FINAL LAYOUT OF SURVEY NO.31/1;MOUZA NALWADI.TAH/DIST - WARDHA

LEGENDS:



DP LOCATION

Plan Scrutiniser & Recommend for Sanction
of Town Planner
Municipal Council, Wardha

Building Plan Sanctioned Vide Building Permit
No.3365 Date 27/12/2022
Chief Officer
Municipal Council, WARDHA





PROPOSED DEMARKED LAND.

SCALE :- 1:500

PROPOSED LAYOUT PLAN OF SURVEY NO.31/1

SCALE :- 1:500

AREA CALCULATION

1. PLOT AREA AS RECORD ($\frac{1}{12}$) - 14400.00 SQM.
2. PLOT AREA ASPER TRACED - 13732.97 SQM.
3. AREA UNDER INTERNAL ROAD - 1696.03 SQM.
4. AREA UNDER DP ROAD - 1584.18 SQM.
5. AREA UNDER OPEN SPACE - 1236.29 SQM.
6. AREA UNDER PLOT AREA - 9508.47405QM.

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

PLOT Gr.No	PLOT AREA	ROUNDING AREA OF ROAD	NET AREA	PRO RATA FSI FACTOR	FRONT ROAD WIDTH	BASIC FSI	BUILT UP AREA ON PRO RATA BASIS	TYPE OF PLOT
01	396.48	0.00	396.3900	1.35	18.00	1.100	150.0084	Detached
02	267.975	0.000	267.9750	1.35	9.00	1.100	360.1148	Detached
03	267.975	0.000	267.9750	1.35	9.00	1.100	360.1148	Detached
04	267.975	0.000	267.9750	1.35	9.00	1.100	360.1148	Detached
05	267.975	0.000	267.9750	1.35	9.00	1.100	360.1148	Detached
06	267.975	0.000	267.9750	1.35	9.00	1.100	360.1148	Detached
07	366.30	0.000	366.3000	1.35	9.00	1.100	492.7668	Detached
08	265.56	0.000	265.5600	1.35	9.00	1.100	357.0084	Detached
09	263.00	0.000	263.0000	1.29	9.00	1.100	352.4200	Detached
10	263.00	0.000	263.0000	1.29	9.00	1.100	352.4200	Detached
11	263.00	0.000	263.0000	1.29	9.00	1.100	352.4200	Detached
12	263.00	0.000	263.0000	1.29	9.00	1.100	352.4200	Detached
13	263.00	0.000	263.0000	1.29	9.00	1.100	352.4200	Detached
14	263.00	0.000	263.0000	1.29	9.00	1.100	352.4200	Detached
15	366.06	0.00	366.0600	1.29	18.00	1.100	483.4991	Detached
16	321.48	0.000	321.4800	1.29	9.00	1.100	430.5817	Detached
17	306.870	0.000	306.8700	1.29	9.00	1.100	410.8930	Detached
18	299.440	0.000	299.4400	1.29	9.00	1.100	424.0854	Detached
19	354.099	0.00	354.0990	1.29	9.00	1.100	490.1991	Detached
20	264.600	0.000	264.6000	1.29	9.00	1.100	348.4380	Detached
21	221.803	0.000	221.8030	1.29	9.00	1.100	314.7756	Detached
22	221.803	0.000	221.8030	1.29	9.00	1.100	314.7756	Detached
23	324.75	0.000	324.7500	1.35	9.00	1.100	314.6348	Detached
24	359.268	4.25	359.2680	1.29	9.00	1.100	502.1996	Detached
25	139.063	0.000	139.0630	1.29	9.00	1.100	209.7012	Detached
26	380.981	6.22	382.7810	1.29	15.00	1.100	543.1378	Detached
27	413.013	0.000	413.0130	1.29	15.00	1.100	585.7731	Detached
28	424.47	0.000	424.4700	1.29	15.00	1.100	599.0260	Detached
29	402.01	0.000	402.0100	1.29	15.00	1.100	570.0340	Detached
30	455.60	0.000	455.6000	1.29	15.00	1.100	651.0172	Detached
31	370.00	6.22	288.4400	1.29	15.00	1.100	393.9184	Detached
Total	9508.4740	41.5800	9466.8940	1.29		1.100	13433.5225	

AREA STATEMENT

1. Area of Plot (Minimum area as per D.C. Regulations)	13732.97
a) As per Sanctioned document (7/12, CTS extract)	14400.00
b) as per measurement sheet	14400.00
2(a) as per site	13732.97
3. Deductions for	
(a) Proposed D.P./ D.P. Road widening road/ Service Road / Highway widening	2965.33
(b) Any R.P. Reservation area	0.00
(c) Any S.P. Reservation area	0.00
(d) External structure in plot	0.00
(e) Nala in possession	0.00
(Total a+b+c+d+e)	2965.33
4. Balance area of plot (1-3)	13732.97
5. Amenity Issues if applicable	
(a) Required :	0.00
(b) Adjustment of 20% if any :	---
(c) Provided :	---
6. Net Plot Area (4-5(c))	13732.97
7. Internal Road area (DP, proposed road + open space + NALA + external structure)	1783.03
8. Balance road and Highway widening	
9. Property area	9508.47
10. Pro-rata Factor for FSI calculation on layout area – (1/9)	1.29
11. Area for Inclusive housing	
(a) Required :	---
(b) Proposed :	---

OWNER NAME : M/S DILIP JAISUKHLAL DOSHI.

OWNERS NAME : M/S SUNIL RAMKRISHNA DUDHALWAR.

OWNERS NAME :

POSTAL ADDR : 4 TH FLOOR , PLOT NO 72 , LOKDHA PARK Shankar Nagar, Dhantoli Nagpur-440012.

POSTAL ADDR : 4 TH FLOOR , PLOT NO 72 , LOKDHA PARK Shankar Nagar, Dhantoli Nagpur-440012.

POSTAL ADDR :

OWNERS PHONE :

DESCRIPTION OF PROJECT : FINAL APPROVAL LAY OUT OF SURVEY NO.31/1 ; MOUZA NALWADI WARD N.

PROPO : SURVEY NO.31/1 ; MOUZA NALWADI WARDHA.

ETEND : SURVEY NO.31/1 ; MOUZA NALWADI WARDHA.

TAL :

SITE ADDRESS :

PROP_SITES : SURVEY NO.31/1, MOUZA NALWADI WARDHA.

PROP_SITES : SURVEY NO.31/1 ; MOUZA NALWADI WARDHA.

PROP_SITES :

NAME OF ARCHITECT : ANAND BHOSEKHAMBALE NAGPUR.

LOGO

ADDRESS OF OFFICE

OFFICE PANEL CODE COMPLET

MOB NO.9096253697

OWNERS SIGN :

ARCHITECT SIGN :

SCALE - 1:500

DATE

JOB NO - 139002

CHECK BY ANAND

SUBMISSION DRAWING

OWNER DETAILS

OWNER NAME	POSTAL ADDRESS	CONTACT NUMBER
Dilip Jaisukhlal Doshi	4 TH FLOOR, PLOT NO 72, LEKDHA PARK, Shankar Nagar, Dhantoli Nagpur-440012Maharashtra	9373178868
sunil ramkrishna dudhalwar	4 TH FLOOR, PLOT NO 72, LEKDHA PARK, Shankar Nagar, Dhantoli Nagpur-440012Maharashtra	9422103990

Amenity CALCULATION

Name	Area
TOTAL	0.00