City Survey records.

Signature

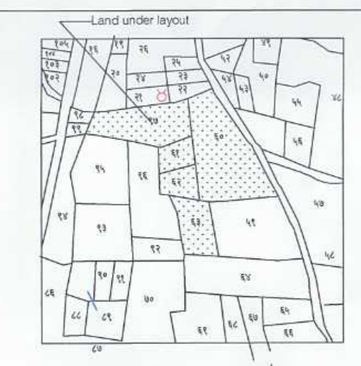
(Name of Architect / Licensed Engineer / Supervisor)

STAMP OF SANCTIONING AUTHORITY

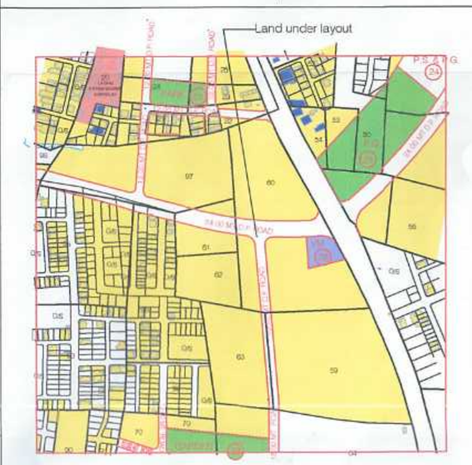
या कार्यालयाचे यापुर्वी पत्र क्र. ९०५
दि. 24/3/2022 अन्वये केलेली मंजुरीची शिफारस निष्प्रभावित करण्यात येत आहे.

सहायक संचालक,नगर रचना,जळगांव यांचे कार्यालय तात्पुरता अभिन्यास
पत्र क्र. 9265 दि. 23/3/2022
अन्वये .....दाखलनाशी दिलगती/ विकास परवानगी करिता जमीन नगर अदी/ वर्तीसह अभिन्यास नकाशांना तात्पुरत्या स्वरूपात शिफारशनाशी मंजूरीची शिफारस करण्यात येत आहे.
सहायक संचालक, नगर रचना,जळगांव.

क्रं./भूमापन/अतितातडी/हददकायम/मो.र.क्रं .९०५/२२



SITE PLAN 1:10000



SITE PLAN 1:5000