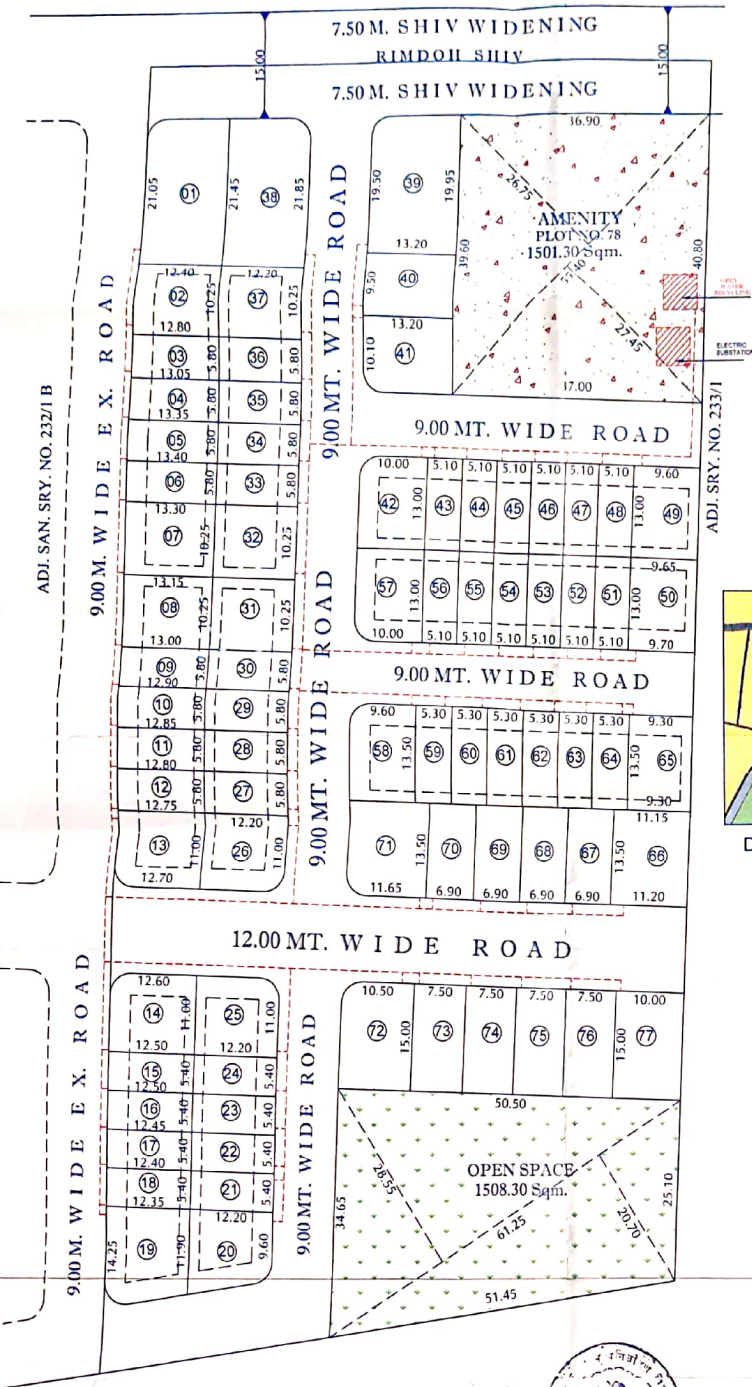
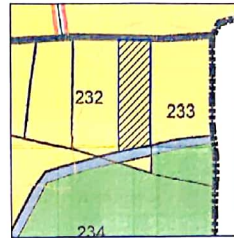


DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 232/1 K, IN MAUZA-PIMPALGAON, TAH. HINGANGHAT & DIST. WARDHA



N
SCALE: 1:500
LAYOUT
PLAN



DEMARCATED SITE

N
Scale - 1:5000
LOCATION PLAN

AREA STATEMENT

AREA UNDER SRY NO. 232/1K	---	15000.00 Sq mtr.
AREA UNDER OPEN SPACE	---	1508.30 Sq mtr.
AREA AMENITY PLOT NO. 78	---	1501.30 Sq mtr.
NET AREA UNDER PLOTS	---	7704.99 Sq mtr.
AREA UNDER ROADS	---	4285.41 Sq mtr.

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)	15000.00
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	0.00
b)	Any D.P. Reservation Area	0.00
	Total Deduction (a + b)	0.00
3	Balance Area of Plot (1-2)	15000.00
4	Amenity Space (if applicable)	
a)	Required	1500.00
b)	Adjustment of 2 (b), if any	0.00
c)	Balance Proposed	1501.30
5	Net Plot Area (3-4 (c))	13498.70
6	Recreational Open Space (if applicable)	
a)	Required	1500.00
b)	Proposed	1508.30
7	Internal Road Area	4285.41
8	Service Road & Highway Widening	
9	Plotable Area	7704.99
10	Pro - rata factor for FSI Calculation on layout Plots = (5/9)	1.75
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 - *Shashank R. Ghude*

SHASHANK R. GHUDE
Civil Engineer
WARDHA

Engineer Signature - *Shashank R. Ghude*
Reg. No. TPW/029/2016-22
Mob. 8007585459

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 pro rata basis (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	J	F
1	283.50	8.23	255.27	1.75	446.72	15	1.10	491.39	1	255.27
2	129.15		129.15	1.75	226.01	9	1.10	248.81	1	129.15
3	74.97		74.97	1.75	131.20	9	1.10	144.32	1	74.97
4	76.56		76.56	1.75	133.98	9	1.10	147.38	1	76.56
5	77.58		77.58	1.75	135.77	9	1.10	149.34	1	77.58
6	77.43		77.43	1.75	135.50	9	1.10	149.05	1	77.43
7	135.56		135.56	1.75	237.23	9	1.10	280.56	1	135.56
8	134.02		134.02	1.75	234.54	9	1.10	257.99	1	134.02
9	75.11		75.11	1.75	131.44	9	1.10	144.59	1	75.11
10	74.68		74.68	1.75	130.69	9	1.10	143.76	1	74.68
11	74.39		74.39	1.75	130.18	9	1.10	143.20	1	74.39
12	74.10		74.10	1.75	129.68	9	1.10	142.84	1	74.10
13	139.98	6.05	133.93	1.75	234.38	12	1.10	257.82	1	133.93
14	138.05	6.05	132.00	1.75	231.00	12	1.10	254.10	1	132.00
15	67.50		67.50	1.75	118.13	9	1.10	129.94	1	67.50
16	67.37		67.37	1.75	117.90	9	1.10	129.69	1	67.37
17	67.10		67.10	1.75	117.43	9	1.10	129.17	1	67.10
18	66.83		66.83	1.75	116.95	9	1.10	128.55	1	66.83
19	161.48	4.35	157.13	1.75	274.98	9	1.10	302.48	1	157.13
20	131.15	4.35	126.80	1.75	221.90	9	1.10	244.09	1	126.80
21 To 24	66.88		66.88	1.75	115.29	9	1.10	126.62	4	263.52
25 To 26	134.20	6.05	128.15	1.75	224.26	12	1.10	246.69	2	256.30
27 To 30	70.76		70.76	1.75	123.83	9	1.10	136.21	4	263.04
31 To 32	126.05		126.05	1.75	218.84	9	1.10	240.72	2	250.10
33 To 38	70.76		70.76	1.75	123.83	9	1.10	136.21	4	263.04
37	125.05		125.05	1.75	218.84	9	1.10	240.72	1	125.05
38	264.13	8.23	255.90	1.75	447.63	15	1.10	492.61	1	255.90
39	260.37	8.23	252.14	1.75	441.25	15	1.10	485.37	1	252.14
40	125.40		125.40	1.75	219.45	9	1.10	241.40	1	125.40
41	133.32	4.35	128.97	1.75	225.70	9	1.10	248.27	1	128.97
42	130.00	4.35	125.65	1.75	219.89	9	1.10	241.88	1	125.65
43 To 48	66.30		66.30	1.75	116.03	9	1.10	127.63	6	397.80
49	125.13		125.13	1.75	218.98	9	1.10	240.88	1	125.13
50	125.78		125.78	1.75	220.12	9	1.10	242.13	1	125.78
51 To 56	66.30		66.30	1.75	116.03	9	1.10	127.63	6	397.80
57	130.00	4.35	125.65	1.75	219.89	9	1.10	241.88	1	125.65
58	129.60	4.35	125.25	1.75	219.19	9	1.10	241.11	1	125.25
59 To 64	71.55		71.55	1.75	125.21	9	1.10	137.73	6	429.30
65	125.55		125.55	1.75	219.71	9	1.10	241.68	1	125.55
66	150.86		150.86	1.75	264.01	12	1.10	290.41	1	150.86
67 To 70	83.15		83.15	1.75	163.01	12	1.10	179.31	4	372.60
71	157.28	6.05	151.23	1.75	264.65	12	1.10	291.12	1	151.23
72	157.50	6.05	151.45	1.75	265.04	12	1.10	291.54	1	151.45
73 To 76	112.50		112.50	1.75	198.98	12	1.10	216.56	4	450.00
77	150.00		150.00	1.75	262.50	12	1.10	288.75	1	150.00
TOTAL										7704.99

CANAL



या कार्यालयाचे पत्र क्र.अक/वि/अंतिम मंजूरी/मौजा/पिंपलगांव ता. हिंगणघाट/स.नं. 232/1/क/संश्लेषण दि. 29/12/2021 मध्ये नमूद अटीनुसार निवासी प्रयोजनार्थ सिमांकित अभिन्यासान अंतिम मंजूरीची सिफारस करण्यात येत आहे. (Recommended for Sanction)

सहायक संचालक
मॉर रचना, वर्धा

श. मा. क्र. 181/NAP - 34/2010-21 मौजा-पिंपलगांव ता. हिंगणघाट, जि. वर्धा मध्ये गरीब आदेश दि. 10/04/2022 मधील अटी व शर्तीला अधीन राहून निवासी/प्रयोजनार्थ अभिन्यास देकरा अनुमोदित.



10/01/2022
हिंगणघाट

NOTE:- PLOT NO 2 TO 7, 8 TO 13, 14 TO 19, 20 TO 25, 26 TO 31, 32 TO 37, 42 TO 49, 50 TO 57 & 58 TO 65 SHALL BE CONSTRUCTED ROW-HOUSE TYPE CONSTRUCTION