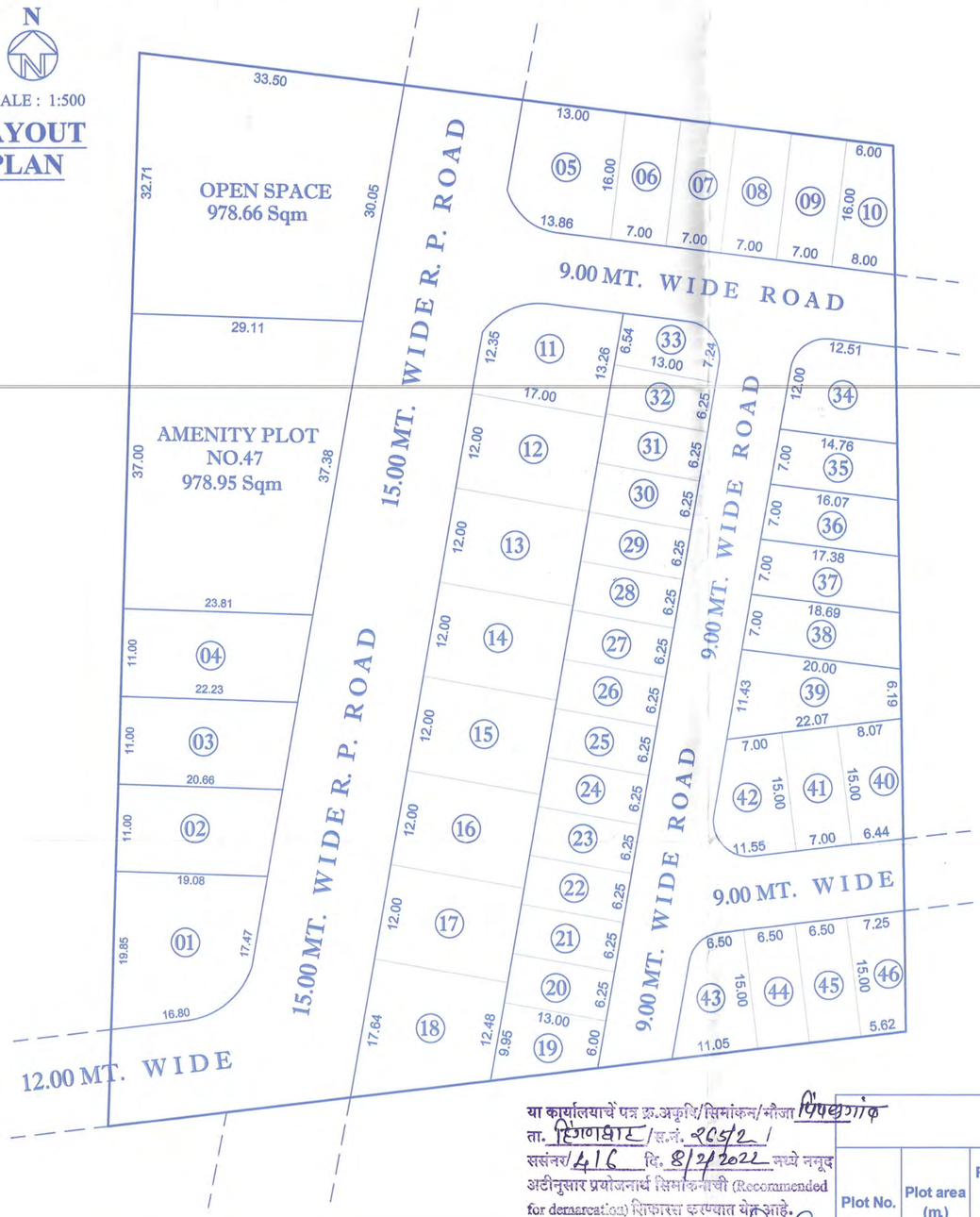
PRPOSED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 265/2, IN MAUZA- PIMPALGAON TAH. HINGANGHAT , DIST. WARDHA

N

SCALE : 1:500

LAYOUT PLAN



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)	11700.00
	b)	As per Measurement Sheet	---
	c)	As per Site	---
2	**Deduction for**		
	a)	Proposed R.P./D.P. Road Widening Area/Service Road/Highway Widening	1945.00
	b)	Any D.P. Reservation Area	0.00
	Total Deduction (a + b)		**1945.00**
3	**Balance Area of Plot (1-2)**		**9755.00**
4	**Amenity Space (if applicable)**		
	a)	Required	975.50
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	978.95
5	**Net Plot Area (3-4 (c))**		**8776.05**
6	**Recreational Open Space (if applicable)**		
	a)	Required	975.50
	b)	Proposed	978.66
7	**Internal Road Area**		~~1464.51~~ 1473.21
8	**Service Road & Highway Widening**		
9	**Plotable Area**		~~6332.88~~ 6324.18
10	**Pro - rata factor for FSI Calculation on layout Plots = (5/9)**		1.39
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 :-

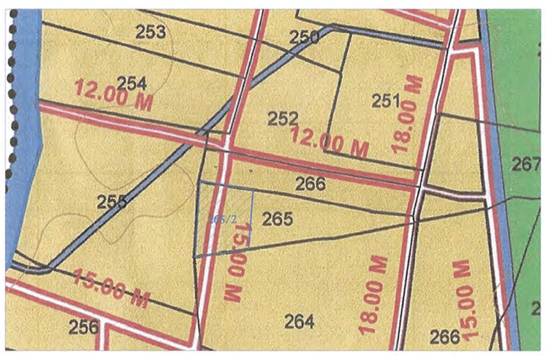
NIRANJAN KANDE
Civil Engineer
Reg. No. TPW/090/201
Kelkarwadi Wardha
Cell. 9000803883

या कार्यालयाचे पत्र क्र.अकृषि/सिमांकन/मौजा पिंपळगांव
ता. हिंगणघाट/स.नं. २६५/२ /
ससंनर/416 दि. 8/2/2022 मध्ये नमूद अटीनुसार प्रयोजनार्थ सिमांकनाची (Recoramended for demarcation) शिफारस करण्यात येत आहे.

8/2/2022
सहायक संचालक
नगर रचना,वर्धा

AREA STATEMENT

AREA UNDER SRY. NO.265/2	---	11700.00 Sq mtr.
AREA UNDER R.P. ROAD	---	1945.00 Sq mtr.
NET AREA UNDER DIVERSION	---	9755.00 Sq mtr.
AREA UNDER OPEN SPACE	---	978.66 Sq mtr.
AREA UNDER AMENITY PLOT NO.47	---	978.95 Sq mtr.
NET AREA UNDER PLOTS	---	~~6332.88~~ 6324.18 Sq mtr.
AREA UNDER ROADS	---	~~1464.51~~ 1473.21 Sq mtr.



LOCATION MAP

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	329.82	9.92	319.90	1.39	444.66	15	1.10	489.13	1	319.90
2	218.57		218.57	1.39	303.81	15	1.10	334.19	1	218.57
3	235.89		235.89	1.39	327.89	15	1.10	360.68	1	235.89
4	253.22		253.22	1.39	351.98	15	1.10	387.17	1	253.22
5	214.88	8.22	206.66	1.39	287.26	15	1.10	315.98	1	206.66
6 TO 10	112.00		112.00	1.39	155.68	9	1.10	171.25	5	560.00
11	217.68	8.22	209.46	1.39	291.15	15	1.10	320.26	1	209.46
12 TO 17	204.00		204.00	1.39	283.56	15	1.10	311.92	6	1224.00
18	256.02		256.02	1.39	355.87	15	1.10	391.45	1	256.02
19	103.67		103.67	1.39	144.10	9	1.10	158.51	1	103.67
20 TO 32	81.25		81.25	1.39	112.94	9	1.10	124.23	13	1056.25
33	89.57	4.35	85.22	1.39	118.46	9	1.10	130.30	1	85.22
34	163.62	4.35	159.27	1.39	221.39	9	1.10	243.52	1	159.27
35	107.90		107.90	1.39	149.98	9	1.10	164.98	1	107.90
36	117.07		117.07	1.39	162.73	9	1.10	179.00	1	117.07
37	126.24		126.24	1.39	175.47	9	1.10	193.02	1	126.24
38	135.41		135.41	1.39	188.22	9	1.10	207.04	1	135.41
39	182.05		182.05	1.39	253.05	9	1.10	278.35	1	182.05
40	108.82		108.82	1.39	151.26	9	1.10	166.39	1	108.82
41	105.00		105.00	1.39	145.95	9	1.10	160.55	1	105.00
42	139.12	4.35	~~139.12~~ 134.77	1.39	~~193.38~~	9	1.10	~~212.71~~	1	~~139.12~~ 134.77
43	131.62	4.35	~~131.62~~ 127.27	1.39	~~182.95~~	9	1.10	~~201.25~~	1	~~131.62~~ 127.27
44,45	97.50		97.50	1.39	135.53	9	1.10	149.08	2	195.00
46	96.52		96.52	1.39	134.16	9	1.10	147.58	1	96.52
							TOTAL			~~6332.88~~ 6324.18