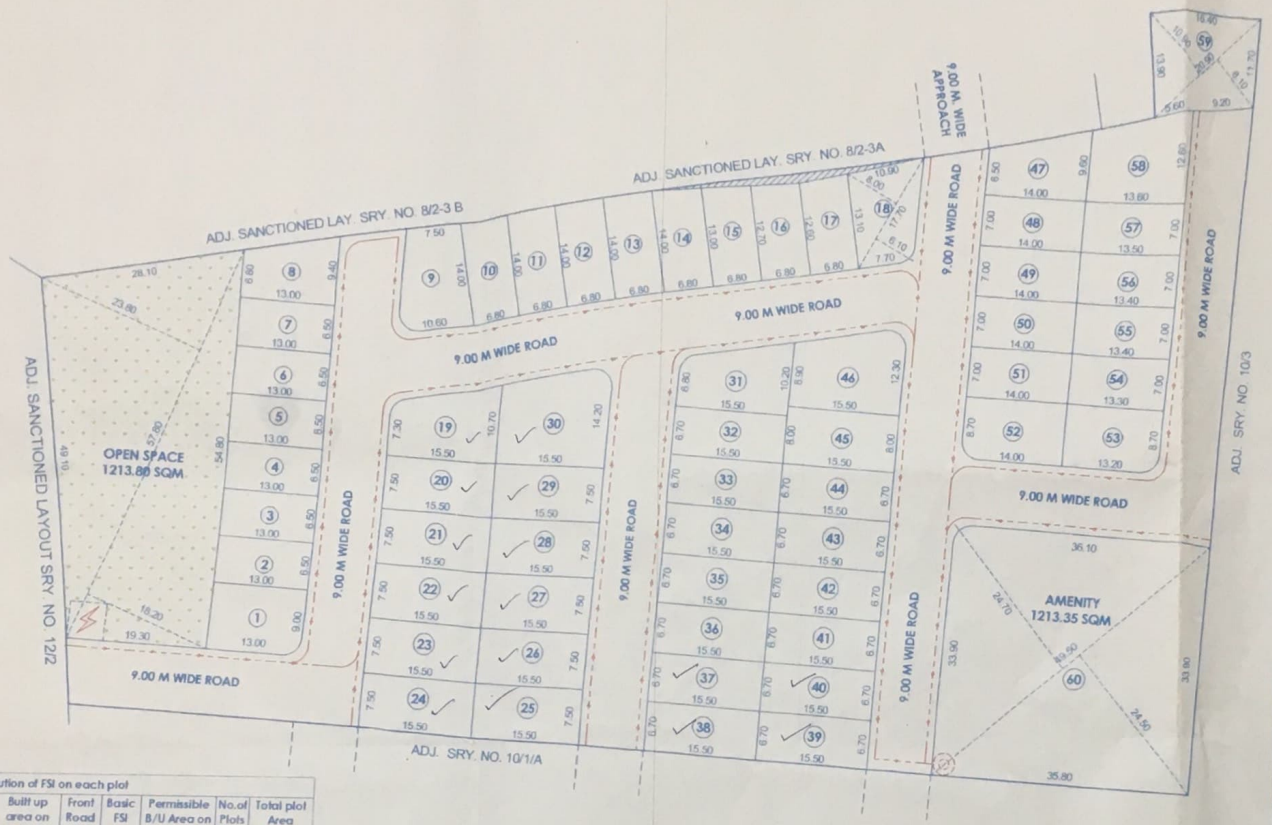
# Demarcated Residential Layout on Survey No. 10/2 at Mauja : Nalwadi Tah. Wardha Dist. Wardha




## LEGEND

- OPEN SPACE
- DRAINAGE
- ELECTRIC SUB STATION
- GREY WATER RECYCLING UNIT

## Statement of distribution of FSI on each plot

| Plot No. | Plot area (sq.m.) | Corner Rounding area of Road | Remaining Plot area (b-c) | Pro-Rata FSI factor | Built up area on pro-rata basis (d x e) | Front Road width | Basic FSI | Permissible B/U Area on Basic FSI (f x h) | No.of Plots | Total plot Area |
|---|---|---|---|---|---|---|---|---|---|---|
| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) |
| **1. Residential** | | | | | | | | | | |
| 1 | 117.00 | 4.35 | 112.65 | 1.699 | 191.39 | 9 | 1.10 | 210.53 | 1 | 112.65 |
| 2 TO 7 | 84.50 | 0 | 84.50 | 1.699 | 143.57 | 9 | 1.10 | 157.92 | 6 | 507.00 |
| 8 | 105.30 | 0 | 105.30 | 1.699 | 178.90 | 9 | 1.10 | 196.80 | 1 | 105.30 |
| 9 | 126.70 | 4.35 | 122.35 | 1.699 | 207.87 | 9 | 1.10 | 228.66 | 1 | 122.35 |
| 10 to 13 | 95.20 | 0 | 95.20 | 1.699 | 161.74 | 9 | 1.10 | 177.92 | 4 | 380.80 |
| 14 | 91.80 | 0 | 91.80 | 1.699 | 155.92 | 9 | 1.10 | 171.57 | 1 | 91.80 |
| 15 | 87.38 | 0 | 87.38 | 1.699 | 148.46 | 9 | 1.10 | 163.30 | 1 | 87.38 |
| 16 | 86.02 | 0 | 86.02 | 1.699 | 146.15 | 9 | 1.10 | 160.76 | 1 | 86.02 |
| 17 | 87.38 | 0 | 87.38 | 1.699 | 148.46 | 9 | 1.10 | 163.30 | 1 | 87.38 |
| 18 | 124.79 | 4.35 | 120.44 | 1.699 | 204.63 | 9 | 1.10 | 225.09 | 1 | 120.44 |
| 19 | 139.50 | 4.35 | 135.15 | 1.699 | 229.62 | 9 | 1.10 | 252.58 | 1 | 135.15 |
| 20 to 24 | 116.25 | 0 | 116.25 | 1.699 | 197.51 | 9 | 1.10 | 217.26 | 5 | 581.25 |
| 25 to 29 | 116.25 | 0 | 116.25 | 1.699 | 197.51 | 9 | 1.10 | 217.26 | 5 | 581.25 |
| 30 | 192.98 | 4.35 | 188.63 | 1.699 | 320.48 | 9 | 1.10 | 352.53 | 1 | 188.63 |
| 31 | 131.75 | 4.35 | 127.40 | 1.699 | 216.45 | 9 | 1.10 | 238.10 | 1 | 127.40 |
| 32 to 38 | 103.85 | 0 | 103.85 | 1.699 | 176.44 | 9 | 1.10 | 194.09 | 7 | 726.95 |
| 39 to 44 | 103.85 | 0 | 103.85 | 1.699 | 176.44 | 9 | 1.10 | 194.09 | 6 | 623.10 |
| 45 | 124.00 | 0 | 124.00 | 1.699 | 210.68 | 9 | 1.10 | 231.74 | 1 | 124.00 |
| 46 | 164.30 | 4.35 | 159.95 | 1.699 | 271.76 | 9 | 1.10 | 298.93 | 1 | 159.95 |
| 47 | 112.70 | 0 | 112.70 | 1.699 | 191.48 | 9 | 1.10 | 210.63 | 1 | 112.70 |
| 48 to 51 | 98.00 | 0 | 98.00 | 1.699 | 166.50 | 9 | 1.10 | 183.15 | 4 | 392.00 |
| 52 | 121.80 | 4.35 | 117.45 | 1.699 | 199.55 | 9 | 1.10 | 219.50 | 1 | 117.45 |
| 53 | 115.28 | 4.35 | 110.93 | 1.699 | 188.47 | 9 | 1.10 | 207.32 | 1 | 110.93 |
| 54 | 93.45 | 0 | 93.45 | 1.699 | 158.77 | 9 | 1.10 | 174.65 | 1 | 93.45 |
| 55 | 93.80 | 0 | 93.80 | 1.699 | 159.37 | 9 | 1.10 | 175.30 | 1 | 93.80 |
| 56 | 94.15 | 0 | 94.15 | 1.699 | 159.96 | 9 | 1.10 | 175.96 | 1 | 94.15 |
| 57 | 94.85 | 0 | 94.85 | 1.699 | 161.15 | 9 | 1.10 | 177.27 | 1 | 94.85 |
| 58 | 150.96 | 0 | 150.96 | 1.699 | 256.48 | 9 | 1.10 | 282.13 | 1 | 150.96 |
| 59 | 198.55 | 0 | 198.55 | 1.699 | 337.34 | 9 | 1.10 | 371.07 | 1 | 198.55 |
| Total | | | | | | | | | 59 | 6407.64 |

## AREA STATEMENT

| | |
|---|---|
| AREA UNDER SRY. NO. 10/2 | 12100.00 SQM. |
| AREA UNDER OPEN SPACE | 1213.80 SQM. |
| AREA UNDER AMENITY PLOT | 1213.35 SQM. |
| NET AREA UNDER PLOT | 6407.64 SQM. |
| NET AREA UNDER ROAD | 3265.21 SQM. |




LOCATION IN PERIPHERIAL PLAN OF WARDHA

Scale 1:5000 LOCATION MAP

DEMARCATED LAYOUT

Stamp Of Approval Of Plans :

या कार्यालयाचे पत्र क्र.उकृवि/अंतिम मंजूरी/मौजा नालवडी ता. वर्धा /स.नं. 10/2 /बदल/ 2537 दि.28/09/2022 च्या नगर अधीक्षक वर्धा यांच्या प्रयोजनार्थ सिमांकित अंतिम मंजूरीची विकास करण्यात येत आहे. (Recommended for Sanction)

सहायक संचालक नगर रचना, वर्धा

Stamp Of Approval Of Plans :

मान्यत.

(खाल शाइन कलल्या सुधारणेच्या अधिन राहील)

अकृषक दि.18/10/2022 प्रादेशिक अधिकारी (वर्धा)

याच केस नं. एनएपी-34/ 03 मौजा नालवडी

उपविभागीय अधिकारी वर्धा

उपविभागीय अधिकारी वर्धा

## Demarcated Residential Layout on Survey No. 10/2 at Mauja : Nalwadi Tah. Wardha Dist. Wardha

### Proforma - I

**Area Statement**

| | |
|---|---|
| 1. Area of Plot (Minimum area of a, b, c to be considered) | |
| (a) As per ownership document (7/12, CTS extract) | 12100.00 |
| (b) as per measurement sheet | 12100.00 |
| (c) as per site | 12100.00 |
| 2. Deductions 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 a+b) | 0.00 |
| 3. Balance area of plot (1-2) | 12100.00 |
| 4. Amenity Space (If applicable) | |
| (a) Required - | 1210.00 |
| (b) Adjustment of 2(b), if any - | 0.00 |
| (c) Balance Proposed - | 1213.35 |
| 5. Net Plot Area (3-4 (c)) | 10886.65 |
| 6. Recreational Open space ( if applicable) | |
| (a) Required - | 1210.00 |
| (b) Proposed - | 1213.80 |
| 7. Internal Road area | 3265.21 |
| 8. Service road and Highway widening | 0.00 |
| 9. Plotable area | 6407.64 |
| 10. Pro-rata factor for FSI calculation on layout plots = (5/9) | 1.699 |
| 11. Area for inclusive housing | |
| (a) Required - | 0 |
| (b) Proposed - | 0 |

### Proforma - II

**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/ Land Records Department/City Survey records.

Vivid Greentech Pvt. Ltd.
Shrenik P. Khande
(Civil Engineer)
TPW / 223/ 2021- 23
Signature (Architect/Engineer)
Arvi Naka WARDHA

Owner

Uday M. Nilnaware

Uday M. Nilnaware

Vivid Greentech Pvt. Ltd.
Shrenik P. Khande
(Civil Engineer)
TPW / 223/ 2021- 23
Arvi Naka WARDHA
Architect/Civil Engineer


**VIVID GREENTECH PVT. LTD**

ARCHITECT AND CIVIL ENGINEERING CONSULTANT

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