VINOD P. DHOBLE
UMAKANT A. MHASKI
SUNIL P. DHOBLE
JUMANA H. HUSAIN
DHANRAJ R. BHALERAO

Address : Sai Nagar, Wardha,
Dist. Wardha (M.S.) 442001
Mob-9822238142
Email ID : vinod.p.dhobale@gmail.com

Ref No.:

Date : / /

Date: 07th February 2023

DECLARATION

Project Details

Shri Vinod S/o Purushottamrao Dhoble , Shri Dhanraj S/o Ramkrushnrao Bhalerao ,Shri Sunil S/o Purushottamrao Dhoble,Shrimati Jamuna Hasan Hussain & Shri Umakant Ajabrao Mhaski having its office at Plot No.526 Sai Nagar, Wardha Pin Code 442001 having a Layout/Plot Scheme called **"Balaji Park"** admeasuring 9829.05 Sq Mtrs. Address:- Situated at Filed Survey No. 67/1/B Village Wardha, Tah & District Wardha Pin Code:442001.

Boundaries: **Survey No.70/3,68** to the East, **Survey No.66/1** to the West, **Survey No.67/4** to the North & **Survey No.67/1A and Sanctioned Layout** to the South.

We, **Shri Vinod S/o Purushottamrao Dhoble , Shri Dhanraj S/o Ramkrushnrao Bhalerao ,Shri Sunil S/o Purushottamrao Dhoble,Shrimati Jamuna Hasan Hussain & Shri Umakant Ajabrao Mhaski** hereby declare as that the total plot area of 9829.05 Sq Mtrs (Including Amenity Space Plot) mentioned by us is only for the purpose of payment of RERA registration fees. **Further, We are seeking RERA registration only for Plots 1 to 67 with an area of 8330.25 (Excluding Amenity Space Plot)**.

Kindly Note the amenity plot is not for sale and shall be utilized by Owners/Developer, strictly for the purposes as mentioned in the New UDCPR (Unified Development Control and Promotions Regulations for Maharashtra State) such as open spaces, parks recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, Dispensary, Nursing Home, Hospital, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, assisted living and hospice together, senior citizen housing and orphanage together, project affected persons' housing, auditorium, conventional centre, water supply, electricity supply and includes other utilities, services and conveniences.

SUNIL P. DHOBLE

PROPRIETOR

Shri Sunil S/o Purushottamrao Dhoble
(Promoter/Authorized Signatory)

JUMANA H. HUSAIN

PROPRIETOR

Shrimati Jamuna Hasan Hussain
(Promoter/Authorized Signatory)

VINOD P. DHOBLE

PROPRIETOR

Shri Vinod S/o Purushottamrao Dhoble
(Promoter/Authorized Signatory)

DHANRAJ R. BHALERAO

PROPRIETOR

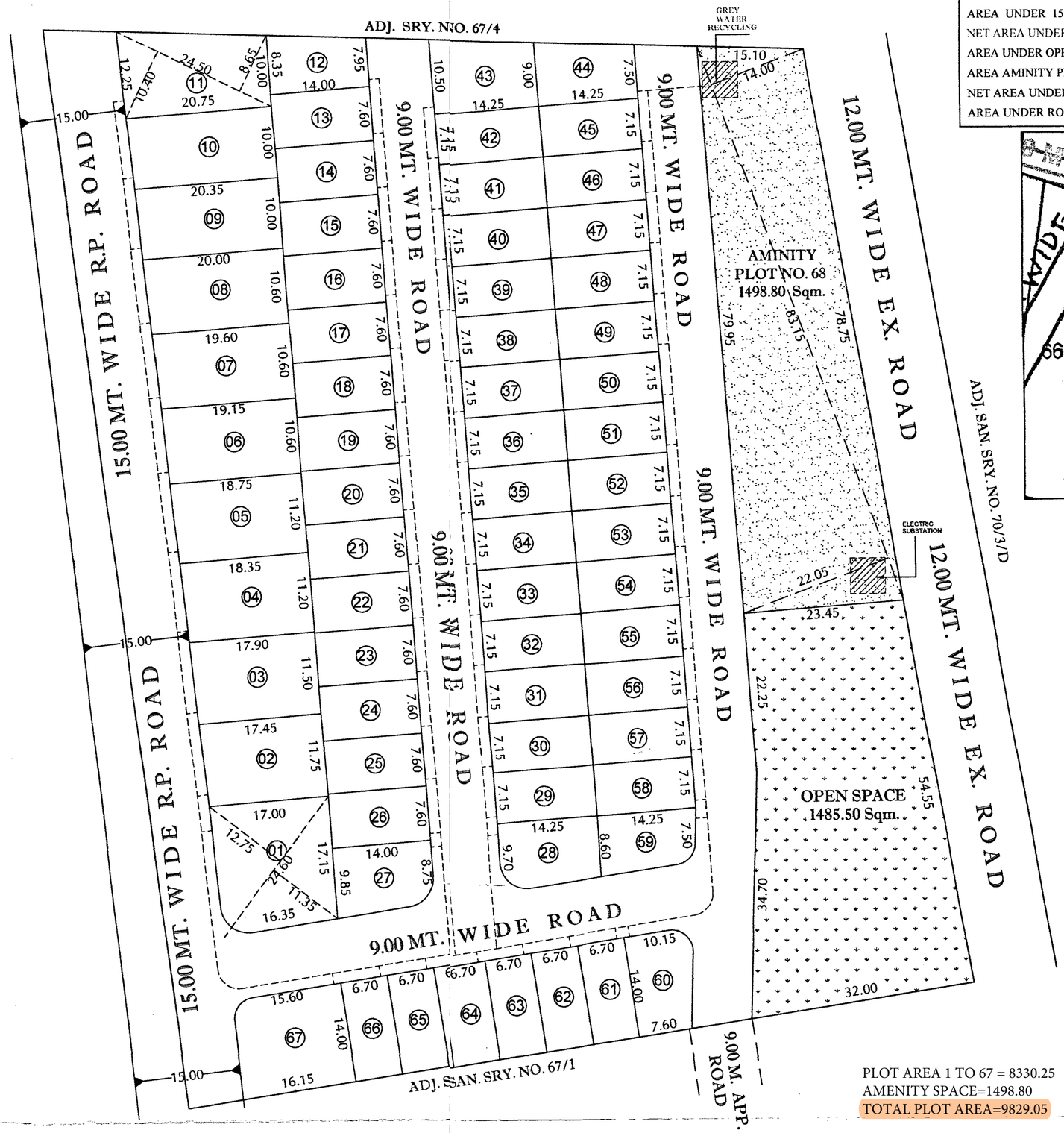
Shri Dhanraj S/o Ramkrushnrao Bhalerao
(Promoter/Authorized Signatory)

UMAKANT A. MHASKI

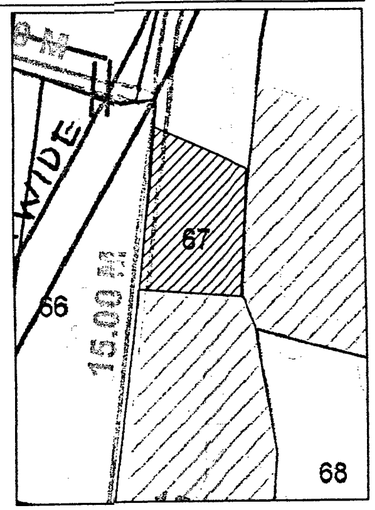
PROPRIETOR

Shri Umakant Ajabrao Mhaski
(Promoter/Authorized Signatory)

DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 67/1/B, IN MAUZA- MHASALA, TAH. & DIST. WARDHA



AREA STATEMENT		
AREA UNDER SRY. NO. 67/1/B	---	16200.00 Sq mtr.
AREA UNDER 15.00M. R.P. ROAD	---	1400.00 Sq mtr.
NET AREA UNDER CONVERSION	---	14800.00 Sq mtr.
AREA UNDER OPEN SPACE	---	1485.50 Sq mtr.
AREA AMINITY PLOT NO. 68	---	1498.80 Sq mtr.
NET AREA UNDER PLOTS	---	8330.25 Sq mtr.
AREA UNDER ROADS	---	3485.45 Sq mtr.



LOCATION MAP

N

Scale :- 1:5000
LOCATION PLAN

N

SCALE : 1:500

LAYOUT PLAN

PLOT AREA 1 TO 67 = 8330.25
AMENITY SPACE=1498.80
TOTAL PLOT AREA=9829.05

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)	16200.00
	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	1400.00
	b)	Any D.P. Reservation Area	0.00
	Total Deduction (a + b)		**1400.00**
3	**Balance Area of Plot (1-2)**		**14800.00**
4	**Amenity Space (if applicable)**		
	a)	Required	1480.00
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	1498.80
5	**Net Plot Area (3-4 (c))**		**13301.20**
6	**Recreational Open Space (if applicable)**		
	a)	Required	1480.00
	b)	Proposed	1485.50
7	**Internal Road Area**		**3485.45**
8	**Service Road & Highway Widening**		
9	**Plotable Area**		**8330.25**
10	**Pro - rata factor for FSI Calculation on layout Plots = (5/9)**		**1.60**
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 :- S. P. Bhoble

SHASHANK GHUDE
Civil Engineer
Engineer Signature :- WARDHA
Reg. No. TPW/029/2016-22
Mob. 8007535459

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	296.43	8.22	288.21	1.60	461.14	15	1.10	507.25	1	288.21
2	202.39		202.39	1.60	323.82	15	1.10	356.21	1	202.39
3	203.26		203.26	1.60	325.22	15	1.10	357.74	1	203.26
4	203.00		203.00	1.60	324.80	15	1.10	357.28	1	203.00
5	207.76		207.76	1.60	332.42	15	1.10	365.66	1	207.76
6	200.87		200.87	1.60	321.39	15	1.10	353.53	1	200.87
7	205.38		205.38	1.60	328.61	15	1.10	361.47	1	205.38
8	209.88		209.88	1.60	335.81	15	1.10	369.39	1	209.88
9	201.75		201.75	1.60	322.80	15	1.10	355.08	1	201.75
10	205.50		205.50	1.60	328.80	15	1.10	361.68	1	205.50
11	233.36		233.36	1.60	373.38	15	1.10	410.71	1	233.36
12	114.10		114.10	1.60	182.56	9	1.10	200.82	1	114.10
13 To 26	106.40		106.40	1.60	170.24	9	1.10	187.26	14	1489.60
27	130.20	4.35	125.85	1.60	201.36	9	1.10	221.50	1	125.85
28	130.39	4.35	126.04	1.60	201.66	9	1.10	221.83	1	126.04
29 To 42	101.89		101.89	1.60	163.02	9	1.10	179.33	14	1426.46
43	138.94		138.94	1.60	222.30	9	1.10	244.53	1	138.94
44	117.56		117.56	1.60	188.10	9	1.10	206.91	1	117.56
45 To 58	101.89		101.89	1.60	163.02	9	1.10	179.33	14	1426.46
59	111.50	4.35	107.15	1.60	171.44	9	1.10	188.58	1	107.15
60	124.25	4.35	119.90	1.60	191.84	9	1.10	211.02	1	119.90
61 To 66	93.80		93.80	1.60	150.08	9	1.10	165.09	6	562.80
67	222.25	8.22	214.03	1.60	342.45	15	1.10	376.69	1	214.03
							TOTAL			8330.25

मान्यत.

(लाल शाईने केलेल्या सुधारणेच्या अधिन राहून)
अकृषक दि. 26/8/2022 उपविभागीय अधिकारी, वर्धा
सांचे केस नं. एनएपी-34/65 मौजा मसाला
उपविभागीय अधिकारी, वर्धा

या कार्यालयाचे पत्र क्र. अकृवि/अंतिम मंजूरी/मौजा मसाला ता. वर्धा /स.नं. 67/1/ब /सर्वनं/ 2072
दि. 29/7/2022 च्या नमूद अटीनुसार शिवारी
प्रयोजनार्थ सिमांकीत अभिन्यासास अंतिम मंजूरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)
सहायक संचालक
नगर रचना, वर्धा

VINOD P. DHOBLE
UMAKANT A. MHASKI
SUNIL P. DHOBLE
JUMANA H. HUSAIN
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Address : Sai Nagar, Wardha,
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Mob-9822238142
Email ID : vinod.p.dhobale@gmail.com

Ref No.:

Date : / /

DECLARATION ABOUT COMMENCEMNT CERTIFICATE

(Format - D)

A. Name of the Promoter/ organization – **Shri Vinod S/o Purushottamrao Dhoble , Shri Dhanraj S/o Ramkrushnrao Bhalerao ,Shri Sunil S/o Purushottamrao Dhoble, Shrimati Jamuna Hasan Hussain & Shri Umakant Ajabrao Mhaski**

B. Name of project -**"Balaji Park** " Situated at Survey No. 67/1/B Village: Wardha, Tah & District Wardha Pin Code:442001..

1. We are aware that as per section 4[2] (c& d) of RERA act, 2016, read with Rules & Regulations made there under, a authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority / Competent Authority.
2. Accordingly, we have obtained layout approval from Sub-Division Officer – Sub-Divisional Officer Wardha (Planning Authority) Case No.NAP-34/65/2021 Order Passed on 26/08/2022 and Layout MAP is Sanction by TP Wardha on 29/07/2022 vide No.2072. **For plots.**
3. Further, commencement certificate/ approvals, as and when approved will be uploaded under document section of this project immediately.

(Approved and valid commencement certificates and sanctioned plans are uploaded under appropriate fields)

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