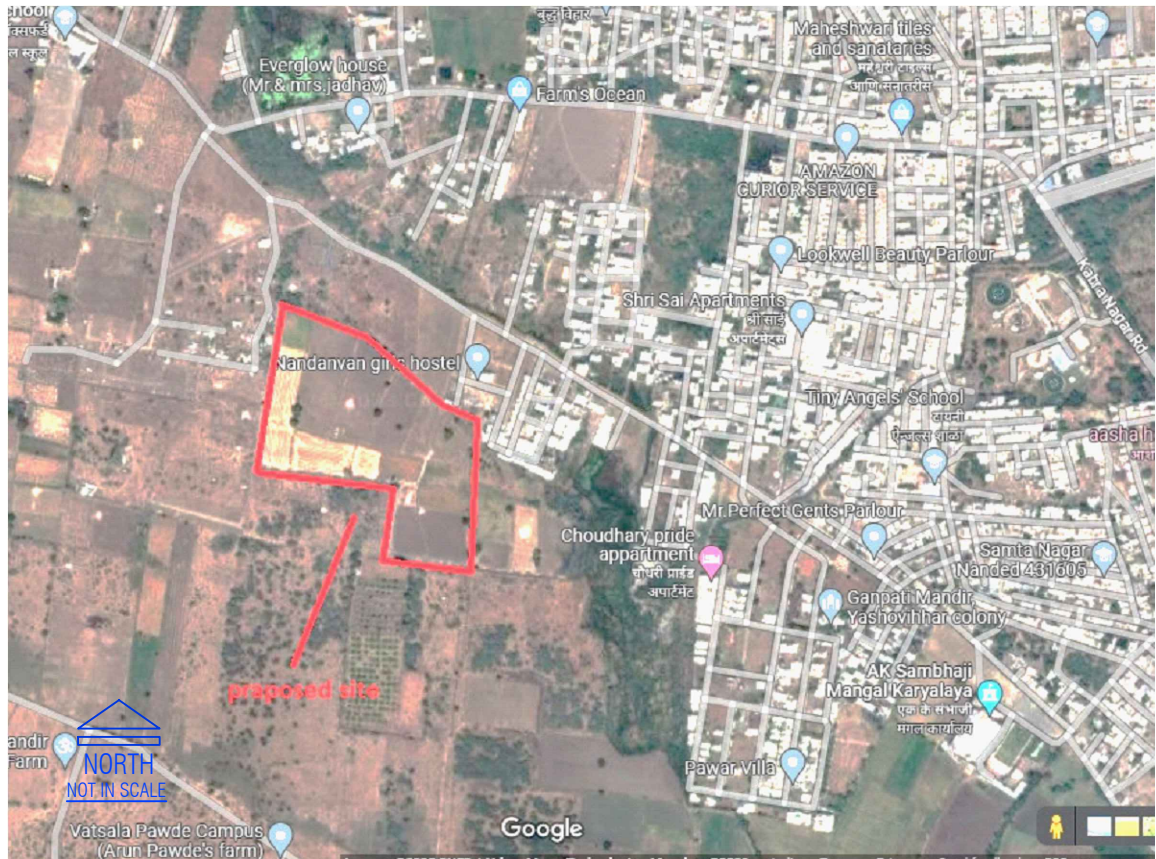
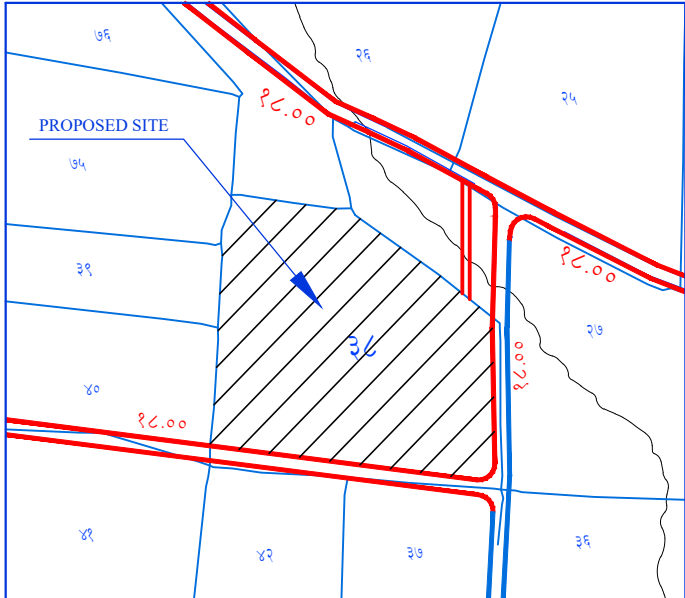
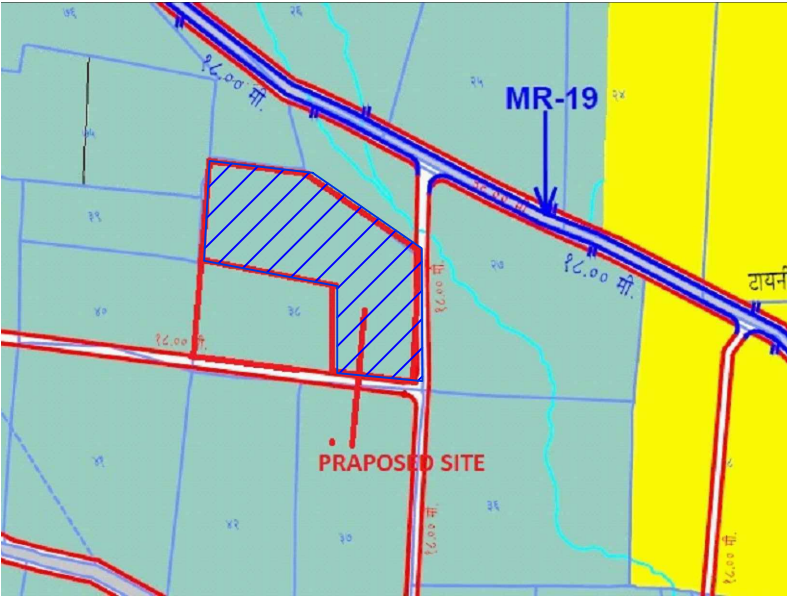


Owner details		
Owner Name	Postal Address	Contact Number
Girdhar Subhash Sangi	H NO 6-4-142, SARAFBA BAZAR MARWAD GALLI NEAR MURALI MANDIR, Itwara Nanded S.O,Nanded-431604 Maharashtra	9860639006
Uttam Kishanrao Bachewar	plot no.19, yeshwant nager, nanded	9960477064
Subhash Govindprasad sangi	h.no. 6-4-142, sarafa bazar, marwad galli sarafa, nanded-431604	9421761067
Sarad Kisanrav Wadgaonkar	kranti chou, main road, dharur, beed , maharashtra-431124	9421761069
Sarabai subhash sangi	h.no. 6-4-142, sarafa bazar, sarafa, Itwara, nanded-431604	9423437824
Ramesh Balaprasad Mamidwar	bazar Galli, Kuntur, Naigaon, Nanded-431709	9421761064
mahipal Martand Muttepar	H.No. 4-3-216/1, Narsimha Nager, Bustand, Road, Narsimha, Adilabad, Andhra Pradesh, -504103	9960477065
Gopal Subhash Sangi	H.No. 6-4-142, Marwad Galli, Sarafa, Nera Muli Mandir, Itwara-431604	9423437825
Anusayabai Sarad Wadgaonkar	H. No. 2-863, Main Road, Ayodhya Nager, Dharur, Beed Maharashtra-431124	9423437828



Town Planner
Date: 30/10/2023

Project Details

Building Type - RPNAN-23-83712
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Demarcated/Final
Cts No./Servay No. - 0
Sheet No. - 38 PART
Zone Number: Nanded
Ward Name: wadi bk.
Prorata Value : 1.66
Separation/CRZ Zone Area :

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)	75400.00
a) As per ownership document (7/12, CTS extract)	75400.00
b) as per measurement sheet	75400.00
(c) as per site	75400.00
2. Deducations for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	2866.92
(b) Any D.P. Reservation area	0.00
(b) Any D.P. Reservation area	0.00
(c) External structure in plot	0.00
(d) Not in possession	0.00
(Total a-b+c+d)	2866.92
3. Balance area of plot (1-2)	72533.08
4. Amenity Space (if applicable)	
(a) Required -	7253.31
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	7553.67
5. Net Plot Area (3-4 (c))	64979.41
6. Recreational Open space/Play Ground (if applicable)	
(a) Required -	7253.31
(b) Proposed -	7556.09
7. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	18528.36
8. Service road and Highway widening	---
9. Plotable area	38894.96
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.66
11. Area for inclusive housing	
(a) Required -	---
(b) Proposed -	---

mahipalMartandMuttepar,GopalSubhashSangi,AnusayabaiSarad Wadgaonkar,SaradKisanravWadgaonkar,RameshBalaprasadMamidwar, Sangi,UttamKishanraoBachewar,SubhashGovindprasadSangi, H NO 6-4-142,SARAFBA BAZAR MARWAD GALLI ,NEAR MURALI MANDIR,Itwara Nanded -431604,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
MOUJE WADI BK SR NO 38

Name Of Engineer : ravi Baswaral Kadge

ADDRESS OF OFFICE
Office -
nanded

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified

SCALE : 1:100

01/10/23

JOB NO - RPNAN-23-83712

CHECK BY -

SUBMISSION DRAWING

DETAILS OF LAYOUT/SUBDIVISION OF LAND

1.a) Village	1.b)Parcel No.(S.No./H.No., C S No., F P No.,Sub Plot No,Gut No)	Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gun thewari)	1.f)Area in SqM as per preveneuve record	1.g)Area as per pMeasurement Plan	1.h)Area as per POA	1.i)Area as per pDemarcated	1.j)Area in possession	1.k)Stringent Area in SqM
WADI BK	38/A/1/1 ,	Raw/Adjoining Land	75400.00	75400.00	0.00	0.00	0.00	75400.00
Total Amalgamated Plot			75400.00	75400.00	0.00	0.00	0.00	75400.00

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE 1	481.63
OPEN SPACE 2	7074.46
TOTAL	7556.09

Amenity CALCULATION

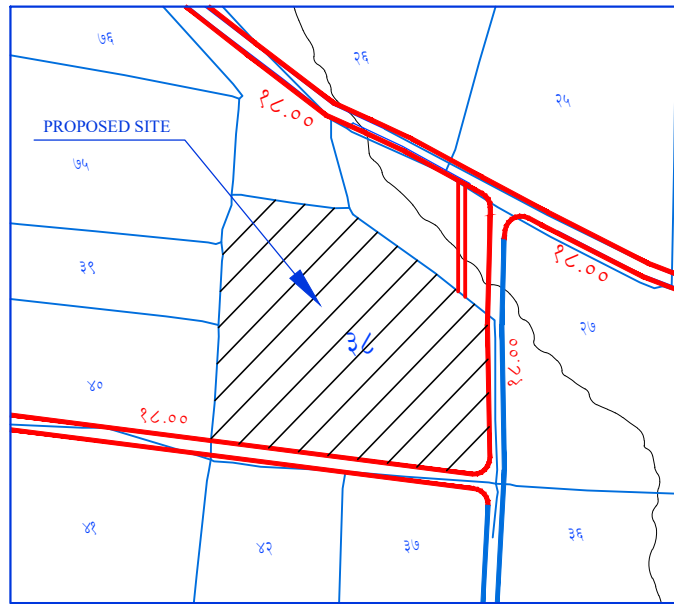
Name	Area
AMENITY PLOT NO 266	7553.67
TOTAL	7553.67

Plot NO	Plot Area	Round off g area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR apportion ment on plot
01	336.200	0.000	336.200	1.660	15.000	1.100	613.901	Detached	0.00
02	201.020	0.000	201.020	1.660	15.000	1.100	367.063	Detached	0.00
03	201.020	0.000	201.020	1.660	15.000	1.100	367.063	Detached	0.00
04	201.020	0.000	201.020	1.660	15.000	1.100	367.063	Detached	0.00
05	201.020	0.000	201.020	1.660	15.000	1.100	367.063	Detached	0.00
06	201.020	0.000	201.020	1.660	15.000	1.100	367.063	Detached	0.00
07	201.020	0.000	201.020	1.660	15.000	1.100	367.063	Detached	0.00
08	201.020	0.000	201.020	1.660	15.000	1.100	367.063	Detached	0.00
09	201.020	0.000	201.020	1.660	15.000	1.100	367.063	Detached	0.00
10	201.020	0.000	201.020	1.660	15.000	1.100	367.063	Detached	0.00
11	201.020	0.000	201.020	1.660	15.000	1.100	367.063	Detached	0.00
12	201.020	0.000	201.020	1.660	15.000	1.100	367.063	Detached	0.00
13	201.020	0.000	201.020	1.660	15.000	1.100	367.063	Detached	0.00
14	201.020	0.000	201.020	1.660	15.000	1.100	367.063	Detached	0.00
15	201.020	0.000	201.020	1.660	15.000	1.100	367.063	Detached	0.00
16	201.020	0.000	201.020	1.660	15.000	1.100	367.063	Detached	0.00
17	251.630	12.070	239.560	1.660	15.000	1.100	437.437	Detached	449.51
18	125.310	0.000	125.310	1.660	9.000	1.100	228.816	Row-House	0.00
19	125.310	0.000	125.310	1.660	9.000	1.100	228.816	Row-House	0.00
20	125.310	0.000	125.310	1.660	9.000	1.100	228.816	Row-House	0.00
21	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
22	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
23	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
24	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
25	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
26	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
27	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
28	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
29	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
30	303.390	13.030	290.360	1.660	9.000	1.100	530.197	Semi-detached	543.23
31	303.390	13.030	290.360	1.660	9.000	1.100	530.197	Semi-detached	543.23
32	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
33	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
34	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
35	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
36	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
37	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
38	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
39	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
40	68.550	0.000	68.550	1.660	9.000	1.100	125.172	Row-House	0.00
41	125.310	0.000	125.310	1.660	9.000	1.100	228.816	Row-House	0.00
42	125.310	0.000	125.310	1.660	9.000	1.100	228.816	Row-House	0.00
43	125.310	0.000	125.310	1.660	9.000	1.100	228.816	Row-House	0.00
44	208.940	12.070	196.870	1.660	15.000	1.100	359.483	Detached	371.55
45	220.400	0.000	220.400	1.660	15.000	1.100	402.450	Semi-detached	0.00
46	220.400	0.000	220.400	1.660	15.000	1.100	402.450	Semi-detached	0.00
47	220.400	0.000	220.400	1.660	15.000	1.100	402.450	Semi-detached	0.00
48	320.430	15.760	304.670	1.660	15.000	1.100	556.327	Semi-detached	572.09
49	270.360	16.840	253.520	1.660	15.000	1.100	462.928	Semi-detached	479.77
50	290.770	0.000	290.770	1.660	0.0	1.100	530.946	Semi-detached	0.00
51	266.460	0.000	266.460	1.660	0.0	1.100	486.556	Semi-detached	0.00
52	149.960	0.000	149.960	1.660	9.000	1.100	258.827	Semi-detached	0.00
53	120.400	0.000	120.400	1.660	9.000	1.100	219.850	Semi-detached	0.00
54	120.400	0.000	120.400	1.660	9.000	1.100	219.850	Semi-detached	0.00
55	120.400	0.000	120.400	1.660	9.000	1.100	219.850	Semi-detached	0.00
56	120.400	0.000	120.400	1.660	9.000	1.100	219.850	Semi-detached	0.00
57	120.400	0.000	120.400	1.660	9.000	1.100	219.850	Semi-detached	0.00
58	120.400	0.000	120.400	1.660	9.000	1.100	219.850	Semi-detached	0.00
59	262.760	9.630	253.130	1.660	15.000	1.100	462.215	Semi-detached	471.85
60	251.080	9.630	241.450	1.660	15.000	1.100	440.888	Semi-detached	450.52
61	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
62	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
63	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
64	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
65	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
66	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
67	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
68	253.010	0.000	253.010	1.660	9.000	1.100	461.996	Semi-detached	0.00
69	146.070	0.000	146.070	1.660	9.000	1.100	266.724	Semi-detached	0.00
70	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
71	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
72	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
73	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
74	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
75	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
76	251.080	9.630	241.450	1.660	15.000	1.100	440.888	Semi-detached	450.52
77	251.080	9.630	241.450	1.660	15.000	1.100	440.888	Semi-detached	450.52
78	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
79	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
80	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
81	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00
82	115.050	0.000	115.050	1.660	9.000	1.100	210.081	Semi-detached	0.00

DEMARCATED RESIDENTIAL LAYOUT SHOWING IN SY.NO. 38/A/1/1,
SITUATED AT MOUJE WADI (BK.), NANDED, TQ. & DIST. NANDED.

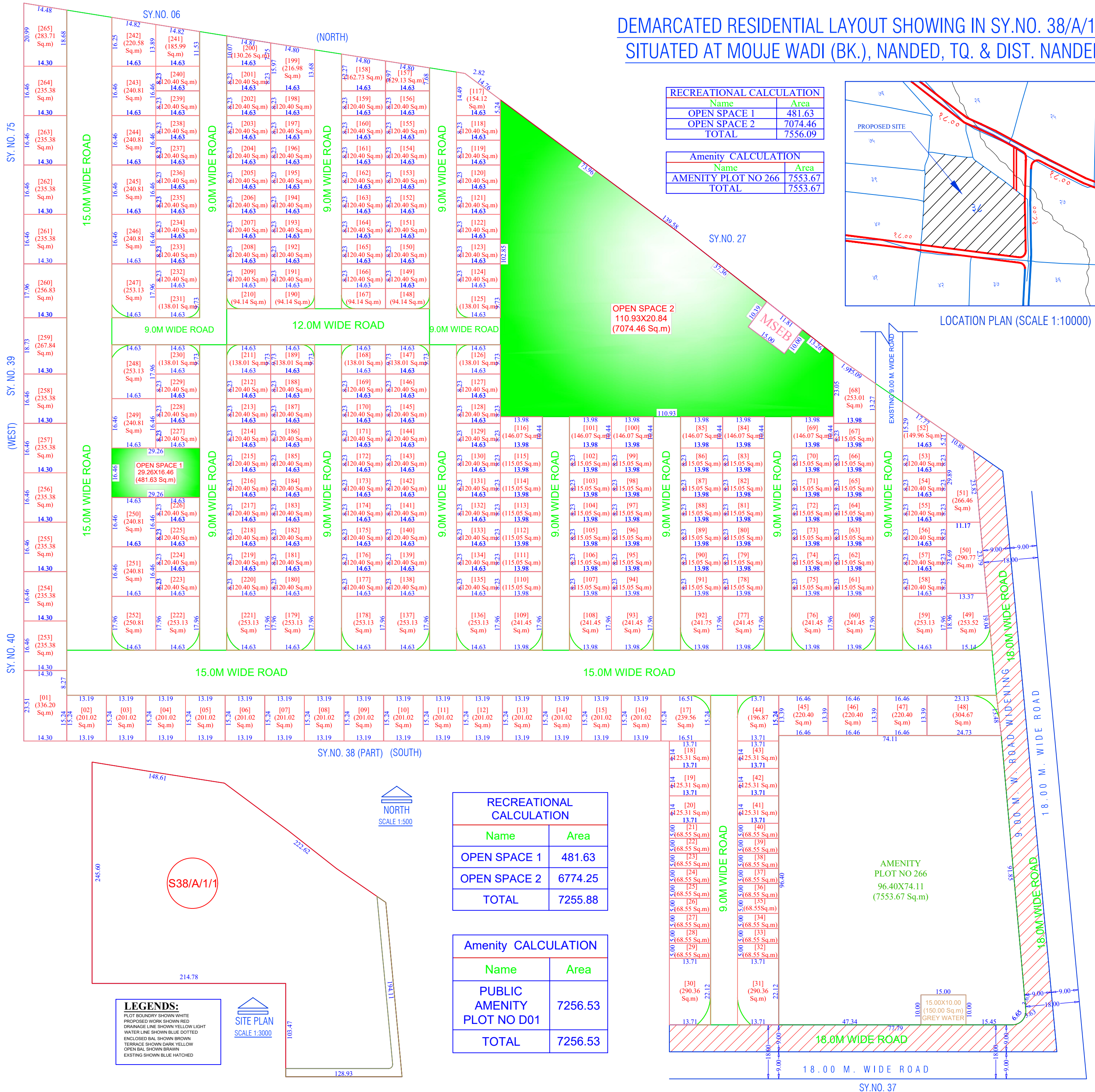
RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE 1	481.63
OPEN SPACE 2	7074.46
TOTAL	7556.09

Amenity CALCULATION	
Name	Area
AMENITY PLOT NO 266	7553.67
TOTAL	7553.67



LOCATION PLAN (SCALE 1:10000)

OPEN SPACE 2
110.93X20.84
(7074.46 Sq.m)



RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE 1	481.63
OPEN SPACE 2	6774.25
TOTAL	7255.88

Amenity CALCULATION	
Name	Area
PUBLIC AMENITY PLOT NO D01	7256.53
TOTAL	7256.53

LEGENDS:
PLOT BOUNDARY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BROWN
EXISTING SHOWN BLUE HATCHED

SITE PLAN
SCALE 1:3000

Signature Not Verified

Digitally signed by PAWANKUMAR LALLUJIBAO LLOORKAR
Date: 2023.12.01 15:09:20 IST
Reason: Approved Drawing Plan
Location: Assistant Director Of Town planning Nanded
Project Code : RPNAN-23-83712
Application Number : RPNAN/202300118
Proposal Number : 43287
Certificate Number : RPNAN/LF/2023/APU/00013



Town Planner
Date: 30/10/2023

Project Details

Building Type - RPNAN-23-83712
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Demarcated/Final
Cts No./Survey No. - 0
Sheet No. - 38 PART
Zone Number: Nanded
Ward Name : wadi bk.
Prorata Value : 1.66
Separation/CRZ Zone Area :

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)	75400.00
a) As per ownership document (7/12, CTS extract)	75400.00
b) as per measurement sheet	75400.00
c) as per site	75400.00
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	2866.92
(b) Any D.P. Reservation area	0.00
(c) Any D.P. Reservation area	0.00
(d) External structure in plot	0.00
(e) Not in possession	0.00
(Total a+b+c+d)	2866.92
3. Balance area of plot (1-2)	72533.08
4. Amenity Space (if applicable)	
(a) Required -	7253.31
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	7553.67
5. Net Plot Area (3-4 (c))	64979.41
6. Recreational Open space/Play Ground (if applicable)	
(a) Required -	7253.31
(b) Proposed -	7556.09
7. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	18528.36
8. Service road and Highway widening	---
9. Platable area	38894.96
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.66
11. Area for inclusive housing	
(a) Required -	---
(b) Proposed -	---

mahipalMartandMuttepwar,GopalSubhashSangi,AnusayabalSarad Wadgaonkar.SaradKisanravWadgaonkar,RameshBalaprasadMamidwar, Sangi,UttamKishanraoBachewar,SubhashGovindprasadSangi, H NO 6-4-142,SARAFI BAZAR MARWAD GALLI ,NEAR MURALI MANDIR,Itwara Nanded -431604,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
MOUJE WADI BK SR NO 38

Name Of Engineer : ravi Baswaraj Kadge

ADDRESS OF OFFICE
OFFICE -
nanded

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified

SCALE - 1:100 01/10/23

JOB NO - RPNAN-23-83712 CHECK BY -

SUBMISSION DRAWING