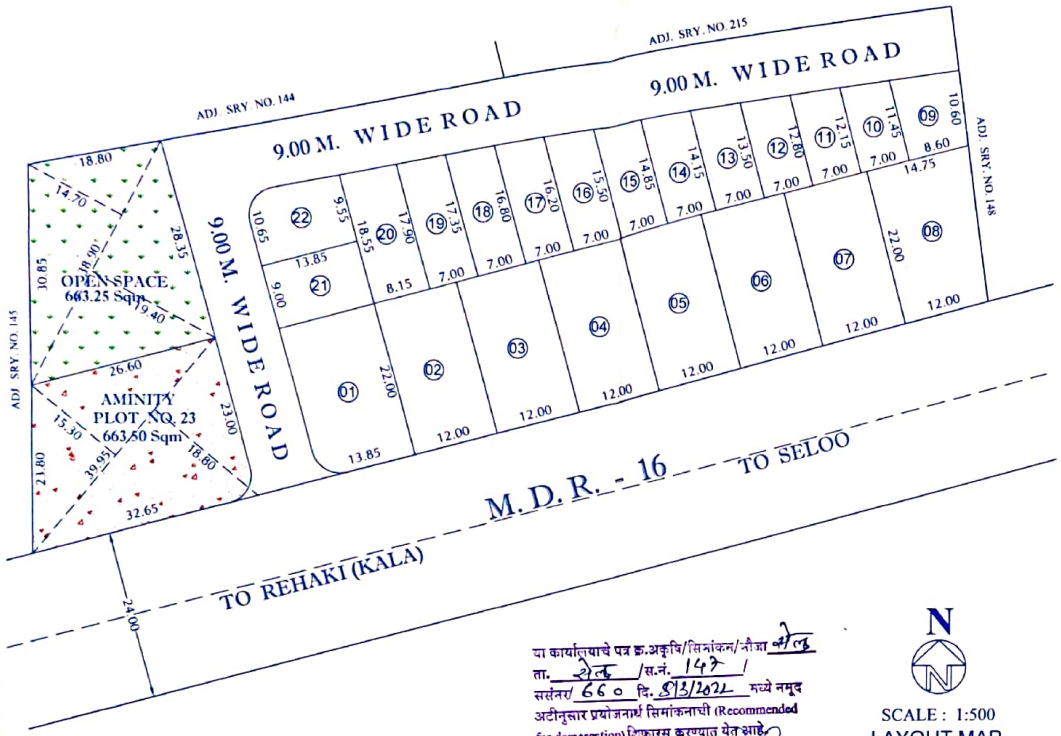
# PROPOSED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 147, IN MAUZA- SELOO, TAH. SELOO & DIST. WARDHA




SCALE : 1:500
LAYOUT MAP

या कार्यालयाचे पत्र क्र.अकृषि/सिमांकन/नौजा ०१/१८
ता. ०३/१८ /स.नं. 147/
सर्वनंबर/ 660 दि. 5/3/2022 मध्ये नमूद अटीनुसार प्रयोजनार्थ सिमांकनाची (Recommended for demarcation) शिफारस करण्यात येत आहे.
5/3/2022
सहायक संचालक नगर रचना,वर्धा

**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) | 6600.00 |
| | 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) | | 6600.00 |
| 4 | Amenity Space (if applicable) | | |
| | a) | Required | 660.00 |
| | b) | Adjustment of 2 (b) , if any | 0.00 |
| | c) | Balance Proposed | 663.50 |
| 5 | Net Plot Area (3-4 (c) ) | | 5936.50 |
| 6 | Recreational Open Space (if applicable) | | |
| | a) | Required | 660.00 |
| | b) | Proposed | 663.25 |
| 7 | Internal Road Area | | 1561.44 |
| 8 | Service Road & Highway Widening | | |
| 9 | Plotable Area | | 3711.81 |
| 10 | Pro - rata factor for FSI Calculation on layout Plots = (5/9) | | 1.60 |
| 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/

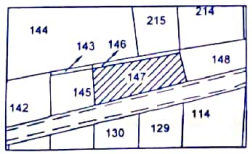
Signature
(Licensed Engineer)

Owner's Signature :-

SHASHANK C. GHUDE
Civil Engineer
WARDHA
Engineer Signature :- Reg. No. TPW/029/2016-22
Mob. 8007585459

## AREA STATEMENT

| | | |
|---|---|---|
| AREA UNDER SRY. NO. 147 | --- | 6600.00 Sq mtr. |
| AREA UNDER OPEN SPACE | --- | 663.25 Sq mtr. |
| AREA AMINITY PLOT NO. 23 | --- | 663.50 Sq mtr. |
| NET AREA UNDER PLOTS | --- | 3711.81 Sq mtr. |
| AREA UNDER ROADS | --- | 1561.44 Sq mtr. |




PROPOSED SITE

N

Scale - 1:5000
LOCATION PLAN

**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 prorata basis i.e. (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 | E | F |
| 1 | 304.70 | 17.66 | 287.04 | 1.60 | 459.26 | 24 | 1.10 | 505.19 | 1 | 287.04 |
| 2 To 7 | 264.00 | | 264.00 | 1.60 | 422.40 | 24 | 1.10 | 464.64 | 6 | 1584.00 |
| 8 | 294.25 | | 294.25 | 1.60 | 470.80 | 24 | 1.10 | 517.88 | 1 | 294.25 |
| 9 | 101.95 | | 101.95 | 1.60 | 163.12 | 9 | 1.10 | 179.43 | 1 | 101.95 |
| 10 | 82.60 | | 82.60 | 1.60 | 132.16 | 9 | 1.10 | 145.38 | 1 | 82.60 |
| 11 | 87.33 | | 87.33 | 1.60 | 139.73 | 9 | 1.10 | 153.70 | 1 | 87.33 |
| 12 | 92.05 | | 92.05 | 1.60 | 147.28 | 9 | 1.10 | 162.01 | 1 | 92.05 |
| 13 | 96.78 | | 96.78 | 1.60 | 154.85 | 9 | 1.10 | 170.33 | 1 | 96.78 |
| 14 | 101.50 | | 101.50 | 1.60 | 162.40 | 9 | 1.10 | 178.64 | 1 | 101.50 |
| 15 | 106.23 | | 106.23 | 1.60 | 169.97 | 9 | 1.10 | 186.96 | 1 | 106.23 |
| 16 | 110.95 | | 110.95 | 1.60 | 177.52 | 9 | 1.10 | 195.27 | 1 | 110.95 |
| 17 | 115.50 | | 115.50 | 1.60 | 184.80 | 9 | 1.10 | 203.28 | 1 | 115.50 |
| 18 | 119.53 | | 119.53 | 1.60 | 191.25 | 9 | 1.10 | 210.37 | 1 | 119.53 |
| 19 | 123.38 | | 123.38 | 1.60 | 197.41 | 9 | 1.10 | 217.15 | 1 | 123.38 |
| 20 | 148.53 | | 148.53 | 1.60 | 237.65 | 9 | 1.10 | 261.41 | 1 | 148.53 |
| 21 | 124.65 | | 124.65 | 1.60 | 199.44 | 9 | 1.10 | 219.38 | 1 | 124.65 |
| 22 | 139.89 | 4.35 | 135.54 | 1.60 | 216.86 | 9 | 1.10 | 238.55 | 1 | 135.54 |
| | | | | | | | TOTAL | | | 3711.81 |

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