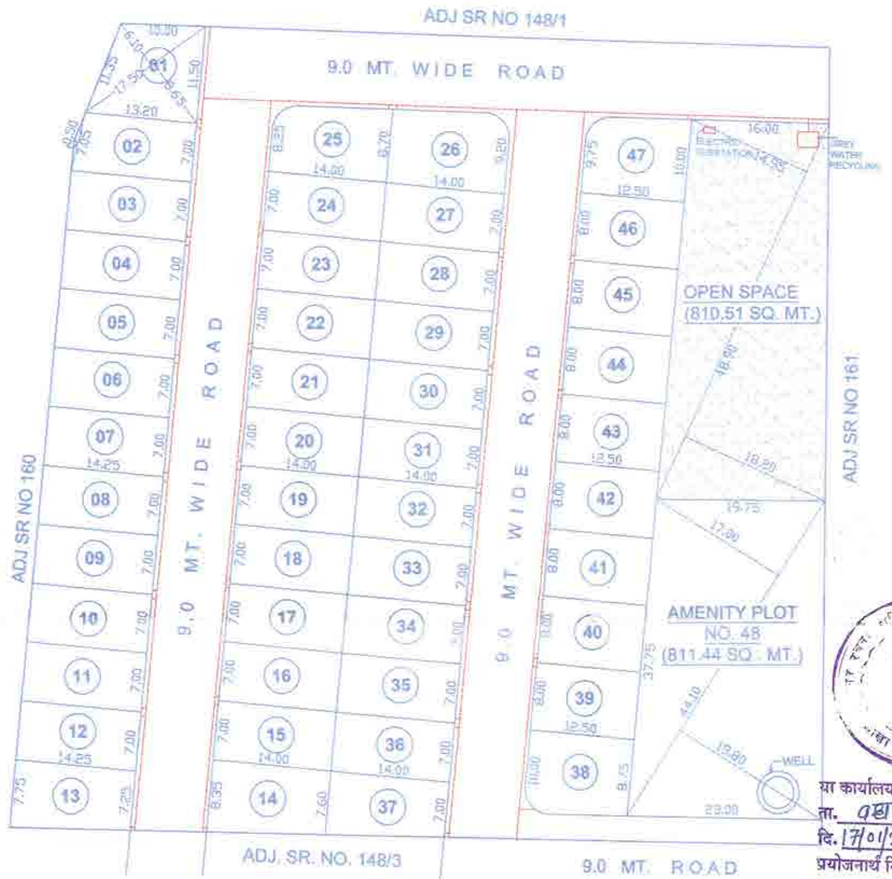
DEMARCATED RESIDENTIAL LAYOUT IN SR. NO. 148/2
MOUZA - MHASALA , TAH.- WARDHA, DIST.- WARDHA

"SHANKAR NAGAR"

AREA STATEMENT :

AREA OF SR. NO.148/2	- 8100.00 SQ.MT.
AREA UNDER RESIDENTIAL PLOTS (1 TO 47)	- 4772.27 SQ.MT.
AREA UNDER AMENITY PLOT NO. 48	- 811.44 SQ.MT.
AREA UNDER OPEN SPACE	- 810.51 SQ.MT.
AREA UNDER INTERNAL ROADS	- 1705.78 SQ.MT.



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LAYOUT PLAN
SCALE - 1:500

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम मंजूरी/मौजा मसाला/ ता. वर्धा /स.नं. 148/2 /सर्वनंबर 205 दि. 17/01/2022 मध्ये नमूद अटीनुसार निवासी प्रयोजनार्थ सिमांकीत अभिन्यासास अंतिम मंजूरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)

17/1/2022
सहायक संचालक
नगर रचना,वर्धा

मान्यत.
(लाल शाइन कलेल्या सुधारणेच्या अधिन राहुन)
अकृषक दि. 19/01/2022 प्रादेशिक विभागीय अधिकारी, वर्धा
यांचे केस नं. एनएपी-34/ 24 मौजा मसाला
उपविभागीय अधिकारी,
वर्धा

LOCATION PLAN

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)	8100.00
	b) as per measurement sheet	8100.00
	c) as per site	8100.00
2	Deduction for	
	a) proposed D.P./ D.P. Road widening areal service road /highway widening	0.00
	b) Any D.P. Reservation area	0.00
	Total Deduction (a+ b)	0.00
3	Balanced Area of plot (1-2)	8100.00
4	Amenity space (If applicable)	
	a) required	810.00
	b) adjustment of 2 (b) , if any	0.00
	c) Balanced Proposed	811.44
5	Net plot Area (3- 4) (c))	7288.56
6	Recreational open Space (If applicable)	
	a) Required	810.00
	b) Proposed	810.51
7	Internal Road Area	1705.78
8	Service Road highway Widening	0.00
9	Plotable Area	4772.27
10	Pro-rata Factor For FSI calculation on layout plots =(5/9)	1.53
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	129.06	0.00	129.06	1.53	197.46	9	1.10	217.21	1	129.06
2	97.83	0.00	97.83	1.53	149.68	9	1.10	164.65	1	97.83
3 TO 12	99.75	0.00	99.75	1.53	152.62	9	1.10	167.88	10	997.50
13	106.87	0.00	106.87	1.53	163.51	9	1.10	179.86	1	106.87
14	111.65	0.00	111.65	1.53	170.82	9	1.10	187.91	1	111.65
15 TO 24	98.00	0.00	98.00	1.53	149.94	9	1.10	164.93	10	980.00
25	118.65	4.35	114.30	1.53	174.88	9	1.10	192.37	1	114.30
26	125.30	4.35	120.95	1.53	185.05	9	1.10	203.56	1	120.95
27 TO 36	98.00	0.00	98.00	1.53	149.94	9	1.10	164.93	10	980.00
37	102.20	0.00	102.20	1.53	156.37	9	1.10	172.00	1	102.20
38	117.18	4.35	112.83	1.53	172.63	9	1.10	189.89	1	112.83
39 TO 46	100.00	0.00	100.00	1.53	153.00	9	1.10	168.30	8	800.00
47	123.43	4.35	119.08	1.53	182.19	9	1.10	200.41	1	119.08
								TOTAL -	47	4772.27

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

PBKadam
Ar. Reeta Kadam
(B.Arch.)
(Name of Architect/Licensed Engineer/Supervisor)
TPW- 25/2018
ARCHITECT

M.S. Gawande
Owner(s)name and signature

Architect/Licensed Engineer/Supervisor name and signature PBKadam