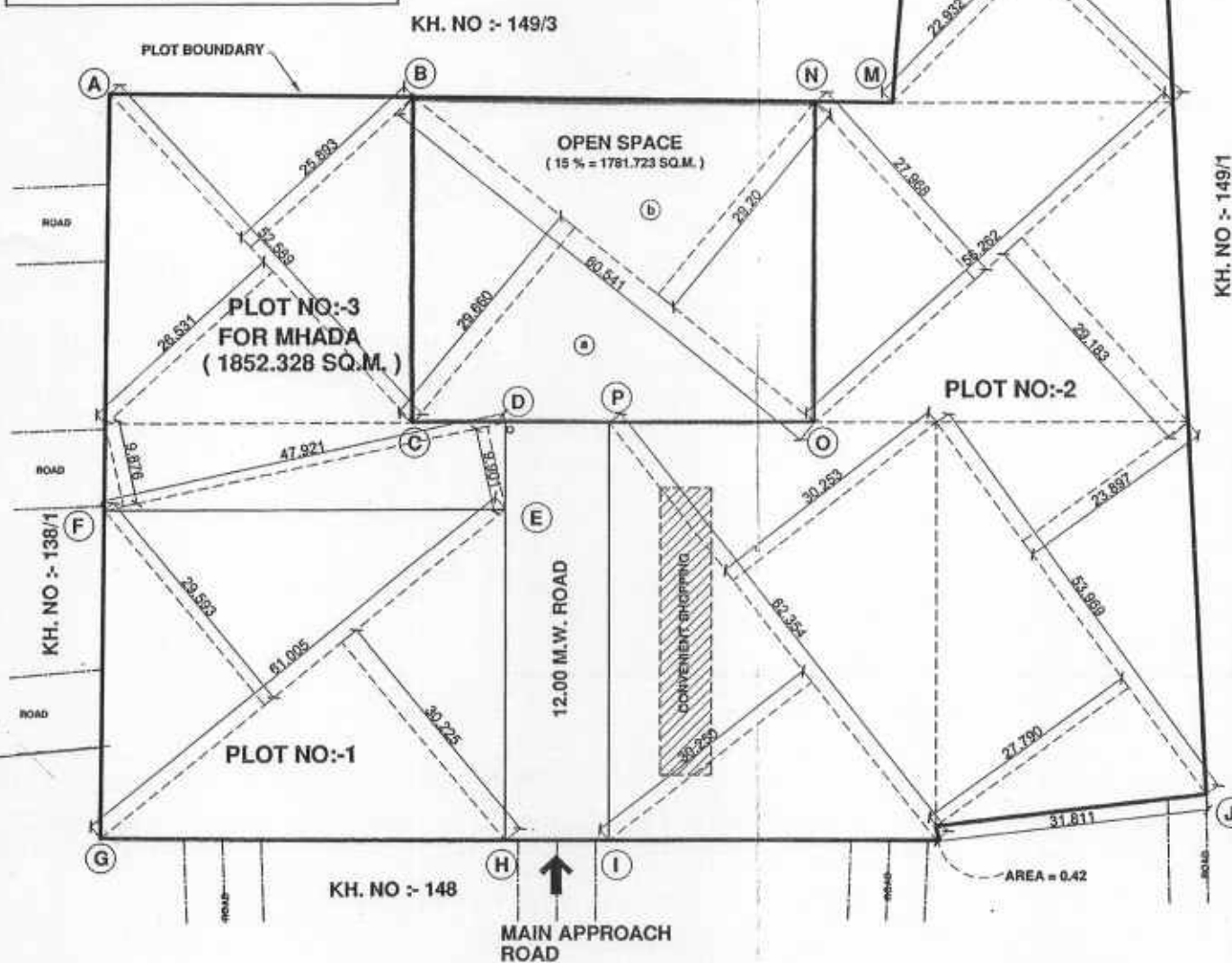
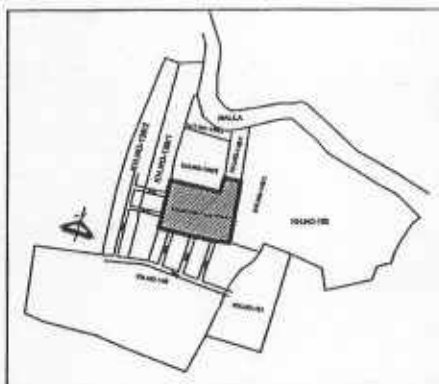


LOCATION PLAN:
NOT TO SCALE



NAGPUR IMPROVEMENT TRUST
SANCTIONED SUBJECT TO THE TERMS AND
CONDITIONS MENTIONED IN THE "AGREEMENT"
DT. 28/10/2016 FOR THE LAYOUT/SITE OF
KHASRA NO. 149/1, 149/4
MOUZA, NARA
GREEN BELT ZONING SCHEME

Assistant Director Town Planning
Nagpur Improvement Trust
PARTY No. 1

LAYOUT PLAN

SCALE 1:500

**PROPOSED RESIDENTIAL LAYOUT PLAN
FOR LAND AT KH.NO:-149/4 AND 149/1 (PART)
MOUZA: NARA, TEH. & DIST. :- NAGPUR.
BELONGING TO LEVERAGE REALTORS PVT. LTD.**

TOTAL LAND AREA AS PER 7/12 EXTRACT	12,100.00 SQ.M.
GROSS AREA UNDER LAYOUT AS PER K-PRAT	11870.00 SQ.M. (100 %)
AREA UNDER RESIDENTIAL (MINIMUM 20% OF NET RESIDENTIAL PLOT AREA I.e. 1852.089 SQ.M. TO BE PROVIDED FOR E.W.S. / L.I.G. AS PER INCLUSIVE HOUSING POLICY) (AREA PROVIDED = 1852.328 SQ.M.)	9260.449 SQ.M. (78.015 %)
AREA UNDER RECREATIONAL OPEN SPACE	1781.723 SQ.M. (15.010 %)
AREA UNDER AMENITY SPACE (AS PLOT AREA IS LESS THAN 3 HECTARE)	00.00 SQ.M. (00.00 %)
AREA UNDER CONVENIENT SHOPPING	237.40 SQ.M. (2.00 %)
AREA UNDER ROAD	590.428 SQ.M. (04.975 %)
TOTAL AREA UNDER LAYOUT	11870.00 SQ.M. (100.00 %)

SCHEDULE OF PLOTS (ABNMLKJIHGFA)

PLOT NO	SIZE OF PLOT	AREA OF PLOT (SQ.M.)	DEDUCTION FOR TANGENT	NO. OF PLOTS	TOTAL AREA (SQ.M.)
01 FEHGF	1/2X(61.005 X 29.593) + 1/2X(61.005 X 30.225)	902.66 + 921.938	-	01	1824.598
02 PIJKLMNOP	1/2X(62.354 X 30.253) + 1/2X(62.354 X 30.25) + 1/2X(53.969 X 23.897) + 1/2X(53.969 X 27.79) + 1/2X(56.262 X 27.968) + 1/2X(56.262 X 29.183) + 1/2X(42.618 X 22.932) + 1/2X(42.618 X 20.813)	943.197 + 943.104 + 644.848 + 749.90 + 786.767 + 820.946 + 488.657 + 443.504	-	01	5820.923
03 ABCDEF	1/2X(52.589 X 25.893) + 1/2X(52.589 X 26.531) + 1/2X(47.921 X 9.876) + 1/2X(47.921 X 9.901)	680.843 + 697.62 + 236.633 + 237.232	-	01	1852.328
TOTAL AREA OF PLOTS					9497.849
OPEN SPACE BNOPDCB	a - 1/2 X 60.541 X 29.20 + b - 1/2 X 60.541 X 29.66	883.90 + 897.823	-		1781.723

1- MINIMUM 20 % OF NET RESIDENTIAL PLOTABLE AREA 9260.449 SQ.M. I.e. 1852.089 SQ.M. IS PROVIDED AS PLOT NO:- 3 FOR E.W.S. / L.I.G. AND TO BE HANDED OVER TO MHADA AS PER GOVT. NOTIFICATION DATED: 8TH NOV. 2013.

2- AMALGAMATION OF THIS EWS / LIG TENAMENTS WILL NOT BE ALLOWED

3 - CONVENIENT SHOPPING OF 2% TO 5 % OF PLOTABLE AREA WILL BE PROVIDED IN PLOT NO:-2 AS PER RULES

OWNER'S SIGN :

For LEVERAGE REALTORS PVT LTD.
SHRI ADITYA U. GUPTA
(THRU DIRECTOR)
FOR: LEVERAGE REALTORS PVT. LTD.

DRAWN BY: prashant ...
CHECKED BY:
APPROVED BY:
DATE: 28-10-16

INDEX:

PLOT BOUNDARY SHOWN IN THUS
OPEN SPACE SHOWN IN THUS
NET PLOTABLE AREA SHOW IN THUS:

ARCHITECT'S SIGN :

PRASHANT SATPUTE
B.Arch. (HONS.) B'BA, M.C.A.
REG. No.: CA/91/13618
NIT L.S. No. 491
N.M.C. L.S. No. R-222

NORTH :



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North Ambazari Road, Nagpur - 440 010, India.
Phone +91-712-252257, 252257, 252257
E-mail: design_cell@rediffmail.com

**ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS**