DND Infrastructure
Office:- Shivaji Chowk, Near Bus Stop, Hingna, Tas. Hingna, Dist. Nagpur
Mob. No. 9373117392 / 9421804275 / 9370209139

Date: 17/08/2023

To,
The Legal Department,
Maharashtra Real Estate Regulatory Authority,
Bandra Kurla Complex, Bandra,
Mumbai.

Subject: Clarification on title search report – plot area mismatch with application.

Sir,

We, DND Infrastructures, have applied for MahaRERA registration of the proposed project 'DND SKY' vide application number REA50500132158 dated 16/02/2023. Recently we have received a query from your department stating 'Title Report - Plot Area details do not match with the application, Owners/ Promoter detail not mentioned in the Legal title Report as per Format in clause 2/-'

Sir, the proposed project 'DND SKY' has a plot size of 1427.075 Sq Mt. As per the sanctioned building permission and as per title search report the plot size of the project is shown as 1427.075 Sq Mt. But while entering plot / project area in the MahaRERA application we had entered 3190.04 Sq Mt. This was due to human error and we as promoter do not have any ill motive behind it what so ever. Now while rectifying the same edit button in the project section in MahaRERA portal is not active.

Synopsis:

Plot / Project Area as per Legal Title Report: 1427.075 Sq Mt
Plot / Project Area as per Sanctioned Building Plan: 1427.075 Sq Mt
Plot / Project Area entered in MahaRERA application: 3190.04 Sq Mt
Reason: Human error, unable to edit the plot / project area entered in MahaRERA application as edit button is inactive.

We, DND Infrastructure hereby request you to please either grant us edit button for the project section in MahaRERA application portal or please consider our case and grant us MahaRERA Certificate for the foresaid project 'DND SKY'.

Thanks



Darwin Ramdas Gautam

PARTNER

Attached Herewith:

1. Screenshot of legal title report showing plot / project area as 1427.075 Sq Mt.
2. Sanctioned Building Plan with highlighted plot / project area as 1427.075 Sq Mt.
3. Screenshot of Project Edit Section in MahaRERA application portal showing edit button being inactive.

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : **shastriassociates@gmail.com**

FORMAT – A
(Circular No: - 28 / 2021)

To
Maha RERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

Plot Area

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to ALL THAT Piece and Parcel of Land bearing Amalgamated **Plot Nos. 3, 4, 27 & 28** out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wadongari, containing by total admeasurements **1427.075 Sq. Mtrs.** (i.e. 15[illegible]0.90 Sq. Fts.) being a part/portion [illegible] Survey / Khasra / Gut No. 136 of **MOUZA – HINGNA, P.S.K. 49** TOGETHERWITH the Multistoried Building proposed to be constructed thereon and to be known and styled as **"DND SKY"** and including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat Property Nos. 2921/27,28,3 and 3805/4, situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Nagar Panchayat Hingna, Ward No. 18 in Tahsil – Hingna and District – NAGPUR.

1} I have investigated the title of the said land on the request of **M/s DND INFRASTRUCTURE,** a Partnership Firm, having its Office at Shivaji Chowk, Hingna-441110, Tahsil and District - NAGPUR, Income Tax PAN **AAPFD7847M** and acting through its Partners **(1) SHRI. DEEPAK S/o PANDHARINATH KHADE**, Aged about 46 Years, Occupation – Business, Aadhar Unique Identity No. 266571542889, Cell No. 9373117392, Resident of 42, North Ambazari Road, Gandhi Nagar, Nagpur-440010, Tahsil and District –

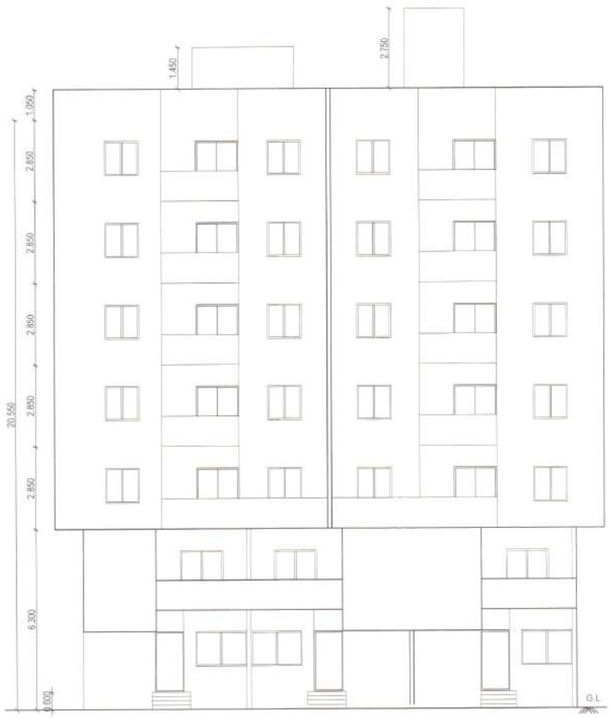
SANDEEP SHASTRI NAGPUR ADVOCATE

SHEET NO - 2

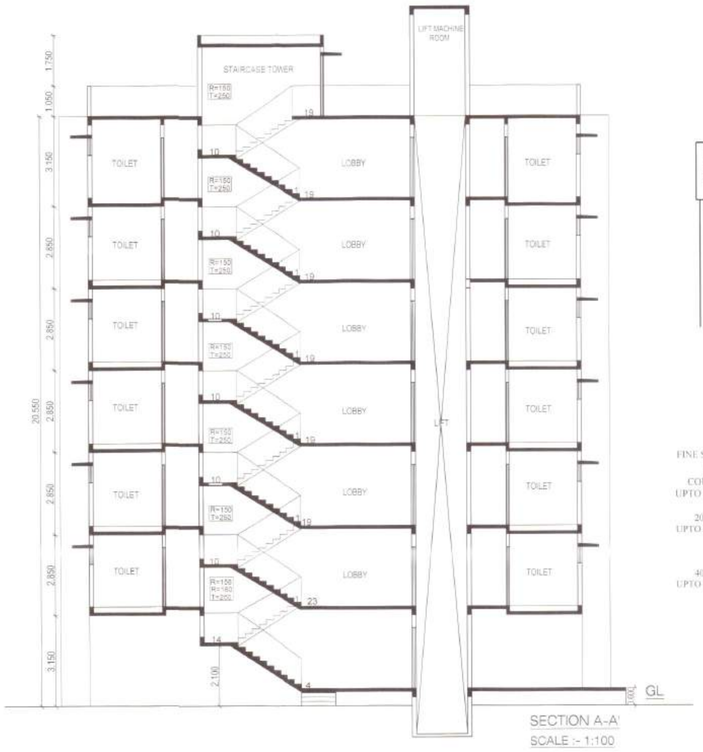
PROPOSED RESIDENTIAL BUILDING PLAN FOR MULTI FAMILY DWELLING UNIT ON
PLOT NO. 3, 4, 27 & 28, KH NO.-136, PH NO.-49, SURVEY NO. 136
MAUZA-HINGNA (RURAL)
SHANTI NIKETAN EKATA CO.OP. HOUSING SOCIETY
TAH-HINGNA, DIST.-NAGPUR

BELONGING TO
DND INFRASTRUCTURES

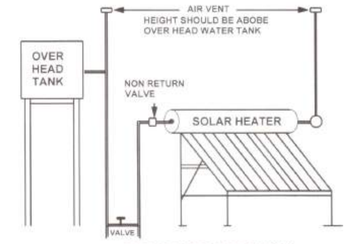
Plot Area



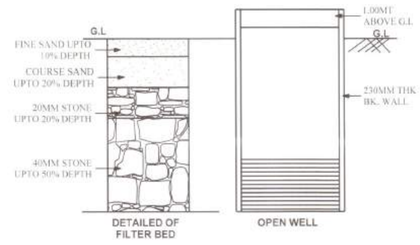
FRONT ELEVATION
SCALE:- 1:100



SECTION A-A'
SCALE :- 1:100



SOLAR HEATER/PANEL



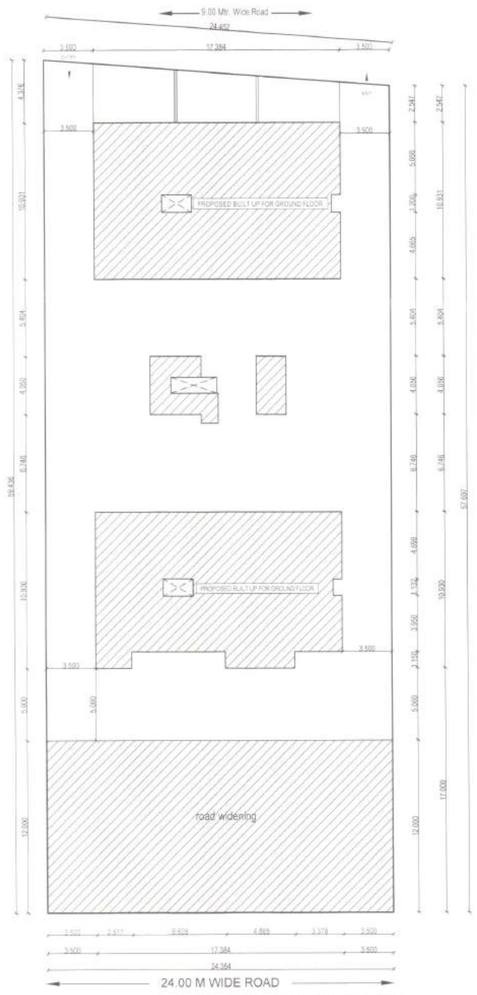
DETAILED OF FILTER BED | OPEN WELL

DETAILS OF RAIN WATER HARVESTING UNIT

AREA STATEMENT				
F.S.I CONSUMED {1.1}	PAID PREMIUM CONSUMED {0.3}	TDR CONSUMED	60% ANCILLARY CONSUMED {60%}	TOTAL AREA
			941.870+256.874= 1198.744	
1569.783	421.514	0	1198.744	**3190.041**



SECTION B-B'
SCALE :- 1:100



SITE PLAN
SCALE:- 1:200

N

NO.	AREA STATEMENTS	SQ.MT.
1	Area of plot (Minimum area of a,b,c to be considered)	1427.075
	a) As per ownership document	1427.075
	b) as per measurement sheet	1427.075
	c) as per site	1427.075
2	Deduction for a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	292.608
	b) Any D.P. Reservation area	000.000
	Total (a + b)	292.608
3	Balance area of plot (1 - 2)	1134.385
4	Amenity Space (if applicable)	000.000
	a) Required -	000.000
	b) Adjustment of 2(b), if any -	000.000
	c) Balance Proposed -	000.000
5	Net Plot Area (3-4 (c))	1134.385
6	Recreational open Space(if applicable)	
7	a) Required -	000.000
	b) Proposed -	000.000
8	Plotable area(if applicable)	000.000
9	Buitlup area with refrence to F.S.I. as per front road width (Sr. No. 5 x basic FSI)	1427.075 X 1.1 1569.783
10	Additional of FSI on payment of premium	0.3
	a) Maximum permissible premium FSI - based on road width / TOD Zone	428.123
	b) proposed FSI on payment of premium	421.514
11	In-situ FSI / TDR loading	000.000
	a) In-situ area against D.P. road [2.0 x Sr. No.2 (a)], if any	292.608
	b) In-situ area against Amenityt Space if handed over [2.00 or 1.85 x Sr. No. 4(b) and/ or (c)]	000.000
	c) TDR area	000.000
	d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	000.000
12	Additional FSI area under Chapter no. 7	000.000
13	Total entitlement of FSI in the proposal	2.5
	a) [9+10(b)+11(d)] or 12 whichever is applicable	1997.906
	b) Ancillary Area FSi upto 60% or 80% with payment of charges	1198.744 0.000
	c) Total entitlement (a+b)	3196.65
14	Maximum utilization limit of F.S.I.(building potential) Permissible as per road width	2.5
15	Total Built-up Area in proposal	3196.536
	a) Existing Built-up Area	-------
	b) Proposed Built-up Area(as per 'P-line')	3190.041
	c) Total (a+b)	3190.041
16	F.S.I. Consumed(15/13)	0.998
17	Area for inclusive housing, if any	000.000
	a) Required (20% of Sr.No. 5)	-------
	b) Proposed	-------

NAME OF OWNER — SIGN

1. DEEPAK P. KHADE
2. NANIN S MINIYAR
3. DARWIN R GAUTAM
4. NARENDRA G BEHARE

G - ARCHITECT SIGN — DIRECTION

1. AR. VIKRANT BHUTE

Ar. VIKRANT BHUTE
REGISTRATION NO.-
CA/2005/35533
SAT/LS/-1999
NMC/R/-286

N

Floor No.	Apartment No.								Carpet area of apartment(sq.m.)								Area of Balcony attached to Apartment								TOTAL								Area of Double height terraces attached to flat
0	D1	D2	D3	D4	D5	D6			38.542	38.549	39.152	39.183	38.643	38.541											38.542	38.549							-
1	D1	D2	D3	D4	D5	D6	101	102	38.837	38.842	39.445	41.314	40.653	40.670	54.087	54.087	3.920	3.920	4.011	3.843	3.758	3.758	5.074	5.074	42.757	42.762	43.456	45.157	44.411	44.428	59.161	59.161	-
2	201	202	203	204	205	206			58.501	58.501	63.149	61.005	61.005	63.149			9.017	9.017	5.074	9.020	9.020	5.074			67.518	67.518	68.223	70.025	70.025	68.223	0.000	0.000	-
3	301	302	303	304	305	306			58.501	58.501	63.149	61.005	61.005	63.149			9.017	9.017	5.074	9.020	9.020	5.074			67.518	67.518	68.223	70.025	70.025	68.223	0.000	0.000	-
4	401	402	403	404	405	406			58.501	58.501	63.149	61.005	61.005	63.149			9.017	9.017	5.074	9.020	9.020	5.074			67.518	67.518	68.223	70.025	70.025	68.223	0.000	0.000	-
5	501	502	503	504	505	506			58.501	58.501	63.149	61.005	61.005	63.149			9.017	9.017	5.074	9.020	9.020	5.074			67.518	67.518	68.223	70.025	70.025	68.223	0.000	0.000	-
6	601	602	603	604	605	606			58.501	58.501	63.149	61.005	61.005	63.149			9.017	9.017	5.074	9.020	9.020	5.074			67.518	67.518	68.223	70.025	70.025	68.223	0.000	0.000	-

Permission is granted as per building DCPR by laws & M.R.T.P Act. 1966. Vide Letter No. 1178 Date : 04/07/2022 and necessary Corrections Made by red lines

कनिष्ठ अभियंता
बांधकाम विभाग (ना.सं.प.) न. प. हिंगणा

Chief Officer
N. P. Hingna

architect
VIKRANT BHUTE
M.ARCH.
DA ROCK, 8TH FLOOR
230, SHIVAJI NAGAR, HILL ROAD
RAM NAGAR, NAGPUR.
PHONE NO. 09373454065
EMAIL :- conceptsinfra@gmail.com
WEBSITE :- www. concepts-architects.com
CONCEPTS ARCHITECTS& INTERIOR DESIGNERS

Add Project

Project Details

Edit Button For Project Inactive

Sr No.	Project Name (Mention as per Sanctioned Plan)	Plot Bearing No / CTS no / Survey Number/Final Plot no.	Boundaries East	Boundaries West	Boundaries North	Boundaries South	Total Plot/Project area (sqmts)	Total Number of Proposed Buildings/Wings (In the Layout/Plot)	Action
1	DND SKY	PLOT NO 3,4,27 AND 28 KHASARA NO 136 SHANTI NIKETAN EKATA CO-OP HOUSING SOCIETY HINGNA NAGPUR-441110	PLOT NO 2 AND 29	PLOT NO 5 AND 26	ROAD	ROAD	3190.04	1	This project on desk for scrutiny, can not be modified