VINOD P. DHOBLE
SUNIL P. DHOBLE

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 Sunil S/o Purushottamrao Dhoble & Shri Vinod S/o Purushottamrao Dhoble having its office at Plot No.526 Sai Nagar, Wardha Pin Code 442001 having a Layout/Plot Scheme called **"Hariom Nagar"** Address:- Situated at Survey No. 39 Mauza Waigaon (Nipani) Tal & District Wardha Pin Code-442001.

Boundaries: **F S NO 38** to the East, **ROAD** to the West, **F S NO 4** to the North & **F S NO 40** to the South.

We, Shri Sunil S/o Purushottamrao Dhoble & Shri Vinod S/o Purushottamrao Dhoble hereby declare as that the total plot area of 5827.77 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 16 with an area of 4816.57 (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

S. P. Dhoble,

PROPRIETOR

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

VINOD P. DHOBLE

PROPRIETOR

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

VINOD P. DHOBLE
SUNIL P. DHOBLE

Address : Sai Nagar, Wardha, Dist.
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Email ID : vinod.p.dhobale@gmail.com

Ref No.: Date : / /

DECLARATION ABOUT COMMENCEMNT CERTIFICATE

(Format - D)

A. Name of the Promoter/ organization – **Shri Sunil S/o Purushottamrao Dhoble & Shri Vinod S/o Purushottamrao Dhoble**

B. Name of project -**"Hariom Nagar"** Situated at Survey No. 39 Village Waigaon (N) Tal & 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-34/16/2022 Order Passed on 13/01/2023 and Layout MAP is Sanction by TP Wardha on 04/01/2023 vide No.12. 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)

SUNIL P. DHOBLE

S. P. Dhoble,

PROPRIETOR

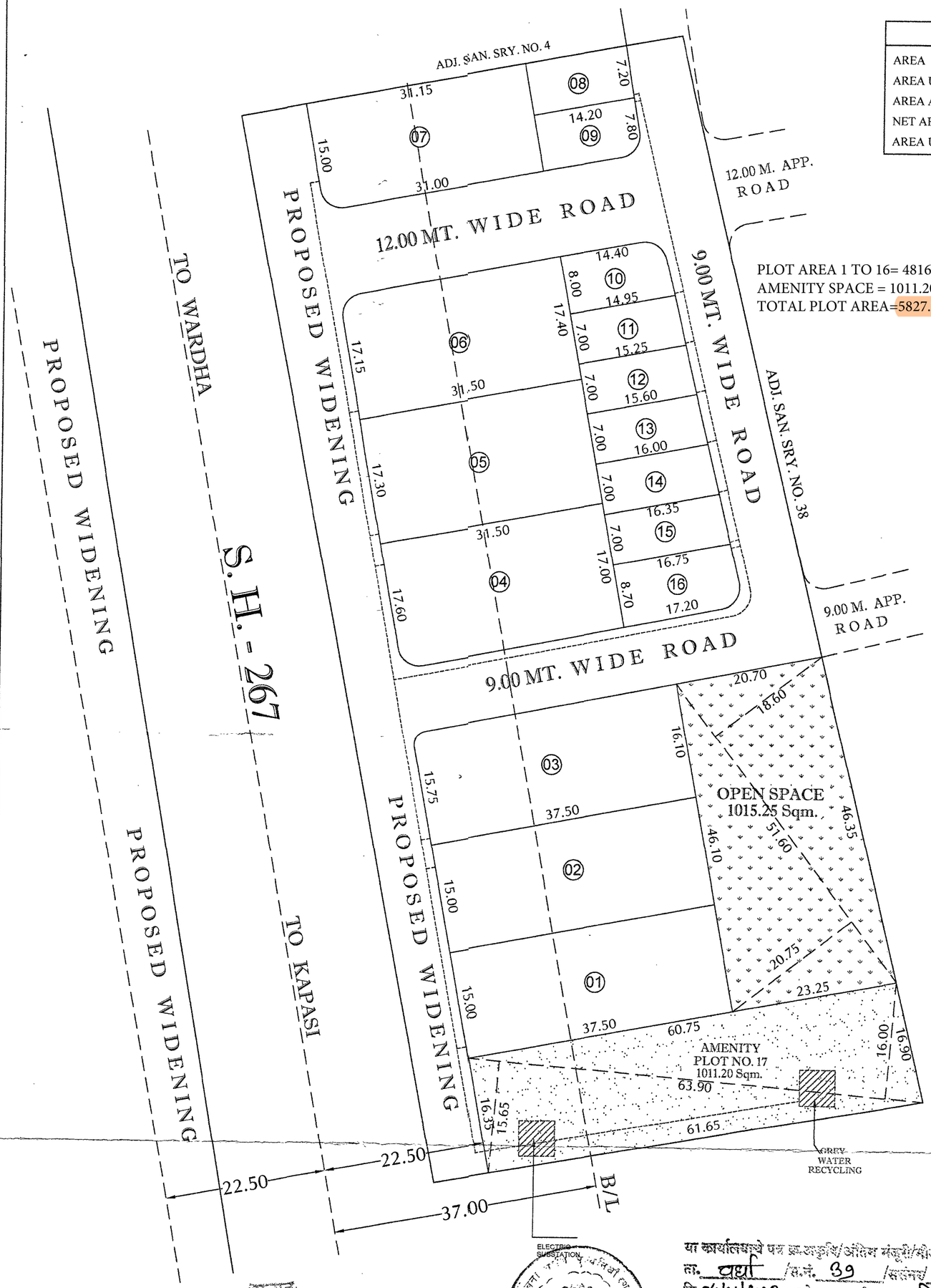
Shri Sunil S/o Purushottamrao Dhoble
(Promoter/Authorized Signatory)

VINOD P. DHOBLE

PROPRIETOR

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

DEMARCATED RESIDENTIAL LAYOUT PLAN IN SURVEY NO. 39, IN MAUZA- WAIGAON (N.) TAH. & DIST. WARDHA



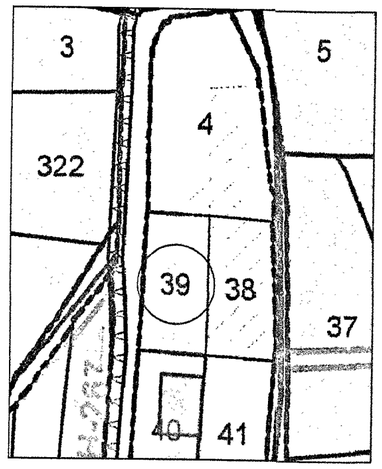
AREA STATEMENT		
AREA UNDER SRY. NO. 39	---	10100.00 Sq mtr.
AREA UNDER OPEN SPACE	---	1015.25 Sq mtr.
AREA AMINITY PLOT NO. 17	---	1011.20 Sq mtr.
NET AREA UNDER PLOTS	---	4816.57 Sq mtr.
AREA UNDER ROADS	---	3256.98 Sq mtr.

PLOT AREA 1 TO 16= 4816.57
AMENITY SPACE = 1011.20
TOTAL PLOT AREA=5827.77

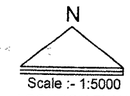
N

SCALE : 1:500

LAYOUT 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)	10100.00
	b)	As per Measurement Sheet	---
	c)	As per Site	---
2	**Deduction for**		
	a)	Proposed D.P./D.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)**		**10100.00**
4	**Amenity Space (if applicable)**		
	a)	Required	1010.00
	b)	Adjustment of 2 (b) , if any	0.00
	c)	Balance Proposed	1011.20
5	**Net Plot Area (3-4 (c))**		**9088.80**
6	**Recreational Open Space (if applicable)**		
	a)	Required	1010.00
	b)	Proposed	1015.25
7	**Internal Road Area**		**3256.98**
8	**Service Road & Highway Widening**		
9	**Plotable Area**		**4816.57**
10	**Pro - rata factor for FSI Calculation on layout Plots = (5/9)**		**1.89**
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

Engineer Signature :-

SHASHANK BHUDE
Civil Engineer
WARDHA
Reg. No. TPW/029/2016-22
Mob. 8007596459

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 (E x G) (Sq.m.)	No. of Plots	Total Plot Area
A	B	C	D	E	F	G	H	I	E	F
1 To 2	562.50		562.50	1.89	1063.13	45	1.10	1169.44	2	1125.00
3	597.19	4.35	592.84	1.89	1120.47	45	1.10	1232.51	1	592.84
4	544.95	4.35	540.60	1.89	1021.73	45	1.10	1123.91	1	540.60
~~5~~	~~544.95~~		~~544.95~~	~~1.89~~	~~1029.96~~	~~45~~	~~1.10~~	~~1132.95~~	~~1~~	~~544.95~~
6	544.16	6.05	538.11	1.89	1017.03	45	1.10	1118.73	1	538.11
7	466.13	6.05	460.08	1.89	869.55	45	1.10	956.51	1	460.08
8	102.24		102.24	1.89	193.23	9	1.10	212.56	1	102.24
9	110.76	6.05	104.71	1.89	197.90	12	1.10	217.69	1	104.71
10	117.40	6.05	111.35	1.89	210.45	12	1.10	231.50	1	111.35
11	105.70		105.70	1.89	199.77	9	1.10	219.75	1	105.70
12	107.98		107.98	1.89	204.08	9	1.10	224.49	1	107.98
13	110.60		110.60	1.89	209.03	9	1.10	229.94	1	110.60
14	113.23		113.23	1.89	214.00	9	1.10	235.41	1	113.23
15	115.85		115.85	1.89	218.96	9	1.10	240.85	1	115.85
16	147.68	4.35	143.33	1.89	270.89	9	1.10	297.98	1	143.33
							TOTAL			4816.57

प्रान्यत.
(लाल शाईने केलेल्या सुधारणांच्या अधिन राहून)
अकृषक दि. 13/01/2023
उपविभागीय अधिकारी, वर्धा
यांचे केस नं. एनएपी-34/16

उपविभागीय अधिकारी वर्धा

या कार्यालयाचे पत्र क्र.अकृषि/अंतिम मंजुरी/मौजा वायगाव (नि.) ता. वर्धा /स.नं. 39 /सर्वसन/ 12 दि.04/01/2023 अन्वये मंजूर अहवालानुसार निवासी प्रयोजनार्थ सिमांकीत अभिन्यासास अंतिम मंजुरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)

सहायक संचालक नगर रचना, वर्धा

ELECTRIC SUBSTATION