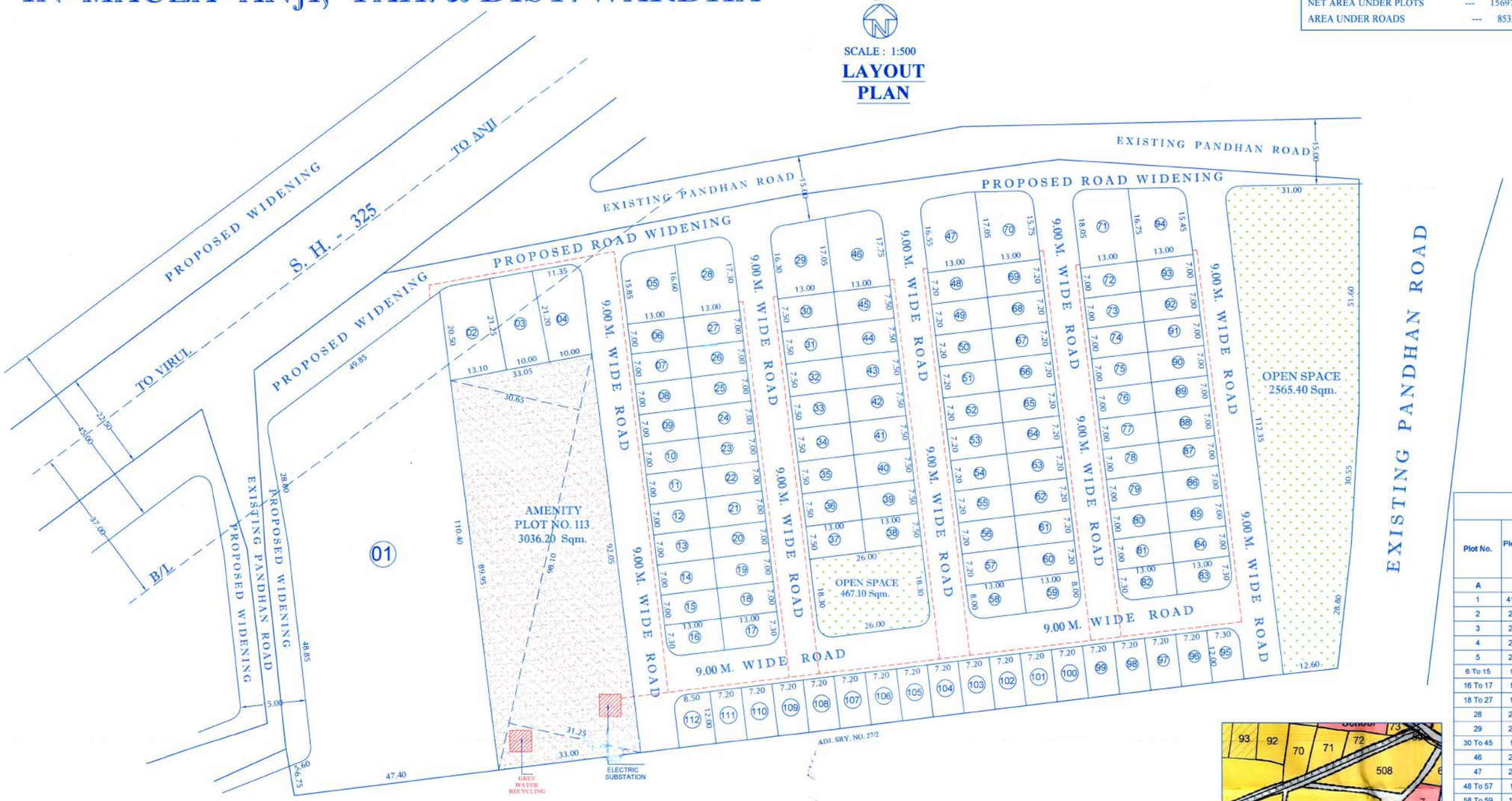
DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 27/1, IN MAUZA- ANJI, TAH. & DIST. WARDHA

N

SCALE : 1:500

LAYOUT PLAN

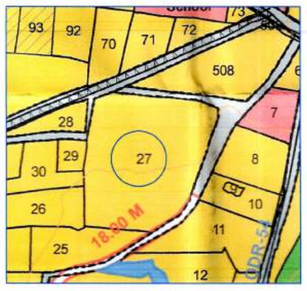
AREA STATEMENT		
AREA UNDER SRY. NO. 27/1	---	30300.00 Sq mtr.
AREA UNDER OPEN SPACE	---	3032.50 Sq mtr.
AREA AMENITY PLOT NO. 113	---	3036.20 Sq mtr.
NET AREA UNDER PLOTS	---	15697.97 Sq mtr.
AREA UNDER ROADS	---	8533.33 Sq mtr.



मंजुरी आदेश
(लाल शाईने केलेल्या सुधारणेच्या अधिन राहून)
या कार्यालयाचे प्रकरण क्र. किरकोळ 80/16/2023
आदेश दिनांक 16/6/23 अन्वये सदर नकाशाप्रमाणे
सक्षम/नियंत्रण/भूमांड विभाजनाची परवानगी प्रदान करण्यात
येत आहे.
उपविभागीय अधिकारी,

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम मंजुरी/मौजा कांढळी (मोठी)
ता. वर्धा /स.नं. २७/१ /ससनर/ १००९
दि.16/05/2023 मध्ये नमूद अटीनुसार विनावापर
प्रयोजनार्थ सिमांकीत अभिन्यासास अंतिम मंजुरीची शिफारस
करण्यात येत आहे. (Recommended for Sanction)
सहायक संचालक
नगर रचना,वर्धा

N
Scale :- 1:5000
LOCATION PLAN



LOCATION MAP

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)	30300.00
	b)	As per Measurement Sheet	---
	c)	As per Site	---
2	.		
	a)	Proposed R.P./R.P. Road Widening Area/Service Road/Highway Widening	0.00
	b)	Any D.P. Reservation Area	0.00
	Total Deduction (a + b)		**0.00**
3	**Balance Area of Plot (1-2)**		**30300.00**
4	**Amenity Space (if applicable)**		
	a)	Required	3030.00
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	3036.20
5	**Net Plot Area (3-4 (c))**		**27263.80**
6	**Recreational Open Space (if applicable)**		
	a)	Required	3030.00
	b)	Proposed	3032.50
7	**Internal Road Area**		**8533.33**
8	**Service Road & Highway Widening**		
9	**Plotable Area**		**15697.97**
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 T. GHUDE
Civil Engineer
WARDHA
Reg. No. TPW/029/2016-22
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	4192.30	60.47	4131.83	1.74	7189.38	45	1.10	7908.32	1	4131.83
2	263.40		263.40	1.74	458.32	9	1.10	504.15	1	263.40
3	212.25		212.25	1.74	369.32	9	1.10	406.25	1	212.25
4	226.31	8.22	218.09	1.74	379.48	9	1.10	417.42	1	218.09
5	210.93	8.22	202.71	1.74	352.72	9	1.10	387.99	1	202.71
6 To 15	91.00		91.00	1.74	158.34	9	1.10	174.17	10	910.00
16 To 17	94.90	4.35	90.55	1.74	157.56	9	1.10	173.31	2	181.10
18 To 27	91.00		91.00	1.74	158.34	9	1.10	174.17	10	910.00
28	220.35	8.22	212.13	1.74	369.11	9	1.10	406.02	1	212.13
29	216.78	8.22	208.56	1.74	362.89	9	1.10	399.18	1	208.56
30 To 45	97.50		97.50	1.74	169.65	9	1.10	186.62	16	1560.00
46	226.20	8.22	217.98	1.74	379.29	9	1.10	417.21	1	217.98
47	218.40	8.22	210.18	1.74	365.71	9	1.10	402.28	1	210.18
48 To 57	93.60		93.60	1.74	162.86	9	1.10	179.15	10	936.00
58 To 59	104.00	4.35	99.65	1.74	173.39	9	1.10	190.73	2	199.30
60 To 69	93.60		93.60	1.74	162.86	9	1.10	179.15	10	936.00
70	213.20	8.22	204.98	1.74	356.67	9	1.10	392.33	1	204.98
71	226.20	8.22	217.98	1.74	379.29	9	1.10	417.21	1	217.98
72 To 81	91.00		91.00	1.74	158.34	9	1.10	174.17	10	910.00
82 To 83	94.90	4.35	90.55	1.74	157.56	9	1.10	173.31	2	181.10
84 To 93	91.00		91.00	1.74	158.34	9	1.10	174.17	10	910.00
94	209.30	8.22	201.08	1.74	349.88	9	1.10	384.87	1	201.08
95	87.60	4.35	83.25	1.74	144.86	9	1.10	159.34	1	83.25
96 To 111	86.40		86.40	1.74	150.34	9	1.10	165.37	16	1382.40
112	102.00	4.35	97.65	1.74	169.91	9	1.10	186.90	1	97.65
							TOTAL			15697.97