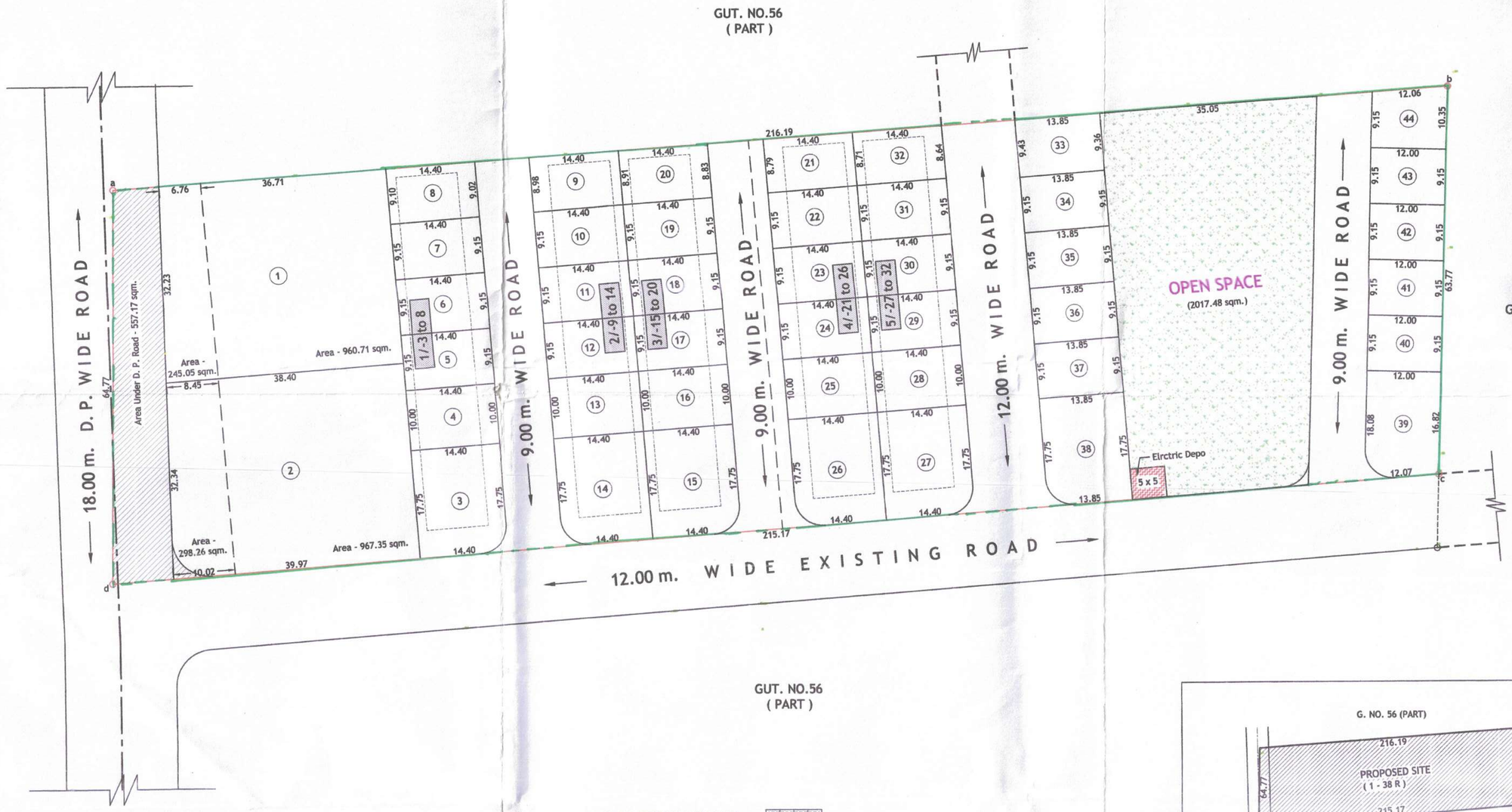
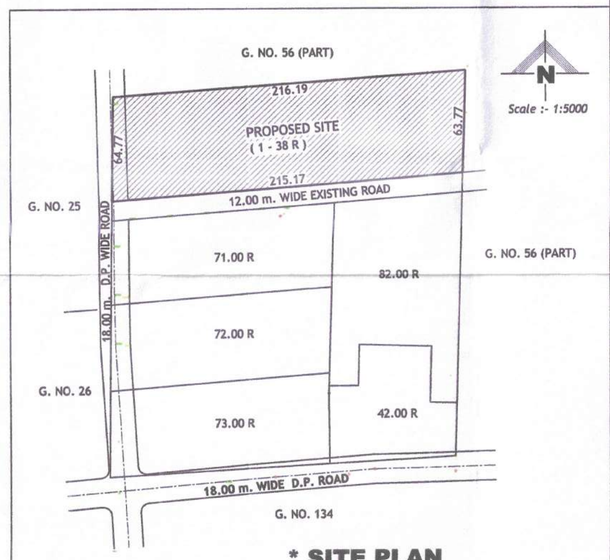
A1

DEMARCATED REVISED RESIDENTIAL LAYOUT ON S. NO. 56 (Part), OF VILLAGE MAUJE VASARNI, TQ. NANDED, DIST. NANDED.

FOR :- A. R. KHIYANI NIRMAL NAGARI



NOTE :- ROW-HOUSE PLOTS SHOWN THUS - -



* SITE PLAN

NOTE :- DETACHED PLOT NO'S - 1, 2
SEMI DETACHED PLOT NO'S - 3 to 44

PLOT AREA STATEMENT

Plot No.	Plot Area (sq.m.)	Corner Rounding Area of Road (if any) (sq.m.)	Remaining plot area (b-c) (sq.m.)	Pro-Rata FSI factor	Built up area on Pro-Rata basis i.e.(d x e) *	Front Road width (m.)	Basic FSI	Permissible Built-up area on Basic FSI i.e.(f x h) (sq.m.)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
1	1205.76	-	1205.76	1.52	1832.75	18	1.1	2016.02
2	1265.61	12.58	1253.03	1.52	1904.60	18	1.1	2095.07
3	255.60	6.05	249.55	1.52	379.32	12	1.1	417.25
4	144.00	-	144.00	1.52	218.88	9	1.1	240.77
5	131.76	-	131.76	1.52	200.28	9	1.1	220.30
6	131.76	-	131.76	1.52	200.28	9	1.1	220.30
7	131.76	-	131.76	1.52	200.28	9	1.1	220.30
8	130.48	-	130.48	1.52	198.33	9	1.1	218.17
9	128.76	-	128.76	1.52	195.72	9	1.1	215.29
10	131.76	-	131.76	1.52	200.28	9	1.1	220.30
11	131.76	-	131.76	1.52	200.28	9	1.1	220.30
12	131.76	-	131.76	1.52	200.28	9	1.1	220.30
13	144.00	-	144.00	1.52	218.88	9	1.1	240.77
14	255.60	6.05	249.55	1.52	379.32	12	1.1	417.25
15	255.60	6.05	249.55	1.52	379.32	12	1.1	417.25
16	144.00	-	144.00	1.52	218.88	9	1.1	240.77
17	131.76	-	131.76	1.52	200.28	9	1.1	220.30
18	131.76	-	131.76	1.52	200.28	9	1.1	220.30
19	131.76	-	131.76	1.52	200.28	9	1.1	220.30
20	127.71	-	127.71	1.52	194.12	9	1.1	213.53
21	125.99	-	125.99	1.52	191.50	9	1.1	210.65
22	131.76	-	131.76	1.52	200.28	9	1.1	220.30
23	131.76	-	131.76	1.52	200.28	9	1.1	220.30
24	131.76	-	131.76	1.52	200.28	9	1.1	220.30
25	144.00	-	144.00	1.52	218.88	9	1.1	240.77
26	255.60	6.05	249.55	1.52	379.32	12	1.1	417.25
27	255.60	7.74	247.86	1.52	376.75	12	1.1	414.42
28	144.00	-	144.00	1.52	218.88	12	1.1	240.77
29	131.76	-	131.76	1.52	200.28	12	1.1	220.30
30	131.76	-	131.76	1.52	200.28	12	1.1	220.30
31	131.76	-	131.76	1.52	200.28	12	1.1	220.30
32	124.93	-	124.93	1.52	189.90	12	1.1	208.89
33	130.09	-	130.09	1.52	197.73	12	1.1	217.50
34	126.73	-	126.73	1.52	192.62	12	1.1	211.89
35	126.73	-	126.73	1.52	192.62	12	1.1	211.89
36	126.73	-	126.73	1.52	192.62	12	1.1	211.89
37	126.73	-	126.73	1.52	192.62	12	1.1	211.89
38	245.83	7.74	238.09	1.52	361.90	12	1.1	398.09
39	209.42	6.05	203.37	1.52	309.12	12	1.1	340.03
40	109.80	-	109.80	1.52	166.90	9	1.1	183.59
41	109.80	-	109.80	1.52	166.90	9	1.1	183.59
42	109.80	-	109.80	1.52	166.90	9	1.1	183.59
43	109.80	-	109.80	1.52	166.90	9	1.1	183.59
44	116.99	-	116.99	1.52	177.83	9	1.1	195.61
Total	8732.08	58.31	8673.77					

AREA STATEMENT

Description	Area in sq.m.
1. Area of plot *(Minimum area of a, d, c, d to be considered)*	
(a) As per ownership document (7 /12, CTS extract)	
(b) As per measurement sheet	13,800.00
(c) As per site	13,800.00
2. Deduction for	
(a) Proposed D.P./D.P. Road widening Area/service Road	557.17
(b) Any D.P. Reservation area	-
Total (a+b)	557.17
3. Balance area of plot (1-2)	13,242.83
4. Amenity Space (If applicable)	
(a) Required	-
(b) Adjustment of 2(b), If any	-
(c) Balance Proposed	-
5. Net Plot Area (3-4 c)	13,242.83
6. Recreational Open space (If applicable)	
(a) Required - 15% (1986.42 + 25.00)	2011.42
(b) Proposed (2017.47 - 6.05)	2011.42
7. Internal Road area	2,557.64
8. Service Road and Highway widening	-
9. Plotable Area	8673.77
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.52
11. Area for inclusive housing	
(a) Required	-
(b) Proposed	-

N
Scale :- 1:500

Date :-
Drg. No. :- 10 / 2021
Drawn By :- I. M. Kadam
Checked By :- V. I. Kadam

* LOCATION PLAN

APPROVAL

जरास्तदार उपअधीक्षक भूमि अभिलेख याच्या मोजणी
क्र.मो.र.नं. 188/2021 दिनांक 15/03/2022
स.क./गटक... 56... मौजे वसरणी मोजणी
नकाशाप्रमाणे आलेल्या हद्दी नुसार
अभिन्यास मंजूरी,
मा.आयुक्त यांचे मान्यतेने अधीन
Sanction Under permit
No.563 Date...6/10/2022
File number.078S(17)/2021-22
As Ammended in.....

Assistant Director of Town Planning
Nanded Waghala City Municipal
Corporation, Nanded.

Certificate of Area :

Certified that the plot under reference was surveyed by me on 10/07/2021 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.

V. I. Kadam
B.E. (Civil)
Kadam & Associate
Consulting Engineer & Structural Designer
Vasant Nagar, NANDED-431 605
Signature
(Name of Architect/Licensed Engineer/Supervisor.)

Name of owner's	AREA H./R.	signature
(1) Avanish Jugalkishor Khiyani	11 R	Avanish Khiyani
(2) Jugalkishor Assoudamal Khiyani	57 R	Jugalkishor Khiyani
(3) Meena Jugalkishor Khiyani	78 R	M.K. Khiyani

V. I. Kadam
B.E. (Civil)
Kadam & Associate
Consulting Engineer & Structural Designer
Vasant Nagar, NANDED-431 605
Architect/ Licensed Engineer/ Supervisor name and signature