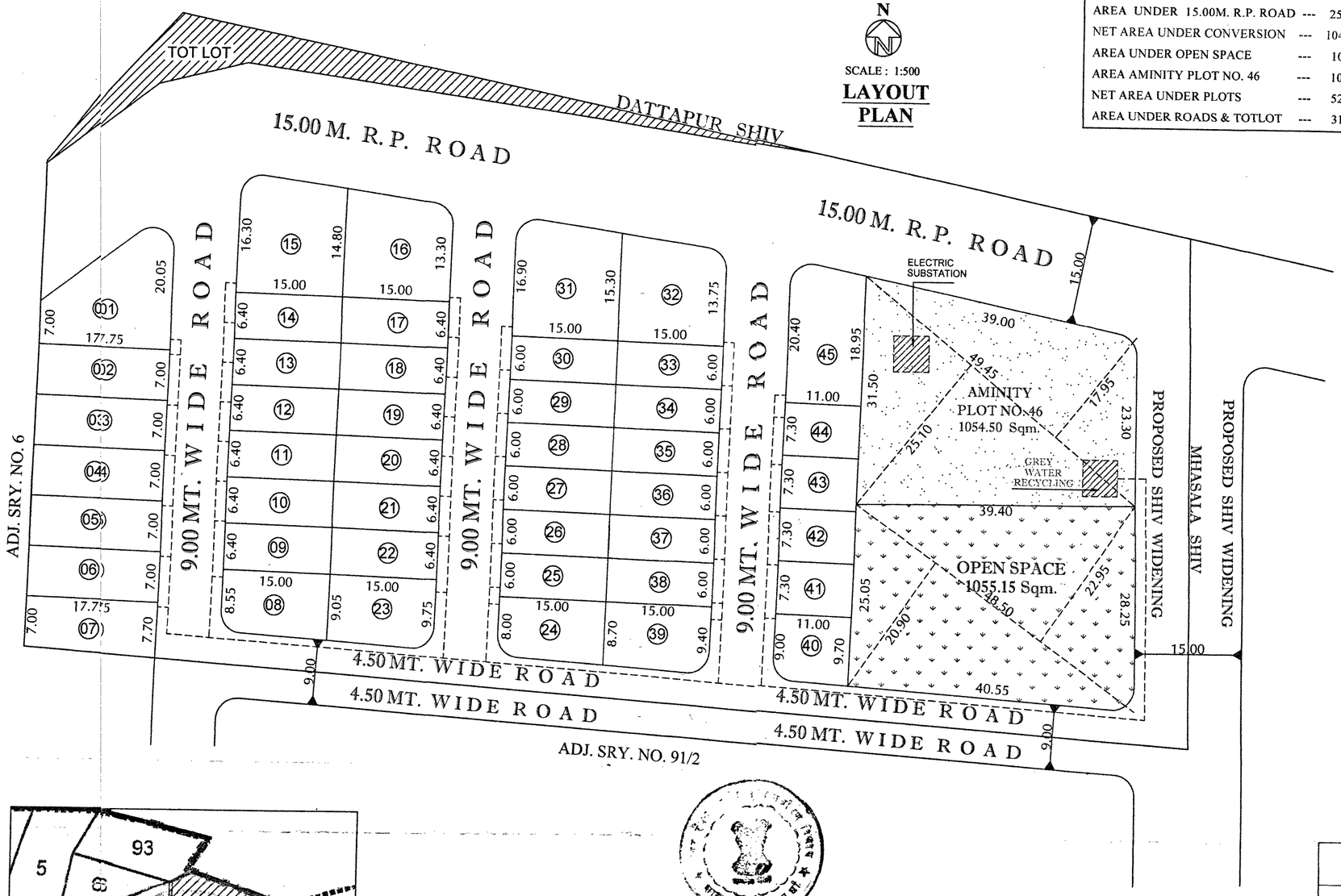
DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 91/1, IN MAUZA- NALWADI, TAH. & DIST. WARDHA

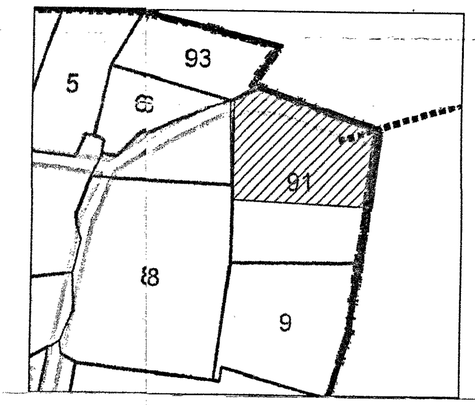
AREA STATEMENT		
AREA UNDER SRY. NO. 91/1	---	13000.00 Sq mtr.
AREA UNDER 15.00M. R.P. ROAD	---	2515.00 Sq mtr.
NET AREA UNDER CONVERSION	---	10485.00 Sq mtr.
AREA UNDER OPEN SPACE	---	1055.15 Sq mtr.
AREA AMINITY PLOT NO. 46	---	1054.50 Sq mtr.
NET AREA UNDER PLOTS	---	5230.57 Sq mtr.
AREA UNDER ROADS & TOTLOT	---	3144.78 Sq mtr.

N

SCALE : 1:500

LAYOUT PLAN





DEIMARCATED SITE

TOTAL PLOT AREA 1 TO 45 = 5230.57
AMENITY PLOT AREA= 1054.50
TOTAL AREA= 6285.07

या कार्यालयाचे पत्र क्र.कृषि/अंतिम मंजुरी/मौजा नालवाडी
क्र. वर्ध /स.नं. 91/1 /सर्वसन/ 1726
दि. 22/06/2022 च्या नमूद अटीनुसार रिव्हाईज
प्रयोजनार्थ सिमांकीत अभिन्यासास अंतिम मंजुरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)

सहायक संचालक
नगर रचना, वर्धा

सादरकर्ता
(लाल शाईने दर्शविलेल्या सुधारणेसह अंतिम मंजूर)
अनुक्रमांक दि. 14/7/2022 उपविभागीय अधिकारी, वर्धा
दि.चे देयक नं. एनएपी-34/36 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)	13000.00
	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	2515.00
	b)	Any D.P. Reservation Area	0.00
	Total Deduction (a + b)		**2515.00**
3	**Balance Area of Plot (1-2)**		**10485.00**
4	**Amenity Space (if applicable)**		
	a)	Required	1048.50
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	1054.50
5	**Net Plot Area (3-4 (c))**		**9430.50**
6	**Recreational Open Space (if applicable)**		
	a)	Required	1048.50
	b)	Proposed	1055.15
7	**Internal Road Area**		**3144.78**
8	**Service Road & Highway Widening**		
9	**Plotable Area**		**5230.57**
10	**Pro - rata factor for FSI Calculation on layout Plots = (5/9)**		**1.80**
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
Mob. 8007585

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	240.07	8.22	231.85	1.80	417.33	15	1.10	459.06	1	231.85
2 To 6	124.25		124.25	1.80	223.65	9	1.10	246.02	5	621.25
7	130.46		130.46	1.80	234.83	9	1.10	258.31	1	130.46
8	132.00	4.35	127.65	1.80	229.77	9	1.10	252.75	1	127.65
9 To 14	96.00		96.00	1.80	172.80	9	1.10	190.08	6	576.00
15	233.25	8.22	225.03	1.80	405.05	15	1.10	445.56	1	225.03
16	210.75	8.22	202.53	1.80	364.55	15	1.10	401.01	1	202.53
17 To 22	96.00		96.00	1.80	172.80	9	1.10	190.08	6	576.00
23	141.00	4.35	136.65	1.80	245.97	9	1.10	270.57	1	136.65
24	125.25	4.35	120.90	1.80	217.62	9	1.10	239.38	1	120.90
25 To 30	90.00		90.00	1.80	162.00	9	1.10	178.20	6	540.00
31	241.50	8.22	233.28	1.80	419.90	15	1.10	461.89	1	233.28
32	217.88	8.22	209.66	1.80	377.39	15	1.10	415.13	1	209.66
33 To 38	90.00		90.00	1.80	162.00	9	1.10	178.20	6	540.00
39	135.75	4.35	131.40	1.80	236.52	9	1.10	260.17	1	131.40
40	102.85	4.35	98.50	1.80	177.30	9	1.10	195.03	1	98.50
41 To 44	80.30		80.30	1.80	144.54	9	1.10	158.99	4	321.20
45	216.43	8.22	208.21	1.80	374.78	15	1.10	412.26	1	208.21
							TOTAL			5230.57