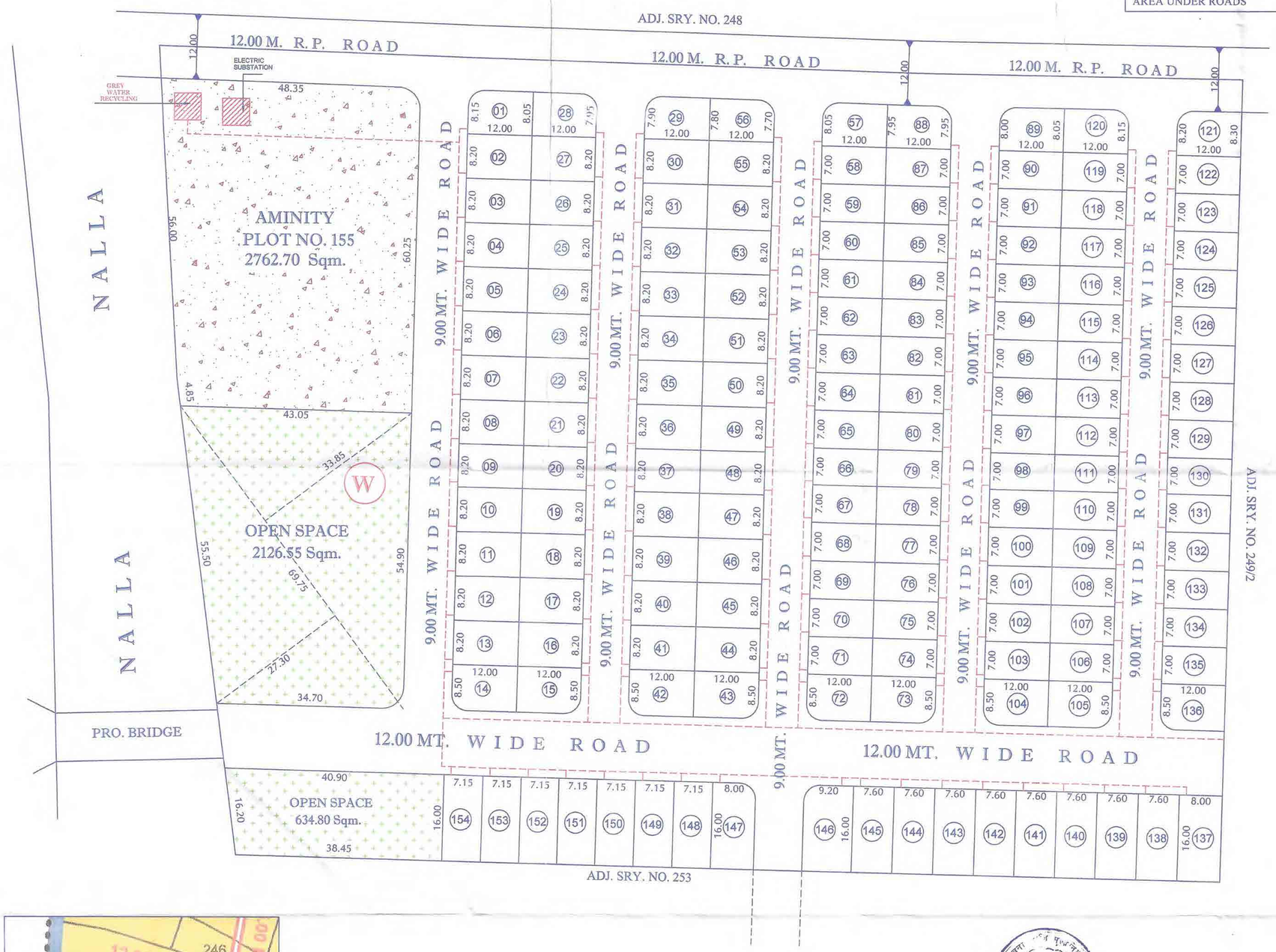
DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 249/1, IN MAUZA- PIMPALGAON, TAH. HINGANGHAT & DIST. WARDHA

AREA STATEMENT

AREA UNDER SRY. NO. 249/1	---	28800.00	Sq mtr.
AREA UNDER 12.00M. R.P. ROAD	---	1200.00	Sq mtr.
NET AREA UNDER CONVERSION	---	27600.00	Sq mtr.
AREA UNDER OPEN SPACE	---	2761.35	Sq mtr.
AREA AMINITY PLOT NO. 155	---	2762.70	Sq mtr.
NET AREA UNDER PLOTS	---	14441.30	Sq mtr.
AREA UNDER ROADS	---	7634.65	Sq mtr.



N

SCALE : 1:500

LAYOUT PLAN



DEMARCATED SITE

N

Scale :- 1:5000
LOCATION 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)	28800.00
	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)	**1200.00**
3		**Balance Area of Plot (1-2)**	**27600.00**
4		**Amenity Space (if applicable)**	
	a)	Required	2760.00
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	2762.70
5		**Net Plot Area (3-4 (c))**	**24837.30**
6		**Recreational Open Space (if applicable)**	
	a)	Required	2760.00
	b)	Proposed	2761.35
7		**Internal Road Area**	**7634.65**
8		**Service Road & Highway Widening**	
9		**Plotable Area**	**14441.30**
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 :-

Engineer Signature :-

SHASHANK C GHUDE
Civil Engineer
WARDHA
Reg. No. TPW/029/2016-22
Mob. 8007565459

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	97.20	6.05	91.15	1.72	156.77	12	1.10	172.44	1	91.15
2 To 13	98.40		98.40	1.72	169.24	9	1.10	186.16	12	1180.80
14 To 15	102.00	6.05	95.95	1.72	165.02	12	1.10	181.52	2	191.90
16 To 27	98.40		98.40	1.72	169.24	9	1.10	186.16	12	1180.80
28	96.00	6.05	89.95	1.72	154.70	12	1.10	170.17	1	89.95
29	94.20	6.05	88.15	1.72	151.61	12	1.10	166.77	1	88.15
30 To 41	98.40		98.40	1.72	169.24	9	1.10	186.16	12	1180.80
42 To 43	102.00	6.05	95.95	1.72	165.02	12	1.10	181.52	2	191.90
44 To 55	98.40		98.40	1.72	169.24	9	1.10	186.16	12	1180.80
56	93.00	6.05	86.95	1.72	149.54	12	1.10	164.50	1	86.95
57	96.00	6.05	89.95	1.72	154.70	12	1.10	170.17	1	89.95
58 To 71	84.00		84.00	1.72	144.47	9	1.10	158.92	14	1176.00
72 To 73	102.00	6.05	95.95	1.72	165.02	12	1.10	181.52	2	191.90
74 To 87	84.00		84.00	1.72	144.47	9	1.10	158.92	14	1176.00
88	95.40	6.05	89.35	1.72	153.67	12	1.10	169.04	1	89.35
89	96.30	6.05	90.25	1.72	155.22	12	1.10	170.74	1	90.25
90 To 103	84.00		84.00	1.72	144.47	9	1.10	158.92	14	1176.00
104 To 105	102.00	6.05	95.95	1.72	165.02	12	1.10	181.52	2	191.90
106 To 119	84.00		84.00	1.72	144.47	9	1.10	158.92	14	1176.00
120	97.20	6.05	91.15	1.72	156.77	12	1.10	172.44	1	91.15
121	99.00	6.05	92.95	1.72	159.86	12	1.10	175.85	1	92.95
122 To 135	84.00		84.00	1.72	144.47	9	1.10	158.92	14	1176.00
136	102.00	6.05	95.95	1.72	165.02	12	1.10	181.52	1	95.95
137	128.00		128.00	1.72	220.14	12	1.10	242.16	1	128.00
138 To 145	121.60		121.60	1.72	209.14	12	1.10	230.05	8	972.80
146	147.20	6.05	141.15	1.72	242.76	12	1.10	267.04	1	141.15
147	128.00	6.05	121.95	1.72	209.74	12	1.10	230.71	1	121.95
148 To 154	114.40		114.40	1.72	196.75	12	1.10	216.43	7	800.80
								TOTAL		14441.30

सा. मा. क्र. 260 /NAP - 34/2020-21 मौजा पिंपळगाव ता. हिंगणघाट, जि. वर्धा मध्ये पारीत आदेश दि. 20/01/2022 मधिल अटी व शर्तीला अधीन राहुन निवासी/~~अनिवास~~ अकृषक प्रयोजनासाठी अभिन्यास नकाशा अनुमोदित.

20/01/2022
उपविभागीय अधिकारी
हिंगणघाट

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम मंजूरी/मौजा पिंपळगाव ता.हिंगणघाट /स.नं. 249/1 /सर्वनंबर 208 दि. 17/01/2022 मध्ये नमूद अटीनुसार निवासी प्रयोजनार्थ सिमांकीत अभिन्यासास अंतिम मंजूरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)

17/1/2022
सहायक संचालक
नगर रचना, वर्धा