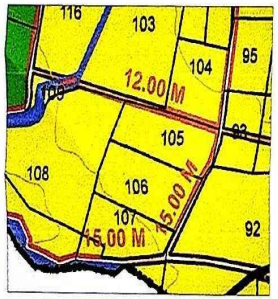
DEMARCATED RESIDENTIAL LAYOUT IN SR. NO. 105/1 , 105/2
MOUZA - UMARI (MEGHE), TAH./ DIST.- WARDHA





PERIPHERIAL PLAN OF WARDHA

N

LAYOUT PLAN
SCALE - 1:500

AREA STATEMENT :-

TOTAL AREA OF SR. NO. 105	-	28400.00 SQ.MT.
AREA UNDER PERIPHERIAL PLAN ROAD	-	2100.00 SQ.MT.
NET AREA UNDER CONVERSION	-	26300.00 SQ.MT.
AREA UNDER RESIDENTIAL PLOTS	-	12809.73 SQ.MT
AREA UNDER OPEN SPACE	-	2635.14 SQ.MT.
AREA UNDER AMMENITY PLOT NO. 125	-	1253.65 SQ.MT.
AREA UNDER AMMENITY PLOT NO. 126	-	1378.30 SQ.MT.
AREA UNDER INTERNAL ROADS	-	8223.18 SQ.MT.

I : Area statement

Sr.No	Area statement	Area (IN SQ.MT.)
1	Area of plot (minimum area of a,b,c to be considered)	
	a) as per ownership document (7/12 , CST extract)	28400.00
	b) as per measurement sheet	28400.00
	c) as per site	28400.00
2	Deduction for	
	a) proposed D.P./ D.P. Road widening area/ service road /highway widening	2100.00
	b) Any D.P. Reservation area	0.00
	Total Deduction (a+ b)	0.00
3	Balanced Area of plot (1-2)	26300.00
4	Amenity space (if applicable)	
	a) required	2630.00
	b) adjustment of 2 (b) , if any	0.00
	c) Balanced Proposed	2631.95
5	Net plot Area (3- 4) (c))	23668.05
6	Recreational open Space (if applicable)	
	a) Required	2630.00
	b) Proposed	2,635.14
7	Internal Road Area	8223.18
8	Service Road highway Widening	0.00
9	Plotable Area	12809.73
10	Pro-rata Factor For FSI calculation on layout plots =(5/9)	1.84
11	Area of inclusive Housing	
	a) Required	0.00
	b) Proposed	0.00

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO.	PLOT AREA	ROUNDING AREA OF ROAD (SQ.MT.)	REMAINING PLOT AREA (B-C) (SQ.MT.)	PRO. RATA FSI FACTOR	BUILT UP AREA ON PRO-RATA BASIS (D*E)	FRONT ROAD WIDTH (MT.)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (F*H) (SQ.MT.)	NO OF PLOTS	TOTAL AREA OF PLOTS
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1	200.13	0.00	200.13	1.84	368.24	15	1.10	405.06	1	200.13
2	200.25	0.00	200.25	1.84	368.46	15	1.10	405.31	1	200.25
3	205.00	0.00	205.00	1.84	377.20	15	1.10	414.92	1	205.00
4	209.75	0.00	209.75	1.84	385.94	15	1.10	424.53	1	209.75
5	214.50	0.00	214.50	1.84	394.68	15	1.10	434.15	1	214.50
6	230.02	9.92	220.10	1.84	404.98	15	1.10	445.48	1	220.10
7	120.62	6.05	114.57	1.84	210.81	12	1.10	231.89	1	114.57
8 TO 13	87.50	0.00	87.50	1.84	161.00	9	1.10	177.10	6	525.00
14	103.12	0.00	103.12	1.84	189.74	19	1.10	208.71	1	103.12
15	136.50	6.05	130.45	1.84	240.03	12	1.10	264.03	1	130.45
16 TO 23	84.50	0.00	84.50	1.84	155.48	9	1.10	171.03	8	676.00
24	137.54	6.05	131.49	1.84	241.94	12	1.10	266.14	1	131.49
25	129.22	6.05	123.17	1.84	226.63	12	1.10	249.30	1	123.17
26 TO 33	84.50	0.00	84.50	1.84	155.48	9	1.10	171.03	8	676.00
34	136.50	6.05	130.45	1.84	240.03	12	1.10	264.03	1	130.45
35	133.00	6.05	126.95	1.84	233.59	12	1.10	256.95	1	126.95
36 TO 43	91.00	0.00	91.00	1.84	167.44	9	1.10	184.18	8	728.00
44	137.69	6.05	131.64	1.84	242.22	12	1.10	266.44	1	131.64
45	128.03	6.05	121.98	1.84	224.44	12	1.10	246.89	1	121.98
46 TO 53	91.00	0.00	91.00	1.84	167.44	9	1.10	184.18	8	728.00
54	133.00	6.05	126.95	1.84	233.59	12	1.10	256.95	1	126.95
55	213.00	9.92	203.08	1.84	373.67	15	1.10	411.03	1	203.08
56 TO 59	84.00	0.00	84.00	1.84	154.56	12	1.10	170.02	4	336.00
60	142.50	6.05	136.45	1.84	251.07	12	1.10	276.17	1	136.45
61	126.00	6.05	119.95	1.84	220.71	12	1.10	242.78	1	119.95
62	84.00	0.00	84.00	1.84	154.56	12	1.10	170.02	1	84.00
63	126.00	6.05	119.95	1.84	220.71	12	1.10	242.78	1	119.95
64	126.00	6.05	119.95	1.84	220.71	12	1.10	242.78	1	119.95
65	84.00	0.00	84.00	1.84	154.56	12	1.10	170.02	1	84.00
66	126.00	6.05	119.95	1.84	220.71	12	1.10	242.78	1	119.95
67	126.00	6.05	119.95	1.84	220.71	12	1.10	242.78	1	119.95
68	84.00	0.00	84.00	1.84	154.56	12	1.10	170.02	1	84.00
69	126.00	7.74	118.26	1.84	217.60	12	1.10	239.36	1	118.26
70	120.00	7.74	112.26	1.84	206.56	12	1.10	227.21	1	112.26
71	84.00	0.00	84.00	1.84	154.56	12	1.10	170.02	1	84.00
72	120.00	6.05	113.95	1.84	209.67	12	1.10	230.63	1	113.95
73	120.00	6.05	113.95	1.84	209.67	12	1.10	230.63	1	113.95
74	84.00	0.00	84.00	1.84	154.56	12	1.10	170.02	1	84.00
75	120.00	6.05	113.95	1.84	209.67	12	1.10	230.63	1	113.95
76	120.00	6.05	113.95	1.84	209.67	12	1.10	230.63	1	113.95
77, 78	84.00	0.00	84.00	1.84	154.56	12	1.10	170.02	2	168.00
79	84.00	0.00	84.00	1.84	154.56	12	1.10	170.02	1	84.00
80	135.00	6.05	128.95	1.84	237.27	12	1.10	260.99	1	128.95
81 TO 87	84.37	0.00	84.37	1.84	155.24	9	1.10	170.76	7	590.59
88	128.58	6.05	122.53	1.84	225.45	12	1.10	248.00	1	122.53
89	137.36	6.05	131.31	1.84	241.61	12	1.10	265.77	1	131.31
90 TO 96	84.37	0.00	84.37	1.84	155.24	9	1.10	170.76	7	590.59
97	135.00	6.05	128.95	1.84	237.27	12	1.10	260.99	1	128.95
98	135.00	6.05	128.95	1.84	237.27	12	1.10	260.99	1	128.95
99 TO 105	87.75	0.00	87.75	1.84	161.46	9	1.10	177.61	7	614.25
106	126.92	6.05	122.87	1.84	226.08	12	1.10	248.69	1	122.67
107	137.70	7.74	129.96	1.84	239.13	12	1.10	263.04	1	129.96
108 TO 114	87.75	0.00	87.75	1.84	161.46	9	1.10	177.61	7	614.25
115	135.00	7.74	127.26	1.84	234.16	12	1.10	257.57	1	127.26
116	147.00	7.74	139.26	1.84	256.24	12	1.10	281.86	1	139.26
117 TO 123	91.00	0.00	91.00	1.84	167.44	9	1.10	184.18	7	637.00
124	153.65	7.74	145.91	1.84	268.47	12	1.10	295.32	1	145.91
								TOTAL -	124	12809.73

या कार्यालयाचे पत्र ई-अकृषि/अंतिम मंजूरी/मौजा उमरी मेघे
सा. क्र. ४७ / स.न.105/1,2 / वर्ष सन 2018
दि. 19/05/2022 मध्ये नमूद अटीनुसार तिलामी
प्रयोजनार्थ विभागीय अभिन्यासास अंतिम मंजूरीची शिफारस
करण्यात येत आहे. (Recommended for Sanction)

सहायक संचालक
नगर रचना, वर्धा

माननीय,
(सदर ताहून कलम्या सूचनांच्या अधीन राहून)
प्रकरण दि 23/5/2022 विभागीय अधिकारी, नागपूर
यांचे कार्यालय, ज्ञापन क्र. ज्ञापन-341 दि. 23/5/22

विभागीय अधिकारी,
नागपूर

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 measuerd on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/Land Records Department/City Survey records.

Signature

SHASHANK GHUDE
Civil Engineer
WARDHA
Reg. No. TPW/2022/16-22
Mob. 8007855153

(Name of Architect/Licensed Engineer/Supervisor)

Owner(s)name and signature

Architect/Licensed Engineer/Supervisor name and signature