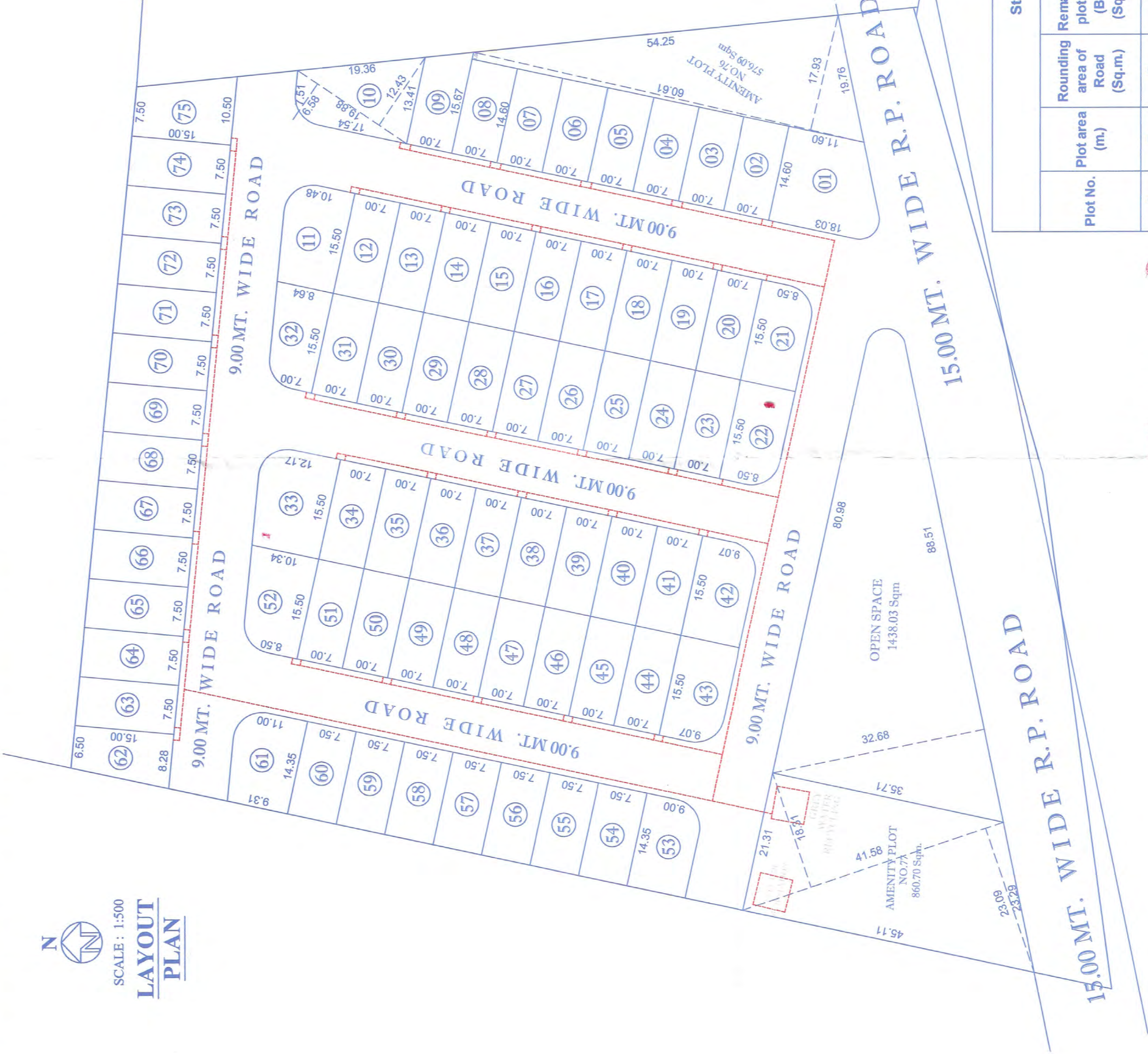


DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 107/2
IN MAUZA-UMRI (MEGHE), TAH. & DIST. WARDHA



SCALE : 1:500

LAYOUT
PLAN



AREA STATEMENT			
AREA UNDER SRY. NO.107/2	---	16400.00	Sq mtr.
AREA UNDER R.P. ROAD	---	2057.00	Sq mtr.
AREA UNDER DIVERSION	---	14343.00	Sq mtr.
AREA UNDER OPEN SPACE	---	1438.03	Sq mtr.
AREA UNDER AMENITY PLOT NO. 76	---	576.09	Sq mtr.
AREA UNDER AMENITY PLOT NO. 77	---	860.70	Sq mtr.
NET AREA UNDER PLOTS	---	8613.92	Sq mtr.
AREA UNDER ROADS	---	2854.26	Sq mtr.

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)	16400.00
	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	2057.00
	b) Any D.P. Reservation Area	0.00
3	Total Deduction (a + b)	2057.00
4	Balance Area of Plot (1-2)	14343.00
	a) Amenity Space (if applicable)	
	a) Required	1434.30
	b) Adjustment of 2 (b), if any	0.00
	c) Balance Proposed	1436.79
5	Net Plot Area (3-4 (c))	12906.21
6	Recreational Open Space (if applicable)	
	a) Required	1434.30
	b) Proposed	1438.03
7	Internal Road Area	2854.26
8	Service Road & Highway Widening	
9	Plotable Area	8613.92
10	Pro - rata factor for FSI Calculation on layout Plots = (5/9)	1.50
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 GHUDL
Civil Engineer
WARDHA
Engineer Signature :- Reg. No. TPW/0292018-22
Mob-8007555459

Statement of Distribution of FSI on each Plot

Plot No.	Plot area (m.)	Rounding area of plot area (B-C) (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	216.29	8.22	208.07	1.50	312.11	15	1.10	343.32	1	208.07
2 TO 8	102.20		102.20	1.50	153.30	9	1.10	168.63	7	715.40
9	101.78		101.78	1.50	152.67	9	1.10	167.94	1	101.78
10	188.95	4.35	184.60	1.50	276.90	9	1.10	304.59	1	184.60
11	148.18	4.35	143.83	1.50	215.75	9	1.10	237.32	1	143.83
12 TO 20	108.50		108.50	1.50	162.75	9	1.10	179.03	9	976.50
21	131.75	4.35	127.40	1.50	191.10	15	1.10	210.21	1	127.40
22	131.75	4.35	127.40	1.50	191.10	9	1.10	210.21	1	127.40
23 TO 31	108.50		108.50	1.50	162.75	9	1.10	179.03	9	976.50
32	121.21	4.35	116.86	1.50	175.29	9	1.10	192.82	1	116.86
33	174.45	4.35	170.10	1.50	255.15	9	1.10	280.67	1	170.10
34 TO 41	108.50		108.50	1.50	162.75	9	1.10	179.03	8	868.00
42,43	140.58	4.35	136.23	1.50	204.35	9	1.10	224.78	2	272.46
44 TO 51	108.50		108.50	1.50	162.75	9	1.10	179.03	8	868.00
52	146.01	4.35	141.66	1.50	212.49	9	1.10	233.74	1	141.66
53	129.15	4.35	124.80	1.50	187.20	9	1.10	205.92	1	124.80
54 TO 60	107.62		107.62	1.50	161.43	9	1.10	177.57	7	753.34
61	145.72	4.35	141.37	1.50	212.06	9	1.10	233.26	1	141.37
62	110.85		110.85	1.50	166.28	9	1.10	182.90	1	110.85
63 TO 74	112.50		112.50	1.50	168.75	9	1.10	185.63	12	1350.00
75	135.00		135.00	1.50	202.50	9	1.10	222.75	1	135.00
TOTAL										8613.92

मान्यता
(लाल शाइन केल्या सुधारणाच्या अधित राहून)
अकृषक दि. 21/9/2024 सार्वजनिक अधिकारी, वरदा
याचे केस नं. एनएपी-34/ 69 सीमा 3774 क
सर्वकारीय अधिकारी
वरदा



या कार्यालयाचे पत्र क्र.अकृष/अंतिम मंजूरी/मौजा 8मरी भेळे
त. वरदा /स.नं. 107/2/ससन/ 1895
दि. 04/11/2024 च्या नवूद अटीनुसार सिवाशी
प्रयोजनाय सिमेंटित अभिन्यासास अंतिम मंजूरीची शिफारस
करण्यात येत आहे. (Recommended for Sanction)
सहायक संचालक
नगर रचना, वरदा



LOCATION PLAN
(PERIPHERAL PLAN OF WARDHA)