DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 216,375 IN MAUZA- TALEGOAN, TAH. - ASHTI , DIST. WARDHA

N

SCALE : 1:500

LAYOUT PLAN

AREA STATEMENT		
AREA UNDER SRY. NO.216	---	0.57 HECT.
AREA UNDER SRY. NO.375	---	0.44 HECT.
AREA UNDER CONVERSION	---	10100.00 Sq mtr.
AREA UNDER OPEN SPACE	---	1016.02 Sq mtr.
AREA UNDER AMENITY PLOT NO. 42	---	1014.09 Sq mtr.
NET AREA UNDER PLOTS	---	5127.74 Sq mtr.
AREA UNDER ROADS	---	2942.15 Sq mtr.



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)	10100.00
	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	50.75
	b)	Any D.P. Reservation Area	0.00
	Total Deduction (a + b)		50.75
3	Balance Area of Plot (1-2)		10049.25
4	Amenity Space (if applicable)		
	a)	Required	1004.93
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	1014.09
5	Net Plot Area (3-4 (c))		9035.16
6	Recreational Open Space (if applicable)		
	a)	Required	1004.93
	b)	Proposed	1016.02
7	Internal Road Area		2891.40
8	Service Road & Highway Widening		
9	Plotable Area		5127.74
10	Pro - rata factor for FSI Calculation on layout Plots = (5/9)		1.76
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 :- 2103-2022

Engineer Signature :-

Renuka H. Maskar
Civil Engineer
Lic. No. TPW/235/22
Mo. 9529997379

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	260.10	8.22	251.88	1.77	445.83	15	1.10	490.41	1	251.88
2 TO 6	200.60		200.60	1.77	355.06	15	1.10	390.57	5	1003.00
7	202.30		202.30	1.77	358.07	15	1.10	393.88	1	202.30
8	105.79		105.79	1.77	187.25	9	1.10	205.97	1	105.79
9 TO 17	96.56		96.56	1.77	170.91	9	1.10	188.00	9	869.04
18	120.70		120.70	1.77	213.64	9	1.10	235.00	1	120.70
19	117.15	4.35	112.80	1.77	199.66	9	1.10	219.62	1	112.80
20	492.80	8.22	484.58	1.77	857.71	15	1.10	943.48	1	484.58
21 TO 27	104.00		104.00	1.77	184.08	9	1.10	202.49	7	728.00
28	106.40		106.40	1.77	188.33	9	1.10	207.16	1	106.40
29	86.10		86.10	1.77	152.40	9	1.10	167.64	1	86.10
30 TO 33	84.00		84.00	1.77	148.68	9	1.10	163.55	4	336.00
34	112.35	4.35	108.00	1.77	191.16	9	1.10	210.28	1	108.00
35	114.10		114.10	1.77	201.96	9	1.10	222.15	1	114.10
36	91.20	4.35	86.85	1.77	153.72	9	1.10	169.10	1	86.85
37 TO 40	81.60		81.60	1.77	144.43	9	1.10	158.88	4	326.40
41	85.80		85.80	1.77	151.87	9	1.10	167.05	1	85.80
							TOTAL			5127.74

मान्यता
(लाल शाईने केलेल्या सुधारणेच्या अधिन राहुन)
अकृषक दि. 21/09/2022 उपविभागीय अधिकारी आर्वी
याचे केस नं. एनएपी-34/23 मौजा तळेगाव (शा.पं.)

उपविभागीय अधिकारी
आर्वी

उपविभागीय अधिकारी
आर्वी

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम मंजूरी/मौजा तळेगाव
ता. आर्वी /स.नं.216,375/ससनर/ 2142
दि.08/08/2022 मध्ये नमूद अटीनुसार निवासी
प्रयोजनार्थ समांकीत अभिन्यासास अंतिम मंजूरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)

सहायक संचालक
नगर रचना,वर्धा