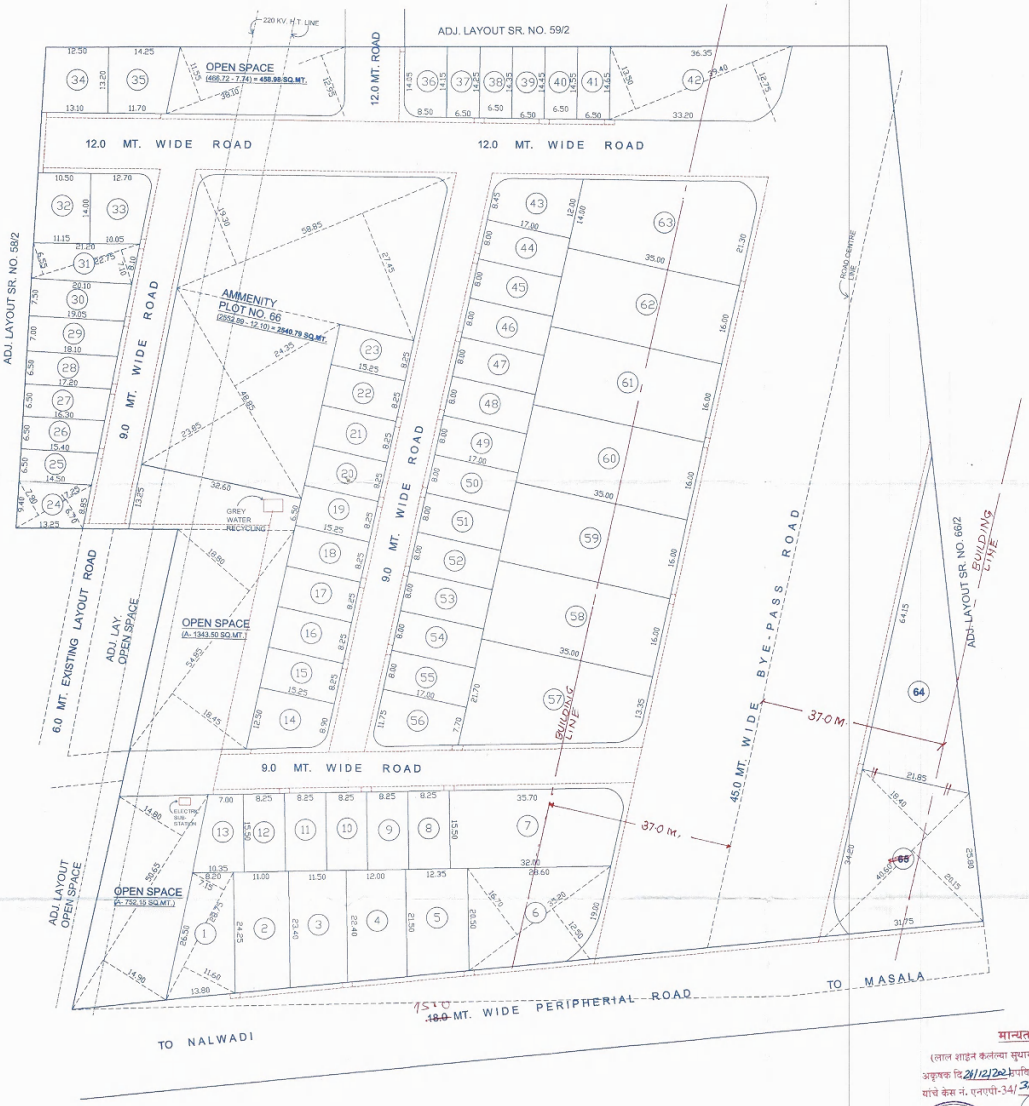
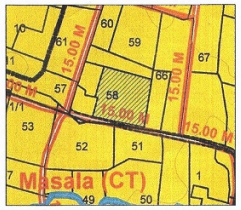
DEMARCATED RESIDENTIAL LAYOUT IN SR. NO. 58/1, MOUZA - MASALA, TAH.- WARDHA, DISTT.- WARDHA



LAYOUT PLAN
SCALE - 1:500



LOCATION PLAN

I : Area statement

Sr.No	Area statement	Area (IN SQ.M.T.)
1	**Area of plot (minimum area of a,b,c to be considered)**	
	a) as per ownership document (7/12 , CST extract)	**32800.00**
	b) as per measurement sheet	32800.00
	c) as per site	32800.00
2	**Deduction for**	
	a) proposed D.P./ D.P. Road widening area/ service road /highway widening	7400.00
	b) Any D.P. Reservation area	0.00
	Total Deduction (a+ b)	**0.00**
3	**Balanced Area of plot (1-2)**	**25400.00**
4	**Amenity space (if applicable)**	
	a) required	2540.00
	b) adjustment of 2 (b) , if any	0.00
	c) Balanced Proposed	**2540.79**
5	**Net plot Area (3- 4) (c))**	**22859.21**
6	**Recreational open Space (if applicable)**	
	a) Required	2540.00
	b) Proposed	**2554.63**
7	**Internal Road Area**	~~6720.28~~ 572.68
8	**Service Road highway Widening**	0.00
9	**Plotable Area**	~~14584.90~~ 14588.9
10	**Pro-rata Factor For FSI calculation on layout plots =(5/9)**	**1.57**
11	**Area of inclusive Housing**	
	a) Required	0.00
	b) Proposed	0.00

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
Ar. Reeta Kadam
(B.Arch.)
TPW - 25/2016
ARCHITECT

(Name of Architect/Licensed Engineer/Supervisor)

Owner(s)name and signature

P.P. Kamdhare P.P. Kamdhare

Architect/Licensed Engineer/Supervisor name and signature

या कार्यालयाचे पत्र क्र.जाकवि/अंतिम मंजुरी/वर्धा/४२११/२१
ता. ९/१२/२१ रजि. ५३११ /सर्वसाधारण/ ३०५३
दि. 21/12/2021 नगर भूमापन क्रमांक/सर्वे नं. १९१/६३
प्रयोजनार्थ दिलेलीला अभिलेखाच्या प्रत भाडुतीसह शिफारस करण्यात येत आहे. (Recommended for Sanction)
21/12/2021
सहायक संचालक नगर रचना,वर्धा

मान्यत.
(लाल शाइन कलाच्या सूचनेच्या अधिन राहून)
अकृषक दि.21/12/2021 उपविभागीय अधिकारी, वर्धा
यांचे केस नं. एनएपी-34/ 21/ सीजा 3046
उपविभागीय अधिकारी, वर्धा

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	269.53	0.00	269.53	1.57	423.16	18	1.10	465.48	1	269.53
2	262.07	0.00	262.07	1.57	411.45	18	1.10	452.59	1	262.07
3	263.35	0.00	263.35	1.57	413.46	18	1.10	454.81	1	263.35
4	269.40	0.00	269.40	1.57	422.96	18	1.10	465.25	1	269.40
5	259.35	0.00	259.35	1.57	407.18	18	1.10	447.90	1	259.35
6	513.92	10.88	503.04	1.57	789.77	45	1.10	868.75	1	503.04
7	524.67	4.35	520.32	1.57	816.90	45	1.10	898.59	1	520.32
8 TO 12	127.87	0.00	127.87	1.57	200.76	9	1.10	220.83	5	639.35
13	134.46	0.00	134.46	1.57	211.10	9	1.10	232.21	1	134.46
14	163.17	4.35	158.82	1.57	249.35	9	1.10	274.28	1	158.82
15 TO 23	125.81	0.00	125.81	1.57	197.52	9	1.10	217.27	9	1132.29
24	125.92	0.00	125.92	1.57	197.69	9	1.10	217.46	1	125.92
25	97.17	0.00	97.17	1.57	152.56	9	1.10	167.81	1	97.17
26	103.02	0.00	103.02	1.57	161.74	9	1.10	177.92	1	103.02
27	108.87	0.00	108.87	1.57	170.93	9	1.10	188.02	1	108.87
28	114.72	0.00	114.72	1.57	180.11	9	1.10	198.12	1	114.72
29	130.02	0.00	130.02	1.57	204.13	9	1.10	224.54	1	130.02
30	146.81	0.00	146.81	1.57	232.06	9	1.10	255.27	1	146.81
31	155.26	0.00	155.26	1.57	243.76	9	1.10	268.13	1	155.26
32	151.55	0.00	151.55	1.57	237.93	12	1.10	261.73	1	151.55
33	159.25	6.05	153.20	1.57	240.52	12	1.10	264.58	1	153.20
34	168.96	0.00	168.96	1.57	265.27	12	1.10	291.79	1	168.96
35	171.27	0.00	171.27	1.57	268.89	12	1.10	295.78	1	171.27
36	119.85	7.74	112.11	1.57	176.01	12	1.10	193.61	1	112.11
37	92.30	0.00	92.30	1.57	144.91	12	1.10	159.40	1	92.30
38	92.95	0.00	92.95	1.57	145.93	12	1.10	160.52	1	92.95
39	93.60	0.00	93.60	1.57	146.95	12	1.10	161.65	1	93.60
40	94.25	0.00	94.25	1.57	147.97	12	1.10	162.77	1	94.25
41	94.90	0.00	94.90	1.57	148.99	12	1.10	163.89	1	94.90
42	517.12	6.05	511.07	1.57	802.38	45	1.10	882.62	1	511.07
43	173.82	6.05	167.77	1.57	263.40	12	1.10	289.74	1	167.77
44 TO 55	136.00	0.00	136.00	1.57	213.52	9	1.10	234.87	12	1632.00
56	165.32	4.35	160.97	1.57	252.72	9	1.10	278.00	1	160.97
57	613.37	4.35	609.02	1.57	956.16	45	1.10	1051.78	1	609.02
58 TO 62	560.00	0.00	560.00	1.57	879.20	45	1.10	967.12	5	2800.00
63	~~617.75~~ 617.75	6.05	611.70	1.57	960.37	45	1.10	1056.41	1	611.70
64	~~100.82~~ 100.82	~~10.88~~ 10.88	~~100.82~~ 100.82	1.57	1100.30	45	1.10	1210.33	1	~~100.82~~ 100.82
65	782.56	10.88	771.68	1.57	1211.54	45	1.10	1332.69	1	771.68
										44584.90

14583.90