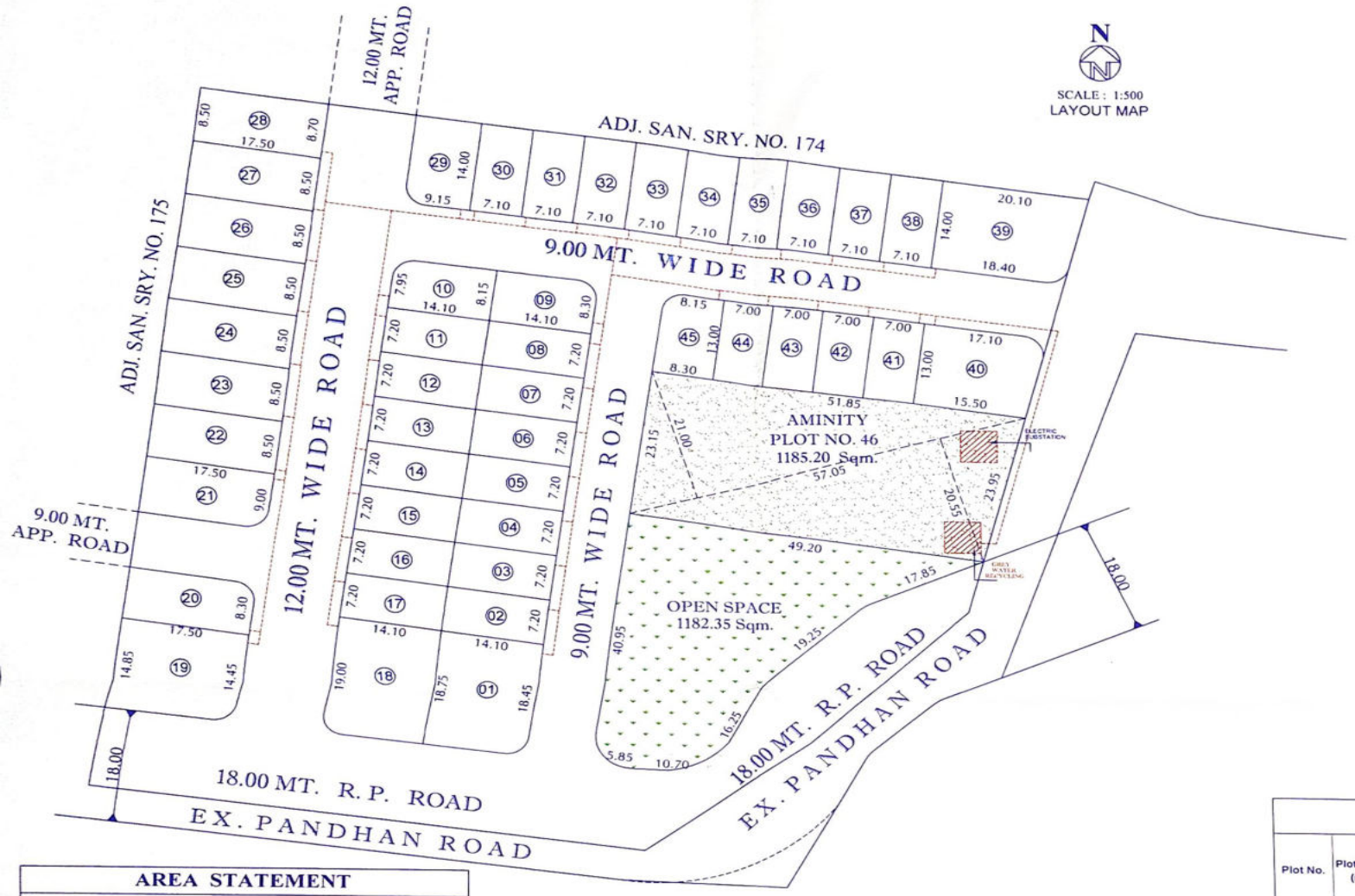
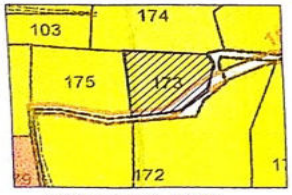
DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 173, IN MAUZA- PAWNAR , TAH. & DIST. WARDHA



AREA STATEMENT

AREA UNDER SRY. NO. 173	--	13300.00 Sq mtr.
AREA UNDER 18.0 M. R.P. ROAD	--	1500.00 Sq mtr.
NET AREA UNDER CONVERSION	--	11800.00 Sq mtr.
AREA UNDER OPEN SPACE	--	1182.35 Sq mtr.
AREA AMINITY PLOT NO. 46	--	1185.20 Sq mtr.
NET AREA UNDER PLOTS	--	5670.94 Sq mtr.
AREA UNDER ROADS	--	4761.51 Sq mtr.



LOCATION MAP

मान्यत.
(लाल शाईने कलल्या सुधारणाच्या अधिन राहून)
अकृषक दि. 18/10/2022 उपविभागीय अधिकारी, वर्धा
याचे केस नं. एनएपी-34/ 09 मौजा पवनार
उपविभागीय अधिकारी, वर्धा

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम मंजूरी/मौजा पवनार/२ ता. वर्धा /स.नं. 173 /ससनर/ 2695 दि.04/10/2022 मध्ये नमूद अटीनुसार निवासी प्रयोजनार्थ सिमांकीत अभिन्यासास अंतिम मंजूरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)
सहायक संचालक नगर रचना, वर्धा

Original

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)	13300.00
	b)	As per Measurement Sheet	---
	c)	As per Site	---
2	**Deduction for**		
	a)	Proposed R.P./R.P. Road Widening Area/Service Road/Highway Widening	1500.00
	b)	Any D.P. Reservation Area	0.00
	Total Deduction (a + b)		**1500.00**
3	**Balance Area of Plot (1-2)**		**11800.00**
4	**Amenity Space (if applicable)**		
	a)	Required	1180.00
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	1185.20
5	**Net Plot Area (3-4 (c))**		**10614.80**
6	**Recroational Open Space (if applicable)**		
	a)	Required	1180.00
	b)	Proposed	1182.35
7	**Internal Road Area**		**3761.51**
8	**Service Road & Highway Widening**		
9	**Plotable Area**		**5670.94**
10	**Pro - rata factor for FSI Calculation on layout Plots = (5/9)**		**1.87**
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 :- Vastu Land Developers & Builders
Partner

Engineer Signature :- SHASHANK G GHUDE
Civil Engineer
WARDHA
Reg. No. TPW/029/2015
Mob. 9096...

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	262.26	10.88	251.38	1.87	470.08	18	1.10	517.09	1	251.38
2 To 8	101.52		101.52	1.87	189.84	9	1.10	208.83	7	710.64
9	115.97	4.35	111.62	1.87	208.73	9	1.10	229.60	1	111.62
10	113.51	6.05	107.46	1.87	200.95	12	1.10	221.05	1	107.46
11 To 17	101.52		101.52	1.87	189.84	12	1.10	208.83	7	710.64
18	266.14	12.58	253.56	1.87	474.16	18	1.10	521.57	1	253.56
19	256.38	12.58	243.80	1.87	455.91	18	1.10	501.50	1	243.80
20	145.25	6.05	139.20	1.87	260.30	12	1.10	286.33	1	139.20
21	157.50	6.05	151.45	1.87	283.21	12	1.10	311.53	1	151.45
22 To 27	148.75		148.75	1.87	278.16	12	1.10	305.98	6	892.50
28	150.50		150.50	1.87	281.44	12	1.10	309.58	1	150.50
29	128.10	6.05	122.05	1.87	228.23	12	1.10	251.06	1	122.05
30 To 38	99.40		99.40	1.87	185.88	9	1.10	204.47	9	894.60
39	269.50	8.22	261.28	1.87	488.59	15	1.10	537.45	1	261.28
40	211.90	8.22	203.68	1.87	380.88	15	1.10	418.97	1	203.68
41 To 44	91.00		91.00	1.87	170.17	12	1.10	187.19	4	364.00
45	106.93	4.35	102.58	1.87	191.82	9	1.10	211.01	1	102.58
								Total		5670.94