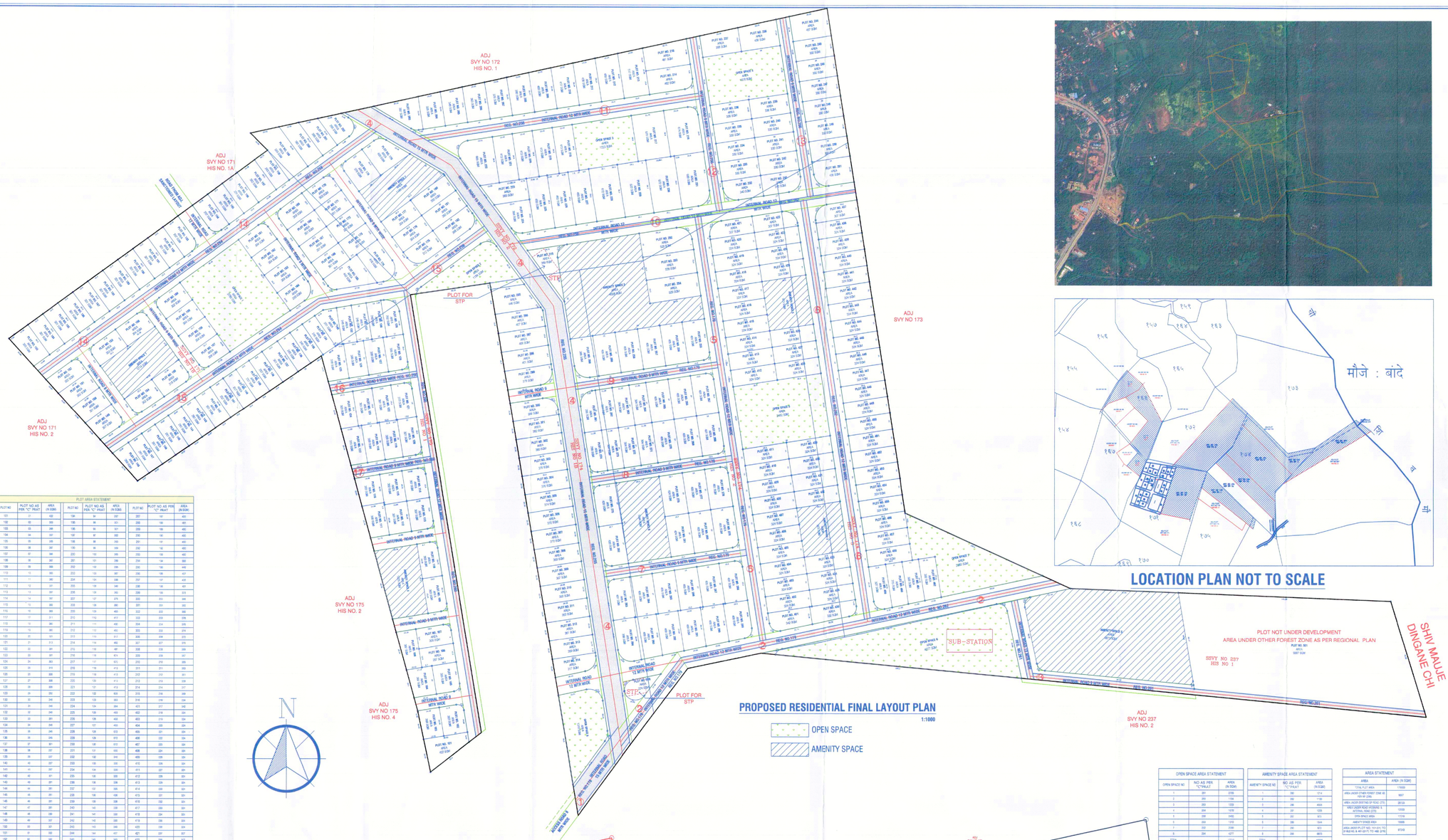


PROPOSED RESIDENTIAL FINAL LAYOUT PLAN

1:1000

OPEN SPACE

AMENITY SPACE

LOCATION PLAN NOT TO SCALE

PROFORMA - I : AREA STATEMENT
PROPOSED RESIDENTIAL FINAL LAYOUT FOR **YUGEN INFRA PRIVATE LIMITED** ON PLOT BEARING **SVY NO. 171- HIS NO. 1B, SVY NO. 172- HIS NO. 2, SVY NO.174 - HIS NO. 1B, 2, 3, SVY NO.175 - HIS NO. 1, SVY NO. 237 - HIS NO. 1.** AT - **BANDA**, TAL - **SAWANTWADI**, DIST. **SINDHUDURGA** WITHIN GRAMPANCHAYAT LIMIT OF **BANDA**.

STAMPS OF APPROVAL OF PLANS

MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION LTD.
Special Planning Authority
TENTETIVE / FINAL LAYOUT SANCTIONED
Subject to Conditions vide ... of this office's letter no:
MSRDC/SPA/ TPR-5/ APRT/SCDC
Dated 24/12/2024

O.C. Signed by — AUTHORISED SIGNATORY — Deputy Director Town Planning, MSRDC

Vice Chairman & Managing Director

OFFICE OF THE S.P.A.

AREA STATEMENT

1	AREA OF PLOT (MINIMUM AREA OF **A, B, C** TO BE CONSIDERED)	179800.00
	(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	
	(1) SVY NO. 171, HIS NO. **1B**	27300.00
	(2) SVY NO. 172, HIS NO. **2**	43100.00
	(3) SVY NO.174, HIS NO. **1B**	19100.00
	(4) SVY NO.174, HIS NO. **2**	38300.00
	(5) SVY NO.174, HIS NO. **3**	19000.00
	(6) SVY NO.175, HIS NO. **1**	11100.00
	(7) SVY NO.237, HIS NO. **1**	21900.00
	TOTAL AREA	179800.00
	(b) AS PER MEASUREMENT SHEET	186492.764
	(c) AS PER SITE	-
2	DEDUCTIONS FOR	
a	AREA UNDER OTHER FOREST ZONE	9887.00
b	OTHER DEDUCTION AREA	0.00
	(TOTAL A+B)	9887.00
3	BALANCE AREA OF PLOT (1-2)	169913.00
4	AMENITY SPACE (IF APPLICABLE)	
a	REQUIRED -	16991.30
b	ADJUSTMENT OF 2(B), IF ANY -	0.00
c	BALANCE PROPOSED -	16995.00
5	NET PLOT AREA (3-4 (C))	152918.00
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a	REQUIRED -	16991.30
b	PROPOSED -	17019.00
7	INTERNAL ROAD AREA & GREEN AREA	38656.00
8	SERVICE ROAD & HIGHWAY WIDENING	0.00
9	PLOTABLE AREA (PLOT NO. 101 (01) TO 316(216) & 401 (217) TO 462 (278)	97243.00
10	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = (6/5)	1.57
11	AREA FOR INCLUSIVE HOUSING	
a	REQUIRED	NIL
b	PROPOSED	NIL

PLOT AREA STATEMENT

PLOT NO	PLOT NO AS PER "C" PRAT	AREA (IN SQM)	PLOT NO	PLOT NO AS PER "C" PRAT	AREA (IN SQM)	PLOT NO	PLOT NO AS PER "C" PRAT	AREA (IN SQM)
101	01	400	198	98	297	295	195	400
102	02	300	199	99	301	296	196	400
103	03	299	200	100	301	299	199	400
104	04	297	201	101	300	300	200	400
105	05	295	202	102	300	301	201	400
106	06	297	203	103	299	302	202	400
107	07	300	204	104	297	303	203	400
108	08	300	205	105	296	304	204	300
109	09	300	206	106	295	305	205	400
110	10	300	207	107	297	306	206	400
111	11	300	208	108	300	307	207	400
112	12	301	209	109	300	308	208	400
113	13	301	210	110	300	309	209	400
114	14	301	211	111	300	310	210	400
115	15	300	212	112	300	311	211	400
116	16	300	213	113	300	312	212	400
117	17	301	214	114	300	313	213	400
118	18	300	215	115	300	314	214	400
119	19	300	216	116	300	315	215	400
120	20	301	217	117	300	316	216	400
121	21	301	218	118	300	401	217	400
122	22	301	219	119	300	402	218	300
123	23	301	220	120	300	403	219	300
124	24	302	221	121	300	404	220	300
125	25	310	222	122	300	405	221	300
126	26	300	223	123	300	406	222	300
127	27	300	224	124	300	407	223	300
128	28	300	225	125	300	408	224	300
129	29	300	226	126	300	409	225	300
130	30	300	227	127	300	410	226	300
131	31	300	228	128	300	411	227	300
132	32	300	229	129	300	412	228	300
133	33	301	230	130	300	413	229	300
134	34	300	231	131	300	414	230	300
135	35	300	232	132	300	415	231	300
136	36	300	233	133	300	416	232	300
137	37	301	234	134	300	417	233	300
138	38	301	235	135	300	418	234	300
139	39	301	236	136	300	419	235	300
140	40	301	237	137	300	420	236	300
141	41	301	238	138	300	421	237	300
142	42	301	239	139	300	422	238	300
143	43	301	240	140	300	423	239	300
144	44	301	241	141	300	424	240	300
145	45	301	242	142	300	425	241	300
146	46	301	243	143	300	426	242	300
147	47	301	244	144	300	427	243	300
148	48	300	245	145	300	428	244	300
149	49	301	246	146	300	429	245	300
150	50	301	247	147	300	430	246	300
151	51	300	248	148	300	431	247	300
152	52	300	249	149	300	432	248	300
153	53	300	250	150	300	433	249	300
154	54	300	251	151	300	434	250	300
155	55	300	252	152	300	435	251	300
156	56	300	253	153	300	436	252	300
157	57	301	254	154	300	437	253	300
158	58	301	255	155	300	438	254	300
159	59	300	256	156	300	439	255	300
160	60	300	257	157	300	440	256	300
161	61	301	258	158	300	441	257	300
162	62	301	259	159	300	442	258	300
163	63	300	260	160	300	443	259	300
164	64	292	261	161	300	444	260	300
165	65	400	262	162	300	445	261	300
166	66	301	263	163	300	446	262	300
167	67	301	264	164	300	447	263	300
168	68	301	265	165	300	448	264	300
169	69	303	266	166	300	449	265	300
170	70	300	267	167	300	450	266	300
171	71	301	268	168	300	451	267	300
172	72	301	269	169	300	452	268	300
173	73	301	270	170	300	453	269	300
174	74	449	271	171	300	454	270	300
175	75	312	272	172	300	455	271	300
176	76	300	273	173	300	456	272	300
177	77	300	274	174	300	457	273	300
178	78	300	275	175	300	458	274	300
179	79	400	276	176	300	459	275	300
180	80	300	277	177	300	460	276	300
181	81	300	278	178	300	461	277	300
182	82	300	279	179	300	462	278	300
183	83	300	280	180	300			
184	84	300	281	181	300			
185	85	301	282	182	300			
186	86	301	283	183	300			
187	87	301	284	184	300			
188	88	301	285	185	300			
189	89	301	286	186	300			
190	90	301	287	187	300			
191	91	301	288	188	300			
192	92	301	289	189	300			
193	93	301	290	190	300			
			291	191	300			
			292	192	300			
			293	193	300			
			294	194	300			
			295	195	300			
			296	196	300			
				TOTAL	97243.00			

OPEN SPACE AREA STATEMENT

OPEN SPACE NO	NO AS PER "C"PRAT	AREA (IN SQM)
1	201	2735
2	202	1164
3	203	1323
4	204	1678
5	205	2482
6	206	1232
7	207	2380
8	208	4277
TOTAL		17018

AMENITY SPACE AREA STATEMENT

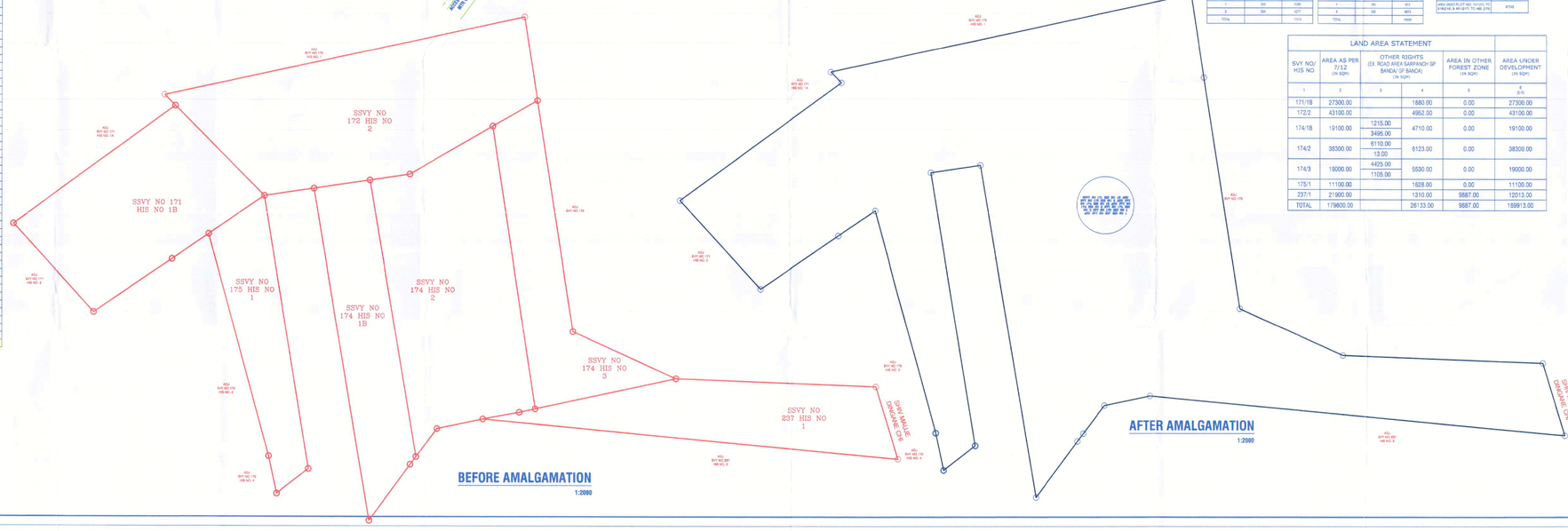
AMENITY SPACE NO	NO AS PER "C"PRAT	AREA (IN SQM)
1	301	1214
2	302	1132
3	303	4809
4	304	1209
5	305	973
6	306	1844
7	307	973
8	308	4802
TOTAL		16956

AREA STATEMENT

AREA	AREA (IN SQM)
TOTAL PLOT AREA	179800
AREA UNDER OTHER FOREST ZONE AS PER RP (ZRA)	9887
AREA UNDER DEOTRAJ OP ROAD (ZTE)	26133
AREA UNDER ROAD WIDENING & INTERNAL ROAD (ZTE)	12028
OPEN SPACE AREA	17019
AMENITY SPACE AREA	16956
AREA UNDER PLOT NO. 101(01) TO 316(216) & 401 (217) TO 462 (278)	97243

LAND AREA STATEMENT

SVY NO/ HIS NO	AREA AS PER 7/12 (IN SQM)	OTHER RIGHTS (EX. ROAD AREA SARPANCH GP BANDA/ GP BANDA) (IN SQM)		AREA IN OTHER FOREST ZONE (IN SQM)	AREA UNDER DEVELOPMENT (IN SQM)
1	2	3	4	5	6 (2-5)
171/1B	27300.00		1880.00	0.00	27300.00
172/2	43100.00		4952.00	0.00	43100.00
174/1B	19100.00	1215.00 3495.00	4710.00	0.00	19100.00
174/2	38300.00	6110.00 13.00	6123.00	0.00	38300.00
174/3	19000.00	4425.00 1105.00	5530.00	0.00	19000.00
175/1	11100.00		1628.00	0.00	11100.00
237/1	21900.00		1310.00	9887.00	12013.00
TOTAL	179800.00		26133.00	9887.00	169913.00



BEFORE AMALGAMATION

1:2000

AFTER AMALGAMATION

1:2000

SIGN OF OWNER MR. ROHTASH TAYAL FOR YUGEN INFRA PRIVATE LIMITED

Yugen Infra Private Limited Banda

Licensed Engineer
Rupesh Narayan Tawate
(License No. STATE/R/2025/APL/16135)

Rupesh Narayan Tawate AM 3055385 Kudal Sindhudurg Approved Civil Chartered Engineer

JOB NO. :	25/000
DRG NO. :	SUB/005
DATE :	
SCALE :	1:100, 1:200, 1:500
REVISION. :	-
REVISION DATE :	-
DRN BY	SWATI
CHKD BY :	KANCHAN

RUPESH N. TAWATE
Consulting Lic. Civil Engineer
Mob No. 8698565174, 8698156656
Email - rupeshtawate@gmail.com, rupesh_tawate@yahoo.co.in

SHEET NO 01 OF 03