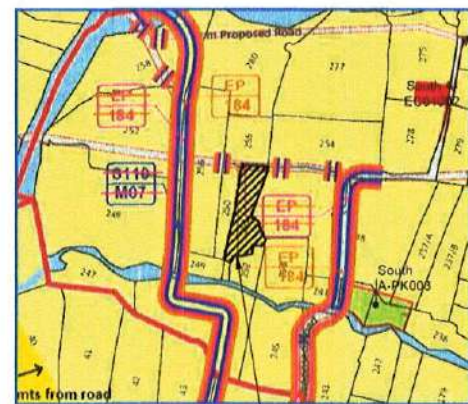


Owner details		
Owner Name	Postal Address	Contact Number
M/S ARA HABITATS LLP THROUGH PARTNERS	Plot No.17,Khamia Road,Near Sonagaon Lake,nagpur,Nagpur-440025,Maharashtra	9850540601
RAHUL JAGDISH BONDRE	N-103-104, LAXMIVIHAR APARTMENTS, BESIDE HOTEL AIRPORT CENTRE POINT, WARDHA ROAD, SOMALWADA, NAGPUR-440025	9850540601
ATUL PREMCHAND TAJPURIYA	N-103-104, LAXMIVIHAR APARTMENTS, BESIDE HOTEL AIRPORT CENTRE POINT, WARDHA ROAD, SOMALWADA, NAGPUR-440025	9850540601

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., Gutt No.)	Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gutt newari)	1.f)Area in SqM as per previous 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
JAMTHA	KH NO 251 ,	Raw/Adjoining Land	16800.00	15770.94	0.00	15770.94	15770.94	15770.94
Total Amalgamated Plot			16800.00	15770.94	0.00	15770.94	15770.94	15770.94

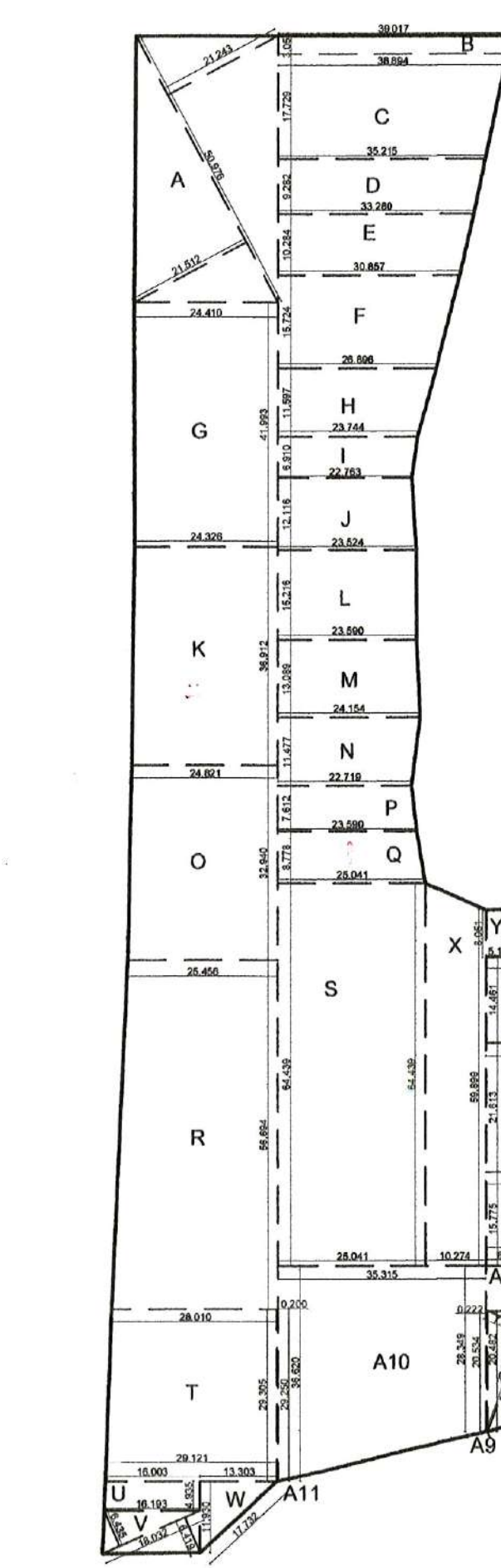


Project Details	
Proposal code -NMRDA-23-113350	
Zone Type - Residential Zone - R-4 with payment of premium	
Location - Non-Congested	
Name of service - Layout Approval	
Sub service - Layout Demarcated/Final	
Cis No./Survey No. - KH.NO. 251	
Tahsil - Nagpur gram	
Mouza - JAMTHA(PART)	
Pro rata Value : 1.564	
Separation/CRZ Zone Area :	

Signature valid

Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2024.02.01 17:43:40 IST
Reason: Approved by Sanjay Narayan Chimurkar
Location: Nagpur Metropolitan Region Development Authority
Project Code: NMRDA-23-113350
Application Number: NMRDA/2300003
Proposal Number: 50078
Certificate Number: NMRDA/2024/APL/00113

PLOT NO	DT SIZE	PLT AREA	REMAINING PLOT	PRO-RATA	B/UP AREA ON	FRONT ROAD	BASIC	PERMISSIBLE	NO.OF	NET	NET PLOT AREA
NO		SQ.M.	AREA IN SQ.M.							AREA IN SQ.M.	FOR FSI (SQ.M)
1	1/2 X 9.436 + 9.769	9.603	X 23.300 =	221.970	7.720	214.250	X 1.594	341.535	1	214.250	341.535
2	1/2 X 20.103 + 20.227	20.165	X 8.500 =	171.400	0.000	171.400	X 1.594	273.212	1	171.400	273.212
3	1/2 X 19.979 + 20.103	20.041	X 8.500 =	170.340	0.000	170.340	X 1.594	271.522	1	170.340	271.522
4	1/2 X 18.852 + 19.859	19.856	X 0.284 =	5.625	0.000	169.280	X 1.594	269.832	1	169.280	269.832
5	1/2 X 19.859 + 19.979	19.919	X 8.216 =	163.655	0.000	167.680	X 1.594	267.601	1	167.680	267.601
6	1/2 X 19.650 + 19.852	19.751	X 8.500 =	167.880	0.000	166.150	X 1.594	264.859	1	166.150	264.859
7	1/2 X 19.447 + 19.650	19.549	X 8.500 =	166.160	0.000	164.440	X 1.594	262.117	1	164.440	262.117
8	1/2 X 19.245 + 19.447	19.346	X 8.500 =	164.440	0.000	162.720	X 1.594	259.376	1	162.720	259.376
9	1/2 X 19.043 + 19.245	19.144	X 8.500 =	162.720	0.000	161.020	X 1.594	256.666	1	161.020	256.666
10	1/2 X 18.866 + 18.879	18.873	X 1.599 =	30.170	0.000	159.450	X 1.594	254.163	1	159.450	254.163
11	1/2 X 18.879 + 19.043	18.961	X 8.901 =	130.850	0.000	158.850	X 1.594	253.207	1	158.850	253.207
12	1/2 X 18.795 + 18.866	18.831	X 8.500 =	140.050	0.000	158.250	X 1.594	252.251	1	158.250	252.251
13	1/2 X 18.724 + 18.795	18.760	X 8.500 =	139.450	0.000	157.650	X 1.594	251.295	1	157.650	251.295
14	1/2 X 18.654 + 18.724	18.689	X 8.500 =	158.850	0.000	157.050	X 1.594	250.339	1	157.050	250.339
15	1/2 X 18.583 + 18.654	18.619	X 8.500 =	156.250	0.000	156.440	X 1.594	250.376	1	156.440	250.376
16	1/2 X 18.512 + 18.583	18.548	X 8.500 =	154.640	0.000	155.830	X 1.594	249.376	1	155.830	249.376
17	1/2 X 18.441 + 18.512	18.486	X 8.500 =	153.020	0.000	155.220	X 1.594	248.376	1	155.220	248.376
18	1/2 X 18.370 + 18.441	18.415	X 8.500 =	151.400	0.000	154.620	X 1.594	247.376	1	154.620	247.376
19	1/2 X 18.300 + 18.370	18.335	X 8.500 =	149.780	0.000	154.020	X 1.594	246.376	1	154.020	246.376
20	1/2 X 18.229 + 18.300	18.274	X 8.500 =	148.160	0.000	153.420	X 1.594	245.376	1	153.420	245.376
21	1/2 X 18.158 + 18.229	18.203	X 8.500 =	146.540	0.000	152.820	X 1.594	244.376	1	152.820	244.376
22	1/2 X 18.087 + 18.158	18.122	X 8.500 =	144.920	0.000	152.220	X 1.594	243.376	1	152.220	243.376
23	1/2 X 18.016 + 18.087	18.051	X 8.500 =	143.300	0.000	151.620	X 1.594	242.376	1	151.620	242.376
24	1/2 X 17.945 + 18.016	17.980	X 8.500 =	141.680	0.000	151.020	X 1.594	241.376	1	151.020	241.376
25	1/2 X 17.874 + 17.945	17.919	X 8.500 =	140.060	0.000	150.420	X 1.594	240.376	1	150.420	240.376
26	1/2 X 17.803 + 17.874	17.854	X 8.500 =	138.440	0.000	149.820	X 1.594	239.376	1	149.820	239.376
27	1/2 X 17.732 + 17.803	17.783	X 8.500 =	136.820	0.000	149.220	X 1.594	238.376	1	149.220	238.376
28	1/2 X 17.661 + 17.732	17.696	X 8.500 =	135.200	0.000	148.620	X 1.594	237.376	1	148.620	237.376
29 TO 34	1/2 X 9.687 + 8.142	8.915	X 15.000 =	97.500	0.000	97.500	X 1.594	155.415	6	585.000	932.490
35	1/2 X 20.743 + 20.051	20.397	X 6.909 =	140.853	0.000	126.000	X 1.594	200.844	1	126.000	200.844
36	1/2 X 19.778 + 18.950	19.364	X 6.908 =	133.761	0.000	125.000	X 1.594	197.780	1	125.000	197.780
37 TO 42	1/2 X 11.232 + 9.687	10.460	X 15.000 =	156.890	7.760	149.130	X 1.594	237.713	6	585.000	932.490
43	1/2 X 8.627 + 10.173	9.400	X 15.000 =	141.000	7.710	133.290	X 1.594	212.464	1	133.290	212.464
44	1/2 X 20.931 + 21.216	21.074	X 4.403 =	92.777	0.000	124.000	X 1.594	197.780	1	124.000	197.780
45	1/2 X 20.931 + 21.216	21.074	X 4.403 =	92.777	0.000	124.000	X 1.594	197.780	1	124.000	197.780
46	1/2 X 20.931 + 21.216	21.074	X 4.403 =	92.777	0.000	124.000	X 1.594	197.780	1	124.000	197.780
47	1/2 X 20.931 + 21.216	21.074	X 4.403 =	92.777	0.000	124.000	X 1.594	197.780	1	124.000	197.780
48	1/2 X 20.931 + 21.216	21.074	X 4.403 =	92.777	0.000	124.000	X 1.594	197.780	1	124.000	197.780
49	1/2 X 20.931 + 21.216	21.074	X 4.403 =	92.777	0.000	124.000	X 1.594	197.780	1	124.000	197.780
50	1/2 X 20.931 + 21.216	21.074	X 4.403 =	92.777	0.000	124.000	X 1.594	197.780	1	124.000	197.780
51	1/2 X 20.931 + 21.216	21.074	X 4.403 =	92.777	0.000	124.000	X 1.594	197.780	1	124.000	197.780
52	1/2 X 20.931 + 21.216	21.074	X 4.403 =	92.777	0.000	124.000	X 1.594	197.780	1	124.000	197.780
53	1/2 X 20.931 + 21.216	21.074	X 4.403 =	92.777	0.000	124.000	X 1.594	197.780	1	124.000	197.780
54	1/2 X 20.931 + 21.216	21.074	X 4.403 =	92.777	0.000	124.000	X 1.594	197.780	1	124.000	197.780
55	1/2 X 20.931 + 21.216	21.074	X 4.403 =	92.777	0.000	124.000	X 1.594	197.780	1	124.000	197.780
56	1/2 X 20.931 + 21.216	21.074	X 4.403 =	92.777	0.000	124.000	X 1.594	197.780	1	124.000	197.780
57	1/2 X 20.931 + 21.216	21.074	X 4.403 =	92.777	0.000	124.000	X 1.594	197.780	1	124.000	197.780
58	1/2 X 20.931 + 21.216	21.074	X 4.403 =	92.777	0.000	124.000	X 1.594	197.780	1	124.000	197.780



KEY PLAN FOR LAND AREA CALCULATION

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 07/02/2024
FOR THE LAYOUT SITE OF KH. NO. 251
MOUZA Jamtha, Tahsil Nagpur (R)

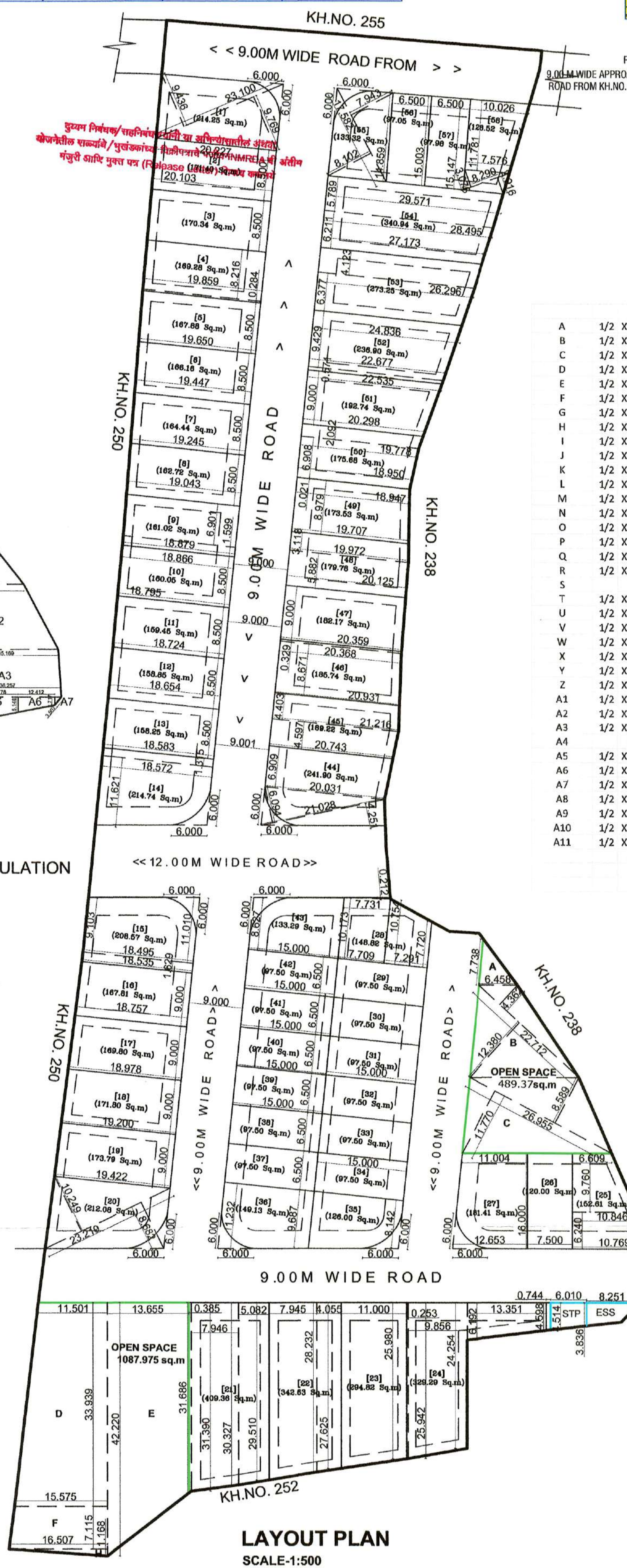
This sanction is subject to conditions of
M.A. order Dt. 25/10/2023
M.A.T.P. order Dt. -

This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated. 23/01/2024

Amenity CALCULATION	
Name	Area
OPEN SPACE -1	489.37
OPEN SPACE -2	1087.97
TOTAL	1577.34

RECREATIONAL CALCULATION	
Name	Area
OPEN SPACE -1	489.37
OPEN SPACE -2	1087.97
TOTAL	1577.34

AREA UNDER OPEN SPACE	
A	1/2 X 7.738 X 6.458 = 24.99 SQ.M
B	1/2 X 4.362 + 12.38 8.371 X 22.712 = 190.12 SQ.M
C	1/2 X 11.77 + 8.589 10.1795 X 26.955 = 274.39 SQ.M
D	1/2 X 11.502 + 15.575 13.5385 X 33.939 = 459.48 SQ.M
E	1/2 X 42.22 + 31.686 36.953 X 13.655 = 504.59 SQ.M
F	1/2 X 15.575 + 16.507 16.041 X 7.115 = 114.13 SQ.M
H	1/2 X + 16.507 X 1.168 = 9.64 SQ.M
TOTAL	1577.34 SQ.M
AREA FOR STP & ESS	
5XSX2	50.000 SQ.M



LAYOUT PLAN
SCALE:1:500

AREA UNDER KHASRA	
A	1/2 X 21.243 + 21.512 21.378 X 50.976 = 1089.739 SQ.M
B	1/2 X 39.017 + 38.894 38.956 X 3.055 = 119.009 SQ.M
C	1/2 X 38.894 + 35.215 37.055 X 17.729 = 656.939 SQ.M
D	1/2 X 35.215 + 33.280 34.248 X 9.282 = 317.885 SQ.M
E	1/2 X 33.280 + 30.857 32.069 X 10.284 = 329.792 SQ.M
F	1/2 X 30.857 + 26.896 28.877 X 15.724 = 454.054 SQ.M
G	1/2 X 24.41 + 24.326 24.368 X 41.993 = 1023.285 SQ.M
H	1/2 X 26.896 + 23.744 25.320 X 11.597 = 293.636 SQ.M
I	1/2 X 23.744 + 22.763 23.254 X 6.91 = 160.682 SQ.M
J	1/2 X 22.763 + 23.524 23.144 X 12.116 = 280.407 SQ.M
K	1/2 X 24.326 + 24.821 24.574 X 36.912 = 907.057 SQ.M
L	1/2 X 23.524 + 23.590 23.557 X 15.216 = 358.443 SQ.M
M	1/2 X 23.59 + 24.154 23.872 X 13.089 = 312.461 SQ.M
N	1/2 X 24.154 + 22.719 23.437 X 11.477 = 268.981 SQ.M
O	1/2 X 24.821 + 25.456 25.139 X 32.94 = 828.062 SQ.M
P	1/2 X 22.719 + 23.590 23.155 X 7.632 = 176.252 SQ.M
Q	1/2 X 23.59 + 25.041 24.316 X 8.778 = 213.441 SQ.M
R	1/2 X 25.456 + 28.010 26.733 X 56.694 = 1515.601 SQ.M
S	1/2 X 28.01 + 29.305 28.658 X 29.25 = 838.232 SQ.M
T	1/2 X 16.003 + 16.193 16.098 X 4.935 = 79.444 SQ.M
U	1/2 X 6.435 + 6.419 6.427 X 18.032 = 115.892 SQ.M
V	1/2 X 6.435 + 6.419 6.427 X 17.732 = 105.771 SQ.M
W	1/2 X 64.439 + 59.899 62.169 X 10.274 = 638.724 SQ.M
X	1/2 X 8.051 + 8.124 8.088 X 5.116 = 41.376 SQ.M
Y	1/2 X 12.173 + 23.668 17.921 X 14.461 = 259.148 SQ.M
Z	1/2 X 23.668 + 35.169 29.419 X 21.613 = 635.822 SQ.M
A1	1/2 X 35.169 + 36.257 35.713 X 15.775 = 563.375 SQ.M
A2	1/2 X 7.815 + 5.148 6.482 X 13.178 = 85.413 SQ.M
A3	1/2 X 5.148 + 2.717 3.933 X 12.412 = 48.810 SQ.M
A4	1/2 X 2.717 + 2.717 2.717 X 3.507 = 4.764 SQ.M
A5	1/2 X 7.635 + 8.059 7.847 X 22.073 = 173.207 SQ.M
A6	1/2 X 20.534 + 20.482 20.508 X 0.222 = 4.553 SQ.M
A7	1/2 X 28.349 + 36.620 32.485 X 35.315 = 1147.190 SQ.M
A8	1/2 X 29.29 + 29.250 29.270 X 0.2 = 5.854 SQ.M
TOTAL	15770.94 SQ.M

FINAL DEMARCATED RESIDENTIAL LAYOUT
PLAN ON P.H.NO. 42, KH. NO. 251, MOUZA-
JAMTHA, TAH. NAGPUR (RURAL) - DISTT.
NAGPUR.

BELONGING TO,
M/S ARA HABITATS LLP THROUGH PARTNERS
1) SHRI. RAHUL JAGDISH BONDRE
2) SHRI. ATUL PREMCHAND TAJPURIYA

AREA STATEMENT	
1. Area of Plot (Minimum area of a, b, c to be considered)	15770.94
a) As per ownership document (7/12, CTS extract)	16800.00
b) as per measurement sheet	15770.94
c) as per site	15770.94
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/ Service Road / Highway widening	0.00
(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)	0.00
3. Balance area of plot (1-2)	15770.94
4. Amenity Space (if applicable)	
(a) Required	0.00
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	---
5. Net Plot Area (3-4 (c))	15770.94
6. Recreational Open Space (if applicable)	
(a) Required -	1577.09
(b) Proposed -	1577.33
7. Internal Road area (net plot - (Plotable area + open space + MSEB + external structure))	4294.73
8. Service road & highway widening	---
9. Plotable area	9898.88
10. Pro-rata factor for FSI calculation on layout plots =	1.504