PRPOSED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 256 & 255/1G IN MAUZA- PIMPALGAON TAH. HINGANGHAT , DIST. WARDHA

N

SCALE : 1:500

LAYOUT PLAN

AREA STATEMENT		
AREA UNDER SRY. NO.256 & 255/1G	—	65400.00 Sq mtr.
AREA UNDER D.P. ROAD	—	7700.00 Sq mtr.
NET AREA UNDER DIVERSION	—	57700.00 Sq mtr.
AREA UNDER OPEN SPACE	—	5773.92 Sq mtr.
AREA UNDER AMENITY PLOT NO. 300	—	5279.95 Sq mtr.
AREA UNDER AMENITY PLOT NO. 301	—	491.31 Sq mtr.
NET AREA UNDER PLOTS	—	35876.21 Sq mtr.
AREA UNDER ROADS	—	10278.61 Sq mtr.

NALA

CANAL

OPEN SPACE
5299.94 Sqm

OPEN SPACE
473.08 Sqm

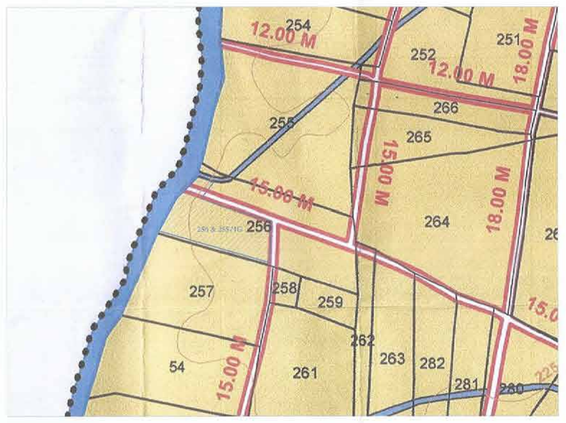
AMENITY PLOT NO.301
491.31 Sqm

AMENITY PLOT
NO.300
5279.95 Sqm

9.00 MT. WIDE ROAD

15.00 MT. WIDE D. P. ROAD

9.0 MT. ROAD



LOCATION MAP

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)	65400.00
	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	7700.00
	b)	Any D.P. Reservation Area	0.00
	Total Deduction (a + b)		**7700.00**
3	**Balance Area of Plot (1-2)**		**57700.00**
4	**Amenity Space (if applicable)**		
	a)	Required	5770.00
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	5771.26
5	**Net Plot Area (3-4 (c))**		**51928.74**
6	**Recreational Open Space (if applicable)**		
	a)	Required	5770.00
	b)	Proposed	5773.92
7	**Internal Road Area**		**10278.61**
8	**Service Road & Highway Widening**		
9	**Plotable Area**		**35876.21**
10	**Pro - rata factor for FSI Calculation on layout Plots = (5/9)**		**1.45**
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 :-

Engineer Signature :-

NIRANJAN KANDE
Civil Engineer
Reg. No. TPW/090/201
Kelkarwadi Wardha
Cell 9405803885

या कार्यालयाचे पत्र क्र.अहाप्रा/सिमांकन/मौजा पिंपळगाव/ ३१९
ता. हिंगणघाट/स.नं.२५६ व २५५/१ग
सर्वेनं/ 324 दि. 31/01/2022 नगरे नमुद
अटीनुसार प्रयोजनार्थ सिमांकनाची (Recommended for demarcation) शिफारस करण्यात येत आहे.

सहायक संचालक
नगर रचना,वर्धा

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	215.22	8.22	207.00	1.45	300.15	15	1.10	330.17	1	207.00
2 to 3	81.90		81.90	1.45	118.76	9	1.10	130.63	2	163.80
4	186.54	4.35	182.19	1.45	264.18	9	1.10	290.58	1	182.19
5 to 8	101.50		101.50	1.45	147.18	9	1.10	161.89	4	406.00
9	218.15	8.22	209.93	1.45	304.40	15	1.10	334.84	1	209.93
10	280.06	8.22	271.84	1.45	394.17	15	1.10	433.58	1	271.84
11 to 20	101.50		101.50	1.45	147.18	9	1.10	161.89	10	1015.00
21	105.77		105.77	1.45	153.37	9	1.10	168.70	1	105.77
22	102.95		102.95	1.45	149.28	9	1.10	164.21	1	102.95
23 to 32	101.50		101.50	1.45	147.18	9	1.10	161.89	10	1015.00
33	271.73	8.22	263.51	1.45	382.09	15	1.10	420.30	1	263.51
34	226.56	8.22	218.34	1.45	316.59	15	1.10	348.25	1	218.34
35 to 38	101.50		101.50	1.45	147.18	9	1.10	161.89	4	406.00
39	130.03	4.35	125.68	1.45	182.24	9	1.10	200.46	1	125.68
40	141.66	4.35	137.31	1.45	199.10	9	1.10	219.01	1	137.31
41 to 44	94.25		94.25	1.45	136.66	9	1.10	150.33	4	377.00
45	221.99	8.22	213.77	1.45	309.97	15	1.10	340.96	1	213.77
46	250.70	8.22	242.48	1.45	351.60	15	1.10	386.78	1	242.48
47 to 56	101.50		101.50	1.45	147.18	9	1.10	161.89	10	1015.00
57	105.77		105.77	1.45	153.37	9	1.10	168.70	1	105.77
58	102.95		102.95	1.45	149.28	9	1.10	164.21	1	102.95
59 to 68	101.50		101.50	1.45	147.18	9	1.10	161.89	10	1015.00
69	242.29	8.22	234.07	1.45	339.40	15	1.10	373.34	1	234.07
70	230.40	8.22	222.18	1.45	322.16	15	1.10	354.38	1	222.18
71 to 74	94.25		94.25	1.45	136.66	9	1.10	150.33	4	377.00
75	124.55	4.35	120.20	1.45	174.29	9	1.10	191.72	1	120.20
76	145.36		145.36	1.45	210.77	9	1.10	231.85	1	145.36
77 to 81	115.50		115.50	1.45	167.48	9	1.10	184.22	5	577.50
82	241.56	8.22	233.34	1.45	338.34	15	1.10	372.18	1	233.34
83	250.55	8.22	242.33	1.45	351.38	15	1.10	386.52	1	242.33
84 to 93	115.50		115.50	1.45	167.48	9	1.10	184.22	10	1155.00
94	120.69		120.69	1.45	175.00	9	1.10	192.50	1	120.69
95	120.70		120.70	1.45	175.02	12	1.10	192.52	1	120.70
96 to 105	119.00		119.00	1.45	172.55	12	1.10	189.81	10	1190.00
106	246.84	8.22	238.62	1.45	346.00	15	1.10	380.60	1	238.62
107	260.18	8.22	251.96	1.45	365.34	15	1.10	401.88	1	251.96
108 to 112	119.00		119.00	1.45	172.55	12	1.10	189.81	5	595.00
113	126.65		126.65	1.45	183.64	12	1.10	202.01	1	126.65
114	153.84		153.84	1.45	223.07	12	1.10	245.37	1	153.84
115 to 119	104.00		104.00	1.45	150.80	12	1.10	165.88	5	520.00
120	233.92	8.22	225.70	1.45	327.27	15	1.10	359.99	1	225.70
121	250.88	8.22	242.66	1.45	351.86	15	1.10	387.04	1	242.66
122 to 131	108.00		108.00	1.45	156.60	12	1.10	172.26	10	1080.00
132	112.96		112.96	1.45	163.79	12	1.10	180.17	1	112.96
133	102.75		102.75	1.45	148.99	9	1.10	163.89	1	102.75
134 to 143	101.25		101.25	1.45	146.81	9	1.10	161.49	10	1012.50
144	225.97	8.22	217.75	1.45	315.74	15	1.10	347.31	1	217.75
145	228.60	8.22	220.38	1.45	319.55	15	1.10	351.51	1	220.38
146 to 150	97.50		97.50	1.45	141.38	9	1.10	155.51	5	487.50
151	125.25		125.25	1.45	181.61	9	1.10	199.77	1	125.25
152	140.81	4.35	136.46	1.45	197.87	9	1.10	217.65	1	138.46
153	97.53		97.53	1.45	141.42	9	1.10	155.56	1	97.53
154	96.75		96.75	1.45	140.29	9	1.10	154.32	1	96.75
155	126.54	4.35	122.19	1.45	177.18	9	1.10	194.89	1	122.19
156	120.75	4.35	116.40	1.45	168.78	9	1.10	185.66	1	116.40
157	92.67		92.67	1.45	134.37	9	1.10	147.81	1	92.67
158	91.89		91.89	1.45	133.24	9	1.10	146.56	1	91.89
159	107.71	4.35	103.36	1.45	149.87	9	1.10	164.86	1	103.36
160	124.65	4.35	120.30	1.45	174.44	9	1.10	191.88	1	120.30
161 to 168	90.00		90.00	1.45	130.50	9	1.10	143.55	8	720.00
169	114.87	4.35	110.32	1.45	159.96	9	1.10	175.96	1	110.32
170	275.70	8.22	267.48	1.45	387.85	15	1.10	426.63	1	267.48
171 to 172	202.50		202.50	1.45	293.63	15	1.10	322.99	2	405.00
173	284.62	8.22	276.40	1.45	400.78	15	1.10	440.86	1	276.40
174	219.89	8.22	211.67	1.45	306.92	15	1.10	337.61	1	211.67
175 to 182	82.50		82.50	1.45	119.63	9	1.10	131.59	8	660.00
183	90.80		90.80	1.45	131.66	9	1.10	144.83	1	90.80
184	200.71		200.71	1.45	291.03	9	1.10	320.13	1	200.71
185 to 187	200.95		200.95	1.45	291.38	15	1.10	320.52	3	602.85
188	226.97	12.09	214.88	1.45	311.58	15	1.10	342.73	1	214.88
189	287.32	12.09	275.23	1.45	399.08	15	1.10	438.99	1	275.23
190 to 193	202.50		202.50	1.45	293.63	15	1.10	322.99	4	810.00
194	208.72		208.72	1.45	302.64	15	1.10	332.91	1	208.72
195	99.41		99.41	1.45	144.14	9	1.10	158.56	1	99.41
196 to 203	86.25		86.25	1.45	125.06	9	1.10	137.57	8	690.00
204	214.24	8.22	206.02	1.45	298.73	15	1.10	328.60	1	206.02
205	218.84	8.22	210.62	1.45	305.40	15	1.10	335.94	1	210.62
206 to 213	86.25		86.25	1.45	125.06	9	1.10	137.57	8	690.00
214	98.44		98.44	1.45	142.74	9	1.10	157.01	1	98.44
215	103.09		103.09	1.45	149.48	9	1.10	164.43	1	103.09
216 to 223	86.25		86.25	1.45	125.06	9	1.10	137.57	8	690.00
224	213.55	8.22	205.33	1.45	297.73	15	1.10	327.50	1	205.33
225	218.84	8.22	210.62	1.45	305.40	15	1.10	335.94	1	210.62
226 to 233	86.25		86.25	1.45	125.06	9	1.10	137.57	8	690.00
234	85.27		85.27	1.45	123.64	9	1.10	136.01	1	85.27
235	83.31		83.31	1.45	120.80	9	1.10	132.88	1	83.31
236 to 243	86.25		86.25	1.45	125.06	9	1.10	137.57	8	690.00
244	213.55	8.22	205.33	1.45	297.73	15	1.10	327.50	1	205.33
245	118.14	4.35	113.79	1.45	165.00	9	1.10	181.50	1	113.79
246	85.83		85.83	1.45	124.45	9	1.10	136.90	1	85.83
247	84.71		84.71	1.45	122.83	9	1.10	135.11	1	84.71
248	94.63		94.63	1.45	137.21	9	1.10	150.93	1	94.63
249	105.97		105.97	1.45	153.66	9	1.10	169.02	1	105.97
250	95.80		95.80	1.45	138.91	9	1.10	152.80	1	95.80
251	99.08		99.08	1.45	143.67	9	1.10	158.03	1	99.08
252	94.62		94.62	1.45	137.20	9	1.10	150.92	1	94.62
253 to 258	84.00		84.00	1.45	121.80	9	1.10	133.98	6	504.00
259	99.48	4.35	95.13	1.45	137.94	9	1.10	151.73	1	95.13
260	144.00	4.35	139.65	1.45	202.49	9	1.10	222.74	1	139.65
261 to 265	84.00		84.00	1.45	121.80	9	1.10	133.98	5	420.00
266	94.62		94.62	1.45	137.20	9	1.10	150.92	1	94.62
267	125.40		125.40	1.45	181.83	9	1.10	200.01	1	125.40
268 to 271	105.00		105.00	1.45	152.25	9	1.10	167.48	4	420.00
272	185.17	4.35	180.82	1.45	262.19	9	1.10	288.41	1	180.82
273	243.30	8.22	235.08	1.45	340.87	15	1.10	374.95	1	235.08
274	210.00		210.00	1.45	304.50	15	1.10	334.95	1	210.00
275	215.40		215.40	1.45	312.33	15	1.10	343.56	1	215.40
276	213.55	8.22	205.33	1.45	297.73	15	1.10	327.50	1	205.33
277 to 280	80.50		80.50	1.45	116.73	9	1.10	128.40	4	322.00
281	83.31		83.31	1.45	120.80	9	1.10	132.88	1	83.31
282	75.09		75.09	1.45	108.88	9	1.10	119.77	1	75.09
283 to 286	80.50		80.50	1.45	116.73	9	1.10	128.40	4	322.00
287	218.84	8.22	210.62	1.45	305.40	15	1.10	335.94	1	210.62
288	255.30	8.22	247.08	1.45	358.27	15	1.10	394.09	1	247.08
289	225.00		225.00	1.45	326.25	15	1.10	358.88	1	225.00
290	215.55	12.09	203.46	1.45	295.02	15	1.10	324.52	1	203.46
291	211.95	8.22	203.73	1.45	295.41	15	1.10	324.95	1	203.73
292 to 294	105.00		105.00	1.45	152.25	9	1.10	167.48	3	315.00
295	144.00	4.35	139.65	1.45	202.49	9	1.10	222.74	1	139.65
296	144.77	4.35	140.42	1.45	203.61	9	1.10	223.97	1	140.42
297	110.92		110.92	1.45	160.83	9	1.10	176.92	1	110.92
298	109.60		109.60	1.45	158.92	9	1.10	174.81	1	109.60
299	213.46	8.22	205.24	1.45	297.60	15	1.10	327.36	1	205.24
							TOTAL		299	35876.21