

DEMARCATED RESIDENTIAL LAYOUT IN SR. NO:- 183/1, MAUZA- PALASGAO (BAI) TAH- SELOO, DIST- WARDHA.

DATE: 12/11/2020
ON SITE LAND
MEASUREMENT NO.- 575/20

DEMARCATED
DATE: 01/09/2021
ON SITE LAND
MEASUREMENT NO.- 37/2021



LAYOUT PLAN
SCALE - 1:500

AREA STATEMENT

1) TOTAL AREA UNDER SR. NO.- 183/1	- 9100.00 Sq.m.
2) AREA UNDER ENCHROACHMENT	- 386.00 Sq.m.
3) NET AREA UNDER CONVERSION	- 8714.00 Sq.m.
4) NET AREA AMENITY	- 873.74 Sq.m.
5) NET AREA OPEN SPACE	- 871.90 Sq.m.
6) NET AREA UNDER PLOT	- 4544.91 Sq.m.
7) NET AREA UNDER ROAD	- 2423.45 Sq.m.

AREA STATEMENT

1. AREA OF PLOT	
a) As per ownership documents (7/12, C/Extract) *	8714.00 Sq.m.
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	
b) Any D.P. Reservation area	
TOTAL (a + b)	
3. Balance area of plot (1-2) =	8714.00 Sq.m.
4. Amenity Space (if applicable)	
a) Required *	871.40 Sq.m.
b) Adjustment of 2(b), if any	
c) Balance Proposed	873.74 Sq.m.
5. Net Plot Area (3-4 (c))	
6. Recreation open space (if applicable)	871.40 Sq.m.
a) Required	871.90 Sq.m.
b) Proposed	2423.45 Sq.m.
7. Internal road area	
8. Service road & Highway widening	
9. Platable area	4544.91 Sq.m.
10. Pro-rata factor for FSI calculation on Layout plots = (5/9)	
	1.725
11. Area for inclusive housing	
a) Required	
b) Proposed	

PLOT INDEX

PLOT NO.	PLOT AREA (Sq.m.)	ROUNDING AREA OF ROAD (Sq.m)	REMAINING PLOT AREA (b-c) (Sq.m.)	PRO-RATA FSI FACTOR	BUILTUP AREA ON PRO-RATA BASE I.e. (D X E)	FRONT ROAD WIDTH (M)	BASIC F.S.I.	PERMISSIBLE BUILTUP AREA ON BASIC FSI (F X H) (Sq.m)	NO. OF PLOTS	TOTAL PLOT AREA (Sq.m.)
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1	258.21		258.21	1.725	445.41	9.00	1.10	489.95	1	258.21
2	132.58		132.58	1.725	228.70	9.00	1.10	251.57	1	132.58
3	123.75		123.75	1.725	213.47	9.00	1.10	234.82	1	123.75
4 to 6	120.00		120.00	1.725	207.00	9.00	1.10	227.70	3	360.00
7	150.90	4.35	146.55	1.725	252.80	9.00	1.10	278.08	1	146.55
8	148.65	4.35	144.30	1.725	248.92	9.00	1.10	273.81	1	144.30
9 to 11	138.00		138.00	1.725	238.05	9.00	1.10	261.86	3	414.00
12	147.60		147.60	1.725	254.61	9.00	1.10	280.07	1	147.60
13	93.95	4.35	89.61	1.725	154.58	9.00	1.10	170.03	1	89.61
14 to 23	81.60		81.60	1.725	140.76	9.00	1.10	154.84	10	816.00
24	93.24		93.24	1.725	160.84	9.00	1.10	176.92	1	93.24
25	102.70		102.70	1.725	177.16	9.00	1.10	194.87	1	102.70
26 to 29	93.60		93.60	1.725	161.46	9.00	1.10	177.61	4	374.40
30 to 31	99.45		99.45	1.725	171.55	9.00	1.10	188.71	2	198.90
32 to 35	93.60		93.60	1.725	161.46	9.00	1.10	177.61	4	374.40
36	58.01		58.01	1.725	101.82	9.00	1.10	167.00	1	58.01
37	173.00		173.00	1.725	298.43	9.00	1.10	328.27	1	173.00
38	166.41		166.41	1.725	287.06	9.00	1.10	315.76	1	166.41
39	169.20		169.20	1.725	291.87	9.00	1.10	321.06	1	169.20
40	172.05		172.05	1.725	296.79	9.00	1.10	326.46	1	172.05
TOTAL										4544.91

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 AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS / DEPARTMENT CITY SURVEY RECORDS.

SIGNATURE OF ARCHITECT / LICENCE ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR

NAME OF OWNER : Ajay P. Deshmukh.

SIGN OF OWNER :

NAME OF OWNER : Rupali J. Khodake.

SIGN OF OWNER :

OWNER SIGN:-

ENGINEER SIGN:-

सौ. अया पयंत देश्मुखे

NIRANJAN KANDE
Civil Engineer
Reg. No. TPW/090/2017
Kelkanwadi Wardha
Cell 8806503583



Adj. Sr. No.- 182

Adj. Sr. No.- 719



माध्यम
अनुमति क्र. 303/2022
प्रमाणित 34/31
प्रमाणित 34/31
प्रमाणित 34/31

या कार्यालयाचे पत्र क्र.अकृषि/अतिम नमुने/मोजा प्रमाणित/कार्यालयाचे
ता. 21/11/2020
दि. 21/11/2020
प्रमाणित 34/31
प्रमाणित 34/31
प्रमाणित 34/31