

VENKATESH RESIDENCY

DEMARCATED FINAL LAY-OUT PLAN FOR RESIDENTIAL USE SITUATED AT JALNA - AURANGABAD ROAD, IN SY.NO- 44(PT), 45(PT), 46(PT), MZ. JALNA, TQ.& DIST- JALNA.

APPROVED AS AMENDED IN
SUBJECT TO CONDITION
IN THIS OFFICE
LETTER No. _____ DT. _____

BELONG SHRI. _____

Town Planner
Municipal Council, Jalna

Chief Officer
Municipal Council, Jalna

← AURANGABAD 30.00 M. WIDE ROAD
JALNA →



1.25	AREA STATEMENT	
1.	GROSS AREA OF LAND / PLOT	= 41400.00 SQ.MT.
	DEDUCTIONS FOR	
(A)	ROAD ACQUISITION AREA	= 0.00 SQ.MT.
(B)	PROPOSED ROAD	= 0.00 SQ.MT.
(C)	ANY RESERVATION	= 0.00 SQ.MT.
	TOTAL DEDUCTIONS (A+B+C)	= 0.00 SQ.MT.
3.	REMAINING GROSS AREA OF PLOT (1-2)	= 41400.00 SQ.MT.
	DEDUCTIONS FOR	
(A)	RECREATIONAL OPEN SPACES AS PER REGULATION NO. 13.3	= 4146.54 SQ.MT.
(B)	INTERNAL ROADS	= 8576.55 SQ.MT.
(C)	AMENITY SPACE, IF ANY	= 2077.30 SQ.MT.
	TOTAL DEDUCTIONS (A+B+C)	= 14800.35 SQ.MT.
5.	NET AREA OF PLOTS	= 26599.65 SQ.MT.
6.	NET AREA FOR F.S.I. CALCULATIONS = 90% X (3-4C)	= 35390.43 SQ.MT.
7.	PRODATA BASIS FACTOR = 35390.43/26599.65 = 1.330	= 1.330 %

PLOT NO.	PLOT AREA	ROUNDING AREA OF ROAD (IF ANY SQM)	REMAINING PLOT AREA SQ.M.	PRODATA BASIS F.S.I. (D X 1.330)	FRONT ROAD WIDTH (M)	PERMISSIBLE NORMAL F.S.I.	PERMISSIBLE B/UP AREA ON NORMAL F.S.I. (E X G)	TYPE OF PLOT
A	B	C	D	E	F	G	H	I
1	1137.52	0.00	1137.52	1513.45	30	120	1816.14	DETACHED
2	870.00	0.00	870.00	1157.52	30	120	1389.03	DETACHED
3	870.00	0.00	870.00	1157.52	30	120	1389.03	DETACHED
4	870.00	0.00	870.00	1157.52	30	120	1389.03	DETACHED
5	957.00	7.70	949.30	1263.03	30	120	1515.63	DETACHED
6	216.00	6.00	210.00	279.40	9	100	279.40	SEMI DETACHED
7	180.00	0.00	180.00	239.49	9	100	239.49	SEMI DETACHED
8	180.00	0.00	180.00	239.49	9	100	239.49	SEMI DETACHED
9	180.00	0.00	180.00	239.49	9	100	239.49	SEMI DETACHED
10	180.00	0.00	180.00	239.49	9	100	239.49	SEMI DETACHED
11	180.00	0.00	180.00	239.49	9	100	239.49	SEMI DETACHED
12	180.00	0.00	180.00	239.49	9	100	239.49	SEMI DETACHED
13	180.00	0.00	180.00	239.49	9	100	239.49	SEMI DETACHED
14	203.30	0.00	203.30	403.54	9	100	403.54	DETACHED
15	265.26	0.00	265.26	352.92	9	100	352.92	SEMI DETACHED
16	211.75	0.00	211.75	281.73	9	100	281.73	SEMI DETACHED
17	211.75	0.00	211.75	281.73	9	100	281.73	SEMI DETACHED
18	211.75	0.00	211.75	281.73	9	100	281.73	SEMI DETACHED
19	211.75	0.00	211.75	281.73	9	100	281.73	SEMI DETACHED
20	211.75	0.00	211.75	281.73	9	100	281.73	SEMI DETACHED
21	211.75	0.00	211.75	281.73	9	100	281.73	SEMI DETACHED
22	211.75	0.00	211.75	281.73	9	100	281.73	SEMI DETACHED
23	211.75	0.00	211.75	281.73	9	100	281.73	SEMI DETACHED
24	211.75	0.00	211.75	281.73	9	100	281.73	SEMI DETACHED
25	211.75	0.00	211.75	281.73	9	100	281.73	SEMI DETACHED
26	211.75	0.00	211.75	281.73	9	100	281.73	SEMI DETACHED
27	211.75	0.00	211.75	281.73	9	100	281.73	SEMI DETACHED
28	211.75	0.00	211.75	281.73	9	100	281.73	SEMI DETACHED
29	211.75	0.00	211.75	281.73	9	100	281.73	SEMI DETACHED
30	1376.41	0.00	1376.41	1831.29	9	100	1831.29	DETACHED
31	607.72	0.00	607.72	808.56	9	100	808.56	DETACHED
32	201.84	6.00	195.84	260.56	12	100	260.56	DETACHED
33	160.00	0.00	160.00	212.88	12	100	212.88	SEMI DETACHED
34	160.00	0.00	160.00	212.88	12	100	212.88	SEMI DETACHED
35	1354.23	6.00	1348.23	1793.80	30	120	2152.56	DETACHED
36	1713.45	0.00	1713.45	2279.72	12	100	2279.72	DETACHED
37	1713.45	0.00	1713.45	2279.72	12	100	2279.72	DETACHED
38	2426.48	7.70	2418.78	3218.15	12	100	3218.15	DETACHED
39	7065.59	0.00	7065.59	9400.66	12	100	9400.66	DETACHED
TOTAL	26599.65		35390.43				36999.00	



OWNER NAME	
ARCHITECTURE SIGN.	

LAY- - OUT PLAN

