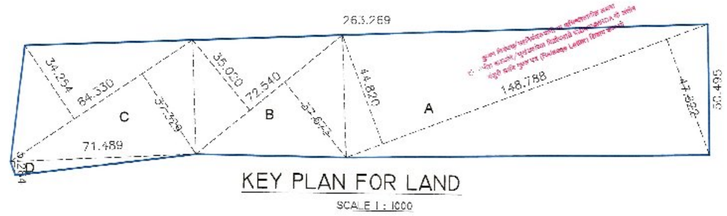
DETAILS OF LAYOUT/SUBDIVISION OF LAND

1.a) Village	1.b)Parcel No.(S.No./I No., C.S No., F.P No.,Sub Plot No.,Gut No)	Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gunthewari)	1.f)Area in SqM as per provenue 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
WELAHARI	21 ,	Raw/Adjoining Land	13400.00	12720.880	0.00	12720.88	12720.88	12720.88
Total Amalgamated Plot			13400.00	12720.880	0.00	12720.88	12720.88	12720.88

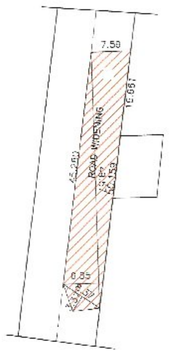
RECREATIONAL CALCULATION

Name	Area
open space	1293.36
TOTAL	1293.36



KEY PLAN FOR LAND

SCALE 1 : 1000



ROAD WIDENING AREA

SCALE 1 : 500

TOTAL LAND AREA CALCULATIONS

A	0.5	47.622	+	44.82	X	148.788	6877.130
B	0.5	35.02	+	37.673	X	72.54	2636.575
C	0.5	34.254	+	37.329	X	84.33	3018.297
C	0.5			71.489	X	5.284	188.874
		NET TOTAL AREA					**12720.876**

OPEN SPACE AREA CALCULATIONS

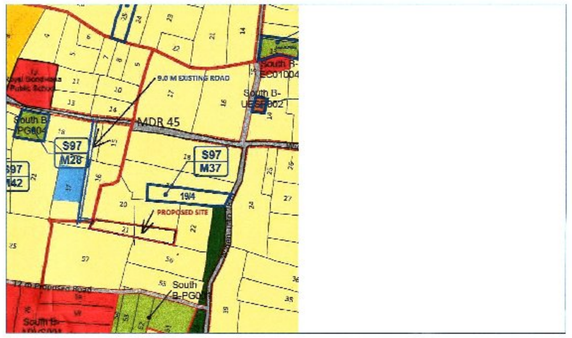
OP	0.5	19.452	+	18.004	X	69.06	1293.36
TOTAL						=	**1293.36**

ROAD WIDENING AREA CALCULATIONS

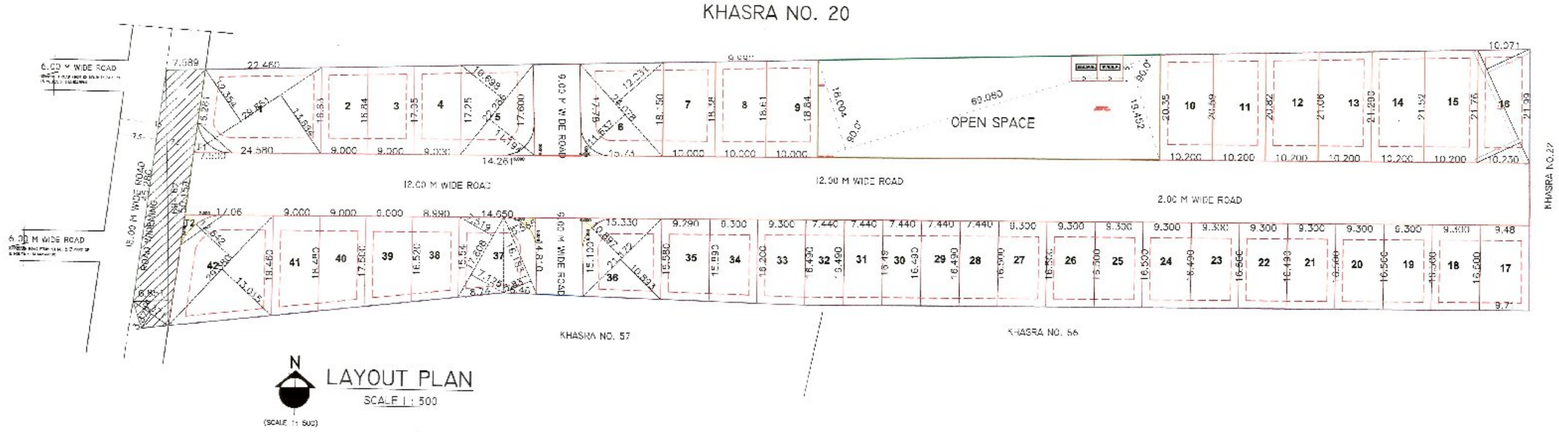
1	0.5	7.59	+	6.85	X	49.57	357.90
2	0.5			8.37	X	3.37	14.10
TOTAL						=	**372.00**

PLOT AREA STATEMENT

	PLOT AREA								TANGENT (M)	ROUNDING OF AREA ROAD	REMAINING PLOT AREA	NOS OF PLOTS	NET PLOT AREA	Pro-Rata FSI FACTOR	Built-up area on pro rata basis	FRONT ROAD WIDTH	BASIC FSI	permissible built up area on basic FSI
1	0.5	12.354	+	13.684	x	29.851	=	388.630	7.5M	14.340	374.290	1	374.290	1.624	607.847	12.000	1.1	668.632
2	0.5	16.63	+	16.84	x	9.00	=	150.615			150.615	1	150.615	1.624	244.599	12.000	1.1	269.059
3	0.5	16.84	+	17.05	x	9.00	=	152.505			152.505	1	152.505	1.624	247.668	12.000	1.1	272.435
4	0.5	17.05	+	17.25	x	9.00	=	154.350			154.350	1	154.350	1.624	250.664	12.000	1.1	275.731
5	0.5	10.698	+	11.194	x	22.286	=	243.943	6M	7.72	236.223	1	236.223	1.624	383.625	12.000	1.1	421.988
6	0.5	11.637	+	12.231	x	24.078	=	287.347	6M	7.72	279.627	1	279.627	1.624	454.134	12.000	1.1	499.525
7	0.5	18.15	+	18.38	x	10.00	=	182.690			182.690	1	182.690	1.624	296.689	12.000	1.1	326.357
8	0.5	18.38	+	18.61	x	9.99	=	184.805			184.805	1	184.805	1.624	300.123	12.000	1.1	330.136
9	0.5	18.61	+	18.84	x	10.00	=	187.285			187.285	1	187.285	1.624	304.151	12.000	1.1	334.566
10	0.5	20.35	+	20.59	x	10.20	=	208.794			208.794	1	208.794	1.624	339.081	12.000	1.1	372.990
11	0.5	20.59	+	20.82	x	10.20	=	211.191			211.191	1	211.191	1.624	342.974	12.000	1.1	377.272
12	0.5	20.82	+	21.06	x	10.20	=	213.588			213.588	1	213.588	1.624	346.867	12.000	1.1	381.554
13	0.5	21.06	+	21.29	x	10.20	=	215.985			215.985	1	215.985	1.624	350.760	12.000	1.1	385.836
14	0.5	21.29	+	21.52	x	10.20	=	218.331			218.331	1	218.331	1.624	354.570	12.000	1.1	390.026
15	0.5	21.52	+	21.76	x	10.20	=	220.728			220.728	1	220.728	1.624	358.462	12.000	1.1	394.308
16	0.5	9.26	+	9.22	x	24.05	=	222.134			222.134	1	222.134	1.624	360.746	12.000	1.1	396.820
17	0.5	9.48	+	9.71	x	16.50	=	158.318			158.318	1	158.318	1.624	257.108	12.000	1.1	282.818
18				9.30	x	16.50	=	153.450			153.450	1	153.450	1.624	249.203	12.000	1.1	274.123
19				9.30	x	16.50	=	153.450			153.450	1	153.450	1.624	249.203	12.000	1.1	274.123
20				9.30	x	16.50	=	153.450			153.450	1	153.450	1.624	249.203	12.000	1.1	274.123
21	0.5	16.50	+	16.49	x	9.30	=	153.404			153.404	1	153.404	1.624	249.127	12.000	1.1	274.040
22	0.5	16.49	+	16.50	x	9.30	=	153.404			153.404	1	153.404	1.624	249.127	12.000	1.1	274.040
23	0.5	16.50	+	16.49	x	9.30	=	153.404			153.404	1	153.404	1.624	249.127	12.000	1.1	274.040
24	0.5	16.49	+	16.50	x	9.30	=	153.404			153.404	1	153.404	1.624	249.127	12.000	1.1	274.040
25				9.30	x	16.50	=	153.450			153.450	1	153.450	1.624	249.203	12.000	1.1	274.123
26				9.30	x	16.50	=	153.450			153.450	1	153.450	1.624	249.203	12.000	1.1	274.123
27				9.30	x	16.50	=	153.450			153.450	1	153.450	1.624	249.203	12.000	1.1	274.123
28	0.5	16.50	+	16.49	x	7.44	=	122.721			122.721	1	122.721	1.624	199.299	12.000	1.1	219.229
29 TO 32				7.44	x	16.49	=	122.715			122.715	4	490.861	1.624	797.159	12.000	1.1	876.875
33	0.5	16.49	+	16.20	x	9.30	=	152.009			152.009	1	152.009	1.624	246.862	12.000	1.1	271.548
34	0.5	16.20	+	15.89	x	9.30	=	149.219			149.219	1	149.219	1.624	242.331	12.000	1.1	266.564
35	0.5	15.89	+	15.58	x	9.29	=	146.178			146.178	1	146.178	1.624	237.393	12.000	1.1	261.133
36	0.5	10.897	+	10.893	x	21.172	=	230.669	6M	7.71	222.959	1	222.959	1.624	362.085	12.000	1.1	398.294
37	0.5	5.565	+	5.837	x	16.183	=	92.259	6M	7.71	214.939	1	214.939	1.624	349.062	12.000	1.1	383.968
	0.5	7.519	+	7.125	x	17.808	=	130.390										
38	0.5	15.54	+	16.52	x	8.99	=	144.110			144.110	1	144.110	1.624	234.034	12.000	1.1	257.438
39	0.5	16.52	+	17.50	x	9.00	=	153.090			153.090	1	153.090	1.624	248.618	12.000	1.1	273.480
40	0.5	17.50	+	18.48	x	9.00	=	161.910			161.910	1	161.910	1.624	262.942	12.000	1.1	289.236
41	0.5	18.48	+	19.46	x	9.00	=	170.730			170.730	1	170.730	1.624	277.266	12.000	1.1	304.992
42	0.5	12.642	+	13.015	x	29.380	=	376.901	7.5M	11.211	365.690	1	365.690	1.624	593.881	12.000	1.1	653.269
TOTAL												42	7602.540					



KHASRA NO. 20



LAYOUT PLAN

SCALE 1 : 500

(SCALE 1= 500)

Project Details

Proposal code -NMRDA-24-08736
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Cts No./Survey No. - 21
Tahsil : Nagpur gramin
Mouza : wela(Hari)
Prorata Value : 0.00
Separation/CRZ Zone Area :

Signature valid

NAGPUR METRO POLITAN REGION DEVELOPMENT AUTHORITY,
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 26/08/2025 AND
FOR THE LAYOUT OF SR.NO. 21
MOUZA WELA (HARI) TAH. & DIST. NAGPUR.

This Layout Plan is provisionally approved by
Metropolitan Commissioner Dated 28/08/2025

This sanction is subject to conditions of
N.A. order Dt. 31/03/2025
A.T.P. order Dt.

DEMARCATED RESIDENTIAL LAY-OUT PLAN ON KH. NO. 21 ,
MOUZA - VELA HARI , P.H.NO- 38A ,TAH. - NAGPUR (GRAMIN),
DIST:- NAGPUR.

BELONGING TO :- SHRI. ARJUN UPASRAO KELZARE AND OTHER 3

AREA STATEMENT

1.	Area of Plot (Minimum area of, by title (as observed)	12720.88
	a) As per ownership document (7/12, CTS extract)	13400.00
	b) as per measurement sheet	9220.88
	(c) as per site	12720.88
2.	Deduction for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	372.00
	(b) Any D.P. Reservation area	0.00
	(n) Any D.P. Reservation area	0.00
	(c) External structure in plot	0.00
	(c) Not in possession	0.00
	(total deducted)	372.00
3.	Balance area of plot (1-2)	12348.88
4.	Amenity Space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment or 2(b), if any -	
	(c) Proposed -	0.00
5.	Net Plot Area (3-4 (c))	12348.88
6.	Recreational User space/Play Ground (if applicable)	
	(a) Required	1234.87
	(b) Proposed	1293.36
7.	Internal Road area (net plot -(Mandatory area - open space - MSRR (compound structure))	9407.980
8.	Service road and Highway widening	
9.	Plintable area	7602.54
10.	Pro rata factor for FSI calculation on (typical plots = (5/6);	1.624
11.	Area under for ROAD & SIP	50.00

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Name of Demarcated Plot

SITE ADDRESS
KH.NO.21 , MOUZA :- WELA HARI,KHASRA, NAGPUR (GRAMIN)

ADDRESS OF SURVEYOR
OFFICE
PLOT NO.05 FAMILY LAYOUT,WARDHA,NAGPUR

NUMBER PLATE

Signature Valid

SCALE 1:500 | 27/08/25
JOB NO - NMRDA/24-08736 | CHECK BY -

SUBMISSION DRAWING

LEGENDS:
PLOT BOUNDARY SHOWN WHITE
PROPOSED WORK SHOWN RED
BOUNDARY LINE SHOWN BLUE
MASTER LINE SHOWN BLUE DOTTED
BRAODBAND SHOWN GREEN
TELEPHONE SHOWN DARK YELLOW
OPTICAL FIBER SHOWN
EXISTING SHOWN BUILDING GREY

Scanned with CamScanner

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P50500077078

Project: ***MAI NAGARI II*** *, Plot Bearing / CTS / Survey / Final Plot No.:****KH. No. 21, Mouza- Wela harishandra, Nagpur Gramin*** *at* ***Nagpur (Rural), Nagpur, 441108****;*

1. **Kelzare Land Developers** having its registered office / principal place of business at *Tehsil:* ***Nagpur (Urban)****, District:* ***Nagpur****, Pin:* ***440037***.
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **23/07/2024** and ending with **26/04/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:7/23/2024 12:50:50 PM

Dated: **23/07/2024**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Scanned with CamScanner



Scanned with CamScanner