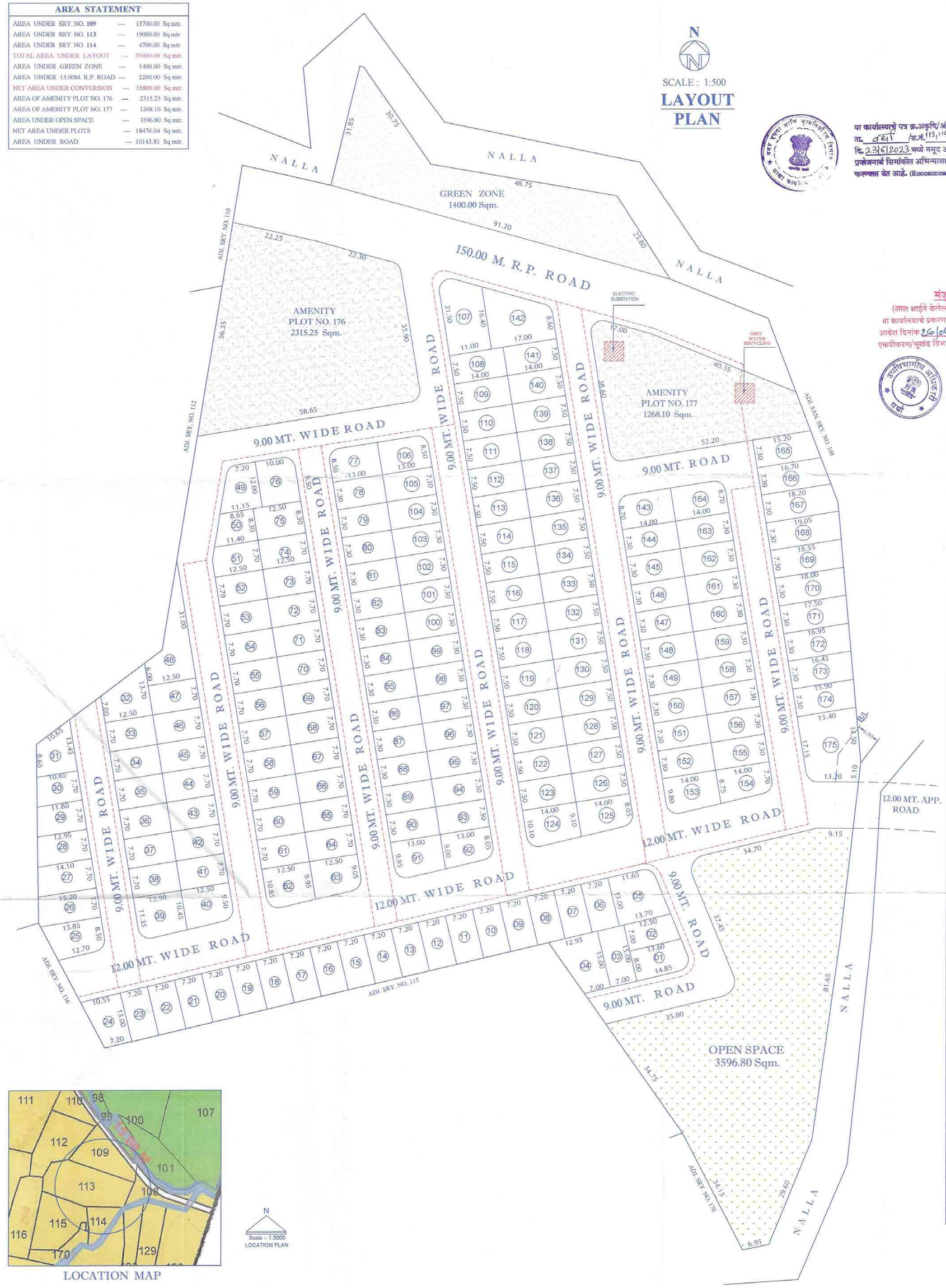
DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 109, 113 & 114, IN MAUZA- MASALA, TAH. & DIST. WARDHA

AREA STATEMENT		
AREA UNDER SRY. NO. 109	—	15700.00 Sq mtr.
AREA UNDER SRY. NO. 113	—	19000.00 Sq mtr.
AREA UNDER SRY. NO. 114	—	4700.00 Sq mtr.
TOTAL AREA UNDER LAYOUT	—	39400.00 Sq mtr.
AREA UNDER GREEN ZONE	—	1400.00 Sq mtr.
AREA UNDER 15.00M. R.P. ROAD	—	2200.00 Sq mtr.
NET AREA UNDER CONVERSION	—	35800.00 Sq mtr.
AREA OF AMENITY PLOT NO. 176	—	2315.25 Sq mtr.
AREA OF AMENITY PLOT NO. 177	—	1268.10 Sq mtr.
AREA UNDER OPEN SPACE	—	3596.80 Sq mtr.
NET AREA UNDER PLOTS	—	18476.04 Sq mtr.
AREA UNDER ROAD	—	10143.81 Sq mtr.



LOCATION MAP

N
Scale :- 1:5000
LOCATION PLAN

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम मंजूरी/मौजा मसाला/ ता. वर्धा /स.नं.113,114,109/ससनर/ 1382 दि. 23/6/2023 मध्ये नमूद अटीनुसार निवासी प्रयोजनार्थ सिमांकीत अभिन्यासास अंतिम मंजूरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)

सहायक संचालक
नगर रचना, वर्धा

मंजुरी आदेश

(लाल शाईने केलेल्या सुधारणेच्या अधिन राहून) या कार्यालयाचे प्रकरण क्र. किरकोळ 80/ 03 आदेश दिनांक 26/06/2023 अन्वये सदर नकाशाप्रमाणे एकत्रीकरण/भूखंड विभाजनाची परवानगी प्रदान करण्यात येत आहे.

उपविभागीय अधिकारी
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)	39400.00
	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/Green Zone	3600.00
	b)	Any D.P. Reservation Area	0.00
	Total Deduction (a + b)		3600.00
3	Balance Area of Plot (1-2)		35800.00
4	Amenity Space (if applicable)		
	a)	Required	3580.00
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	3583.35
5	Net Plot Area (3-4 (c))		32216.65
6	Recreational Open Space (if applicable)		
	a)	Required	3580.00
	b)	Proposed	3596.80
7	Internal Road Area		10143.81
8	Service Road & Highway Widening		
9	Plotable Area		18476.04
10	Pro - rata factor for FSI Calculation on layout Plots = (5/9)		1.74
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 :-

SHASHANK GHUDE
Civil Engineer
WARDHA
Reg. No. TPW/029/2016-17
Mob. 8007585459

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 H) (Sq.m.)	No. of Plots	Total Plot Area
A	B	C	D	E	F	G	H	I	E	F
1	113.80	4.35	109.45	1.74	190.44	12	1.10	209.49	1	109.45
2	91.35		91.35	1.74	158.95	9	1.10	174.84	1	91.35
3	105.00		105.00	1.74	182.70	9	1.10	200.97	1	105.00
4	149.63		149.63	1.74	260.36	9	1.10	286.39	1	149.63
5	164.78	6.05	158.73	1.74	276.19	12	1.10	303.81	1	158.73
6 To 23	93.60		93.60	1.74	162.86	12	1.10	179.15	18	1684.80
24	115.38		115.38	1.74	200.76	12	1.10	220.84	1	115.38
25	128.70	6.05	122.65	1.74	213.41	12	1.10	234.75	1	122.65
26	119.54		119.54	1.74	208.00	9	1.10	228.80	1	119.54
27	112.81		112.81	1.74	196.29	9	1.10	215.92	1	112.81
28	104.14		104.14	1.74	181.20	9	1.10	199.32	1	104.14
29	95.29		95.29	1.74	165.80	9	1.10	182.39	1	95.29
30	86.43		86.43	1.74	150.39	9	1.10	165.43	1	86.43
31	108.79		108.79	1.74	189.29	9	1.10	208.22	1	108.79
32	129.38		129.38	1.74	225.12	9	1.10	247.63	1	129.38
33 To 38	96.25		96.25	1.74	167.48	9	1.10	184.22	6	577.50
39	136.25	6.05	130.20	1.74	226.55	12	1.10	249.20	1	130.20
40	124.69	6.05	118.64	1.74	206.43	12	1.10	227.08	1	118.64
41 To 47	96.25		96.25	1.74	167.48	9	1.10	184.22	7	673.75
48	184.10		184.10	1.74	320.33	9	1.10	352.37	1	184.10
49	110.10	4.35	105.75	1.74	184.01	9	1.10	202.41	1	105.75
50	83.21		83.21	1.74	144.79	9	1.10	159.26	1	83.21
51	94.50		94.50	1.74	164.43	9	1.10	180.87	1	94.50
52 To 61	96.25		96.25	1.74	167.48	9	1.10	184.22	10	962.50
62	130.00	6.05	123.95	1.74	215.67	12	1.10	237.24	1	123.95
63	118.75	6.05	112.70	1.74	196.10	12	1.10	215.71	1	112.70
64 To 74	96.25		96.25	1.74	167.48	9	1.10	184.22	11	1058.75
75	103.75		103.75	1.74	180.53	9	1.10	198.58	1	103.75
76	120.00	4.35	115.65	1.74	201.23	9	1.10	221.35	1	115.65
77	110.50	4.35	106.15	1.74	184.70	9	1.10	203.17	1	106.15
78 To 90	94.90		94.90	1.74	165.13	9	1.10	181.64	13	1233.70
91	123.18	6.05	117.13	1.74	203.81	12	1.10	224.19	1	117.13
92	110.83	6.05	104.78	1.74	182.32	12	1.10	200.55	1	104.78
93 To 105	94.90		94.90	1.74	165.13	9	1.10	181.64	13	1233.70
106	110.50	4.35	106.15	1.74	184.70	9	1.10	203.17	1	106.15
107	208.45	8.22	200.23	1.74	348.40	15	1.10	383.24	1	200.23
108 To 123	105.00		105.00	1.74	182.70	9	1.10	200.97	16	1680.00
124	134.40	6.05	128.35	1.74	223.33	12	1.10	245.66	1	128.35
125	120.05	6.05	114.00	1.74	198.36	12	1.10	218.20	1	114.00
126 To 141	105.00		105.00	1.74	182.70	9	1.10	200.97	16	1680.00
142	212.50	8.22	204.28	1.74	355.45	15	1.10	390.99	1	204.28
143	121.80	4.35	117.45	1.74	204.36	9	1.10	224.80	1	117.45
144 To 152	102.20		102.20	1.74	177.83	9	1.10	195.61	9	919.80
153	129.85	6.05	123.80	1.74	215.41	12	1.10	236.95	1	123.80
154	115.15	6.05	109.10	1.74	189.83	12	1.10	208.82	1	109.10
155 To 163	102.20		102.20	1.74	177.83	9	1.10	195.61	9	919.80
164	121.80	4.35	117.45	1.74	204.36	9	1.10	224.80	1	117.45
165	116.44		116.44	1.74	202.61	9	1.10	222.87	1	116.44
166	127.39		127.39	1.74	221.66	9	1.10	243.82	1	127.39
167	135.96		135.96	1.74	236.57	9	1.10	260.23	1	135.96
168	137.24		137.24	1.74	238.80	9	1.10	262.68	1	137.24
169	133.41		133.41	1.74	232.13	9	1.10	255.35	1	133.41
170	129.58		129.58	1.74	225.47	9	1.10	248.02	1	129.58
171	125.74		125.74	1.74	218.79	9	1.10	240.67	1	125.74
172	121.91		121.91	1.74	212.12	9	1.10	233.34	1	121.91
173	118.08		118.08	1.74	205.46	9	1.10	226.01	1	118.08
174	114.25		114.25	1.74	198.80	9	1.10	218.67	1	114.25
175	267.90	6.05	261.85	1.74	455.62	12	1.10	501.18	1	261.85
							TOTAL			18476.04