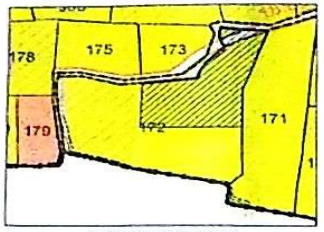
DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 172/1/B, 172/4 & 172/5, IN MAUZA- PAWNAR , TAH. & DIST. WARDHA

AREA STATEMENT

AREA UNDER SRY. NO. 172/1/B	--	5600.00 Sq mtr
AREA UNDER SRY. NO. 172/4	--	9100.00 Sq mtr
AREA UNDER SRY. NO. 172/5	--	8200.00 Sq mtr
TOTAL AREA UNDER LAND	--	22900.00 Sq mtr
AREA UNDER 18.0 M R.P. ROAD	--	1650.00 Sq mtr
NET AREA UNDER CONVERSION	--	21250.00 Sq mtr
AREA UNDER OPEN SPACE	--	2126.25 Sq mtr
AREA AMENITY PLOT NO. 78	--	2127.65 Sq mtr.
NET AREA UNDER PLOTS	--	11316.69 11355.64 Sq mtr.
AREA UNDER ROADS	--	6650.01 5640.46 Sq mtr

N

SCALE 1:500
LAYOUT MAP



LOCATION MAP

N

Scale - 1:5000
LOCATION PLAN

या कार्यालयाचे पत्र क्र.अकृषी/अंतिम मंजूरी/मौजा पवनार/ता. वर्धा /स.न. 172/1B /सीनंबर 297 दि. 16/02/2023 च्या नमूद अटीनुसार [illegible] प्रयोजनार्थ सिमांकीत अभिन्यासास अंतिम मंजूरी दिली...स कलम्बात येत आहे. (Recommended for Sanction)

सहायक संचालक
नगर रचना, वर्धा

18.00 MT. R. P. ROAD

EX. PANDHAN ROAD

OPEN SPACE
1124.05 Sqm.

18.00 MT. R. P. ROAD

01

9.00 MT. WIDE ROAD

9.00 MT. WIDE ROAD

9.00 MT. WIDE ROAD

OPEN SPACE
1002.20 Sqm.

AMENITY
PLOT NO. 78
2127.65 Sqm.

9.00 MT.
APP. ROAD

9.00 MT. WIDE ROAD

9.00 MT. WIDE ROAD

ADJ. SRY. NO. 171

ADJ. SRY. NO. 172/3

ADJ. SRY. NO. 172/1

ELECTRIC SUBSTATION

सूचना:
(सात आठ दालना सालाच्या आधिच नकाशा अधिकृत करण्यात आला आहे.)
अकृक्र.16: 3/31/2023 सहायक संचालक अधिकारी, नगर रचना, वर्धा
दाखले क्रमांक: अकृ/वर्धा-31/ 20 पवनार (ग्रा.)
उपसंचालक अधिकारी, 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)	22900.00
	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	1650.00
	b)	Any D.P. Reservation Area	0.00
	Total Deduction (a + b)		1650.00
3	Balance Area of Plot (1-2)		21250.00
4	Amenity Space (if applicable)		
	a)	Required	2125.00
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	2127.65
5	Net Plot Area (3-4 (c))		19122.35
6	Recreational Open Space (If applicable)		
	a)	Required	2125.00
	b)	Proposed	2126.25
7	Internal Road Area		5640.46
8	Service Road & Highway Widening		
9	Plotable Area		11355.64
10	Pro - rata factor for FSI Calculation on layout Plots = (5/9)		1.68
11	Area of Inclushe 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)

Shubhlaxmi Land Developers

Owners Signature :-

Partner

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

Engineer Signature :-

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 (F x G) (Sq.m)	No. of Plots	Total Plot Area
A	B	C	D	E	F	G	H	I	E	F
1	2594.34	15.23	2579.11	1.68	4332.60	18	1.10	4766.20	1	2579.11
2	148.13		148.13	1.68	248.86	9	1.10	273.74	1	148.13
3 To 4	127.50		127.50	1.68	214.20	9	1.10	235.62	2	255.00
5	135.00	4.35	130.65	1.68	219.49	9	1.10	241.44	1	130.65
6	254.00	10.68	243.12	1.68	475.64	18	1.10	523.21	1	293.12
7 To 16	96.00		96.00	1.68	164.64	9	1.10	181.10	10	960.00
17	123.20		123.20	1.68	206.98	9	1.10	227.67	1	123.20
18 To 21	96.00		96.00	1.68	164.64	9	1.10	181.10	4	382.00
22	106.05		106.05	1.68	178.16	9	1.10	196.98	1	106.05
23	88.90		88.90	1.68	149.35	9	1.10	164.29	1	88.90
24 To 27	96.00		96.00	1.68	164.64	9	1.10	181.10	4	382.00
28	123.20		123.20	1.68	206.98	18	1.10	227.67	1	123.20
29 To 37	96.00		96.00	1.68	164.64	15	1.10	181.10	9	862.00
38	265.05	10.68	254.77	1.68	429.01	18	1.10	472.81	1	254.77
39	138.95		138.95	1.68	233.44	9	1.10	256.78	1	138.95
40 To 51	100.80		100.80	1.68	169.34	9	1.10	186.28	12	1209.60
52	121.80		121.80	1.68	204.62	9	1.10	225.09	1	121.80
53	128.45		128.45	1.68	215.80	9	1.10	237.38	1	128.45
54 To 60	103.60		103.60	1.68	174.05	9	1.10	191.45	7	725.20
61	277.55	10.69	266.87	1.68	448.31	18	1.10	492.91	1	266.87
62	280.00	10.68	269.12	1.68	452.12	18	1.10	497.33	1	269.12
63 To 69	103.60		103.60	1.68	174.05	9	1.10	191.45	7	725.20
70	109.20		109.20	1.68	183.46	9	1.10	201.80	1	109.20
71	100.75		100.75	1.68	169.34	9	1.10	186.27	1	100.75
72 To 74	98.00		98.00	1.68	164.64	9	1.10	181.10	3	294.00
75	105.00	4.35	100.65	1.68	169.09	9	1.10	186.00	1	100.65
76	163.62	4.35	159.45	1.68	267.88	9	1.10	294.68	1	159.45
77	273.35	10.68	262.47	1.68	440.96	18	1.10	485.04	1	262.47
							Total			11355.64