Letter No. E.E./NMRDA/DPC/RL/863 Nagpur, Date: 12/04/2022

To,

M/s. Ozen Realties through Partner
Shri Ajay Nathuji Kesare, Shri Rajeev Chunnilal Agrawal,
Shri Rahul Jivan Bhajan, Shri Sureshchandra Chunnilal Agrawal,
R/o. Ozen Realties 40 Priti Apartment,
WHC Road, Surendra Nagar, Nagpur-440015 .

Subject :- Release of Plots in Layout on Land bearing Kh. No. **3/1** of Mouza **Shankarpur,** Tah. **Nagpur (Rural),** Dist. Nagpur.

Reference :- 1) Your application dated 06/04/2022.
2) Development Agreement dated 05/04/2022.

With reference to above following 11 Nos. of Plots area are released as per clause No. 17 (A) of development agreement and as per detailed dimensions, areas from approved layout plan as per of Hon'ble Metropolitan Commissioner orders dt. 01/02/2022 and Hon. Superintending Engineer orders dt. 08/ 04/2022.

Sr. No.	Plot No.	Dimensions (in mtr.)	Gross area of each plot (in Sqm.)	Deduction for Tan. (in Sqm.)	Net area of each plots (in Sqm.)	No. Of Plots	Net area (inSqm.)
(1)	(2)	(3)	(4)	(6)			(7)
1.	9	0.5x20.00x (41.91 +53.38)	952.90	-	952.90	1	952.90
2.	10	0.5x22.69x (33.81+46.07)	906.24	-	906.24	1	906.24
3.	15	10.02x18.00	180.36	-	180.36	1	180.36
4.	16	10.00x18.00	180.00	7.72	172.28	1	172.28
5.	18	10.00x18.00	180.00	-	180.00	1	180.00
6.	21	8.20x18.00	147.60	-	147.60	1	147.60
7.	25	8.20x18.00	147.60	-	147.60	1	147.60
8.	40	9.00 x 15.00	135.00	-	135.00	1	135.00
9.	41	9.00 x 15.00	135.00	-	135.00	1	135.00
10.	42	12.00 x 15.00	180.00	7.72	172.28	1	172.28
11.	47	7.50 x 15.00	112.50	-	112.50	1	112.50
TOTAL			-	-	-	**11**	**3241.76**
Amenity Space			0.5x38.42x (19.76 +18.56) 0.5x1.53x (32.48 +33.01) 0.5x34.46x (9.48 +9.46) 0.5x39.55x (6.61 +7.06)				**1282.89**

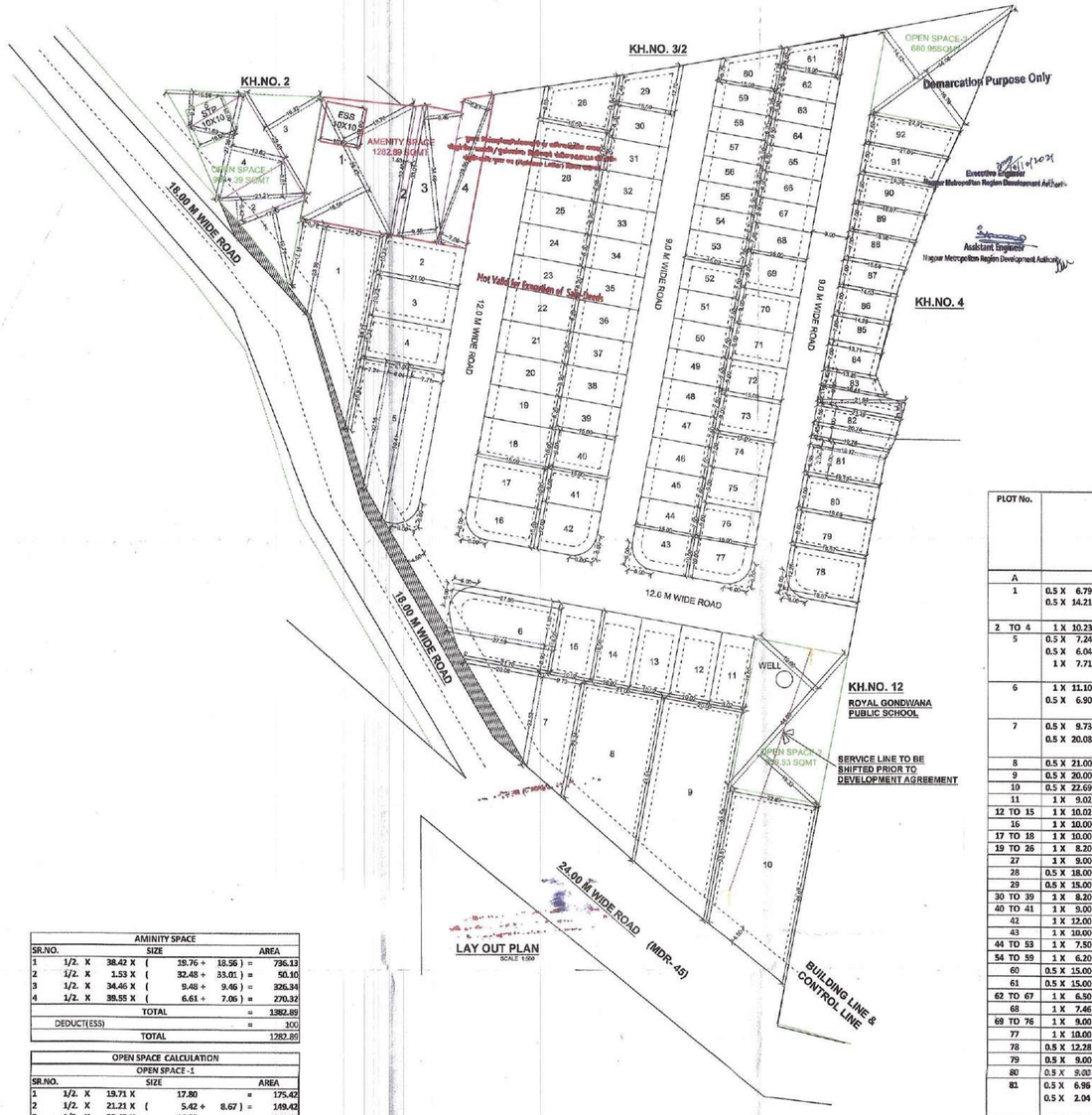
Total plotable area released = 3241.76 Sq.m.

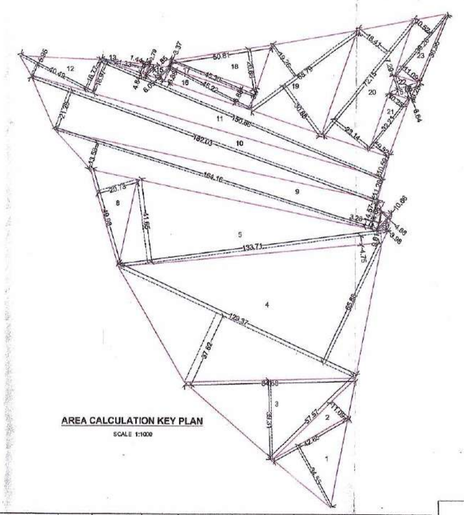
[Approved by Hon. Superintending Engineer (NMRDA)]

Executive Engineer
Nagpur Metropolitan Region Development Authority

N.B. :-

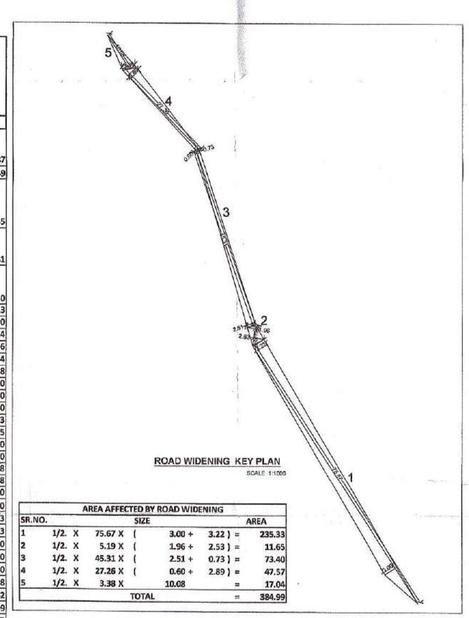
1) The Plots are released subject to payment of betterment / abandonment peripheral charges as and when demanded by N.M.R.D.A. as per Agreement executed between **M/s. Ozen Realties through Partner, Shri Ajay Nathuji Kesare, and others R/o. Ozen Realties 40 Priti Apartment, WHC Road, Surendra Nagar, Nagpur-440015 .**
2) The remaining plots will be released after completion of development works as per clause No. 17 (b to f) of development agreement dated **05-04-2022**.



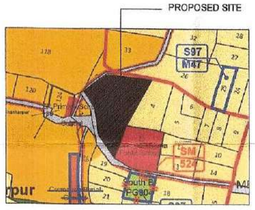


AS PER K PRAT CALCULATION								
SR.NO.	SIZE							AREA
1	1/2.	X	42.85	X	34.55		=	740.23
2	1/2.	X	57.57	X	11.09		=	319.23
3	1/2.	X	84.68	X	39.31		=	1664.39
4	1/2.	X	129.37	X	(65.88 +	37.62)	=	6694.90
5	1/2.	X	133.71	X	(4.75 +	41.65)	=	3102.07
6	1/2.	X	10.66	X	(4.68 +	3.98)	=	46.16
7	1/2.	X	3.28	X	(14.64 +	9.61)	=	39.77
8	1/2.	X	49.98	X	20.73		=	518.04
9	1/2.	X	164.16	X	(14.57 +	13.58)	=	2310.55
10	1/2.	X	182.03	X	(11.26 +	21.28)	=	2961.63
11	1/2.	X	150.86	X	(10.59 +	16.97)	=	2078.85
12	1/2.	X	40.49	X	(16.77 +	5.95)	=	459.97
13	1/2.	X	4.84	X	21.33		=	51.62
14	1/2.	X	1.44	X	(4.84 +	5.58)	=	7.50
15	1/2.	X	11.28	X	(6.05 +	4.85)	=	61.48
16	1/2.	X	45.22	X	(6.88 +	6.88)	=	311.11
17	1/2.	X	45.30	X	(3.37 +	3.41)	=	153.57
18	1/2.	X	50.81	X	20.68		=	525.38
19	1/2.	X	65.79	X	(30.88 +	19.26)	=	1649.36
20	1/2.	X	72.15	X	(23.14 +	18.41)	=	1498.92
21	1/2.	X	32.21	X	(9.52 +	10.25)	=	318.40
22	1/2.	X	15.08	X	(6.64 +	7.29)	=	105.03
23	1/2.	X	39.26	X	(11.09 +	10.52)	=	424.20
TOTAL							=	26042.36

PLOT No.	SIZE					PLOT AREA SQ.M	ROUNDING AREA OF ROAD (IF ANY) (sq.m)	REMAINING PLOT AREA	B/U AREA ON PRO RATA BASIS (E x pro-rata FSI factor 1.476)	FRONT ROAD WIDTH (m)	BASIC FSI	PERMISSIBLE B/U AREA ON BASIC FSI (FxH)(sq.m)	Nos. OF PLOTS	TOTAL AREA (sq.m)
A	B					C	D	E=(C-D)	F	G	H	I	J	K
1	0.5 X	6.79 X	(17.14 +	23.38)		137.57								
	0.5 X	14.21 X	(23.38 +	49.71)		519.30								
					TOTAL	656.87		656.87	969.54	18.00	1.1	1066.49	1	656.87
2 TO 4	1 X	10.23 X	21.00			214.83		214.83	317.09	12.00	1.1	348.80	3	644.49
5	0.5 X	7.24 X	(18.92 +	32.35)		185.60								
	0.5 X	6.04 X	(32.35 +	39.41)		216.72								
	1 X	7.71 X	39.41			303.85								
					TOTAL	706.16	7.72	698.44	1030.90	12.00	1.1	1133.99	1	698.45
6	1 X	11.10 X	27.59			306.25								
	0.5 X	6.90 X	(27.59 +	21.70)		170.05								
					TOTAL	476.30	19.49	456.81		12.00	1.1	0.00	1	456.81
7	0.5 X	9.73 X	(23.52 +	29.34)		257.16								
	0.5 X	20.08 X	23.52			235.14								
					TOTAL	493.30		493.30	728.12	24.00	1.1	800.93	1	493.30
8	0.5 X	21.00 X	(29.34 +	41.91)		748.13		748.13	1104.23	24.00	1.1	1214.66	1	748.13
9	0.5 X	20.00 X	(41.91 +	53.38)		952.90		952.90	1406.48	24.00	1.1	1547.13	1	952.90
10	0.5 X	22.69 X	(33.81 +	46.07)		906.24		906.24	1337.61	24.00	1.1	1471.37	1	906.24
11	1 X	9.02 X	18.00			162.36		162.36	239.64	12.00	1.1	263.61	1	162.36
12 TO 15	1 X	10.02 X	18.00			180.36		180.36	266.21	12.00	1.1	292.83	4	721.44
16	1 X	10.00 X	18.00			180.00	7.72	172.28	254.29	12.00	1.1	279.71	1	172.28
17 TO 18	1 X	10.00 X	18.00			180.00		180.00	265.68	12.00	1.1	292.25	2	360.00
19 TO 26	1 X	8.20 X	18.00			147.60		147.60	217.86	12.00	1.1	239.64	8	1180.80
27	1 X	9.00 X	18.00			162.00		162.00	239.11	12.00	1.1	263.02	1	162.00
28	0.5 X	18.00 X	(8.63 +	14.84)		211.23		211.23	311.78	12.00	1.1	342.95	1	211.23
29	0.5 X	15.00 X	(7.44 +	12.70)		151.05		151.05	222.95	9.00	1.1	245.24	1	151.05
30 TO 39	1 X	8.20 X	15.00			123.00		123.00	181.55	9.00	1.1	199.70	10	1230.00
40 TO 41	1 X	9.00 X	15.00			135.00		135.00	199.26	9.00	1.1	219.19	2	270.00
42	1 X	12.00 X	15.00			180.00	7.72	172.28	254.29	9.00	1.1	279.71	1	172.28
43	1 X	10.00 X	15.00			150.00	7.72	142.28	210.01	9.00	1.1	231.01	1	142.28
44 TO 53	1 X	7.50 X	15.00			112.50		112.50	166.05	9.00	1.1	182.66	10	1125.00
54 TO 59	1 X	6.20 X	15.00			93.00		93.00	137.27	9.00	1.1	150.99	6	558.00
60	0.5 X	15.00 X	(5.79 +	11.28)		128.03		128.03	188.96	9.00	1.1	207.86	1	128.03
61	0.5 X	15.00 X	(10.57 +	5.02)		116.93		116.93	172.58	9.00	1.1	189.84	1	116.93
62 TO 67	1 X	6.50 X	15.00			97.50		97.50	143.91	9.00	1.1	158.30	6	585.00
68	1 X	7.46 X	15.00			111.90		111.90	165.16	9.00	1.1	181.68	1	111.90
69 TO 76	1 X	9.00 X	15.00			135.00		135.00	199.26	9.00	1.1	219.19	8	1080.00
77	1 X	10.00 X	15.00			150.00	7.72	142.28	210.01	9.00	1.1	231.01	1	142.28
78	0.5 X	12.28 X	(18.97 +	18.87)		232.34	7.72	224.62	331.54	9.00	1.1	364.69	1	224.62
79	0.5 X	9.00 X	(19.05 +	18.97)		171.09		171.09	252.53	9.00	1.1	277.78	1	171.09
80	0.5 X	9.00 X	(19.12 +	19.05)		171.77		171.77	253.53	9.00	1.1	278.88	1	171.77
81	0.5 X	6.96 X	(19.17 +	19.12)		133.25								
	0.5 X	2.04 X	(19.76 +	19.17)		39.71								
					TOTAL	172.96		172.96	255.29	9.00	1.1	280.82	1	172.96
82	0.5 X	3.45 X	(19.76 +	20.74)		69.86								
	0.5 X	5.55 X	(20.74 +	21.26)		116.55								
					TOTAL	186.41		186.41	275.14	9.00	1.1	302.66	1	186.41
83	0.5 X	21.94 X	(4.11 +	3.63)		84.91								
	0.5 X	4.82 X	(13.28 +	16.44)		71.63								
					TOTAL	156.54		156.54	231.05	9.00	1.1	254.16	1	156.54
84	0.5 X	7.00 X	(13.71 +	13.28)		94.47		94.47	139.43	9.00	1.1	153.37	1	94.47
85	0.5 X	7.00 X	(14.25 +	13.71)		97.86		97.86	144.44	9.00	1.1	158.89	1	97.86
86	0.5 X	7.00 X	(14.63 +	14.25)		101.08		101.08	149.19	9.00	1.1	164.11	1	101.08
87	0.5 X	7.00 X	(15.68 +	14.63)		106.09		106.09	156.58	9.00	1.1	172.24	1	106.09
88	0.5 X	7.00 X	(16.88 +	15.68)		113.96		113.96	168.20	9.00	1.1	185.03	1	113.96
89	0.5 X	7.00 X	(18.07 +	16.88)		122.33		122.33	180.55	9.00	1.1	198.61	1	122.33
90	0.5 X	7.50 X	(19.35 +	18.07)		140.33		140.33	207.12	9.00	1.1	227.83	1	140.33
91	0.5 X	7.50 X	(21.09 +	19.35)		151.65		151.65	223.84	9.00	1.1	246.22	1	151.65
92	0.5 X	7.50 X	(22.91 +	21.09)		165.00		165.00	243.54	9.00	1.1	267.89	1	165.00
					TOTAL								92	16516.47



AREA AFFECTED BY ROAD WIDENING								
SR.NO.	SIZE							AREA
1	1/2.	X	75.67	X	(3.00 +	3.22)	=	235.33
2	1/2.	X	5.19	X	(1.96 +	2.53)	=	11.65
3	1/2.	X	45.31	X	(2.51 +	0.73)	=	73.40
4	1/2.	X	27.28	X	(0.60 +	2.89)	=	47.57
5	1/2.	X	3.38	X	10.08		=	17.04
TOTAL							=	384.99



AMINITY SPACE								
SR.NO.	SIZE							AREA
1	1/2.	X	38.42	X	(19.76 +	18.56)	=	736.13
2	1/2.	X	1.53	X	(32.48 +	33.01)	=	50.10
3	1/2.	X	34.46	X	(9.48 +	9.46)	=	326.34
4	1/2.	X	39.55	X	(6.61 +	7.06)	=	270.32
TOTAL							=	1382.89
DEDUCT(ESS)							=	100
TOTAL							=	1282.89

OPEN SPACE CALCULATION								
OPEN SPACE -1								
SR.NO.	SIZE							AREA
1	1/2.	X	19.71	X	17.80		=	175.42
2	1/2.	X	21.21	X	(5.42 +	8.67)	=	149.42
3	1/2.	X	29.49	X	16.32		=	240.64
4	1/2.	X	27.26	X	(11.63 +	13.62)	=	344.16
5	1/2.	X	19.58	X	9.27		=	90.75
TOTAL							=	1000.39
DEDUCT (STP)					10 X	10	=	100
TOTAL							=	900.39
OPEN SPACE -2								
SR.NO.	SIZE							AREA
1	1/2.	X	44.09	X	(19.66 +	19.33)	=	859.53
TOTAL							=	859.53
OPEN SPACE -3								
SR.NO.	SIZE							AREA
1	1/2.	X	44.06	X	(14.12 +	16.79)	=	680.95
TOTAL							=	680.95
TOTAL OPEN SPACE AREA (1+2+3)							=	2440.87

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 3/1,PH. No. 51
MOUZA - SHANKARPUR , TAH.-NAGPUR (R) , DIST. NAGPUR.
BELONGS TO: OZEN REALTIES THROUGH PARTNER

1)AJAY NATTHUJI KESARE

2)RAHUL JIWAN BHAJAN

3)SURESH CHUNNILAL AGRAWAL

4)RAJEEV CHUNNILAL AGRAWAL

PROPOSED RESIDENTIAL LAYOUT ON KH NO.-3/1 , P.H. NO.-51, MAUJA-SHANIKARPUR , TAH-NAGPUR (R) .& DIST. NAGPUR	DRAWING SHEET No. 1/1.

STAMPS OF APPROVAL OF PLANS:

AREA STATEMENT		(Sq.m)	
1	AREA OF LAND (minimum of A, B ,C)		
	A) AS PER OWENERSHIP DOCUMENT	29600.00	
	B) AS PER MEASURMENT SHEET	26042.36	
	C) AS PER SITE	26042.36	
2	DEDUCTION FOR		
	A) PROPOSED D.P./ D.P. ROAD WIDENING AREA	384.990	
	B) ANY DP RESURVATION AREA	0.000	
	C) NATURAL WATER COURSE AREA	0.000	
	TOTAL (A+B+C)	384.990	
3	GROSS BALANCE AREA OF PLOT (1-2)	25657.370	
4	AMENITY SPACE		
	A) REQUIRED	1282.869	5.00%
	B) PROPOSED	1282.890	5.00%
5	NET PLOT AREA (3-4B)	24374.480	100%
6	RECREATIONAL OPEN SPACE		
	A) REQUIRED	2437.448	10%
	B) PROPOSED	2440.870	10.01%
7	SPACE FOR ELECTRIC SUB-STATION , WASTE WATER TREATMENT & RECYCLING PLANT	200.000	0.82%
8	INTERNAL ROAD AREA	5217.440	21.41%
9	SERVICE ROAD AND HIGHWAY WIDENING	0.000	
10	PLOTABLE AREA	16516.470	67.76%
11	NET AREA OF PLOTS FOR FSI CALCULATIONS=(3-4B)	24374.480	
12	PERMISSIBLE PRO-RATA FACTOR FOR FSI	1.476	

AREA STATEMENT

Certificate of Area

Certified that the plot under reference was surveyed by me on ----/----/2021 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 the document of Ownership/T. P Scheme records/Land Records Department/City Survey Records.

SAMIR V. SANDE
N.I.T. Lis. NO. - 4177
N.M.R.D.A. Lis. No.-93

Signature

Name of Architect/Licensed Engineer/Supervisor

LEGENDS
KHASRA BOUNDARY SHOWN IN
OPEN SPACE SHOWN IN
PLOTS
PROPOSED DP ROAD
INTERNAL ROAD

OWENER'S SIGN

1)AJAY NATTHUJI KESARE

2)RAHUL JIWAN BHAJAN

3)SURESH CHUNNILAL AGRAWAL

4)RAJEEV CHUNNILAL AGRAWAL

ENGINEER'S SIGN

SAMIR V. SANDE
N.I.T. Lis. NO. - 4177
N.M.R.D.A. Lis. No.-93

SAMIR V. SANDE
B.E. CIVIL
NMRDA/93

BITS