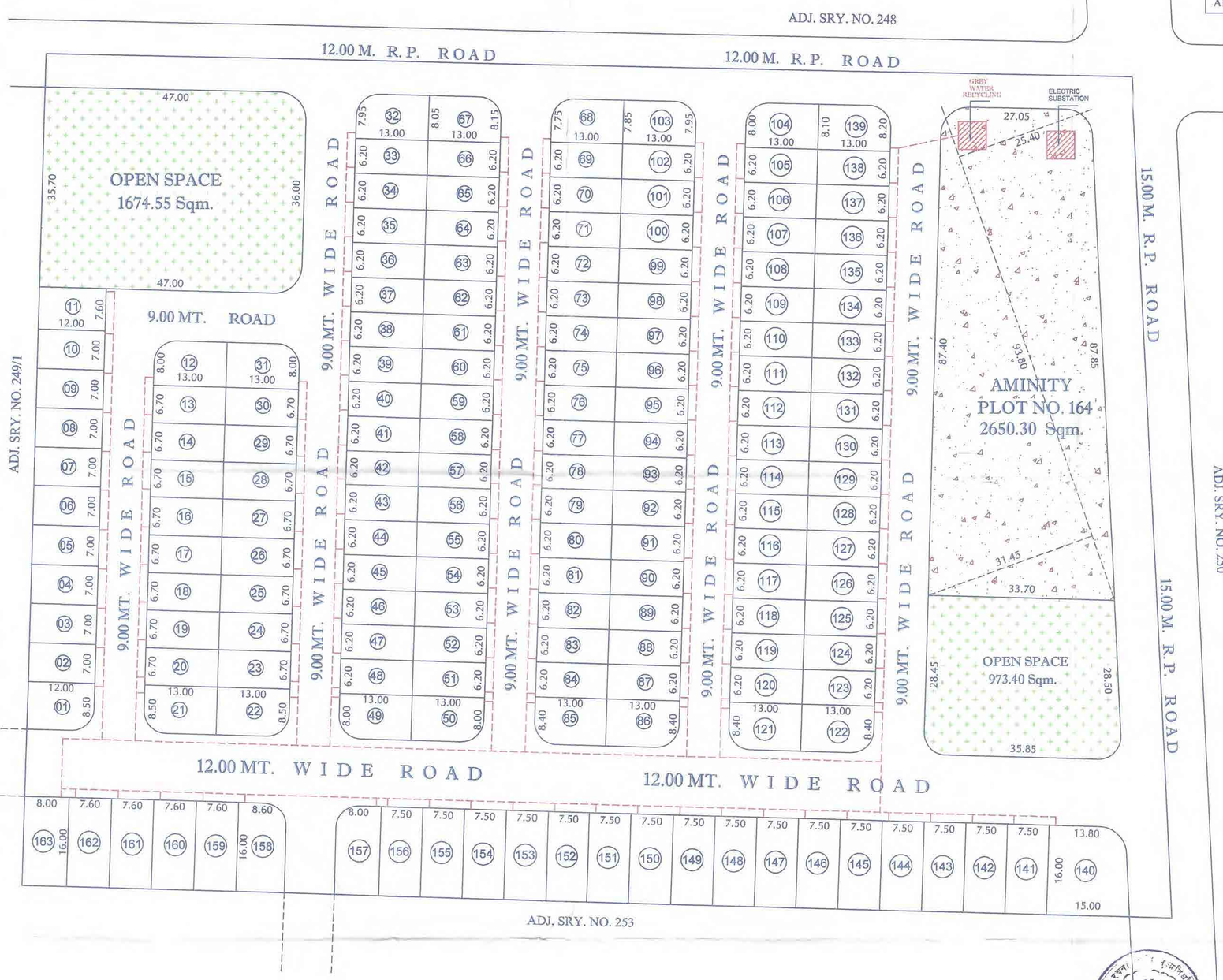
DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 249/2, IN MAUZA- PIMPALGAON, TAH. HINGANGHAT & DIST. WARDHA

AREA STATEMENT

AREA UNDER SRY. NO. 249/2	---	28700.00 Sq mtr.
AREA UNDER R.P. ROAD	---	2250.00 Sq mtr.
NET AREA UNDER CONVERSION	---	26450.00 Sq mtr.
AREA UNDER OPEN SPACE	---	2647.95 Sq mtr.
AREA AMINITY PLOT NO. 164	---	2650.30 Sq mtr.
NET AREA UNDER PLOTS	---	14687.13 Sq mtr.
AREA UNDER ROADS	---	6464.62 Sq mtr.



N

SCALE : 1:500

LAYOUT PLAN



Scale :- 1:5000
LOCATION PLAN

DEMARCATED SITE

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)	28700.00
	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	1200.00
	b)	Any D.P. Reservation Area	0.00
		Total Deduction (a + b)	**2250.00**
3		**Balance Area of Plot (1-2)**	**26450.00**
4		**Amenity Space (if applicable)**	
	a)	Required	2645.00
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	2650.30
5		**Net Plot Area (3-4 (c))**	**23799.70**
6		**Recreational Open Space (if applicable)**	
	a)	Required	2645.00
	b)	Proposed	2647.95
7		**Internal Road Area**	**6464.62**
8		**Service Road & Highway Widening**	
9		**Plotable Area**	**14687.13**
10		**Pro - rata factor for FSI Calculation on layout Plots = (5/9)**	**1.62**
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 :-

SHASHANK C GHUDE
Civil Engineer
WARDHA
Reg. No. TPW/029/2016-22
Mob. 8007585459

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 (Fx H) (Sq.m.)	No. of Plots	Total Plot Area
A	B	C	D	E	F	G	H	I	E	F
1	102.00	6.05	95.95	1.62	155.48	12	1.10	171.03	1	95.95
2 To 10	84.00		84.00	1.62	136.12	9	1.10	149.73	9	756.00
11	91.20		91.20	1.62	147.78	9	1.10	162.56	1	91.20
12	104.00	4.35	99.65	1.62	161.48	9	1.10	177.63	1	99.65
13 To 20	87.10		87.10	1.62	141.14	9	1.10	155.25	8	696.80
21 To 22	110.50	6.05	104.45	1.62	169.26	12	1.10	186.18	2	206.90
23 To 30	87.10		87.10	1.62	141.14	9	1.10	155.25	8	696.80
31	104.00	4.35	99.65	1.62	161.48	9	1.10	177.63	1	99.65
32	104.00	6.05	97.95	1.62	158.72	12	1.10	174.59	1	97.95
33 To 48	80.60		80.60	1.62	130.61	9	1.10	143.67	16	1289.60
49 To 50	104.00	6.05	97.95	1.62	158.72	12	1.10	174.59	2	195.90
51 To 66	80.60		80.60	1.62	130.61	9	1.10	143.67	16	1289.60
67	105.30	6.05	99.25	1.62	160.83	12	1.10	176.91	1	99.25
68	101.40	6.05	95.35	1.62	154.51	12	1.10	169.96	1	95.35
69 To 84	80.60		80.60	1.62	130.61	9	1.10	143.67	16	1289.60
85 To 86	109.20	6.05	103.15	1.62	167.15	12	1.10	183.86	2	206.30
87 To 102	80.60		80.60	1.62	130.61	9	1.10	143.67	16	1289.60
103	102.70	6.05	96.65	1.62	156.62	12	1.10	172.28	1	96.65
104	104.65	6.05	98.60	1.62	159.78	12	1.10	175.75	1	98.60
105 To 120	80.60		80.60	1.62	130.61	9	1.10	143.67	16	1289.60
121 To 122	109.20	6.05	103.15	1.62	167.15	12	1.10	183.86	2	206.30
123 To 138	80.60		80.60	1.62	130.61	9	1.10	143.67	16	1289.60
139	105.95	6.05	99.90	1.62	161.88	12	1.10	178.07	1	99.90
140	230.40	9.92	220.48	1.62	357.28	15	1.10	393.00	1	220.48
141 To 156	120.00		120.00	1.62	194.45	12	1.10	213.90	16	1920.00
157	128.00	6.05	121.95	1.62	197.61	12	1.10	217.37	1	121.95
158	137.60	6.05	131.55	1.62	213.17	12	1.10	234.49	1	131.55
159 To 162	121.80		121.60	1.62	197.05	12	1.10	216.75	4	486.40
163	128.00		128.00	1.62	207.42	12	1.10	228.16	1	128.00
								TOTAL		14687.13

सा. मा. क्र. 259/NAP - 34/2021 मौजा- पिंपळगाव ता. हिंगणघाट, जि. वर्धा मध्ये पारीत आदेश दि. 20/01/2022 मधिल अटी व शर्तीला अधीन राहुन निवासी / ~~वाणिज्य~~ अकृषक प्रयोजनासाठी अभिन्यास नकाशा अनुमोदित.

20/01/2022
उपविभागीय अधिकारी
हिंगणघाट

या कार्यालयाचे पत्र क्र.अकृवि/अंतिम मंजूरी/मौजा पिंपळगाव ता.हिंगणघाट /स.नं.249/2 /सर्वनंबर 207 दि. 17/01/2022 च्या नमूद अटीनुसार निवासी प्रयोजनार्थ सिमांकीत अभिन्यासास अंतिम मंजूरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)

13/1/2022
सहाय्यक संचालक
नगर रचना,वर्धा