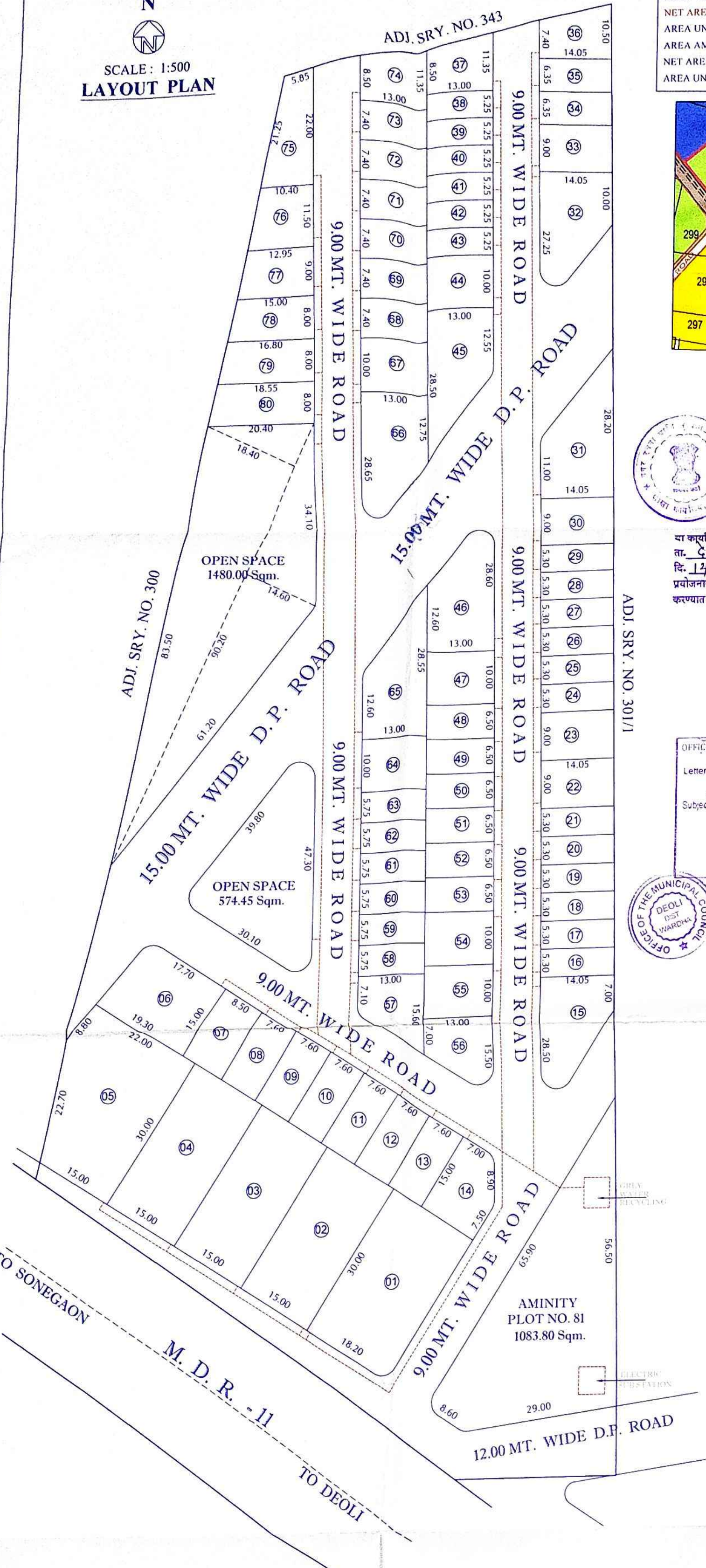
# DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 301/2, IN MAUZA- DEOLI, TAH. DEOLI & DIST. WARDHA

N

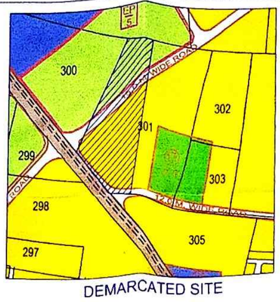
SCALE : 1:500

**LAYOUT PLAN**




## AREA STATEMENT

| | | |
|---|---|---|
| AREA UNDER SRY. NO. 301/2 | --- | 23700.00 Sq mtr. |
| AREA UNDER 15.00 M. D.P. ROAD | --- | 2380.00 Sq mtr. |
| AREA UNDER 12.00 M. D.P. ROAD | --- | 800.00 Sq mtr. |
| NET AREA UNDER CONVERSION | --- | 20520.00 Sq mtr. |
| AREA UNDER OPEN SPACE | --- | 2054.45 Sq mtr. |
| AREA AMINITY PLOT NO. 81 | --- | 1083.80 Sq mtr. |
| NET AREA UNDER PLOTS | --- | 11341.28 Sq mtr. |
| AREA UNDER ROADS | --- | 6040.47 Sq mtr. |




DEMARCATED SITE

N

Scale :- 1:5000
LOCATION PLAN

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम मंजुरी/मौजा देवळी ता. देवळी /स.नं. 301/2 /रासंनर/ 463 दि. 12/04/2021 नये नमूद अटीनुसार निवासी प्रयोजनार्थ सिमांकीत अभिन्यास अंतिम मंजुरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)

12/2/2021
सहायक संचालक
नगर रचना,वर्धा

OFFICE OF THE MUNICIPAL COUNCIL
DEOLI
Letter No 358 Date 19/3/2021
LEYOUT SANCTIONED
Subject to conditions mentioned in the letter no

Chief Officer
M. C. Deoli

Assitant Town Planner
M.C. Deoli

OFFICE OF THE MUNICIPAL COUNCIL DEOLI DIST WARDHA

## 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) | 23700.00 |
| | 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 | 3180.00 |
| | b) | Any D.P. Reservation Area | 0.00 |
| | | Total Deduction ( a + b ) | 3180.00 |
| 3 | | Balance Area of Plot (1-2) | 20520.00 |
| 4 | | Amenity Space (if applicable) | |
| | a) | Required | 1026.00 |
| | b) | Adjustment of 2 (b) , if any | 0.00 |
| | c) | Balance Proposed | 1083.80 |
| 5 | | Net Plot Area (3-4 (c) ) | 19436.20 |
| 6 | | Recreational Open Space (if applicable) | |
| | a) | Required | 2052.00 |
| | b) | Proposed | 2054.45 |
| 7 | | Internal Road Area | 6040.47 |
| 8 | | Service Road & Highway Widening | |
| 9 | | Plotable Area | 11341.28 |
| 10 | | Pro - rata factor for FSI Calculation on layout Plots = (5/9) | 1.71 |
| 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 :-

Engineer Signature :-

S.C.GHUDE
Civil Engineer
WARDHA.
Reg No.TPW/029/2016

## 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 | 546.00 | 17.67 | 528.33 | 1.71 | 905.43 | 24 ~~15~~ | 1.10 | 995.97 | 1 | 528.33 |
| 2 To 4 | 450.00 | | 450.00 | 1.71 | 771.19 | 24 ~~15~~ | 1.10 | 848.31 | 3 | 1350.00 |
| 5 | 598.70 | | 598.70 | 1.71 | 1026.03 | 24 ~~15~~ | 1.10 | 1128.63 | 1 | 598.70 |
| 6 | 277.50 | 8.23 | 269.27 | 1.71 | 461.46 | 15 | 1.10 | 507.61 | 1 | 269.27 |
| 7 | 127.50 | | 127.50 | 1.71 | 218.50 | 9 | 1.10 | 240.35 | 1 | 127.50 |
| 8 To 13 | 114.00 | | 114.00 | 1.71 | 195.37 | 9 | 1.10 | 214.91 | 6 | 684.00 |
| 14 | 159.60 | 4.35 | 155.25 | 1.71 | 266.06 | 9 | 1.10 | 292.67 | 1 | 155.25 |
| 15 | 249.39 | 4.35 | 245.04 | 1.71 | 419.94 | 9 | 1.10 | 461.93 | 1 | 245.04 |
| 16 To 21 | 74.47 | | 74.47 | 1.71 | 127.62 | 9 | 1.10 | 140.39 | 6 | 446.79 |
| 22 To 23 | 126.45 | | 126.45 | 1.71 | 216.70 | 9 | 1.10 | 238.38 | 2 | 252.90 |
| 24 To 29 | 74.47 | | 74.47 | 1.71 | 127.62 | 9 | 1.10 | 140.39 | 6 | 446.82 |
| 30 | 126.45 | | 126.45 | 1.71 | 216.70 | 9 | 1.10 | 238.38 | 1 | 126.45 |
| 31 | 275.38 | 8.23 | 267.15 | 1.71 | 457.83 | 15 | 1.10 | 503.61 | 1 | 267.15 |
| 32 | 261.68 | 8.23 | 253.45 | 1.71 | 434.35 | 15 | 1.10 | 477.79 | 1 | 253.45 |
| 33 | 126.45 | | 126.45 | 1.71 | 216.70 | 9 | 1.10 | 238.38 | 1 | 126.45 |
| 34 To 35 | 89.22 | | 89.22 | 1.71 | 152.90 | 9 | 1.10 | 168.19 | 2 | 178.44 |
| 36 | 125.75 | | 125.75 | 1.71 | 215.50 | 9 | 1.10 | 237.06 | 1 | 125.75 |
| 37 | 129.03 | | 129.03 | 1.71 | 221.13 | 9 | 1.10 | 243.24 | 1 | 129.03 |
| 38 To 43 | 68.25 | | 68.25 | 1.71 | 116.96 | 9 | 1.10 | 128.66 | 6 | 409.50 |
| 44 | 130.00 | | 130.00 | 1.71 | 222.79 | 9 | 1.10 | 245.07 | 1 | 130.00 |
| 45 | 266.83 | 8.23 | 258.60 | 1.71 | 443.18 | 15 | 1.10 | 487.50 | 1 | 258.60 |
| 46 | 267.80 | 8.23 | 259.57 | 1.71 | 444.84 | 15 | 1.10 | 489.32 | 1 | 259.57 |
| 47 | 130.00 | | 130.00 | 1.71 | 222.79 | 9 | 1.10 | 245.07 | 1 | 130.00 |
| 48 To 53 | 84.50 | | 84.50 | 1.71 | 144.81 | 9 | 1.10 | 159.29 | 6 | 507.00 |
| 54 To 55 | 130.00 | | 130.00 | 1.71 | 222.79 | 9 | 1.10 | 245.07 | 2 | 260.00 |
| 56 | 146.25 | 4.35 | 141.90 | 1.71 | 243.18 | 9 | 1.10 | 267.50 | 1 | 141.90 |
| 57 | 147.55 | 4.35 | 143.20 | 1.71 | 245.41 | 9 | 1.10 | 269.95 | 1 | 143.20 |
| 58 To 63 | 74.75 | | 74.75 | 1.71 | 128.10 | 9 | 1.10 | 140.91 | 6 | 448.50 |
| 64 | 130.00 | | 130.00 | 1.71 | 222.79 | 9 | 1.10 | 245.07 | 1 | 130.00 |
| 65 | 267.48 | 8.23 | 259.25 | 1.71 | 444.29 | 15 | 1.10 | 488.72 | 1 | 259.25 |
| 66 | 269.10 | 8.23 | 260.87 | 1.71 | 447.07 | 15 | 1.10 | 491.77 | 1 | 260.87 |
| 67 | 130.00 | | 130.00 | 1.71 | 222.79 | 9 | 1.10 | 245.07 | 1 | 130.00 |
| 68 To 73 | 96.20 | | 96.20 | 1.71 | 164.86 | 9 | 1.10 | 181.35 | 6 | 577.20 |
| 74 | 129.03 | | 129.03 | 1.71 | 221.13 | 9 | 1.10 | 243.24 | 1 | 129.03 |
| 75 | 170.90 | | 170.90 | 1.71 | 292.88 | 9 | 1.10 | 322.17 | 1 | 170.90 |
| 76 | 134.26 | | 134.26 | 1.71 | 230.09 | 9 | 1.10 | 253.10 | 1 | 134.26 |
| 77 | 125.78 | | 125.78 | 1.71 | 215.56 | 9 | 1.10 | 237.11 | 1 | 125.78 |
| 78 | 127.20 | | 127.20 | 1.71 | 217.99 | 9 | 1.10 | 239.79 | 1 | 127.20 |
| 79 | 141.40 | | 141.40 | 1.71 | 242.33 | 9 | 1.10 | 266.56 | 1 | 141.40 |
| 80 | 155.80 | | 155.80 | 1.71 | 267.00 | 9 | 1.10 | 293.70 | 1 | 155.80 |
| | | | | | | TOTAL | | | | 11341.28 |

DRAINAGE LINE SHOWN IN (GREY WATER RECYCLING) - ---------