DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 197 P , IN MAUZA- DEOLI , TAH. DEOLI & DIST. WARDHA

N

SCALE : 1:500

LAYOUT PLAN

AREA STATEMENT		
AREA UNDER SRY. NO. 197P	---	51700.00 Sq mtr.
AREA UNDER D.P. ROAD	---	9100.00 Sq mtr.
NET AREA UNDER CONVERSION	---	42600.00 Sq mtr.
AREA UNDER OPEN SPACE	---	4263.85 Sq mtr.
AREA AMINITY PLOT NO. 184	---	2130.80 Sq mtr.
NET AREA UNDER PLOTS	---	25901.70 Sq mtr.
AREA UNDER ROADS	---	10303.65 Sq mtr.



तहसिलदार, देवळी

Proforma - I : Area Statement

Sr. No.	Area Statement	Area (In Sqm)
1	**Area Of Plot** (Minimum area of a, b, c to be considered)	
	a) As per Ownership Documents (7/12 , CTS Extract)	51700.00
	b) As per Measurement Sheet	---
	c) As per Site	---
2	**Deduction for**	
	a) Proposed D.P./D.P. Road Widening Area/Service Road/Highway Widening	9100.00
	b) Any D.P. Reservation Area	0.00
	Total Deduction (a + b)	**9100.00**
3	**Balance Area of Plot (1-2)**	**42600.00**
4	**Amenity Space (if applicable)**	
	a) Required	2130.00
	b) Adjustment of 2 (b) , if any	0.00
	c) Balance Proposed	2130.80
5	**Net Plot Area (3-4 (c))**	**40469.20**
6	**Recreational Open Space (if applicable)**	
	a) Required	4260.00
	b) Proposed	4263.85
7	**Internal Road Area**	**10303.65**
8	**Service Road & Highway Widening**	
9	**Plotable Area**	**25901.70**
10	**Pro - rata factor for FSI Calculation on layout Plots = (5/9)**	**1.56**
11	**Area of Inclusive Housing**	
	a) Required	
	b) Proposed	

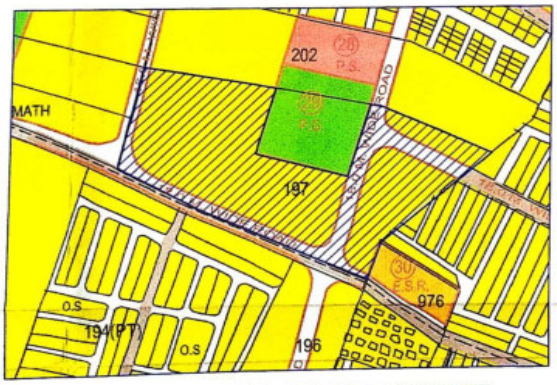
Certificate of Area:

Certified that the plot under reference was surveyed by me on_____ 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 Records/

Signature
(Licensed Engineer)

Owner's Signature :- **Vastu Land Developers & Builders**
Partner

Engineer Signature :-
S.C.GHUDE
Civil Engineer
WARDHA.
Reg.No.TPW/020/2015



DEMARCATED SITE

OFFICE OF THE MUNICIPAL COUNCIL DEOLI DIST WARDHA

OFFICE OF THE MUNICIPAL COUNCIL
DEOLI
Letter No 079 Date 08/10/2021
LEYOUT SANCTIONED
Subject to conditions mentioned in the letter no
Chief Officer
M. C. Deoli

रचना सहाय्यक
नगर परिषद, देवळी

Statement of Distribution of FSI on each Plot

Plot No.	Plot area (m.)	Rounding area of Road (Sq.m.)	Remaining plot area (B-C) (Sq.m.)	Pro-rata FSI Factor	Built up area on prorata basis i.e. (D x E)	Front Road Width (m.)	Basic FSI	Permissible Built up area on Basic FSI (E x G) (Sq.m.)	No. of Plots	Total Plot Area
A	B	C	D	E	F	G	H	I	E	F
1	262.50	10.88	251.62	1.56	392.53	18	1.10	431.78	1	251.62
2 To 5	120.00		120.00	1.56	187.20	9	1.10	205.92	4	480.00
6	139.88		139.88	1.56	218.21	9	1.10	240.03	1	139.88
7	173.63		173.63	1.56	270.86	9	1.10	297.95	1	173.63
8 To 11	120.00		120.00	1.56	187.20	9	1.10	205.92	4	480.00
12	262.50	10.88	251.62	1.56	392.53	18	1.10	431.78	1	251.62
13	261.10	10.88	250.22	1.56	390.34	18	1.10	429.38	1	250.22
14 To 17	109.90		109.90	1.56	171.44	9	1.10	188.59	4	439.60
18	98.00		98.00	1.56	152.88	9	1.10	168.17	1	98.00
19	105.70		105.70	1.56	164.89	9	1.10	181.38	1	105.70
20	250.10		250.10	1.56	390.16	18	1.10	429.17	1	250.10
21 To 22	251.20		251.20	1.56	391.87	18	1.10	431.06	2	502.40
23	298.40	17.42	280.98	1.56	438.33	18	1.10	482.16	1	280.98
24	274.95	10.88	264.07	1.56	411.95	18	1.10	453.14	1	264.07
25 To 32	88.13		88.13	1.56	137.48	9	1.10	151.23	8	705.04
33	295.70	10.88	284.82	1.56	444.32	9	1.10	488.75	1	284.82
34	289.00	17.42	271.58	1.56	423.66	18	1.10	466.03	1	271.58
35 To 39	255.00		255.00	1.56	397.80	18	1.10	437.58	5	1275.00
40	270.30	17.42	252.88	1.56	394.49	18	1.10	433.94	1	252.88
41	263.20	10.88	252.32	1.56	393.62	18	1.10	432.98	1	252.32
42 To 45	261.80		261.80	1.56	408.41	18	1.10	449.25	4	1047.20
46	263.20	17.42	245.78	1.56	383.42	18	1.10	421.76	1	245.78
47	261.56	10.88	250.68	1.56	391.06	18	1.10	430.17	1	250.68
48	86.40		86.40	1.56	134.78	9	1.10	148.26	1	86.40
49 To 55	94.50		94.50	1.56	147.42	9	1.10	162.16	7	661.50
56	98.21	4.35	93.86	1.56	146.42	9	1.10	161.06	1	93.86
57	261.63	10.88	250.75	1.56	391.17	18	1.10	430.29	1	250.75
58 To 62	104.00		104.00	1.56	162.24	9	1.10	178.46	5	520.00
63	117.98	6.05	111.93	1.56	174.61	12	1.10	192.07	1	111.93
64	146.81	4.35	142.46	1.56	222.24	9	1.10	244.46	1	142.46
65 To 70	108.00		108.00	1.56	168.48	9	1.10	185.33	6	648.00
71	273.04	10.88	262.16	1.56	408.97	18	1.10	449.87	1	262.16
72	264.26	12.58	251.68	1.56	392.62	18	1.10	431.88	1	251.68
73 To 78	116.00		116.00	1.56	180.96	12	1.10	199.06	6	696.00
79	160.23	6.05	154.18	1.56	240.52	12	1.10	264.57	1	154.18
80	125.65	6.05	119.60	1.56	186.58	12	1.10	205.23	1	119.60
81 To 86	107.10		107.10	1.56	167.08	12	1.10	183.78	6	642.60
87	265.65	12.58	253.07	1.56	394.79	18	1.10	434.27	1	253.07
88	269.60	10.88	258.72	1.56	403.60	18	1.10	443.96	1	258.72
89 To 94	122.40		122.40	1.56	190.94	9	1.10	210.04	6	734.40
95	146.40	4.35	142.05	1.56	221.60	9	1.10	243.76	1	142.05
96	99.13	6.05	93.08	1.56	145.20	12	1.10	159.73	1	93.08
97	95.88		95.88	1.56	149.57	9	1.10	164.53	1	95.88
98	113.63	4.35	109.28	1.56	170.48	9	1.10	187.52	1	109.28
99 To 108	105.00		105.00	1.56	163.80	9	1.10	180.18	10	1050.00
109	114.00		114.00	1.56	177.84	9	1.10	195.62	1	114.00
110	150.31	4.35	145.96	1.56	227.70	9	1.10	250.47	1	145.96
111 To 116	117.81		117.81	1.56	183.78	9	1.10	202.16	6	706.86
117	130.81	4.35	126.46	1.56	197.28	9	1.10	217.01	1	126.46
118	130.81	4.35	126.46	1.56	197.28	9	1.10	217.01	1	126.46
119 To 123	121.88		121.88	1.56	190.13	9	1.10	209.15	5	609.40
124	342.47	10.88	331.59	1.56	517.28	18	1.10	569.01	1	331.59
125	265.69	10.88	254.81	1.56	397.50	18	1.10	437.25	1	254.81
126 To 130	121.88		121.88	1.56	190.13	9	1.10	209.15	5	609.40
131	133.66	4.35	129.31	1.56	201.72	9	1.10	221.90	1	129.31
132	127.56	4.35	123.21	1.56	192.21	9	1.10	211.43	1	123.21
133 To 138	117.81		117.81	1.56	183.78	9	1.10	202.16	6	706.86
139	129.19	4.35	124.84	1.56	194.75	9	1.10	214.23	1	124.84
140	149.91	4.35	145.56	1.56	227.07	9	1.10	249.78	1	145.56
141 To 144	113.75		113.75	1.56	177.45	9	1.10	195.20	4	455.00
145	100.75		100.75	1.56	157.17	9	1.10	172.89	1	100.75
146	97.50		97.50	1.56	152.10	9	1.10	167.31	1	97.50
147	121.88	4.35	117.53	1.56	183.35	9	1.10	201.68	1	117.53
148	150.31	4.35	145.96	1.56	227.70	9	1.10	250.47	1	145.96
149 To 151	134.06		134.06	1.56	209.13	9	1.10	230.05	3	402.18
152	342.47	10.88	331.59	1.56	517.28	18	1.10	569.01	1	331.59
153	265.69	10.88	254.81	1.56	397.50	18	1.10	437.25	1	254.81
154 To 156	134.06		134.06	1.56	209.13	9	1.10	230.05	3	402.18
157	153.16	4.35	148.81	1.56	232.14	9	1.10	255.36	1	148.81
158	118.63	4.35	114.28	1.56	178.28	9	1.10	196.10	1	114.28
159	97.50		97.50	1.56	152.10	9	1.10	167.31	1	97.50
160	100.75		100.75	1.56	157.17	9	1.10	172.89	1	100.75
161 To 164	113.75		113.75	1.56	177.45	9	1.10	195.20	4	455.00
165	128.38	4.35	124.03	1.56	193.49	9	1.10	212.84	1	124.03
166	110.83	4.35	106.48	1.56	166.11	9	1.10	182.72	1	106.48
167 To 174	92.95		92.95	1.56	145.00	9	1.10	159.50	8	743.60
175	110.83	4.35	106.48	1.56	166.11	9	1.10	182.72	1	106.48
176 To 179	121.55		121.55	1.56	189.62	9	1.10	208.58	4	486.20
180	260.95	10.88	250.07	1.56	390.11	18	1.10	429.12	1	250.07
181	278.60	14.75	263.85	1.56	411.61	18	1.10	452.77	1	263.85
182	200.40		200.40	1.56	312.62	15	1.10	343.89	1	200.40
183	211.31		211.31	1.56	329.64	15	1.10	362.61	1	211.31
								TOTAL		**25901.70**