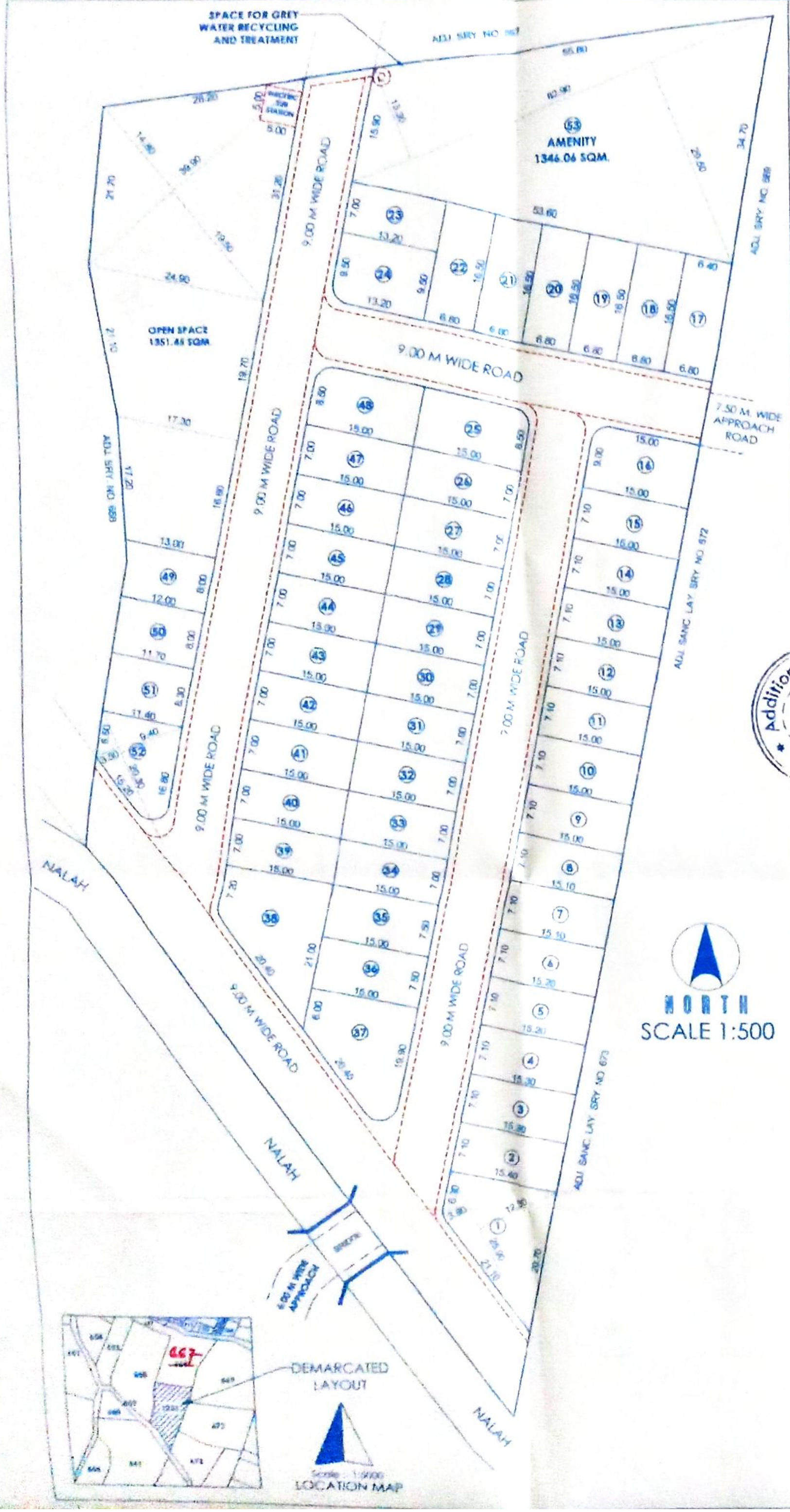


## AREA STATEMENT

| | |
|---|---|
| AREA UNDER SRY. NO. 1231 | 13400.00 SQM. |
| AREA UNDER OPEN SPACE | 1351.45 SQM. |
| AREA UNDER AMENITY PLOT NO. (53) | 1346.06 SQM. |
| NET AREA UNDER PLOT | 5894.72 SQM. |
| NET AREA UNDER ROAD | 4807.77 SQM. |

Stamp of Approval Of Plan :

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम मंजुरी/मौजा [illegible] ता. [illegible] /स.नं. 1231 /ससंनं 1210 दि. 02/5/2022 मध्ये नमूद अटीनुसार [illegible] प्रयोजनार्थ सिमांकीत अभिन्यासास अंतिम मंजुरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)

सहायक संचालक
नगर रचना, वर्धा

Stamp of Approval Of Plan :

या कार्यालयातील अकृषक मामला क्रं. 17 /एनएपी-३४/2020-21 भो.स.नं. 1231 आराजी 1.34 हे. ता. मौ.कारंजा ता. कारंजा जि. वर्धा मध्ये दिनांक 19/5/22 रोजी आदेशातील अटी व शर्ती नुसार अकृषक परवानगी देण्यात येत आहे.

Additional Collector WARDHA

अपर जिल्हाधिकारी, वर्धा

### Statement of distribution of FSI on each plot

| Plot No. | Plot area (sq.m.) | Corner Rounding area of | Remaining Plot area (b-c) | Pro-Rata FSI factor | Built up area on pro-rata basis (d x e) | Front Road width | Basic FSI | No.of Plots | Total plot Area |
|---|---|---|---|---|---|---|---|---|---|
| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) |
| 1. Residential | | | | | | | | | |
| 1 | 208.50 | 4.35 | 204.15 | 2.045 | 417.49 | 9 | 1.10 | 1 | 204.15 |
| 2 | 108.99 | 0 | 108.99 | 2.045 | 222.88 | 9 | 1.10 | 1 | 108.99 |
| 3 | 108.63 | 0 | 108.63 | 2.045 | 222.15 | 9 | 1.10 | 1 | 108.63 |
| 4 | 108.28 | 0 | 108.28 | 2.045 | 221.43 | 9 | 1.10 | 1 | 108.28 |
| 5 | 107.92 | 0 | 107.92 | 2.045 | 220.70 | 9 | 1.10 | 1 | 107.92 |
| 6 | 107.57 | 0 | 107.57 | 2.045 | 219.98 | 9 | 1.10 | 1 | 107.57 |
| 7 | 107.21 | 0 | 107.21 | 2.045 | 219.24 | 9 | 1.10 | 1 | 107.21 |
| 8 | 106.86 | 0 | 106.86 | 2.045 | 218.53 | 9 | 1.10 | 1 | 106.86 |
| 9 TO 15 | 106.50 | 0 | 106.50 | 2.045 | 217.79 | 9 | 1.10 | 7 | 745.50 |
| 16 | 135.00 | 4.35 | 130.65 | 2.045 | 267.18 | 9 | 1.10 | 1 | 130.65 |
| 17 | 108.90 | 0 | 108.90 | 2.045 | 222.70 | 9 | 1.10 | 1 | 108.90 |
| 18 to 22 | 112.20 | 0 | 112.20 | 2.045 | 229.45 | 9 | 1.10 | 5 | 561.00 |
| 23 | 92.40 | 0 | 92.40 | 2.045 | 188.96 | 9 | 1.10 | 1 | 92.40 |
| 24 | 125.40 | 4.35 | 121.05 | 2.045 | 247.55 | 9 | 1.10 | 1 | 121.05 |
| 25 | 127.50 | 4.35 | 123.15 | 2.045 | 251.84 | 9 | 1.10 | 1 | 123.15 |
| 26 to 34 | 105.00 | 0 | 105.00 | 2.045 | 214.73 | 9 | 1.10 | 9 | 945.00 |
| 35,36 | 112.50 | 0 | 112.50 | 2.045 | 230.06 | 9 | 1.10 | 2 | 225.00 |
| 37 | 194.25 | 4.35 | 189.90 | 2.045 | 388.35 | 9 | 1.10 | 1 | 189.90 |
| 38 | 211.50 | 4.35 | 207.15 | 2.045 | 423.62 | 9 | 1.10 | 1 | 207.15 |
| 39 to 47 | 105.00 | 0 | 105.00 | 2.045 | 214.73 | 9 | 1.10 | 9 | 945.00 |
| 48 | 127.50 | 4.35 | 123.15 | 2.045 | 251.84 | 9 | 1.10 | 1 | 123.15 |
| 49 | 100.00 | 0 | 100.00 | 2.045 | 204.50 | 9 | 1.10 | 1 | 100.00 |
| 50 | 94.80 | 0 | 94.80 | 2.045 | 193.87 | 9 | 1.10 | 1 | 94.80 |
| 51 | 95.87 | 0 | 95.87 | 2.045 | 196.05 | 9 | 1.10 | 1 | 95.87 |
| 52 | 130.94 | 4.35 | 126.59 | 2.045 | 258.88 | 9 | 1.10 | 1 | 126.59 |
| Total | | | | | | | | 52 | 5894.72 |

# Demarcated Residential Layout on Survey No. 1231 of Mauje: Karanja(G) Tah. Karanja(G) Dist. Wardha

## Proforma - I

| Area Statement | |
|---|---|
| 1. Area of Plot (Minimum area of a, b, c to be considered) | |
| (a) As per ownership document (7/12, CTS extract) | 13400.00 |
| (b) as per measurement sheet | 13400.00 |
| (c) as per site | 13400.00 |
| 2. Deductions for | |
| (a) Proposed D.P / D.P. Road widening Area / Service Road / Highway widening | 0 |
| (b) Any D P. Reservation area | 0 |
| (Total a+b) | 0 |
| 3. Balance area of plot (1-2) | 13400.00 |
| 4. Amenity Space (if applicable) | |
| (a) Required - | 1340.00 |
| (b) Adjustment of 2(b), if any - | 0 |
| (c) Balance Proposed - | 1346.06 |
| 5. Net Plot Area (3-4 (c)) | 12053.94 |
| 6. Recreational Open space ( If applicable) | |
| (a) Required - | 1340.00 |
| (b) Proposed - | 1351.45 |
| 7. Internal Road area | 4807.77 |
| 8. Service road and Highway widening | 0 |
| 9. Plotable area | 5894.72 |
| 10. Pro-rata factor for FSI calculation on layout plots = (5/9) | 2.045 |
| 11. Area for inclusive housing | |
| (a) Required - | 0 |
| (b) Proposed - | 0 |

## Proforma - II

**Certificate of Area:**
Certified that the plot under reference was surveyed by me on 16/04/2022 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/ Land Records Department/City survey records.

**Vivid Greentech Pvt. Ltd.**
**Shrenik P. Khonde**
**(Civil Engineer)**
**TPW / 223/ 2021- 23**
**Arvi Naka WARDHA**

**Signature** (Architect/Licensed Engineer)

**Owner**

Asif A Hussain

**Asif Akbar Hussain**

**Vivid Greentech Pvt. Ltd.**
**Shrenik P. Khonde**
**(Civil Engineer)**
**TPW / 223/ 2021- 23**
**Arvi Naka WARDHA**
**Architect/ Licensed Engineer**