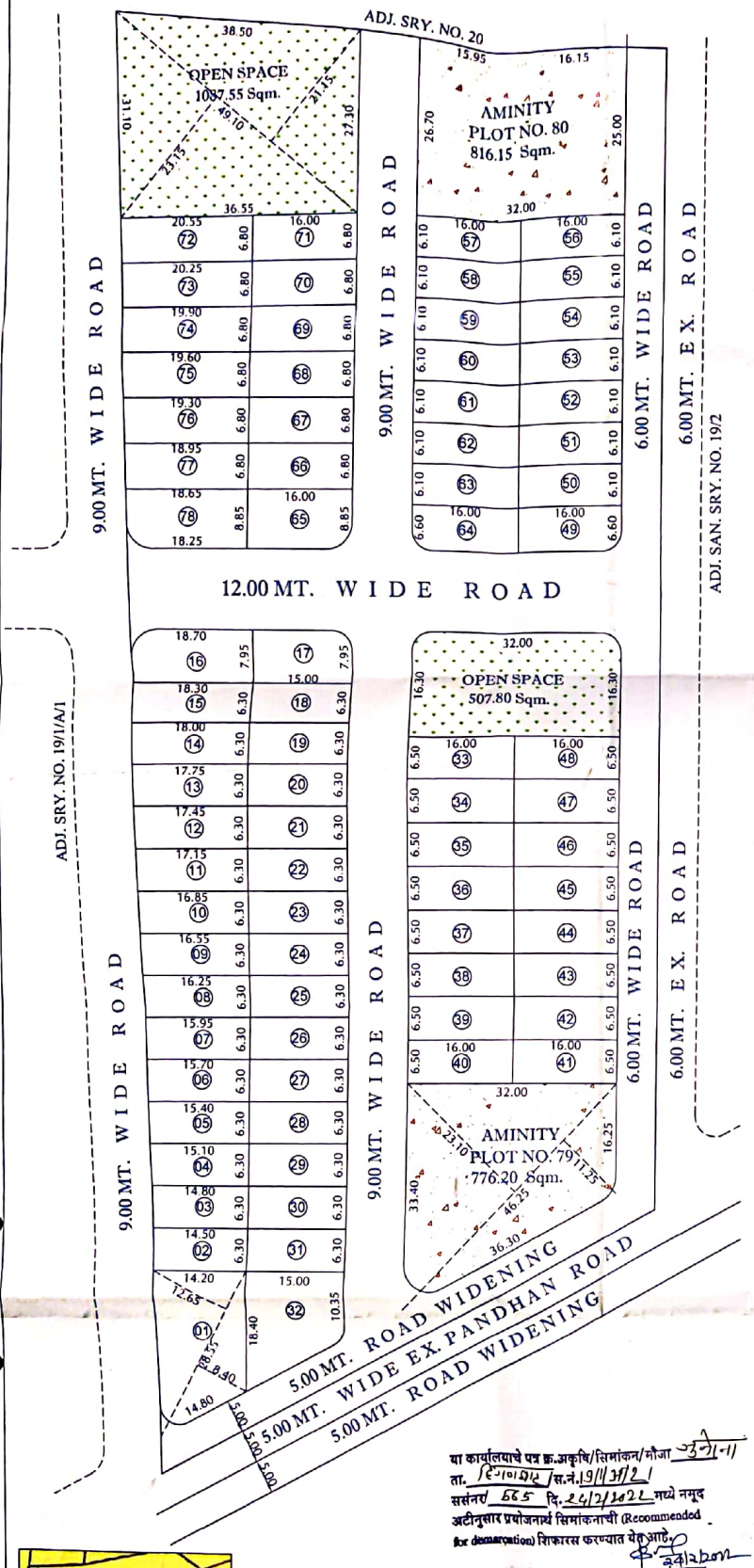
PROPOSED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 19/1/A/2, IN MAUZA- JUNONA, TAH. HINGANGHAT & DIST. WARDHA



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SCALE : 1:500

LAYOUT PLAN

AREA STATEMENT

AREA UNDER SRY. NO. 19/1/A/2	---	15900.00 Sq mtr.
AREA UNDER OPEN SPACE	---	1595.35 Sq mtr.
AREA AMINITY PLOT NO. 79	---	776.20 Sq mtr.
AREA AMINITY PLOT NO. 80	---	816.15 Sq mtr.
NET AREA UNDER PLOTS	---	8484.52 Sq mtr.
AREA UNDER ROADS	---	4227.78 Sq mtr.

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)	15900.00
	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	0.00
	b)	Any D.P. Reservation Area	0.00
	Total Deduction (a + b)		0.00
3	Balance Area of Plot (1-2)		15900.00
4	Amenity Space (if applicable)		
	a)	Required	1590.00
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	1592.35
5	Net Plot Area (3-4 (c))		14307.65
6	Recreational Open Space (if applicable)		
	a)	Required	1590.00
	b)	Proposed	1595.35
7	Internal Road Area		4227.78
8	Service Road & Highway Widening		
9	Plotable Area		8484.52
10	Pro - rata factor for FSI Calculation on layout Plots = (5/9)		1.69
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 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	300.49	8.22	292.27	1.69	492.86	15	1.10	542.15	1	292.27
2	90.41		90.41	1.69	152.46	9	1.10	167.71	1	90.41
3	92.30		92.30	1.69	155.65	9	1.10	171.21	1	92.30
4	94.19		94.19	1.69	158.83	9	1.10	174.72	1	94.19
5	96.08		96.08	1.69	162.02	9	1.10	178.22	1	96.08
6	97.97		97.97	1.69	165.21	9	1.10	181.73	1	97.97
7	99.70		99.70	1.69	168.13	9	1.10	184.94	1	99.70
8	101.43		101.43	1.69	171.04	9	1.10	188.15	1	101.43
9	103.32		103.32	1.69	174.23	9	1.10	191.65	1	103.32
10	105.21		105.21	1.69	177.42	9	1.10	195.16	1	105.21
11	107.10		107.10	1.69	180.61	9	1.10	198.67	1	107.10
12	108.99		108.99	1.69	183.79	9	1.10	202.17	1	108.99
13	110.88		110.88	1.69	186.98	9	1.10	205.68	1	110.88
14	112.61		112.61	1.69	189.90	9	1.10	208.89	1	112.61
15	114.35		114.35	1.69	192.83	9	1.10	212.11	1	114.35
16	147.08	6.05	141.03	1.69	237.82	12	1.10	261.60	1	141.03
17	119.25	6.05	113.20	1.69	190.89	12	1.10	209.98	1	113.20
18 To 31	94.50		94.50	1.69	159.36	9	1.10	175.29	14	1323.00
32	215.63	8.22	207.41	1.69	349.76	15	1.10	384.74	1	207.41
33 To 48	104.00		104.00	1.69	175.38	12	1.10	192.92	16	1664.00
49	105.60	7.74	97.86	1.69	165.02	12	1.10	181.53	1	97.86
50 To 63	97.60		97.60	1.69	164.59	12	1.10	181.04	14	1366.40
64	105.60	6.05	99.55	1.69	167.87	12	1.10	184.66	1	99.55
65	141.60	6.05	135.55	1.69	228.58	12	1.10	251.44	1	135.55
66 To 71	108.80		108.80	1.69	183.47	9	1.10	201.82	6	652.80
72	138.72		138.72	1.69	233.93	9	1.10	257.32	1	138.72
73	136.51		136.51	1.69	230.20	9	1.10	253.22	1	136.51
74	134.30		134.30	1.69	226.47	9	1.10	249.12	1	134.30
75	132.26		132.26	1.69	223.03	9	1.10	245.34	1	132.26
76	130.05		130.05	1.69	219.31	9	1.10	241.24	1	130.05
77	127.84		127.84	1.69	215.58	9	1.10	237.14	1	127.84
78	163.28	6.05	157.23	1.69	265.14	12	1.10	291.65	1	157.23
							TOTAL			8484.52

या कार्यालयाचे पत्र क्र.अकृषि/सिमांकन/मौजा जुनोना/ ता. हिंगणघाट/स.नं.19/1/A/2/ ससंनपं/ 665 दि. 24/12/2022 मध्ये नमूद अटीनुसार प्रयोजनार्थ सिमांकनाची (Recommended for demarcation) शिफारस करण्यात येत आहे.

सहायक संचालक
नगर रचना, वर्धा



N

Scale :- 1:5000
LOCATION PLAN

PROPOSED SITE

Scanned with CamScanner