

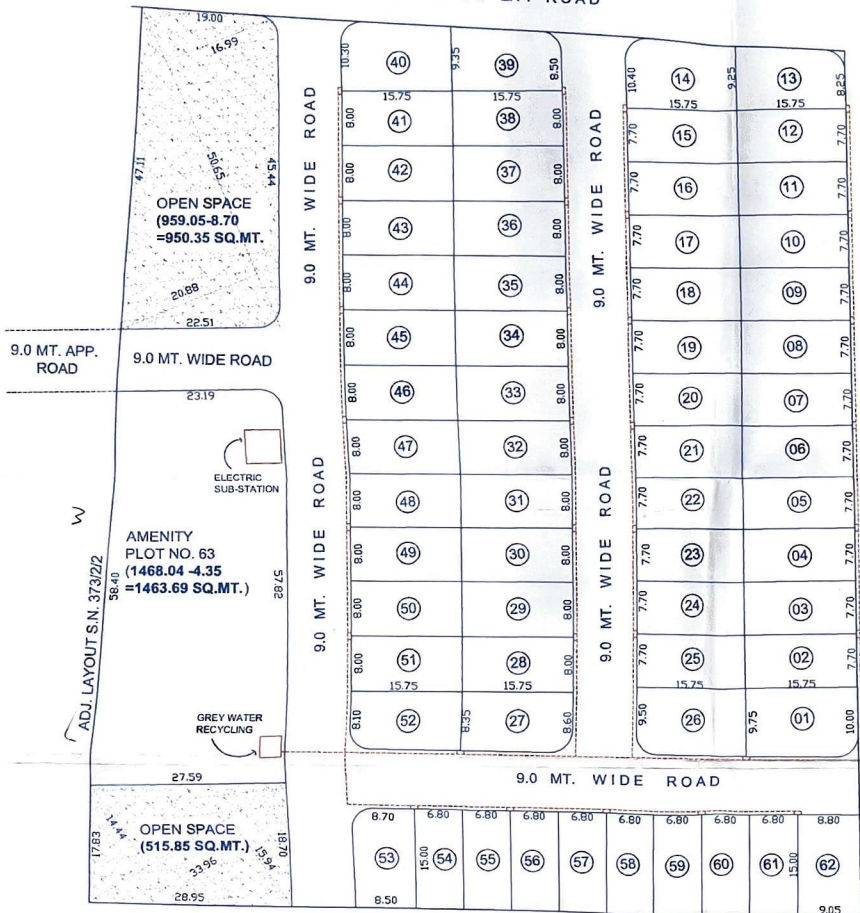
**DEMARCATED RESIDENTIAL LAYOUT PLAN IN SR. NO. 373/2/1,
MOUZA - NACHANGAON, TAH.- DEOLI & DIST.- WARDHA.**

- : AREA STATEMENT :-

AREA UNDER SR . NO . 373/2/1	-- 14600.00 SQ.MT.
AREA UNDER OPEN SPACE	-- 1466.20 SQ.MT.
AREA UNDER AMENITY PLOT NO. 63	-- 1463.69 SQ.MT.
AREA UNDER RESIDENTIAL PLOTS NO. 1 TO 62	-- 7637.65 SQ.MT.
AREA UNDER INTERNAL ROAD	-- 4032.46 SQ.MT.

ADJ. LAYOUT S.N. 373/1

9.0 MT. WIDE EX. ROAD



ADJ. LAYOUT S.N. 374



LAYOUT PLAN
SCALE - 1:500

PROPOSED SITE :



PERIPHERIAL PLAN OF PULGAON

मान्यता

(लाल शाईने केलेल्या सुधारणेच्या अधिन राहून)

अकृषक दिनांक 20/10/23 उपविभागीय अधिकारी, वर्य

राष्ट्र केस नं. एनएपी-34/ 83 मौजा नाचणगाव

2



उपविभागीय अ

उपाधिधारिणि

संगीत

वधा

या कार्यालयाचे पत्र क्र.अ.जु.पि/अंतिम मंजूरी/मोजा ०१४०/गाप
ता. देवळा /स.नं. ३५३/२१ /ससंनर २१०७
दि. ११/१०/२०२३ मध्ये नमूद अटीनुसार जि.सि.
प्रयोजनार्थ सिमांकीत अभिन्यासास अंतिम मंजूरीची शिफारस
करण्यात येत आहे. (Recommended for Sanction)

प. सहस्रमक संचालक
नगर रचना, वर्धा

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)	14600.00
	b) as per measurement sheet	14600.00
	c) as per site	14600.00
2	Deduction for	
	a) proposed D.P./ D.P. Road widening area/ service road /highway widening	0.00
	b) Any D.P. Reservation area	0.00
	Total Deduction (a+ b)	0.00
3	Balanced Area of plot (1-2)	14600.00
4	Amenity space (if applicable)	
	a) required	1460.00
	b) adjustment of 2 (b) , if any	0.00
	c) Balanced Proposed	1463.69
5	Net plot Area (3- 4) (c)	13136.31
6	Recreational open Space (if applicable)	
	a) Required	1460.00
	b) Proposed	1466.20
7	Internal Road Area	4032.46
8	Service Road highway Widening	0.00
9	Plotable Area	7637.65
10	Pro-rata Factor For FSI calculation on layout plots =(5/9)	1.72
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 PLOT (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	155.53	4.35	151.18	1.72	260.03	9	1.10	286.03	1	151.18
2 TO 12	121.27	0.00	121.27	1.72	208.58	9	1.10	229.44	11	1333.97
13	137.81	4.35	133.46	1.72	229.55	9	1.10	252.51	1	133.46
14	154.74	4.35	150.39	1.72	258.67	9	1.10	284.54	1	150.39
15 TO 25	121.27	0.00	121.27	1.72	208.58	9	1.10	229.44	11	1333.97
26	151.59	4.35	147.24	1.72	253.25	9	1.10	278.58	1	147.24
27	126.48	4.35	129.13	1.72	222.10	9	1.10	244.31	1	129.13
28 TO 38	126.00	0.00	126.00	1.72	216.72	9	1.10	238.39	11	1386.00
39	140.56	4.35	136.21	1.72	234.28	9	1.10	257.71	1	136.21
40	154.74	4.35	150.39	1.72	258.67	9	1.10	284.54	1	150.39
41 TO 51	126.00	0.00	126.00	1.72	216.72	9	1.10	238.39	11	1386.00
52 TO 62	129.54	4.35	125.19	1.72	215.33	9	1.10	236.86	1	125.19
53	129.00	4.35	124.65	1.72	214.40	9	1.10	235.64	1	124.65
54 TO 70	102.00	0.00	102.00	1.72	175.44	9	1.10	192.98	8	816.00
62	133.87	0.00	133.87	1.72	230.26	9	1.10	253.28	1	133.87
TOTAL RESIDENTIAL PLOTS AREA -									62	7637.65

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/Land Records Department/City Survey records.

Signature _____

Ar. Reeta Kadam
(B.Arch.)

TPW - 25/2016

(Name of Architect/Licensed Engineer/Supervisor)

પ્રશ્નજા ઝામર દ્વારા ફલકર

Owner(s)name and signature

નિતીન દિલીપરાબ ઠાવંડે -
પ્રોફેશર ચંદુલાલજી ખયરવાલ

Architect/Licensed Engineer/Supervisor name and signature

re P. B. J. J.