DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 263/1, 263/1/2
IN MAUZA- HAMDAPUR TAH. SELOO & DIST. WARDHA

N

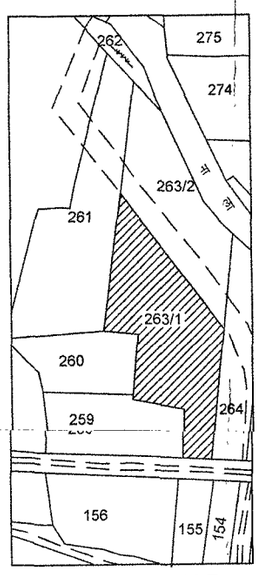
SCALE : 1:500

LAYOUT PLAN

AREA STATEMENT		
AREA UNDER SRY. NO. 263/1	---	21400.00 Sq mtr.
AREA UNDER OPEN SPACE	---	2142.70 Sq mtr.
AREA AMINITY PLOT NO. 80	---	2150.85 Sq mtr.
NET AREA UNDER PLOTS	---	9561.96 Sq mtr.
AREA UNDER ROADS	---	7544.49 Sq mtr.

1) PLOT 1 TO 79 AREA=9561.96
2) AMENITY PLOT AREA=2150.85
TOTAL PLOT AREA (1+2)=11712.81





LOCATION MAP

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)	21400.00
	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)**		**21400.00**
4	**Amenity Space (if applicable)**		
	a)	Required	2140.00
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	2150.85
5	**Net Plot Area (3-4 (c))**		**19249.15**
6	**Recreational Open Space (if applicable)**		
	a)	Required	2140.00
	b)	Proposed	2142.70
7	**Internal Road Area**		**7544.49**
8	**Service Road & Highway Widening**		
9	**Plotable Area**		**9561.96**
10	**Pro - rata factor for FSI Calculation on layout Plots = (5/9)**		**2.01**
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. 8007585459

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	358.80	19.35	339.45	2.01	682.29	24	1.10	750.52	1	339.45
2 To 8	108.00		108.00	2.01	217.08	9	1.10	238.79	7	756.00
9	545.10	19.35	525.75	2.01	1056.76	12	1.10	1162.43	1	525.75
10	264.80	7.74	257.06	2.01	516.69	12	1.10	568.36	1	257.06
11 To 28	114.40		114.40	2.01	229.94	12	1.10	252.94	18	2059.20
29	254.80		254.80	2.01	512.15	12	1.10	563.36	1	254.80
30	142.25	6.05	136.20	2.01	273.76	12	1.10	301.14	1	136.20
31 To 34	85.00		85.00	2.01	170.85	9	1.10	187.94	4	340.00
35	85.21		85.21	2.01	171.27	9	1.10	188.40	1	85.21
36	82.41		82.41	2.01	165.64	9	1.10	182.21	1	82.41
37	89.95		89.95	2.01	180.80	9	1.10	198.88	1	89.95
38	100.38		100.38	2.01	201.76	9	1.10	221.94	1	100.38
39 To 41	99.00		99.00	2.01	198.99	9	1.10	218.89	3	297.00
42	156.75	6.05	150.70	2.01	302.91	12	1.10	333.20	1	150.70
43	183.15	6.05	177.10	2.01	355.97	12	1.10	391.57	1	177.10
44	110.00		110.00	2.01	221.10	9	1.10	243.21	1	110.00
45	115.23		115.23	2.01	231.61	9	1.10	254.77	1	115.23
46	155.94	6.05	149.89	2.01	301.28	12	1.10	331.41	1	149.89
47	87.59		87.59	2.01	176.06	9	1.10	193.66	1	87.59
48	88.74		88.74	2.01	178.37	9	1.10	196.20	1	88.74
49	89.90		89.90	2.01	180.70	9	1.10	198.77	1	89.90
50	91.05		91.05	2.01	183.01	9	1.10	201.31	1	91.05
51	92.21		92.21	2.01	185.34	9	1.10	203.88	1	92.21
52	93.36		93.36	2.01	187.65	9	1.10	206.42	1	93.36
53	94.52		94.52	2.01	189.99	9	1.10	208.98	1	94.52
54	95.67		95.67	2.01	192.30	9	1.10	211.53	1	95.67
55	93.05		93.05	2.01	187.03	9	1.10	205.73	1	93.05
56	84.20		84.20	2.01	169.24	9	1.10	186.17	1	84.20
57	81.30		81.30	2.01	163.41	9	1.10	179.75	1	81.30
58 To 65	84.00		84.00	2.01	168.84	9	1.10	185.72	8	672.00
66	175.80	6.05	169.75	2.01	341.20	12	1.10	375.32	1	169.75
67	185.31	6.05	179.26	2.01	360.31	12	1.10	396.34	1	179.26
68 To 71	97.50		97.50	2.01	195.98	9	1.10	215.57	4	390.00
72	97.50		97.50	2.01	195.98	9	1.10	215.57	1	97.50
73	426.67	19.35	407.32	2.01	818.71	24	1.10	900.58	1	407.32
74	90.13		90.13	2.01	181.16	9	1.10	199.28	1	90.13
75	89.78		89.78	2.01	180.46	9	1.10	198.50	1	89.78
76	89.43		89.43	2.01	179.75	9	1.10	197.73	1	89.43
77	89.08		89.08	2.01	179.05	9	1.10	196.96	1	89.08
78	88.73		88.73	2.01	178.35	9	1.10	196.18	1	88.73
79	188.80	7.74	181.06	2.01	363.93	12	1.10	400.32	1	181.06
								TOTAL		9561.96

(लाल शाडन केलेल्या सुधारणेच्या अधीन राहून)
अकृषक दि. 12/01/2023 सहायक संचालक, नगर रचना, वर्धा
याचे केस नं. एनएपी-34/17 मौजे हमदापूर ता.सेलू

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम भू-वि/सेलू हमदापूर
ता. सेलू /स.नं.263/1/1 व 263/1/2 भाग नं. 13
दि. 04/01/2023 रोजी मंजूर लेआऊट नुसार शिवारी
प्रयोजनार्थ रिकामीत अभिन्यासास अंतिम मंजूरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)
सहायक संचालक
नगर रचना, वर्धा