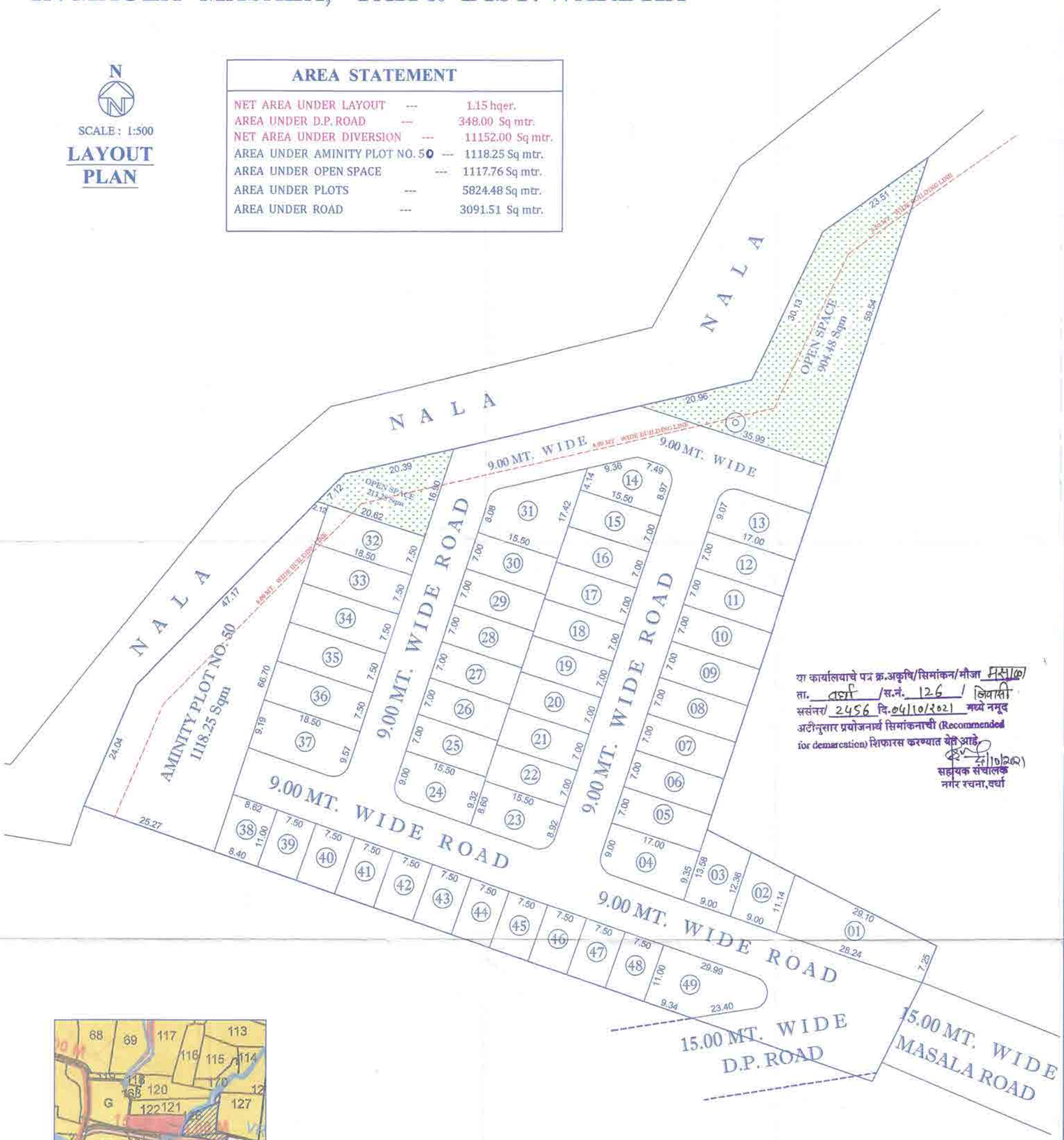
PROPOSED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 126, IN MAUZA- MASALA, TAH & DIST. WARDHA

N

SCALE : 1:500

LAYOUT PLAN

AREA STATEMENT		
NET AREA UNDER LAYOUT	---	1.15 hqer.
AREA UNDER D.P. ROAD	---	348.00 Sq mtr.
NET AREA UNDER DIVERSION	---	11152.00 Sq mtr.
AREA UNDER AMINITY PLOT NO. 50	---	1118.25 Sq mtr.
AREA UNDER OPEN SPACE	---	1117.76 Sq mtr.
AREA UNDER PLOTS	---	5824.48 Sq mtr.
AREA UNDER ROAD	---	3091.51 Sq mtr.



LOCATION MAP

या कार्यालयाचे पत्र क्र.अकृषि/सिमांकन/मौजा मसाला
ता. वर्धा /स.नं. 126 / शिवारी
ससनंबर/ 2456 दि.04/10/2021 मध्ये नमूद
अटीनुसार प्रयोजनार्थ सिमांकनाची (Recommended for demarcation) शिफारस करण्यात येत आहे.
4/10/2021
सहायक संचालक
नगर रचना,वर्धा

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)	11500.00
	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	348.00
	b)	Any D.P. Reservation Area	0.00
	Total Deduction (a + b)		**348.00**
3	**Balance Area of Plot (1-2)**		**11152.00**
4	**Amenity Space (if applicable)**		
	a)	Required	1115.20
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	1118.25
5	**Net Plot Area (3-4 (c))**		**10033.75**
6	**Recreational Open Space (if applicable)**		
	a)	Required	1115.20
	b)	Proposed	1117.76
7	**Internal Road Area**		**3091.51**
8	**Service Road & Highway Widening**		
9	**Plotable Area**		**5824.48**
10	**Pro - rata factor for FSI Calculation on layout Plots = (5/9)**		**1.72**
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 :- Umesh S. Kachole

Engineer Signature :- SANJAY KAKDE Engineer Rukhmini Nagar, Wardha TPW/062/2016

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 (E x G) (Sq.m.)	No. of Plots	Total Plot Area
A	B	C	D	E	F	G	H	I	E	F
1	262.27		262.27	1.72	451.10	15	1.10	496.21	1	262.27
2	105.75		105.75	1.72	181.89	9	1.10	200.08	1	105.75
3	116.73		116.73	1.72	200.78	9	1.10	220.85	1	116.73
4	155.97	4.35	151.62	1.72	260.79	9	1.10	286.87	1	151.62
5 TO 12	119.00		119.00	1.72	204.68	9	1.10	225.15	8	952.00
13	154.19	4.35	149.84	1.72	257.72	9	1.10	283.50	1	149.84
14	119.67	4.35	115.32	1.72	198.35	9	1.10	218.19	1	115.32
15 TO 22	108.50		108.50	1.72	186.62	9	1.10	205.28	8	868.00
23	135.78	4.35	131.43	1.72	226.06	9	1.10	248.67	1	131.43
24	141.98	4.35	137.63	1.72	236.72	9	1.10	260.40	1	137.63
25 TO 30	108.50		108.50	1.72	186.62	9	1.10	205.28	6	651.00
31	197.62	4.35	193.27	1.72	332.42	9	1.10	365.67	1	193.27
32 TO 36	138.75		138.75	1.72	238.65	9	1.10	262.52	5	693.75
37	173.53	4.35	169.18	1.72	290.99	9	1.10	320.09	1	169.18
38	93.61		93.61	1.72	161.01	9	1.10	177.11	1	93.61
39 TO 48	82.50		82.50	1.72	141.90	9	1.10	156.09	10	825.00
49	216.30	8.22	208.08	1.72	357.90	15	1.10	393.69	1	208.08
							TOTAL			5824.48