Date: 07/08/2023

To,
The Officer,
Maharashtra Real Estate Regulatory Authority,
Housefin Bhavan, E Block,
Bandra East, Mumbai.

Subject: Clarification on Plot / Project area and sale component in the proposed project.

Sir,

We, PSP Realty, had applied for MahaRERA registration vide application number 'REA50500142696' on date 24/07/2023. Recently we have received a scrutiny from your department stating *In plot details, open space (1330.436 sq.m) and ESS (Electric sub station) included in the sale component. Kindly clarify, whether the same is for sale or to be handed over to the respective authority/ society otherwise delete the same and correct the Form 3, Table C accordingly.*

Sir, the total plot area for the proposed project 'Mauli Nagar 19 – Sector C' is **24,000 Sq Mtrs** out of which reservation for Electric Sub Station is of **10,700.252 Sq Mtrs** & Open Area proposed is **1,330.436 Sq Mtrs.**

Clarification:

1. **Area As Per Ownership Document:** 24,000 Sq Mtrs (Marked in Black in Annexure)
2. **Area Under ESS Reservation:** 10,700.25 Sq Mtrs (Marked in Pink in Annexure)
3. **Area Under Open Space:** 1280.436 Sq Mtrs (Marked in Purple in Annexure)
4. **Area Under Open Space for ESS & STP:** 50.00 Sq Mtrs (Marked in Green in Annexure)
5. **Total Number of Saleable Plots:** 60 (Marked in Yellow in Annexure)
6. **Total Number of Plots in Form 3:** 60
7. **Total Number of Plots in MahaRERA Application:** 60
8. **Clarification: Open Space & ESS Reservation Space Are Not Considered as Sale Component, The Said Portion of Land Shall Be Transferred to Competent Authority Once Project is Completed.**

We, PSP Reality hereby request you to please consider our case and grant us MahaRERA registration certificate for the same.

Thanking You

Attached Herewith:

1. Sanctioned Plan Highlighted Portions of land for Clarification.

PSP REALTY

Promoter

NA PURPOSE ONLY

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 45/1/A/2 P.H.NO.42 MOUZA- GAWSI MANAPUR.TAH.- NAGPUR (RURAL) - DISTT. NAGPUR.

BELONGING TO,

M/S PSP REALITY TROUGH PARTNER
SHRI. PRAVIN RATANLALJI JAIN

A	AREA STATEMENTS KH.NO. 45/1A/1		UNIT
	1. Area of land *(Minimum area of a, b, c to be considered)*		
	a) As Per Ownership Document (7/12, CTS Extract)	24000.000	SQ.M.
	b) As Per Measurement Sheet (Including govt.share)	23438.260	SQ.M.
	d) As Per Site	23438.260	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area/Service Road Widening	0.000	SQ.M.
	(b) electric sub station Reservation Area	10700.252	SQ.M.
	(Total a+b)	10700.252	SQ.M.
	3. Balance Area Of Plot (1-2)	12738.008	SQ.M.
	4. Amenity Space (if applicable)		
	(a) Required -	NA	SQ.M.
	(b) Adjustment of 2 (b),if any	0.000	SQ.M.
	(c) Balance Proposed -	0.000	SQ.M.
	5. Net Plot Area (3-4(c))	12738.008	
	6. Recreational Open Space (if applicable)		
	(a) Required -	1273.801	SQ.M.
	(b) Proposed -	1280.436	SQ.M.
	(C) Area for ESS & STP-	50.000	SQ.M.
	7. Road Area	2201.774	SQ.M.
	8. Service Road And Highway Widening	0.000	SQ.M.
	9. Plotable Area	9205.798	SQ.M.
	10.Pro-rata factor For FSI Calculations On Layout Plots = plot no. 1 to 5 X 2.0 & 1.167 on remaining plot's	1.384	SQ.M.

Total Plot Area

Area Under ESS Reservation

Open Space

ESS STP OPEN SPACE

OWNER :

M/S PSP REALITY TROUGH PARTNER
SHRI. PRAVIN RATANLALJI JAIN

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN

AREA UNDER OPEN SPACE SHOWN IN

AREA UNDER ESS & STP SHOWN IN

ARCHITECT/LICENSED ENGINEER :

PAWAN RAVIPRASAD GUPTA
B.E. (CIVIL)
PLANNERS, BUILDERS AND DEVELOPERS
LIC. NO. N.I.T. 1969, N.M.R.D.A. 39, N.M.C. 380
OFF. :- SHOP NO. 115 SECOND FLOOR SHRIRAM SHYAM TOWER, STATION ROAD SADAR NAGPUR. 440001.
EMAIL ID - pawan_r_gupta@yahoo.co.in
Mo.No.- 9923432949

EMAIL ID - pawan_r_gupta@yahoo.co.in MOBILE NO.9923432949

DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	09 / 06 / 2023	mona

PLOT NO A	PLOT SIZE						PLOT AREA SQ.M. B	CORNER ROUNDING AREA OF ROAD (IF ANY) C	REMAINING PLOT AREA IN SQ.M. D	PRO-RATA F.S.I. FACTOR E	B/UP AREA ON PRO-RATA BASIS ie. (D X E) F	FRONT ROAD WIDTH (M.) G	BASIC F.S.I. H	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H) I	NO.OF PLOTS J	NET AREA IN SQ.M. K	NET PLOT AREA FOR FSI (SQ.M) L
1	1/2 X	15.002	+ 23.334	19.168	X	18.247	= 349.758	0.000	349.758	X 2.000	699.52	30.000	1.100	769.47	1	349.758	699.517
2	1/2 X	23.334	+ 31.555	27.445	X	18.000	= 494.001	0.000	494.001	X 2.000	988.00	30.000	1.100	1086.80	1	494.001	988.002
3	1/2 X	15.555	+ 19.837	17.696	X	9.376	= 165.915	0.000	377.975	X 2.000	755.95	30.000	1.100	831.55	1	377.975	755.950
	1/2 X	19.837	+ 24.232	22.035	X	9.624	= 212.060										
4	1/2 X	24.232	+ 32.453	28.343	X	18.000	= 510.168	0.000	510.168	X 2.000	1020.34	30.000	1.100	1122.37	1	510.168	1020.336
5	1/2 X	32.453	+ 40.674	36.564	X	18.000	= 658.143	0.000	658.143	X 2.000	1316.29	30.000	1.100	1447.91	1	658.143	1316.286
6 TO 10				9.000	X	16.000	= 144.000	0.000	144.000	X 1.167	168.05	9.000	1.100	184.85	5	720.000	840.240
11				10.000	X	16.000	= 160.000	0.000	160.000	X 1.167	186.72	9.000	1.100	205.39	1	160.000	186.720
12				13.000	X	14.247	= 185.211	7.720	177.491	X 1.167	207.13	9.000	1.100	227.85	1	177.491	207.132
13 TO 22				7.500	X	14.247	= 106.853	0.000	106.853	X 1.167	124.70	9.000	1.100	137.17	10	1068.525	1246.969
23	1/2 X	12.657	+ 16.236	14.447	X	14.247	= 205.819	0.000	205.819	X 1.167	240.19	9.000	1.100	264.21	1	205.819	240.191
24	1/2 X	12.657	+ 12.640	12.649	X	0.069	= 0.802	0.000	156.627	X 1.167	182.78	9.000	1.100	201.06	1	156.627	182.784
	1/2 X	12.640	+ 9.731	11.186	X	13.931	= 155.825										
25 TO 34				14.000	X	7.500	= 105.000	0.000	105.000	X 1.167	122.54	9.000	1.100	134.79	10	1050.000	1225.350
35				12.000	X	14.000	= 168.000	7.720	160.280	X 1.167	187.05	9.000	1.100	205.75	1	160.280	187.047
36				11.000	X	15.000	= 165.000	7.720	157.280	X 1.167	183.55	9.000	1.100	201.90	1	157.280	183.546
37 TO 42				7.500	X	15.000	= 112.500	0.000	112.500	X 1.167	131.29	9.000	1.100	144.42	6	675.000	787.725
43				10.610	X	15.000	= 159.150	0.000	159.150	X 1.167	185.73	9.000	1.100	204.30	1	159.150	185.728
44				10.610	X	15.000	= 159.150	0.000	159.150	X 1.167	185.73	9.000	1.100	204.30	1	159.150	185.728
45 TO 50				7.500	X	15.000	= 112.500	0.000	112.500	X 1.167	131.29	9.000	1.100	144.42	6	675.000	787.725
51				11.000	X	15.000	= 165.000	7.720	157.280	X 1.167	183.55	9.000	1.100	201.90	1	157.280	183.546
52				9.610	X	15.000	= 144.150	0.000	144.150	X 1.167	168.22	9.000	1.100	185.05	1	144.150	168.223
53 TO 59				8.000	X	15.000	= 120.000	0.000	120.000	X 1.167	140.04	9.000	1.100	154.04	7	840.000	980.280
60				10.000	X	15.000	= 150.000	0.000	150.000	X 1.167	175.05	9.000	1.100	192.56	1	150.000	175.050
														TOTAL	60	9205.798	12734.074

Total Plots & Area

Not Valid for Execution of Sale-Deeds

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

PROPOSED SITE & DP PLAN

KEY PLAN FOR LAND AREA CALCULATION
SCALE- 1:1000

AREA UNDER KHASRA

A	1/2 X			91.247	X	41.674	=	1901.314	SQ.M
B				14	X	91.247	=	1277.458	SQ.M
C				81.099	X	91.247	=	7400.040	SQ.M
D	1/2 X	15.917	+ 16.285	16.101	X	2.375	=	38.240	SQ.M
E	1/2 X	16.285	+ 17.235	16.76	X	6.501	=	108.957	SQ.M
F	1/2 X	17.235	+ 17.498	17.3665	X	2.145	=	37.251	SQ.M
G	1/2 X	17.498	+ 18.92	18.209	X	8.782	=	159.911	SQ.M
H	1/2 X	18.920	+ 21.445	20.1825	X	15.520	=	313.232	SQ.M
I	1/2 X	21.445	+ 24.055	22.75	X	15.330	=	348.758	SQ.M
J	1/2 X	24.055	+ 29.541	26.798	X	26.278	=	704.198	SQ.M
K	1/2 X	29.541	+ 33.137	31.339	X	14.316	=	448.649	SQ.M
						TOTAL	=	12738.008	SQ.M
			RESERVATION AREA FOR ELECTRIC SUBSTATION						
L	1/2 X			54.218	X	118.713	=	3218.191	SQ.M
M	1/2 X	56.808	+ 55.531	56.1695	X	8.473	=	475.924	SQ.M
N	1/2 X	55.531	+ 53.163	54.347	X	18.248	=	991.724	SQ.M
O	1/2 X	53.163	+ 50.843	52.003	X	18.372	=	955.399	SQ.M
P	1/2 X	50.843	+ 48.965	49.904	X	14.223	=	709.785	SQ.M
Q	1/2 X	48.965	+ 47.914	48.4395	X	9.068	=	439.249	SQ.M
R	1/2 X	47.914	+ 47.428	47.671	X	4.462	=	212.708	SQ.M
S	1/2 X	47.428	+ 45.982	46.705	X	13.912	=	649.760	SQ.M
T	1/2 X	45.982	+ 45.847	45.9145	X	2.043	=	93.803	SQ.M
U	1/2 X	45.847	+ 44.119	44.983	X	13.877	=	624.229	SQ.M
V	1/2 X	44.119	+ 42.232	43.1755	X	16.036	=	692.362	SQ.M
W	1/2 X	13.940	+ 18.959	16.4495	X	44.995	=	740.145	SQ.M
X	1/2 X	7.071	+ 8.24	7.6555	X	31.504	=	241.179	SQ.M
Y	1/2 X	4.905	+ 5.548	5.2265	X	26.725	=	139.678	SQ.M
Z	1/2 X	9.304	+ 9.233	9.2685	X	0.977	=	9.055	SQ.M
Z1	1/2 X	9.233	+ 8.028	8.6305	X	12.796	=	110.436	SQ.M
Z2	1/2 X	14.164	+ 8.506	11.335	X	11.820	=	133.980	SQ.M
Z3	1/2 X	8.506	+ 6.82	7.663	X	3.985	=	30.537	SQ.M
Z4	1/2 X	8.028	+ 7.707	7.8675	X	2.031	=	15.979	SQ.M
Z5	1/2 X	5.258	+ 7.352	6.305	X	16.024	=	101.031	SQ.M
Z6	1/2 X	3.403	+ 4.313	3.858	X	10.982	=	42.369	SQ.M
Z7	1/2 X	6.776	+ 2.597	4.6865	X	13.213	=	61.923	SQ.M
Z8	1/2 X	1.042	+ 1.327	1.1845	X	3.331	=	3.946	SQ.M
Z9	1/2 X	1.877	+ 0.181	1.029	X	4.717	=	4.854	SQ.M
Z10	1/2 X	0.181	+ 0.59	0.3855	X	4.717	=	1.818	SQ.M
Z11	1/2 X		+	1.036	X	0.181	=	0.188	SQ.M
						TOTAL	=	10700.252	SQ.M
						TOTAL LAND AREA	=	23438.260	SQ.M
						BALANCE LAND AREA	=	12738.008	SQ.M

AREA UNDER OPEN SPACE

A	1/2 X	20.416	+ 20.774	20.595	X	2.375	=	48.913	SQ.M
B	1/2 X	20.774	+ 21.724	21.249	X	6.501	=	138.140	SQ.M
C	1/2 X	21.724	+ 21.987	21.8555	X	2.145	=	46.880	SQ.M
D	1/2 X	21.987	+ 22.631	22.309	X	3.979	=	88.768	SQ.M
E	1/2 X	22.631	+ 23.409	23.02	X	4.803	=	110.565	SQ.M
F	1/2 X	23.409	+ 24.092	23.7505	X	4.197	=	99.681	SQ.M
G	1/2 X	24.092	+ 25.933	25.0125	X	11.323	=	283.217	SQ.M
H	1/2 X	25.933	+ 28.544	27.2385	X	15.33	=	417.566	SQ.M
I	1/2 X	28.544	+ 29.242	28.893	X	3.347	=	96.707	SQ.M
						TOTAL	=	1330.436	SQ.M
			AREA UNDER ESS AND STP						
	ESS			5	X	5	=	25.000	SQ.M
	STP			5	X	5	=	25.000	SQ.M
						TOTAL	=	50.000	SQ.M
						TOTAL OPEN SPACE	=	1280.436	SQ.M

LAYOUT PLAN
SCALE- 1:500