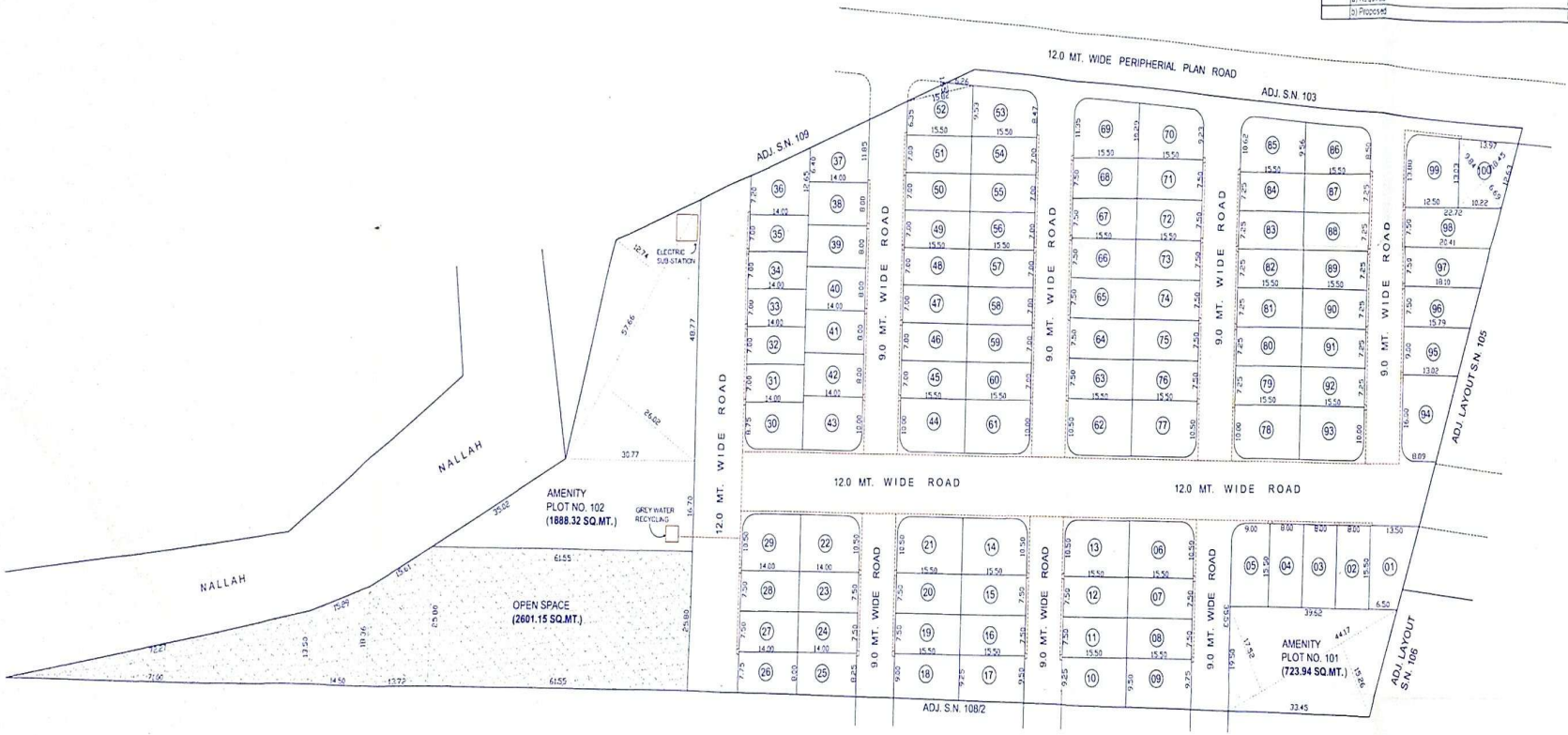
DEMARKETED RESIDENTIAL LAYOUT PLAN IN SR. NO. 108/1/A & 108/1/C
MOUZA - UMARI (MEGHE), TAH./ DIST.- WARDHA

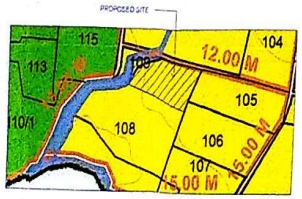
AREA STATEMENT : -	
TOTAL AREA OF SR. NO. 108/1/A	- 10400.00 SQ.MT.
TOTAL AREA OF SR. NO. 108/1/C	- 16000.00 SQ.MT.
TOTAL AREA UNDER LAYOUT	- 26400.00 SQ.MT.
AREA UNDER PERIPHERIAL PLAN ROAD	- 400.00 SQ.MT.
NET AREA UNDER CONVERSION	- 26000.00 SQ.MT.
AREA UNDER RESIDENTIAL PLOTS 1 TO 100	- 12361.68 SQ.MT.
AREA UNDER OPEN SPACE	- 2601.15 SQ.MT.
AREA UNDER AMMENITY PLOT NO. 101	- 723.94 SQ.MT.
AREA UNDER AMMENITY PLOT NO. 102	- 1888.32 SQ.MT.
AREA UNDER INTERNAL ROADS	- 8424.91 SQ.MT.

Sr.No	Area statement	Area (IN SQ.MT.)
	1 : Area statement	
1	Area of plot (minimum area of a,b,c to be considered)	
	a) as per ownership document (7/12, CST extract)	26400.00
	b) as per measurement sheet	26400.00
	c) as per site	26400.00
2	Deduction for	
	a) proposed D.P./ D.P. Road widening area/ service road/ highway widening	400.00
	b) Any D.P. Reservation area	0.00
	Total Deduction (a+ b)	400.00
3	Balanced Area of plot (1-2)	26000.00
4	Amenity space (if applicable)	
	a) required	2600.00
	b) deduction at 2 (b) if any	0.00
	c) Balanced Proposed	2612.29
5	Net plot Area (3- 4) (c)	23387.71
6	Recreational open Space (if applicable)	
	a) Required	2600.00
	b) Proposed	2601.15
7	Internal Road Area	8424.91
8	Service Road highway Widening	0.00
9	Plotable Area	12361.68
10	Pro-rata Factor For FSI calculation on layout plots =(5/9)	1.89
11	Area of inclusive Housing	
	a) Required	0.00
	b) Proposed	0.00

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	NO OF PLOTS	TOTAL AREA OF PLOTS
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1	155.93	0.00	155.93	1.89	294.71	12	1.10	324.18	1	155.93
2 TO 4	124.00	0.00	124.00	1.89	234.36	12	1.10	257.80	3	372.00
5	139.50	6.05	133.45	1.89	252.22	12	1.10	277.44	1	133.45
6	162.75	6.05	156.70	1.89	296.16	12	1.10	325.78	1	156.70
7 TO 8	116.25	0.00	116.25	1.89	219.71	9	1.10	241.68	2	232.50
9	149.18	0.00	149.18	1.89	281.95	9	1.10	310.15	1	149.18
10	145.31	0.00	145.31	1.89	274.64	9	1.10	302.10	1	145.31
11 TO 12	116.25	0.00	116.25	1.89	219.71	9	1.10	241.68	2	232.50
13	162.75	6.05	156.70	1.89	296.16	12	1.10	325.78	1	156.70
14	162.75	6.05	156.70	1.89	296.16	12	1.10	325.78	1	156.70
15 TO 16	116.25	0.00	116.25	1.89	219.71	9	1.10	241.68	2	232.50
17	145.31	0.00	145.31	1.89	274.64	9	1.10	302.10	1	145.31
18	141.43	0.00	141.43	1.89	267.30	9	1.10	294.03	1	141.43
19 TO 20	116.25	0.00	116.25	1.89	219.71	9	1.10	241.68	2	232.50
21	162.75	6.05	156.70	1.89	296.16	12	1.10	325.78	1	156.70
22	147.00	6.05	140.95	1.89	266.40	12	1.10	293.04	1	140.95
23 to 24	105.00	0.00	105.00	1.89	198.45	9	1.10	218.30	2	210.00
25	113.75	0.00	113.75	1.89	214.99	9	1.10	236.49	1	113.75
26	110.25	0.00	110.25	1.89	208.37	12	1.10	229.21	1	110.25
27 TO 28	105.00	0.00	105.00	1.89	198.45	12	1.10	218.30	2	210.00
29	147.00	7.74	139.26	1.89	263.20	12	1.10	289.52	1	139.26
30	122.50	7.74	114.76	1.89	216.90	12	1.10	238.59	1	114.76
31 TO 35	98.00	0.00	98.00	1.89	185.22	12	1.10	203.74	5	490.00
36	138.95	0.00	138.95	1.89	262.62	12	1.10	288.88	1	138.95
37	127.75	0.00	127.75	1.89	241.45	9	1.10	265.59	1	127.75
38 TO 42	112.00	0.00	112.00	1.89	211.68	9	1.10	232.85	5	560.00
43	140.00	6.05	133.95	1.89	253.17	12	1.10	278.48	1	133.95
44	155.00	6.05	148.95	1.89	281.52	12	1.10	309.67	1	148.95
45 TO 51	108.50	0.00	108.50	1.89	205.07	9	1.10	225.57	7	759.50
52	136.12	0.00	136.12	1.89	257.27	12	1.10	282.99	1	136.12
53	139.50	6.05	133.45	1.89	252.22	12	1.10	277.44	1	133.45
54 TO 60	108.50	0.00	108.50	1.89	205.07	9	1.10	225.57	7	759.50
61	155.00	6.05	148.95	1.89	281.52	12	1.10	309.67	1	148.95
62	162.75	6.05	156.70	1.89	296.16	12	1.10	325.78	1	156.70
63 TO 68	116.25	0.00	116.25	1.89	219.71	9	1.10	241.68	6	697.50
69	167.71	6.05	161.66	1.89	305.54	12	1.10	336.09	1	161.66
70	151.28	6.05	145.23	1.89	274.48	12	1.10	301.93	1	145.23
71 TO 76	116.25	0.00	116.25	1.89	219.71	9	1.10	241.68	6	697.50
77	162.75	6.05	156.70	1.89	296.16	12	1.10	325.78	1	156.70
78	155.00	6.05	148.95	1.89	281.52	12	1.10	309.67	1	148.95
79 TO 84	112.37	0.00	112.37	1.89	212.38	9	1.10	233.62	6	674.22
85	156.39	6.05	150.34	1.89	284.14	12	1.10	312.56	1	150.34
86	139.96	6.05	133.91	1.89	253.09	12	1.10	278.40	1	133.91
87 TO 92	112.37	0.00	112.37	1.89	212.38	9	1.10	233.62	6	674.22
93	155.00	6.05	148.95	1.89	281.52	12	1.10	309.67	1	148.95
94	168.88	6.05	162.83	1.89	307.75	12	1.10	338.52	1	162.83
95	129.64	0.00	129.64	1.89	245.02	9	1.10	269.52	1	129.64
96	127.08	0.00	127.08	1.89	240.18	9	1.10	264.20	1	127.08
97	144.41	0.00	144.41	1.89	272.93	9	1.10	300.23	1	144.41
98	161.73	0.00	161.73	1.89	305.67	9	1.10	336.24	1	161.73
99	168.18	6.05	162.13	1.89	306.43	12	1.10	337.07	1	162.13
100	152.48	0.00	152.48	1.89	288.19	12	1.10	317.01	1	152.48
			TOTAL RESIDENDIAL PLOTS AREA -						100	12361.68





PERIPHERIAL PLAN OF WARDHA

मान्यतेः
(विलास शाहूजी वैलतुरा सुलातन्याच्या अधिन राहून)
प्रकरण कि. 21/2023 सहायक संचालक नगर रचना, वर्धा
सार्वे क्षेत्र मं. एनएपी-३५/ 12 मौजा उमरी (मे)
उपविभागीय अधिकारी, वर्धा

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम मंजूरी/मौजा उमरी (मे) सा. वर्धा /म.न.वि/1081/2023 दिनांक 26/4/2023 अन्वये नमूद अटीनुसार ना हरकत प्रस्तावाचे सिमांकीत अभिन्यासास अंतिम मंजूरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)
सहायक संचालक नगर रचना, वर्धा

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

(Name of Architect/Licensed Engineer/Supervisor)

Owner(s)name and signature

Architect/Licensed Engineer/Supervisor name and signature

Ar. Reeta Kiddam
(B.Arch.)
TPM - 25/2016
ARCHITECT