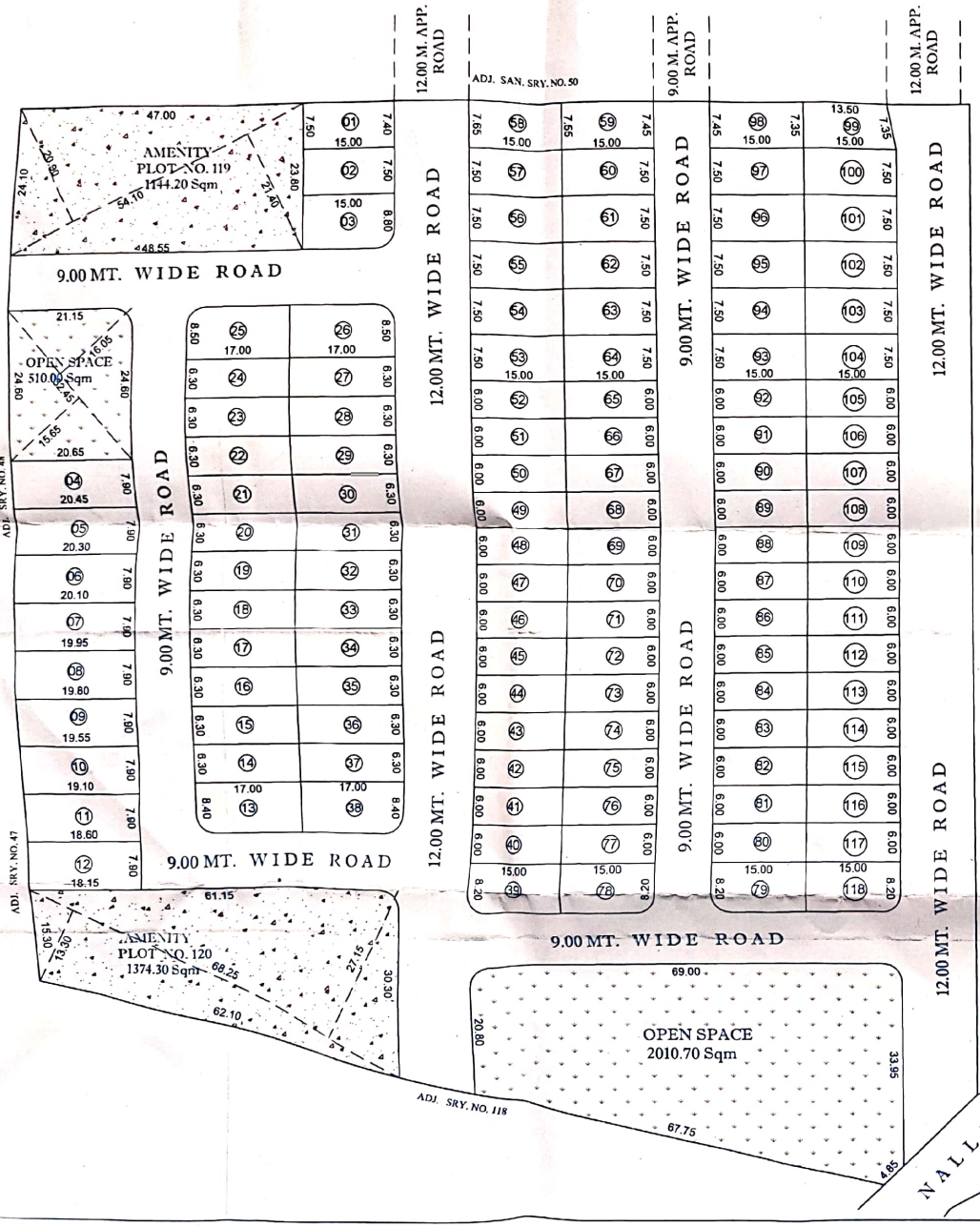
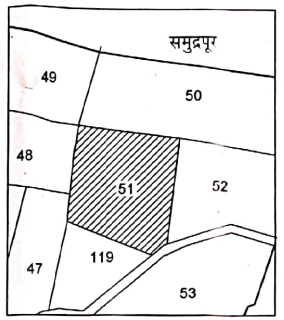
PROPOSED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 51, IN MAUZA- RENKAPUR, TAH. SAMUDRAPUR & DIST. WARDHA



AREA STATEMENT

AREA UNDER SRY. NO. 51	---	25000.00 Sq mtr.
AREA UNDER OPEN SPACE	---	2520.70 Sq mtr.
AREA AMENITY PLOT NO. 119	---	1144.20 Sq mtr.
AREA AMENITY PLOT NO. 120	---	1374.30 Sq mtr.
NET AREA UNDER PLOTS	---	12556.43 Sq mtr.
AREA UNDER ROADS	---	7404.37 Sq mtr.



N

Scale :- 1:5000

LOCATION PLAN

या कार्यालयाचे पत्र क्र.अकृषि/सिमांकन/मौजा रेणकापूर ता. समुद्रपूर /स.नं. 51 सर्सनर 318 दि. 20/02/2023 मध्ये नमूद अटीनुसार प्रयोजनार्थ सिमांकनाची (Recommended for demarcation) शिफारस करण्यात येत आहे.

सहायक संचालक नगर रचना,वर्धा

N

SCALE : 1:500

LAYOUT MAP

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)	25000.00
	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/TOT PLOT	0.00
	b)	Any D.P. Reservation Area	0.00
	Total Deduction (a + b)		0.00
3	Balance Area of Plot (1-2)		25000.00
4	Amenity Space (If applicable)		
	a)	Required	2500.00
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	2518.50
5	Net Plot Area (3-4 (c))		22481.50
6	Recreational Open Space (if applicable)		
	a)	Required	2500.00
	b)	Proposed	2520.70
7	Internal Road Area		7404.37
8	Service Road & Highway Widening		
9	Plotable Area		12556.43
10	Pro - rata factor for FSI Calculation on layout Plots = (5/9)		1.79
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 Y. GHUDE
Civil Engineer
WARDHA
Reg. No. TPW/029/2016-22
Mob. 9007585459

Engineer Signature :-

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	111.75		111.75	1.79	200.03	12	1.10	220.04	1	111.75
2	112.50		112.50	1.79	201.38	12	1.10	221.51	1	112.50
3	132.00	6.05	125.95	1.79	225.45	12	1.10	248.00	1	125.95
4	162.35		162.35	1.79	290.61	9	1.10	319.67	1	162.35
5	160.96		160.96	1.79	288.12	9	1.10	316.93	1	160.96
6	159.58		159.58	1.79	285.65	9	1.10	314.21	1	159.58
7	158.20		158.20	1.79	283.18	9	1.10	311.50	1	158.20
8	157.01		157.01	1.79	281.05	9	1.10	309.15	1	157.01
9	155.43		155.43	1.79	278.22	9	1.10	306.04	1	155.43
10	152.67		152.67	1.79	273.28	9	1.10	300.61	1	152.67
11	148.92		148.92	1.79	266.57	9	1.10	293.22	1	148.92
12	145.16		145.16	1.79	259.84	9	1.10	285.82	1	145.16
13	142.80	4.35	138.45	1.79	247.83	9	1.10	272.61	1	138.45
14 To 24	107.10		107.10	1.79	191.71	9	1.10	210.88	11	1178.10
25	144.50	4.35	140.15	1.79	250.87	9	1.10	275.96	1	140.15
26	144.50	6.05	138.45	1.79	247.83	12	1.10	272.61	1	138.45
27 To 37	107.10		107.10	1.79	191.71	12	1.10	210.88	11	1178.10
38	142.80	6.05	136.75	1.79	244.78	12	1.10	269.26	1	136.75
39	123.00	6.05	116.95	1.79	209.34	12	1.10	230.27	1	116.95
40 To 52	90.00		90.00	1.79	161.10	12	1.10	177.21	13	1170.00
53 To 57	112.50		112.50	1.79	201.38	12	1.10	221.51	5	562.50
58	114.00		114.00	1.79	204.06	12	1.10	224.47	1	114.00
59	112.50		112.50	1.79	201.38	9	1.10	221.51	1	112.50
60 To 64	112.50		112.50	1.79	201.38	9	1.10	221.51	5	562.50
65 To 77	90.00		90.00	1.79	161.10	9	1.10	177.21	13	1170.00
78 To 79	123.00	4.35	118.65	1.79	212.36	9	1.10	233.62	2	237.30
80 To 92	90.00		90.00	1.79	161.10	9	1.10	177.21	13	1170.00
93 To 97	123.00		123.00	1.79	220.17	9	1.10	242.19	5	615.00
98	111.00		111.00	1.79	198.69	9	1.10	218.58	1	111.00
99	104.75		104.75	1.79	187.50	12	1.10	206.25	1	104.75
100 To 104	112.50		112.50	1.79	201.38	12	1.10	221.51	5	562.50
105 To 117	90.00		90.00	1.79	161.10	12	1.10	177.21	13	1170.00
118	123.00	6.05	116.95	1.79	209.34	12	1.10	230.27	1	116.95
								TOTAL		12556.43

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