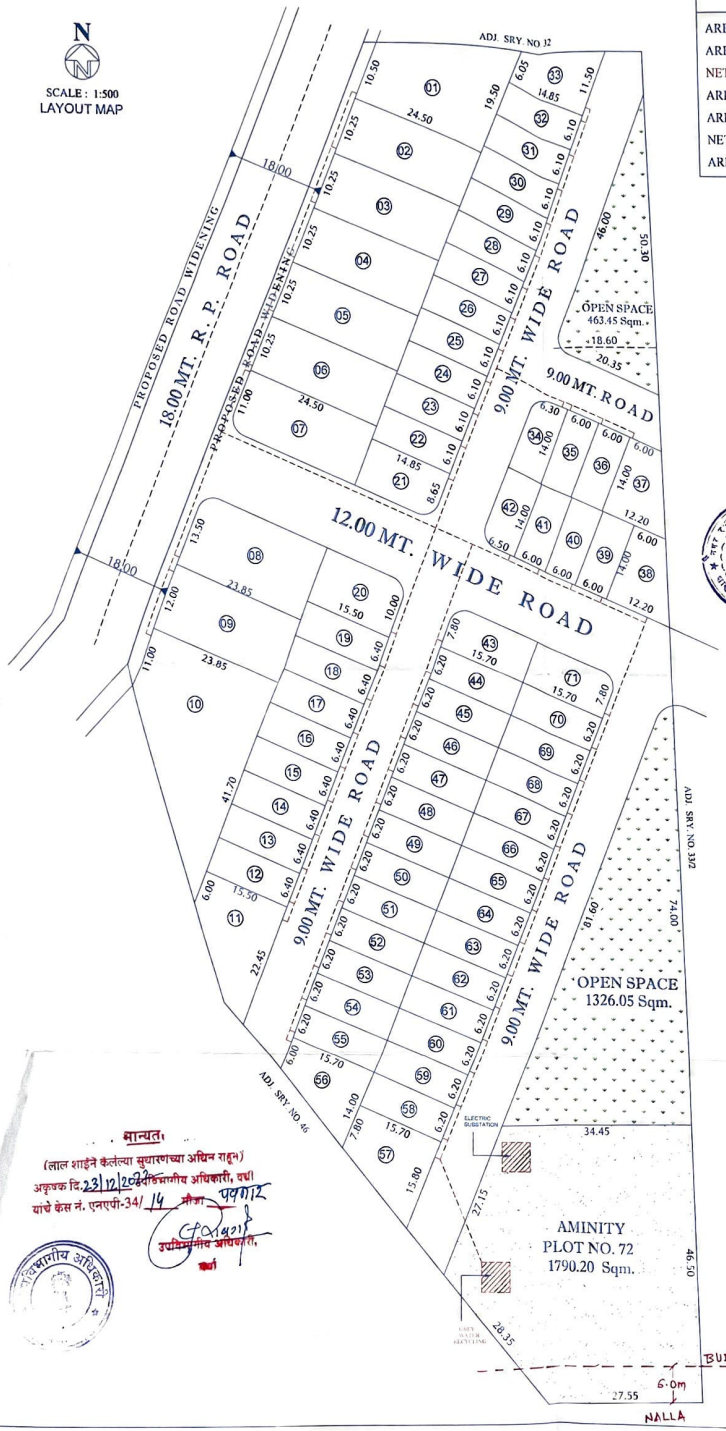
DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 33/1, IN MAUZA- PAWNAR , TAH. & DIST. WARDHA

N

SCALE : 1:500
LAYOUT MAP

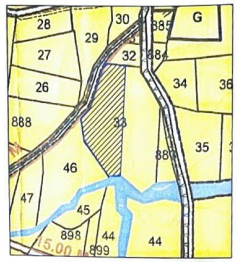


AREA STATEMENT

AREA UNDER SRY. NO. 33/1	--	18000.00 Sq mtr.
AREA UNDER 18.0 M. R.P. ROAD	--	270.00 Sq mtr.
NET AREA UNDER CONVERSION	--	17730.00 Sq mtr.
AREA UNDER OPEN SPACE	--	1789.50 Sq mtr.
AREA AMENITY PLOT NO. 72	--	1790.20 Sq mtr.
NET AREA UNDER PLOTS	--	9368.54 Sq mtr.
AREA UNDER ROADS	--	4781.76 Sq mtr.

N

Scale - 1:5000
LOCATION PLAN



PROPOSED SITE

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)	18000.00
	b)	As per Measurement Sheet	—
	c)	As per Site	—
2		**Deduction for**	
	a)	Proposed R.P./R.P. Road Widening Area/Service Road/Highway Widening	270.00
	b)	Any D.P. Reservation Area	0.00
		Total Deduction (a + b)	**270.00**
3		**Balance Area of Plot (1-2)**	**17730.00**
4		**Amenity Space (If applicable)**	
	a)	Required	1773.00
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	1790.20
5		**Net Plot Area (3-4 (c))**	**15939.80**
6		**Recreational Open Space (If applicable)**	
	a)	Required	1773.00
	b)	Proposed	1789.50
7		**Internal Road Area**	**4781.76**
8		**Service Road & Highway Widening**	
9		**Plotable Area**	**9368.54**
10		**Pro - rata factor for FSI Calculation on layout Plots = (5/9)**	**1.70**
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 :- Kishore Bhut

SHASHANK GHUDE
Civil Engineer
WARDHA
Engineer Signature Reg. No. TPW/029/2016-22
Mob. 8007585459

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम मंजुरी/भीजा पवणार ता. वर्धा /स.नं. 33/1 /सर्वनंबर 2949 दि.19/12/2022 अन्वये नमूद अटीनुसार सिताबर्डी प्रयोजनार्थ सिमांकीत 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.)	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	367.50		367.50	1.70	624.75	18	1.10	687.23	1	367.50
2 To 6	251.13		251.13	1.70	426.92	18	1.10	469.61	5	1255.65
7	269.50	12.58	256.92	1.70	436.76	18	1.10	480.44	1	256.92
8	321.98	12.58	309.40	1.70	525.98	18	1.10	578.58	1	309.40
9	286.20		286.20	1.70	486.54	18	1.10	535.19	1	286.20
10	628.45		628.45	1.70	1068.37	18	1.10	1175.20	1	628.45
11	220.49		220.49	1.70	374.83	9	1.10	412.32	1	220.49
12 To 19	99.20		99.20	1.70	168.64	9	1.10	185.50	8	793.60
20	155.00	6.05	148.95	1.70	253.22	12	1.10	278.54	1	148.95
21	128.45	6.05	122.40	1.70	208.08	12	1.10	228.89	1	122.40
22 To 32	90.59		90.59	1.70	154.00	9	1.10	169.40	11	996.49
33	130.31		130.31	1.70	221.53	9	1.10	243.68	1	130.31
34	88.20	4.35	83.85	1.70	142.55	9	1.10	156.80	1	83.85
35 To 36	84.00		84.00	1.70	142.80	9	1.10	157.08	2	168.00
37	127.40		127.40	1.70	216.58	9	1.10	238.24	1	127.40
38	127.40		127.40	1.70	216.58	12	1.10	238.24	1	127.40
39 To 41	84.00		84.00	1.70	142.80	12	1.10	157.08	3	252.00
42	91.00	6.05	84.95	1.70	144.42	12	1.10	158.86	1	84.95
43	122.46	6.05	116.41	1.70	197.90	12	1.10	217.69	1	116.41
44 To 55	97.34		97.34	1.70	165.48	9	1.10	182.03	12	1168.08
56	157.00		157.00	1.70	266.90	9	1.10	293.59	1	157.00
57	185.26		185.26	1.70	314.94	9	1.10	346.44	1	185.26
58 To 70	97.34		97.34	1.70	165.48	9	1.10	182.03	13	1265.42
71	122.46	6.05	116.41	1.70	197.90	12	1.10	217.69	1	116.41
								Total		**9368.54**

मान्यत.
(लाल शाईने केलेल्या सुधारणाच्या अधिन राहून)
अकृषक दि.23/12/2022 प्रादेशिक अधिकारी, वर्धा
यांचे केस नं. एनएपी-34/ 14 मौजा पवणार

प्रादेशिक अधिकारी