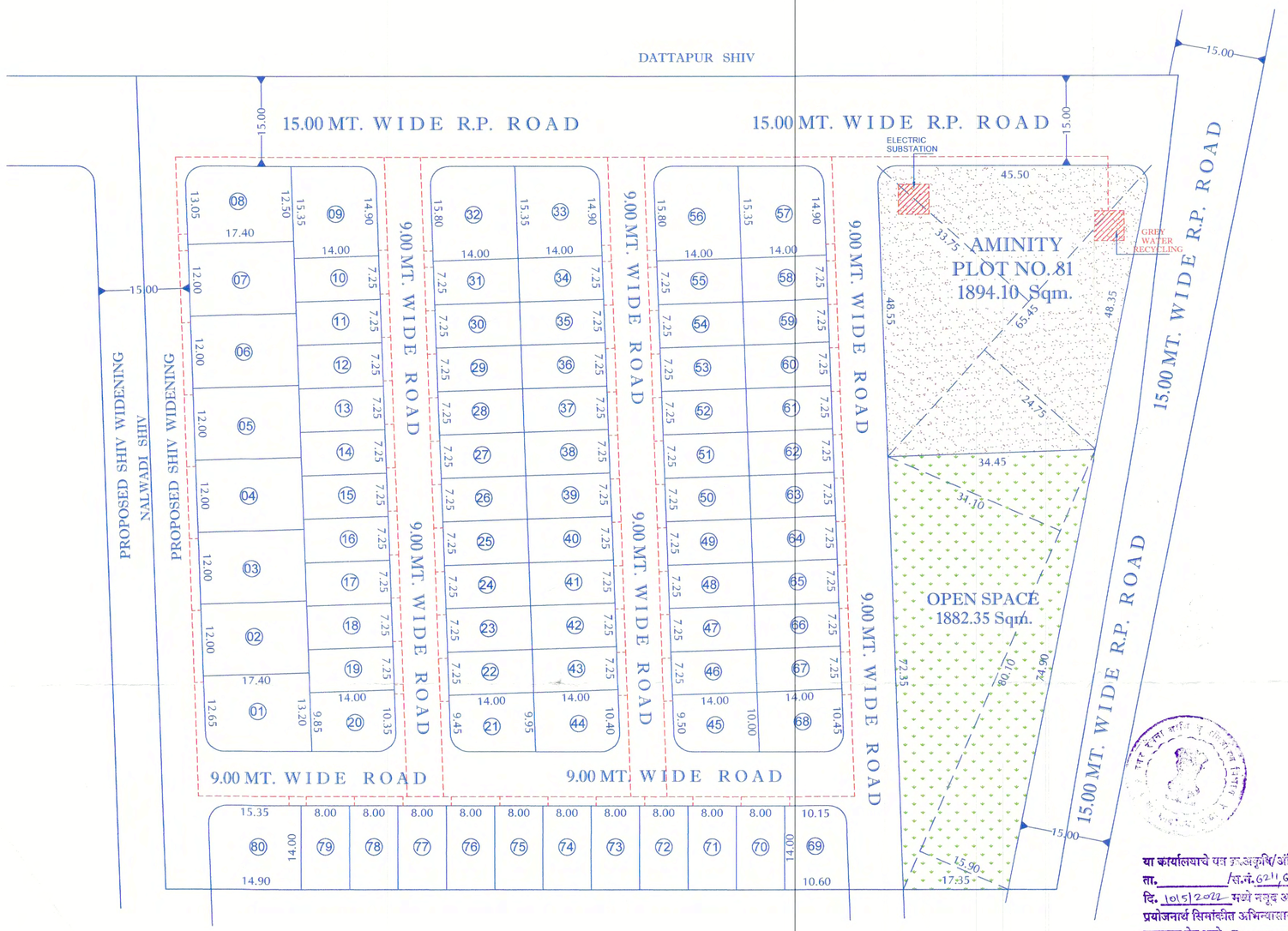
DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 62/1 & 62/3, IN MAUZA- MHASALA, TAH. & DIST. WARDHA

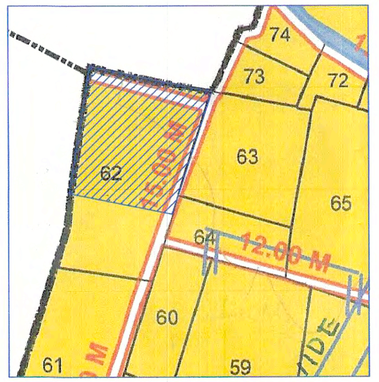


AREA STATEMENT		
AREA UNDER SRY. NO. 62/1	---	11700.00 Sq mtr.
AREA UNDER SRY. NO. 62/3	---	10100.00 Sq mtr.
TOTAL AREA UNDER LAYOUT	---	21800.00 Sq mtr.
AREA UNDER 15.00M. R.P. ROAD	---	3000.00 Sq mtr.
NET AREA UNDER CONVERSION	---	18800.00 Sq mtr.
AREA UNDER OPEN SPACE	---	1882.35 Sq mtr.
AREA AMINITY PLOT NO. 81	---	1894.10 Sq mtr.
NET AREA UNDER PLOTS	---	9926.91 Sq mtr.
AREA UNDER ROADS	---	5096.64 Sq mtr.

N

SCALE : 1:500

LAYOUT PLAN



DEMARCATED SITE

N

Scale :- 1:5000
LOCATION PLAN

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)	21800.00
	b)	As per Measurement Sheet	---
	c)	As per Site	---
2	Deduction for		
	a)	Proposed R.P./R.P. Road Widening Area/Service Road/Highway Widening	3000.00
	b)	Any D.P. Reservation Area	0.00
	Total Deduction (a + b)		3000.00
3	Balance Area of Plot (1-2)		18800.00
4	Amenity Space (if applicable)		
	a)	Required	1880.00
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	1894.10
5	Net Plot Area (3-4 (c))		16905.90
6	Recreational Open Space (if applicable)		
	a)	Required	1880.00
	b)	Proposed	1882.35
7	Internal Road Area		5096.64
8	Service Road & Highway Widening		
9	Plotable Area		9926.91
10	Pro - rata factor for FSI Calculation on layout Plots = (5/9)		1.70
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 :-

SHASHANK GHUDE
Civil Engineer
WARDHA
Reg. No. TPW/029/2016-22
Mob. 8007585459

Engineer Signature :-

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम मंजूरी/मौजा मौजा (1) मा. सा.नं. 62/1, 62/3 /खसरा/ 12.98 दि. 10/5/2022 मध्ये नमूद अटीनुसार ओपन प्रयोजनार्थ सिमांकीत अभिन्यासास अंतिम मंजूरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)

9/5/2022
सहायक संचालक
नगर रचना,वर्धा

मान्यत.
(लाल शाईन कलंत्या सुधारणेच्या अधिन राहून)
अकृषक दि. 30/6/2022 उपविभागीय अधिकारी, वर्धा
यांचे केस नं. एनएपी-34/ 49 मौजा मौजा (1)
6/7/2022
उपविभागीय अधिकारी,
वर्धा

उपविभागीय अधिकारी वर्धा

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 (F x H) (Sq.m.)	No. of Plots	Total Plot Area
A	B	C	D	E	F	G	H	I	E	F
1	224.90	8.22	216.68	1.70	368.36	15	1.10	405.19	1	216.68
2 To 7	208.80		208.80	1.70	354.96	15	1.10	390.46	6	1252.80
8	222.29	12.09	210.20	1.70	357.34	15	1.10	393.07	1	210.20
9	211.75	8.22	203.53	1.70	346.00	15	1.10	380.60	1	203.53
10 To 19	101.50		101.50	1.70	172.55	9	1.10	189.81	10	1015.00
20	141.40	4.35	137.05	1.70	232.99	9	1.10	256.28	1	137.05
21	135.80	4.35	131.45	1.70	223.47	9	1.10	245.81	1	131.45
22 To 31	101.50		101.50	1.70	172.55	9	1.10	189.81	10	1015.00
32	218.05	8.22	209.83	1.70	356.71	15	1.10	392.38	1	209.83
33	211.75	8.22	203.53	1.70	346.00	15	1.10	380.60	1	203.53
34 To 43	101.50		101.50	1.70	172.55	9	1.10	189.81	10	1015.00
44	142.45	4.35	138.10	1.70	234.77	9	1.10	258.25	1	138.10
45	136.50	4.35	132.15	1.70	224.66	9	1.10	247.12	1	132.15
46 To 55	101.50		101.50	1.70	172.55	9	1.10	189.81	10	1015.00
56	218.05	8.22	209.83	1.70	356.71	12	1.10	392.38	1	209.83
57	211.75	8.22	203.53	1.70	346.00	12	1.10	380.60	1	203.53
58 To 67	101.50		101.50	1.70	172.55	9	1.10	189.81	10	1015.00
68	143.15	4.35	138.80	1.70	235.96	9	1.10	259.56	1	138.80
69	145.25	4.35	140.90	1.70	239.53	9	1.10	263.48	1	140.90
70 To 79	112.00		112.00	1.70	190.40	9	1.10	209.44	10	1120.00
80	211.75	8.22	203.53	1.70	346.00	15	1.10	380.60	1	203.53
							TOTAL			9926.91