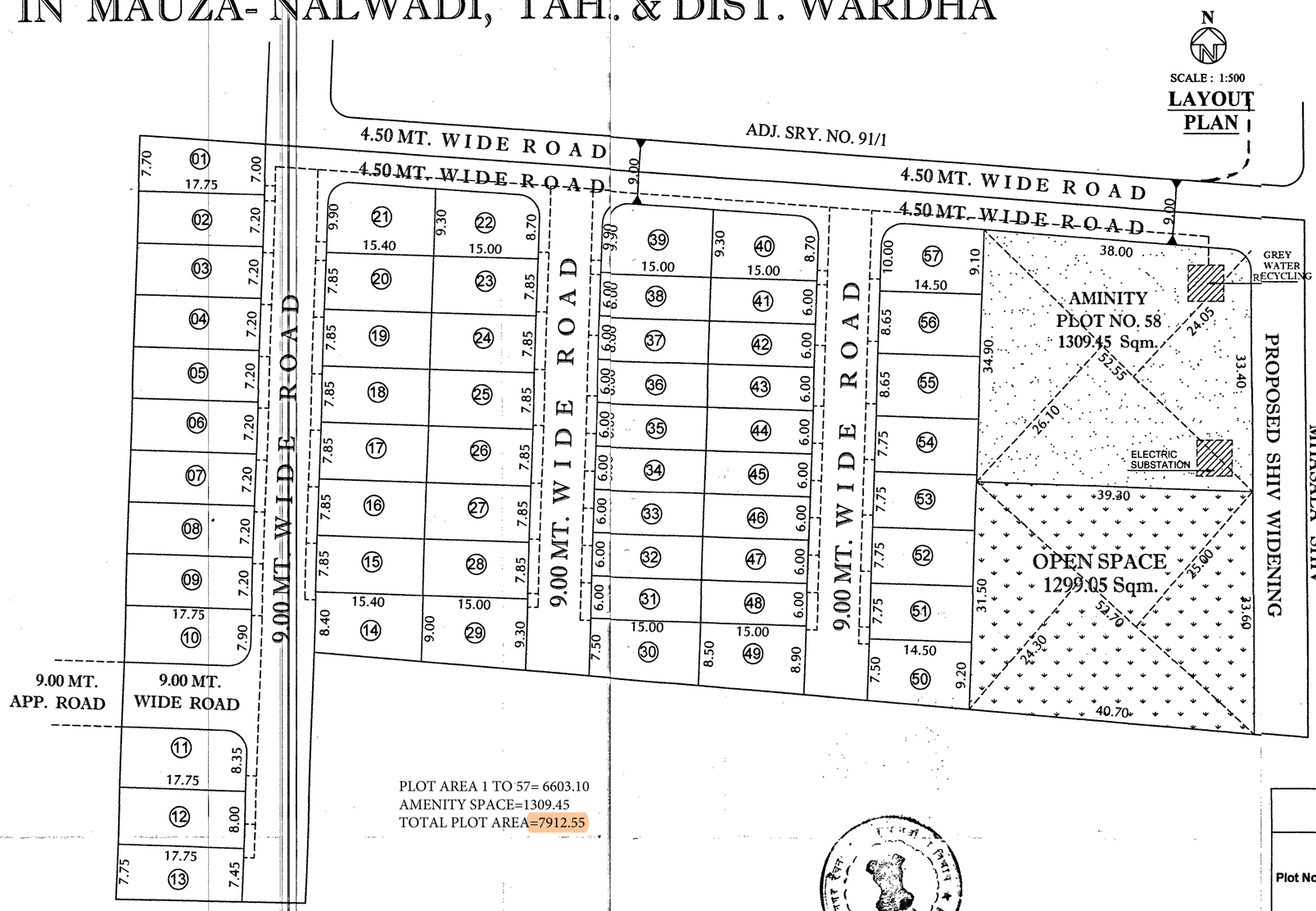
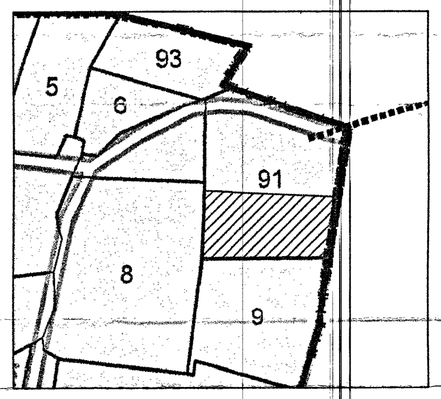
# DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 91/2, IN MAUZA- NALWADI, TAH. & DIST. WARDHA




PLOT AREA 1 TO 57= 6603.10
AMENITY SPACE=1309.45
TOTAL PLOT AREA=7912.55




N
Scale :- 1:5000
LOCATION PLAN

DEMARCATED SITE

| AREA STATEMENT | | |
|---|---|---|
| AREA UNDER SRY. NO. 91/2 | --- | 12900.00 Sq mtr. |
| AREA UNDER OPEN SPACE | --- | 1299.05 Sq mtr. |
| AREA AMINITY PLOT NO. 58 | --- | 1309.45 Sq mtr. |
| NET AREA UNDER PLOTS | --- | 6603.10 Sq mtr. |
| AREA UNDER ROADS | --- | 3688.40 Sq mtr. |

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम मंजूरी/मौजा नालवाडी
क्र. 964 /स.नं. 91/2 /ससनर/ 1725
दि.22/06/2022 मध्ये नमूद अटीनुसार दिलेल्या
प्रयोजनार्थ सिमांकीत अभिन्यासास अंतिम मंजूरीची शिफारस
करण्यात येत आहे. (Recommended for Sanction)

सहायक संचालक
नगर रचना,वर्धा

मान्यता,
(लाल शाईने केलेल्या सुधारणेच्या अधिन राहुन)
अकृषक दि. 14/7/2022 उपविभागीय अधिकारी, वर्धा
यांचे केस नं. एनएपी-34/ 35 मौजा नालवाडी

उपविभागीय अधिकारी
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) | 12900.00 |
| | 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)** | | **12900.00** |
| 4 | **Amenity Space (if applicable)** | | |
| | a) | Required | 1290.00 |
| | b) | Adjustment of 2 (b) , if any | 0.00 |
| | c) | Balance Proposed | 1309.45 |
| 5 | **Net Plot Area (3-4 (c) )** | | **11590.55** |
| 6 | **Recreational Open Space (if applicable)** | | |
| | a) | Required | 1290.00 |
| | b) | Proposed | 1299.05 |
| 7 | **Internal Road Area** | | **3688.40** |
| 8 | **Service Road & Highway Widening** | | |
| 9 | **Plotable Area** | | **6603.10** |
| 10 | **Pro - rata factor for FSI Calculation on layout Plots = (5/9)** | | **1.76** |
| 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 :-

SHASHANK GHUDE
Civil Engineer
WARDHA
Engineer Signature :- Reg. No. TPW/029/2016-22
Mob. 8007[illegible]459

**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 (F x H) (Sq.m.) | No. of Plots | Total Plot Area |
|---|---|---|---|---|---|---|---|---|---|---|
| A | B | C | D | E | F | G | H | I | E | F |
| 1 | 130.46 | | 130.46 | 1.76 | 229.61 | 9 | 1.10 | 252.57 | 1 | 130.46 |
| 2 To 9 | 127.80 | | 127.80 | 1.76 | 224.93 | 9 | 1.10 | 247.42 | 8 | 1022.40 |
| 10 | 140.23 | 4.35 | 135.88 | 1.76 | 239.15 | 9 | 1.10 | 263.06 | 1 | 135.88 |
| 11 | 148.21 | 4.35 | 143.86 | 1.76 | 253.19 | 9 | 1.10 | 278.51 | 1 | 143.86 |
| 12 | 142.00 | | 142.00 | 1.76 | 249.92 | 9 | 1.10 | 274.91 | 1 | 142.00 |
| 13 | 134.90 | | 134.90 | 1.76 | 237.42 | 9 | 1.10 | 261.17 | 1 | 134.90 |
| 14 | 133.98 | | 133.98 | 1.76 | 235.80 | 9 | 1.10 | 259.39 | 1 | 133.98 |
| 15 To 20 | 120.89 | | 120.89 | 1.76 | 212.77 | 9 | 1.10 | 234.04 | 6 | 725.34 |
| 21 | 147.84 | 4.35 | 143.49 | 1.76 | 252.54 | 9 | 1.10 | 277.80 | 1 | 143.49 |
| 22 | 135.00 | 4.35 | 130.65 | 1.76 | 229.94 | 9 | 1.10 | 252.94 | 1 | 130.65 |
| 23 To 28 | 117.75 | | 117.75 | 1.76 | 207.24 | 9 | 1.10 | 227.96 | 6 | 706.50 |
| 29 | 137.25 | | 137.25 | 1.76 | 241.56 | 9 | 1.10 | 265.72 | 1 | 137.25 |
| 30 | 120.00 | | 120.00 | 1.76 | 211.20 | 9 | 1.10 | 232.32 | 1 | 120.00 |
| 31 To 38 | 90.00 | | 90.00 | 1.76 | 158.40 | 9 | 1.10 | 174.24 | 8 | 720.00 |
| 39 | 144.00 | 4.35 | 139.65 | 1.76 | 245.78 | 9 | 1.10 | 270.36 | 1 | 139.65 |
| 40 | 135.00 | 4.35 | 130.65 | 1.76 | 229.94 | 9 | 1.10 | 252.94 | 1 | 130.65 |
| 41 To 48 | 90.00 | | 90.00 | 1.76 | 158.40 | 9 | 1.10 | 174.24 | 8 | 720.00 |
| 49 | 130.50 | | 130.50 | 1.76 | 229.68 | 9 | 1.10 | 252.65 | 1 | 130.50 |
| 50 | 121.08 | | 121.08 | 1.76 | 213.10 | 9 | 1.10 | 234.41 | 1 | 121.08 |
| 51 To 54 | 112.38 | | 112.38 | 1.76 | 197.79 | 9 | 1.10 | 217.57 | 4 | 449.52 |
| 55 To 56 | 125.43 | | 125.43 | 1.76 | 220.76 | 9 | 1.10 | 242.83 | 2 | 250.86 |
| 57 | 138.48 | 4.35 | 134.13 | 1.76 | 236.07 | 9 | 1.10 | 259.68 | 1 | 134.13 |
| | | | | | | | | TOTAL | | 6603.10 |