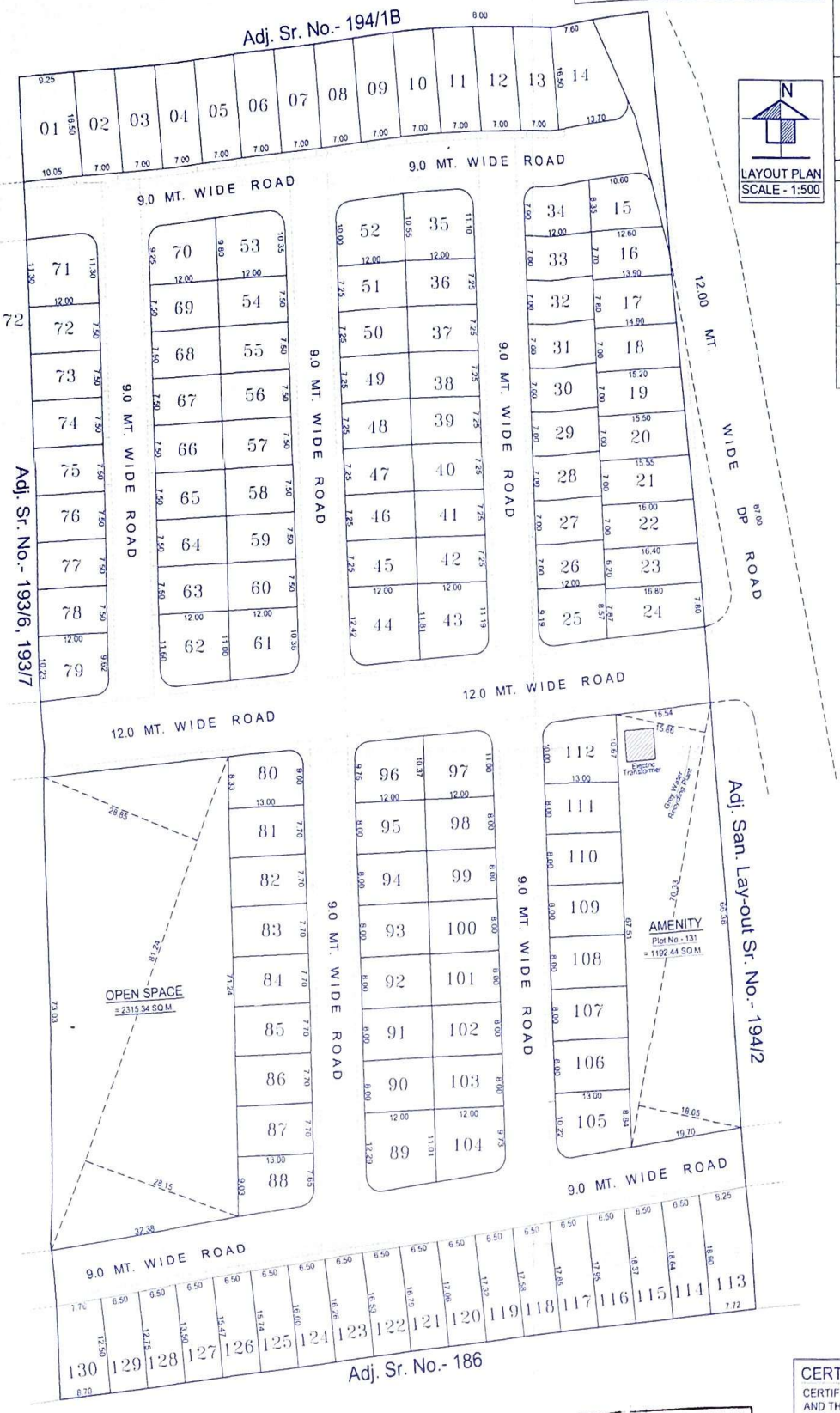
DEMARCATED RESIDENTIAL LAYOUT IN SR. NO.- 194/3, MOUZA - DEOLI, TAH.- DEOLI & DIST.- WARDHA. (GANESH NAGAR PART-4, DEOLI)

DATE: 07/05/2022
ON SITE LAND
MEASUREMENT NO.- 758/2022

DEMARCATED
DATE: 15/12/2022
ON SITE LAND
MEASUREMENT NO.- 164/2022



LAYOUT PLAN
SCALE - 1:500

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)	23300.00
	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	158.00
	Total Deduction (a + b)		158.00
3	Balance Area of Plot (1-2)		23142.00
4	Amenity Space (if applicable)		
	a)	Required	1157.10
	b)	Adjustment of 2 (b), if any	0.00
	c)	Balance Proposed	1192.44
5	Net Plot Area (3-4 (c))		21949.56
6	Recreational Open Space (if applicable)		
	a)	Required	2314.20
	b)	Proposed	2315.34
7	Internal Road Area		6225.27
8	Service Road & Highway Widening		
9	Plotable Area		13408.95
10	Pro - rata factor for FSI Calculation on layout Plots = (5/9)		1.64
11	Area of Inclusive Housing		
	a)	Required	
	b)	Proposed	

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 promis 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	159.22		159.22	1.64	261.12	9	1.10	287.23	1	159.22
2 TO 13	115.50		115.50	1.64	189.42	9	1.10	208.36	12	1386.00
14	175.72	6.05	169.67	1.64	278.26	12	1.10	306.08	1	169.67
15	99.73	6.05	93.68	1.64	153.64	12	1.10	169.00	1	93.68
16	102.02		102.02	1.64	167.31	12	1.10	184.04	1	102.02
17	112.32		112.32	1.64	184.20	12	1.10	202.63	1	112.32
18	105.35		105.35	1.64	172.77	12	1.10	190.05	1	105.35
19	107.45		107.45	1.64	176.22	12	1.10	193.84	1	107.45
20	108.67		108.67	1.64	178.22	12	1.10	196.04	1	108.67
21	110.42		110.42	1.64	181.09	12	1.10	199.20	1	110.42
22	113.40		113.40	1.64	185.98	12	1.10	204.57	1	113.40
23	102.92		102.92	1.64	168.79	12	1.10	185.67	1	102.92
24	131.63		131.63	1.64	215.87	12	1.10	237.46	1	131.63
25	106.56	6.05	100.51	1.64	164.84	12	1.10	181.32	1	100.51
26 TO 33	84.00		84.00	1.64	137.76	9	1.10	151.54	8	672.00
34	97.50	4.35	93.15	1.64	152.77	9	1.10	168.04	1	93.15
35	129.90	4.35	125.55	1.64	205.90	9	1.10	226.49	1	125.55
36 TO 42	87.00		87.00	1.64	142.68	9	1.10	156.95	7	609.00
43	138.00	6.05	131.95	1.64	216.40	12	1.10	238.04	1	131.95
44	145.30	6.05	139.31	1.64	228.47	12	1.10	251.32	1	139.31
45 TO 51	87.00		87.00	1.64	142.68	9	1.10	156.95	7	609.00
52	123.30	4.35	118.95	1.64	195.00	9	1.10	214.59	1	118.95
53	120.90	4.35	116.55	1.64	191.14	9	1.10	210.26	1	116.55
54 TO 60	90.00		90.00	1.64	147.60	9	1.10	162.36	7	630.00
61	126.28	6.05	122.23	1.64	200.46	12	1.10	220.50	1	122.23
62	135.60	6.05	129.55	1.64	212.46	12	1.10	233.71	1	129.55
63 TO 69	90.00		90.00	1.64	147.60	9	1.10	162.36	7	630.00
70	114.30	4.35	109.95	1.64	180.32	9	1.10	198.35	1	109.95
71	135.60	4.35	131.25	1.64	215.25	9	1.10	236.78	1	131.25
72 TO 78	90.00		90.00	1.64	147.60	9	1.10	162.36	7	630.00
79	119.10	6.05	113.05	1.64	185.40	12	1.10	203.94	1	113.05
80	112.64	6.05	106.59	1.64	174.81	12	1.10	192.29	1	106.59
81 TO 87	100.10		100.10	1.64	164.16	9	1.10	180.58	7	700.70
88	108.42	4.35	104.07	1.64	170.67	9	1.10	187.74	1	104.07
89	139.80	4.35	135.45	1.64	222.14	9	1.10	244.35	1	135.45
90 TO 95	96.00		96.00	1.64	157.44	9	1.10	173.18	6	576.00
96	120.78	6.05	114.73	1.64	188.16	12	1.10	206.97	1	114.73
97	128.22	6.05	122.17	1.64	200.36	12	1.10	220.39	1	122.17
98 TO 103	96.00		96.00	1.64	157.44	9	1.10	173.18	6	576.00
104	124.44	4.35	120.09	1.64	196.95	9	1.10	216.64	1	120.09
105	123.89	4.35	119.54	1.64	196.05	9	1.10	215.65	1	119.54
106 TO 111	104.00		104.00	1.64	170.56	9	1.10	187.62	6	624.00
112	134.35	6.05	128.30	1.64	210.41	12	1.10	231.45	1	128.30
113	150.92		150.92	1.64	247.51	9	1.10	272.26	1	150.92
114	122.00		122.00	1.64	200.08	9	1.10	220.09	1	122.00
115	120.28		120.28	1.64	197.26	9	1.10	216.99	1	120.28
116	118.04		118.04	1.64	193.59	9	1.10	212.94	1	118.04
117	116.35		116.35	1.64	190.81	9	1.10	209.90	1	116.35
118	115.15		115.15	1.64	188.85	9	1.10	207.73	1	115.15
119	113.42		113.42	1.64	186.01	9	1.10	204.61	1	113.42
120	111.73		111.73	1.64	183.24	9	1.10	201.56	1	111.73
121	110.01		110.01	1.64	180.42	9	1.10	198.46	1	110.01
122	108.29		108.29	1.64	177.60	9	1.10	195.36	1	108.29
123	106.56		106.56	1.64	174.76	9	1.10	192.23	1	106.56
124	104.84		104.84	1.64	171.94	9	1.10	189.13	1	104.84
125	103.15		103.15	1.64	169.17	9	1.10	186.08	1	103.15
126	101.43		101.43	1.64	166.35	9	1.10	182.98	1	101.43
127	94.15		94.15	1.64	154.41	9	1.10	169.85	1	94.15
128	85.31		85.31	1.64	139.91	9	1.10	153.90	1	85.31
129	82.06		82.06	1.64	134.58	9	1.10	148.04	1	82.06
130	102.87		102.87	1.64	168.71	9	1.10	185.58	1	102.87
							TOTAL		130	13408.95

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.

26/12/2022
TUSHAR P. WAGHMARE
Civil Engineer & Contractor
SIGNATURE
(NAME OF LICENSED ENGINEER/SUPERVISOR)

SITE

LOCATION PLAN
AS PER DP PLAN



तहसिलदार, देवळी

OFFICE OF THE MUNICIPAL COUNCIL DIST WARDHA Deoli

Municipal Council, DEOLI
Recommended for approval
Jr. Engineer
SANCTIONED
Chief Office
Sanction No...53/2022-23...
Date...12.01.2023

Pimpale
SAU. PRATIMA DILIPRAO BHANVARPALE
OWNER'S SIGNATURE :

26/12/2022
TUSHAR P. WAGHMARE
Civil Engineer & Contractor
SIGNATURE
(NAME OF LICENSED ENGINEER/SUPERVISOR)