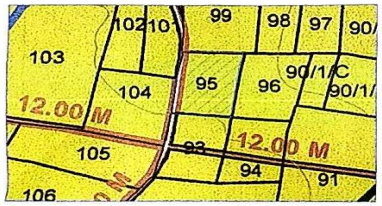
DEMARCATED RESIDENTIAL LAYOUT PLAN IN SR. NO. 95, MOUZA - UMARI (MEGHE), TAH./ DIST.- WARDHA

AREA STATEMENT : -	
TOTAL AREA OF SR. NO. 95 (AS PER 7/12)	- 1.96 HECT.
TOTAL AREA UNDER CONVERSION	- 19600.00 SQ.MT.
TOTAL AREA UNDER PLOTS (1 TO 71)	- 10987.79 SQ.MT
TOTAL AREA UNDER OPEN SPACE	- 1720.52 SQ.MT.
AREA UNDER INTERNAL ROADS	- 6891.69 SQ.MT.





PERIPHERIAL PLAN OF WARDHA

N

LAYOUT PLAN
SCALE - 1:500

I : Area statement		
Sr.No	Area statement	Area (IN SQ.MT.)
1	Area of plot (minimum area of a,b,c to be considered)	
	a) as per ownership document (7/12 , CST extract)	19600.00
	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	2400.00
	b) Any D.P. Reservation area	0.00
	Total Deduction (a+ b)	2400.00
3	Balanced Area of plot (1-2)	17200.00
4	Amenity space (if applicable)	
	a) required	1720.00
	b) adjustment of 2 (b) , if any	0.00
	c) Balanced Proposed	1722.21
5	Net plot Area (3- 4) (c))	15477.79
6	Recreational open Space (if applicable)	
	a) Required	1720.00
	b) Proposed	1720.52
7	Internal Road Area	4491.69
8	Service Road highway Widening	0.00
9	Plotable Area	9255.58
10	Pro-rata Factor For FSI calculation on layout plots =(5/9)	1.67
11	Area of inclusive Housing	
	a) Required	0.00
	b) Proposed	0.00

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO.	PLOT AREA	ROUNDING AREA OF ROAD (SQ.MT.)	REMAINING PLOT AREA (B-C) (SQ.MT.)	PRO-RATA FSI FACTOR	BUILT UP AREA ON PRO-RATA BASIS (D*E)	FRONT ROAD WIDTH (MT.)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (F*H) (SQ.MT.)	NO OF PLOTS	TOTAL AREA OF PLOTS
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1	126.06	0.00	126.06	1.67	210.52	9	1.10	231.57	1	126.06
2 TO 8	127.87	0.00	127.87	1.67	213.54	9	1.10	234.90	7	895.09
9	158.40	6.05	152.35	1.67	254.42	12	1.10	279.87	1	152.35
10	149.83	6.05	143.78	1.67	240.11	12	1.10	264.12	1	143.78
11, 12, 13	129.62	0.00	129.62	1.67	216.47	12	1.10	238.11	3	388.86
14	232.56	9.92	222.64	1.67	371.81	15	1.10	408.99	1	222.64
15	220.76	8.22	212.54	1.67	354.94	15	1.10	390.44	1	212.54
16, 17, 18	123.25	0.00	123.25	1.67	205.83	9	1.10	226.41	3	369.75
19	150.94	4.35	146.59	1.67	244.81	9	1.10	269.29	1	146.59
20	120.31	0.00	120.31	1.67	200.92	9	1.10	221.01	1	120.31
21 TO 25	116.87	0.00	116.87	1.67	195.17	9	1.10	214.69	5	584.35
26	164.79	6.05	158.74	1.67	265.10	12	1.10	291.61	1	158.74
27	158.40	6.05	152.35	1.67	254.42	12	1.10	279.87	1	152.35
28 TO 34	136.12	0.00	136.12	1.67	227.32	9	1.10	250.05	7	952.84
35	139.75	0.00	139.75	1.67	233.38	9	1.10	256.72	1	139.75
36	148.83	0.00	148.83	1.67	248.55	9	1.10	273.40	1	148.83
37 TO 43	140.25	0.00	140.25	1.67	234.22	9	1.10	257.64	7	981.75
44	166.65	6.05	160.60	1.67	268.20	12	1.10	295.02	1	160.60
45	157.78	6.05	151.73	1.67	253.39	12	1.10	278.73	1	151.73
46 TO 50	116.87	0.00	116.87	1.67	195.17	9	1.10	214.69	5	584.35
51	113.43	0.00	113.43	1.67	189.43	9	1.10	208.37	1	113.43
52	112.99	0.00	112.99	1.67	188.69	9	1.10	207.56	1	112.99
53	114.80	0.00	114.80	1.67	191.72	9	1.10	210.89	1	114.80
54	117.08	0.00	117.08	1.67	195.52	9	1.10	215.08	1	117.08
55	119.40	0.00	119.40	1.67	199.40	9	1.10	219.34	1	119.40
56	121.69	0.00	121.69	1.67	203.22	9	1.10	223.54	1	121.69
57	123.97	0.00	123.97	1.67	207.03	9	1.10	227.73	1	123.97
58	126.25	0.00	126.25	1.67	210.84	9	1.10	231.92	1	126.25
59	166.14	6.05	160.09	1.67	267.35	12	1.10	294.09	1	160.09
60	166.65	6.05	160.60	1.67	268.20	12	1.10	295.02	1	160.60
61 TO 68	132.00	0.00	132.00	1.67	220.44	9	1.10	242.48	8	1056.00
69	146.02	0.00	146.02	1.67	243.85	9	1.10	268.24	1	146.02
					TOTAL RESIDENTIAL PLOTS AREA-				69	9265.58
70	964.16	0.00	964.16	0	964.16	15	1.10	1060.58	1	964.16
71	766.27	8.22	758.05	0	758.05	15	1.10	833.86	1	758.05
					TOTAL PLOTS AREA-				71	10987.79

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 measuerd 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.

Signature

Ar. Reeta Kadam
(B.Arch.)
(Name of Architect/Licensed Engineer/Supervisor)
ARCHITECT

Owner(s)name and signature

Architect/Licensed Engineer/Supervisor name and signature

उपविभागीय अधिकारी वर्धा

मान्यता.
(लाल शाईने केलेल्या सुधारणाच्या अधिन राहुन)
अकृषक दि. 19/4/2023 उपविभागीय अधिकारी, वर्धा
याचे केस नं. एनएपी-34/ 11 मौजा उमरी (मे)
उपविभागीय अधिकारी, वर्धा

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम मंजूरी/मौजा उमरी (मेघे)
ता. वर्धा /स.नं. 95 /सर्वनंबर 616
दि.27/03/2023 मध्ये नमूद अटीनुसार लिहिली
प्रयोजनार्थ सिमांकीत अभिन्यासास अंतिम मंजूरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)
सहायक संचालक
नगर रचना, वर्धा