A CHATTERJEE

Block C1, 1st Floor, Rajkamal Complex, Panchasheel Square, Dhantoli, Nagpur-440012.

Date :_____

Date:30-12-2023

Clarification about plot Area

I, **Arunabh Santoshkumar Chatterjee** is the Promoter of the development project named & styled "**Chatterjee Layout - Ranala**". As per the sanction Map issued by NMRDA the details of the Plottable area are as follows:

1	Area of Plot (Minimum of (a, b, c is considered)	
a)	Area as per ownership document (7/12)	14800.000 Sq Mtr
b)	As per Measurement Sheet	10941.835 Sq Mtr
c)	As per Site	10941.835 Sq Mtr
2	Deduction for reservation area	1725.595 Sq Mtr
3	Gross Area of Plot	9216.240 Sq Mtr
4	Recreational Open Space	925.441 Sq Mtr
5	Amenity Space	922.344 Sq Mtr
6	Area under Road Widening	2174.802 Sq. Mtr
7	Internal Road Area	1360.467 Sq Mtr
8	Area under Layout Plots (Plottable Area)	3783.166 Sq Mtr

The Search report issued by Adv. Nitin Upasani dated 09/08/23 specify the area as 1.48 Hector which in Sq Mtr terms is 14800.00 Sq Mtr. The Advocate search report specifies the total area on the basis of the 7/12 (saat – baara).

In Rera application on portal, the department ask to upload only the plottable area (Saleable area) which is 3783.16 Sq Mtr.

So, as can be referred from above, the total area of projected land is 14800.00 sq. mtr & out of that plottable area (Saleable area) is 3783.16 Sq. Mtr.

Promoter

Arunabh Santoshkumar Chatterjee

E-mail: arunabhskchatterjee@gmail.com, M: 9373105739