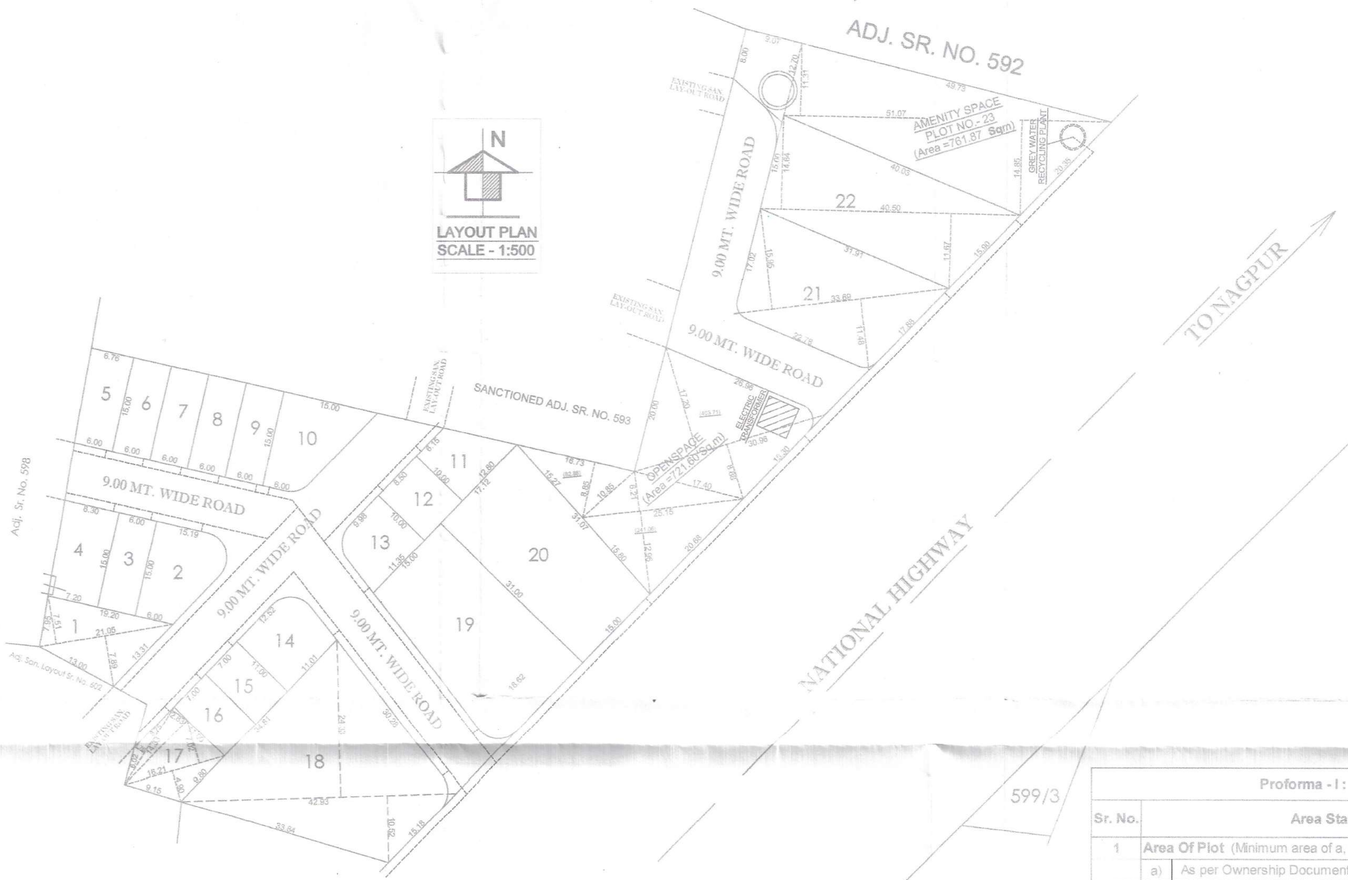
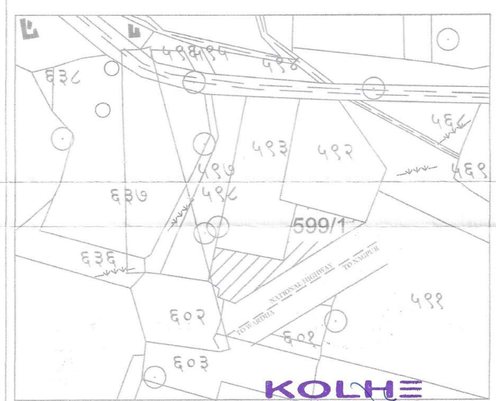
DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO.-599/1, IN MAUZA- KELZAR, TAH.-SELOO , DIST.-WARDHA





KOLHE VENTURES
Proprietor

APPROVED
(Subject to correction in red
Non-Agricultural permission granted
vide order dated 03/01/2023 of the
Tahsildar Seloo in the Revenue

तहसिलदार, सेलू

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम मंजुरी/मौजा केळझर/
ता. सेलू /स.नं. 599/1 /ससनं/ 3020
दि. 28/12/2022 अन्वये नमूद अटीनुसार निवासी
प्रयोजनार्थ तिमांकीत अभिन्यासास अंतिम मंजुरीची शिफारस
करण्यात येत आहे. (Recommended for Sanction)

सहायक संचालक
नगर रचना,वर्धा

Statement of Distribution of FSI on each Plot

Plot No.	Plot area (m.)	Corner 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	J	K
1	162.08		162.08	1.41	228.53	9	1.10	251.39	1	162.08
2	158.92	4.35	154.57	1.41	217.94	9	1.10	239.74	1	154.57
3	90.00		90.00	1.41	126.90	9	1.10	139.59	1	90.00
4	116.25		116.25	1.41	163.91	9	1.10	180.30	1	116.25
5	95.70		95.70	1.41	134.94	9	1.10	148.43	1	95.70
6 to 9	90.00		90.00	1.41	126.90	9	1.10	139.59	4	360.00
10	157.50	4.35	153.15	1.41	215.94	9	1.10	237.54	1	153.15
11	94.75		94.75	1.41	133.60	9	1.10	146.96	1	94.75
12	85.00		85.00	1.41	119.85	9	1.10	131.84	1	85.00
13	106.65	4.35	102.30	1.41	144.24	9	1.10	158.67	1	102.30
14	129.41	4.35	125.06	1.41	176.33	9	1.10	193.97	1	125.06
15 to 16	77.00		77.00	1.41	108.57	9	1.10	119.43	2	154.00
17	129.49		129.49	1.41	182.58	9	1.10	200.84	1	129.49
18	748.05	6.05	742.00	1.41	1046.22	12	1.10	1150.84	1	742.00
19	530.72	6.05	524.67	1.41	739.78	12	1.10	813.76	1	524.67
20	497.86		497.86	1.41	701.98	12	1.10	772.18	1	497.86
21	462.05	10.40	451.65	1.41	636.83	12	1.10	700.51	1	451.65
22	532.77		532.77	1.41	751.21	12	1.10	826.33	1	532.77
							TOTAL		22	4571.30

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)	7200.00
	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)**		7200.00
4	**Amenity Space (if applicable)**		
	a)	Required	720.00
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	761.87
5	**Net Plot Area (3-4 (c))**		6438.13
6	**Recreational Open Space (if applicable)**		
	a)	Required	720.00
	b)	Proposed	721.60
7	**Internal Road Area**		1145.23
8	**Service Road & Highway Widening**		
9	**Plotable Area**		4571.30
10	**Pro - rata factor for FSI Calculation on layout Plots = (5/9)**		1.41
11	**Area of Inclusive Housing**		
	a)	Required	
	b)	Proposed	

AREA STATEMENT		
1) TOTAL AREA AS PER 7/12	-	7200.00 Sqm.
2) NET AREA UNDER AMENITY PLOT NO.-23	-	761.87 Sqm.
3) NET AREA UNDER OPEN SPACE	-	721.60 Sqm.
4) NET AREA UNDER PLOT	-	4571.30 Sqm.
5) NET AREA UNDER ROAD	-	1145.23 Sqm.

CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____
AND THE DIMENSIONS OF THE SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED
ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS
OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS / DEPARTMENT/CITYSURVEY RECORDS.

SIGNATURE
(NAME OF LICENSED ENGINEER/SUPERVISOR)

Pramod Kolhe.
OWNER'S SIGNATURE : -

NIRANJAN KANDE
Civil Engineer
Reg. No. TP V/090/201
Kelkarwadi Wardha
Cell 8806803883
SIGNATURE
(NAME OF LICENSED ENGINEER/SUPERVISOR)