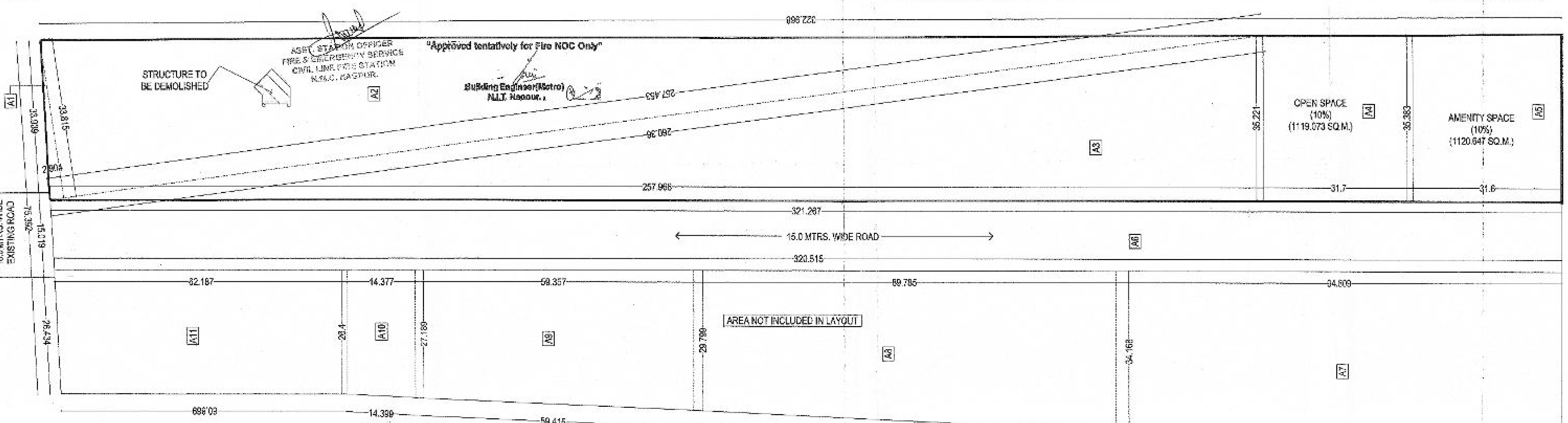
SUBMISSION DRAWING | SHEET NO: 01

PROJECT ADDRESS:

PROPOSED RESIDENTIAL MULTI FAMILY DWELLING UNIT FOR GROUP HOUSING AT KHASRA/SURVEY NO 59/2 (PART) MOUZA PANJRI (BZ), TAH. NAGPUR (RURAL), DIST. NAGPUR. BELONGING TO M/S NOVEL RESIDENTIAL INFRASTRUCTURES THROUGH (1) OM SHIVAM BUILDCON PVT. LTD. THROUGH DIRECTOR, SHRI RAVINDRA KISANRAO KAPSE, (2) YASHODA HYBRID SEEDS PVT. LTD. THROUGH DIRECTOR SHRI SHANKAR DIWANJI PAWADE.

APPROVAL STAMP:

N. I. T.
L.S. NO. 2746
L.S. Valid up to 21-12-2018



Subject to terms and condition of Government circular dated 30-01-2018 that Developer have to construct the temporary shade, toilet and arrangement of drinking water for the labours.

LAYOUT PLAN
SCALE - 1:500

This sanction is subject to conditions of N.A. order Dt. 28-4-16 N.A.T.P. order Dt. ___

This Sanction is Subject to Conditions Mentioned in Development agreement Dt. 19/05/16 with N.I.T. & its Corrigendum dated 25-11-16

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED ___ OF STRUCTURAL DESIGNER AND APPLICANT

Subject to the provisions of structural drawings submitted by applicant.

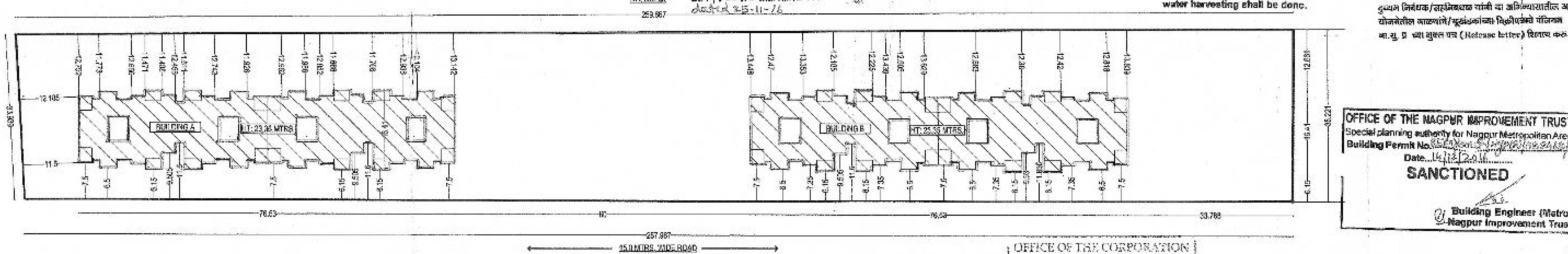
करारनाम्यातील अटी शर्तीनुसार गाळधारी /भूखंडधारी/ भूखंडाची विक्री ना. सु. प्र. कडून गाळे /भूखंडक मुक्त पत्र (Release letter) प्राप्त केल्याशिवाय करता येणार नाही.

Necessary arrangement for rain water harvesting shall be done.

सदर इमारत परवाना हा ना.सु.प्र. सह केलेल्या विकास करारनामा दि. 19-5-16 ... मधील सर्व अटींचे अधीन राहून देण्यात येत आहे.

दुय्यम निबंधक/सहनिबंधक यांनी या अभिन्यासातील अथवा योजनेतील गाळ्यांचे/भूखंडांच्या विक्रीपत्रांचे पंजियन ना.सु.प्र. च्या मुक्त पत्र (Release letter) शिवाय करू नये

This Sanction is Subject to Condition that Flats shall be released as per Condition No. ___ of the Development Agreement Dt. 19-5-16

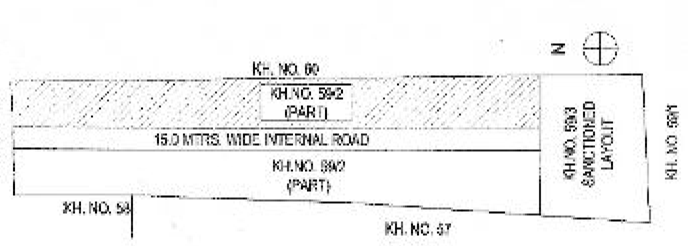


OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Special planning authority for Nagpur Metropolitan Area
Building Permit No. ___/2016050894/988
Date 14/12/2016
SANCTIONED
Building Engineer (Metro) Nagpur Improvement Trust

SITE PLAN
SCALE - 1:500

OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR. (FIRE SERVICE)
No Objection Certificate hereby issued by Fire Service Deptt. for the proposed construction.
The scope of this approval is Restricted to Fire Protection arrangements only.
Please See conditions mentioned in ___ of N.O.C. Certificate No. C.A. / 1885 / F.S. dated 06/11/2016
Chief Fire Officer Fire Service N.M.C. Nagpur.

Subject to the Condition laid down by Fire Brigade Deptt. Nagpur Mpl. Corporation Vide Letter No. ___ dt. ___



LOCATION PLAN

AREA STATEMENT

SR.NO.	DESCRIPTION		AREA	SQ.M.	PERCENTAGE
1	AREA OF LAND AS PER 7/12	=	26100	SQ.M.	100%
2	MINIMUM AREA OF LAND AS PER K - PRAT	=	26100	SQ.M.	100%
3	AREA UNDER D.P./ R.P. PROPOSAL IF ANY	=	-	SQ.M. / SQ.M.	
4	GROSS AREA UNDER LAYOUT	=	11184.664	SQ.M.	100.000%
5	AREA UNDER OPEN SPACE	=	1119.073	SQ.M.	10.000%
6	AREA UNDER AMENITY SPACE	=	1120.647	SQ.M.	10.001%
7	AREA UNDER APPROACH & VEHICULAR ROAD	=	-	SQ.M.	
8	AREA UNDER SERVICE ROAD/ ROAD WIDENING, AS PER CLAUSE 24.1	=	-	SQ.M	
9	AREA UNDER RESIDENTIAL PLOTS	=	8944.944	SQ.M	79.982%
	TOTAL AREA UNDER LAYOUT		**11184.664**	**SQ.M.**	**100%**

NA1 = NET PLOT AREA FOR LAYOUT @ 90% OF AREA EXCLUDING AMENITY SPACE, D.P./ R.P. PROPOSALS, IF ANY & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1 FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 13.4 OF SDPR = 90% **(11184.664 - 1120.647) = 9057.615 SQ.M.**

NA2 = AREA UNDER D.P./ R.P ROADS + AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1 = NIL.

NA = NET PLOT AREA TO BE PROPORTIONATELY DISTRIBUTED OVER THE PLOTS **= NA1 + NA2 = 9057.615 SQ.M.**

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (FSI) ON PRO - RATA BASIS "X" AS PER CLAUSE 13.4.1 (iii) OF SDCPR - NA/A = **(9057.615/8944.944) = 1.0126**

TOTAL PLOT AREA CALCULATION

S.no.	Discription	Type	Number	Length	Breadth	Altitude	Calculation	Answer (In Sq.Mtrs.)
Addition								
1	A1	Traingle	1	33.815		2.904	1/2 Length X altitude	49.100
2	A2	Traingle	1	33.815		257.463	1/2 Length X altitude	4352.887
3	A3	Traingle	1	35.221		257.988	1/2 Length X altitude	4542.945
4	A4	Trapezium	1	35.221	36.383	31.700	1/2 X sum of parallel side X altitude	1119.073
5	A5	Trapezium	1	35.544	36.383	31.600	1/2 X sum of parallel side X altitude	1120.647
6	A6	Trapezium	1	320.515	321.267	15.000	1/2 X sum of parallel side X altitude	4813.365
7	A7	Trapezium	1	34.168	40.286	94.809	1/2 X sum of parallel side X altitude	3629.456
8	A8	Trapezium	1	34.168	29.799	89.785	1/2 X sum of parallel side X altitude	2871.639
9	A9	Trapezium	1	27.189	29.799	59.357	1/2 X sum of parallel side X altitude	1691.318
10	A10	Trapezium	1	27.189	28.400	14.377	1/2 X sum of parallel side X altitude	385.232
11	A11	Trapezium	1	60.869	62.187	28.400	1/2 X sum of parallel side X altitude	1624.339
(I)	Total Addition area =							26100.000
	TOTAL PLOT AREA = (I) =							26100.000
	TOTAL AREA OF LAND UNDER LAYOUT = A1+A2+A3+A4+A5 = 49.106 + 4352.896 + 4542.943 + 1119.073 + 1120.647 =							11184.664
	AREA OF LAND UNDER OPEN SPACE							
12	A4	Trapezium	1	35.221	36.383	31.700	1/2 X sum of parallel side X altitude	1119.073
(II)	TOTAL AREA UNDER OPEN SPACE							1119.073
	AREA OF LAND UNDER AMENITY SPACE							
13	A5	Trapezium	1	35.544	36.383	31.600	1/2 X sum of parallel side X altitude	1120.647
(III)	TOTAL AREA UNDER AMENITY SPACE							1120.647

AREA STATEMENT FOR PLOT

14	A1	Triangle	1	33.815		2.904	1/2 Length X altitude	49.106
15	A2	Triangle	1	33.815		257.453	1/2 Length X altitude	4352.895
16	A3	Triangle	1	35.221		257.988	1/2 Length X altitude	4542.943
(IV)	AREA OF LAND UNDER PLOT							8944.944
	AREA STATEMENT FOR INTERNAL ROAD							
17	A6	Trapezium	1	320.515	321.267	15.000	1/2 X sum of parallel side X altitude	4813.365
(V)	AREA OF LAND UNDER INTERNAL ROAD							4813.365
	AREA STATEMENT FOR LAND UNDER AGRICULTURE							
18	A7	Trapezium	1	34.168	40.286	94.809	1/2 X sum of parallel side X altitude	3629.456
19	A8	Trapezium	1	34.168	29.799	89.785	1/2 X sum of parallel side X altitude	2871.639
20	A9	Trapezium	1	27.189	29.799	59.357	1/2 X sum of parallel side X altitude	1691.318
21	A10	Trapezium	1	27.189	28.400	14.377	1/2 X sum of parallel side X altitude	385.225
22	A11	Trapezium	1	60.869	62.187	28.400	1/2 X sum of parallel side X altitude	1624.339
(VI)	AREA OF LAND UNDER AGRICULTURE							10101.976

A — AREA STATEMENT

SR.NO.	DECRIPTION	VALUE IN SQ.M.
1	AREA OF PLOT (AS PER SANCTIONED LAYOUT PLAN)	8944.944
2	NET PLOT AREA (AS PER SANCTIONED LAYOUT PLAN)	9057.615
3	ADDITION OF AREA FOR F.S.I. IF ANY	
	A) F.S.I. 1.1 FOR PLOT ABUTTING 15.0 MTRS. WIDE ROAD = 1.1 X 9057.615	9963.376
4	F.S.I PERMISSIBLE WITH PAYMENT OF PREMIUM = 0.20 =	1811.523
5	PERMISSIBLE BUILT UP AREA	11774.899
6	EXISTING BUILT-UP AREA	-
7	PROPOSED BUILT-UP AREA	
	BUILDING A	5778.843
	BUILDING B	5778.744
	TOTAL B/U AREA PROPOSED	11557.587

B — BALCONY AREA STATEMENT

SR.NO.	DECRIPTION	VALUE IN SQ.M.
8	PERMISSIBLE BALCONY AREA PER FLOOR	122.992
9	PROPOSED BALCONY AREA PER FLOOR	108.080

C — PARKING STATEMENT

SR.NO.	DECRIPTION	VALUE IN NOS.
10	PARKING REQUIRED	
	A) CAR	84
	B) SCOOTER	160
	C) CYCLE	168
11	GARAGES PERMISSIBLE	-
12	GARAGES PROPOSED	-
	A) CAR	-
	B) SCOOTER	-
	C) CYCLE	-
13	TOTAL PARKING PROVIDED	
	A) CAR	84
	B) SCOOTER	168
	C) CYCLE	168

TYPICAL AREA STATEMENT FOR BUILDING A

FLOOR	BUILT-UP	PERMISSIBLE BALCONY AREA	TOTAL BALCONY AREA	OPEN BALCONY	ENCLOSED BALCONY	PERMISSIBLE OPEN TERRACE AREA	PROPOSED OPEN TERRACE AREA	TOTAL GROSS AREA
	(A)	(B)	(C = D + E)	(D)	(E)	(F)	(G)	= (A + C + G)
	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)
GROUND	39.199	-	-	-	-	-	-	39.199
FIRST	819.950	122.992	108.080	73.920	34.160	-	-	928.030
SECOND	819.950	122.992	108.080	73.920	34.160	163.990	62.350	990.380
THIRD	819.950	122.992	108.080	73.920	34.160	163.930	60.385	988.416
FOURTH	819.950	122.992	108.080	73.920	34.160	163.930	62.350	990.380
FIFTH	819.950	122.992	108.080	73.920	34.160	163.990	60.385	988.416
SIXTH	819.950	122.992	108.080	73.920	34.160	163.990	62.350	990.380
SEVENTH	819.950	122.992	108.080	73.920	34.160	163.990	60.385	988.416
TOTAL	**5778.843**	**860.944**	**756.560**	**517.440**	**239.120**	**983.940**	**368.208**	**6903.611**

TYPICAL AREA STATEMENT FOR BUILDING - B

FLOOR	BUILT-UP	PERMISSIBLE BALCONY AREA	TOTAL BALCONY AREA	OPEN BALCONY	ENCLOSED BALCONY	PERMISSIBLE OPEN TERRACE AREA	PROPOSED OPEN TERRACE AREA	TOTAL GROSS AREA
	(A)	(B)	(C = D + E)	(D)	(E)	(F)	(G)	= (A + C + G)
	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)
GROUND	39.037	-	-	-	-	-	-	39.037
FIRST	819.951	122.992	109.080	73.920	34.160	-	-	929.031
SECOND	819.951	122.992	108.080	73.920	34.160	163.990	62.350	990.381
THIRD	819.951	122.992	108.080	73.920	34.160	163.990	60.255	988.286
FOURTH	819.951	122.992	108.080	73.920	34.160	163.990	62.350	990.381
FIFTH	819.951	122.992	108.080	73.920	34.160	163.990	60.255	988.286
SIXTH	819.951	122.992	108.080	73.920	34.160	163.990	62.350	990.381
SEVENTH	819.951	122.992	108.080	73.920	34.160	163.990	60.255	988.286
TOTAL	**5778.744**	**860.944**	**756.560**	**517.440**	**239.120**	**983.940**	**367.815**	**6903.119**

TOTAL GROSS AREA STATEMENT (FSI & NON FSI B/U AREA)

BUILDINGS	BUILT-UP	TOTAL BALCONY AREA	PROPOSED OPEN TERRACE AREA	TOTAL AREA	LIFT DUCT AREA	FIRE ESCAPE STAIRCASE AREA	TERRACE MUMTY SLAB AREA	STILT AREA	O.H.T.	TOTAL GROSS AREA
	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)
	A	B	C	D = A + B + C	I	II	III	IV	V	D + I + II + III + IV + V
BUILDING A	5778.843	755.560	368.208	6903.611	95.330	152.635	137.532	805.102	26.300	8120.010
BUILDING B	5778.744	755.560	367.815	6903.119	95.330	152.635	137.532	805.102	26.300	8119.518
				TOTAL GROSS AREA						**16239.528**

INDEX:
PLOT BOUNDARY SHOWN IN:
EXISTING WORK SHOWN IN:
PROPOSED WORK SHOWN IN:
DRAINAGE LINE SHOWN IN:
DEMOLISION TO BE SHOWN IN:

NOTES:
1. DRAWING SHOULD NOT BE SCALED AND ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. ALL EXTERNAL WALLS AREA 150 MM THK. AND INTERNAL WALLS 115 MM THK. FLY ASH BRICK

NORTH | DRAWING TITLE: SITE PLAN
SCALE: 1:500 | DATE: 17.09.18 | REV. NO.: 01

OWNER: | SIGNATURE:
NOVEL INFRASTRUCTURE / NOVEL RESIDENTIAL INFRASTRUCTURE
Partner | Partner

FIRE CONSULTANT:
SIGNATURE:

ARCHITECT: | SIGNATURE:
EKVEERA ARCHITECTS
215, Opp. Sangh Ground, Abhyankar Nagar, Nagpur - 10
M/s Ekveera Architects
Authorised Signatory