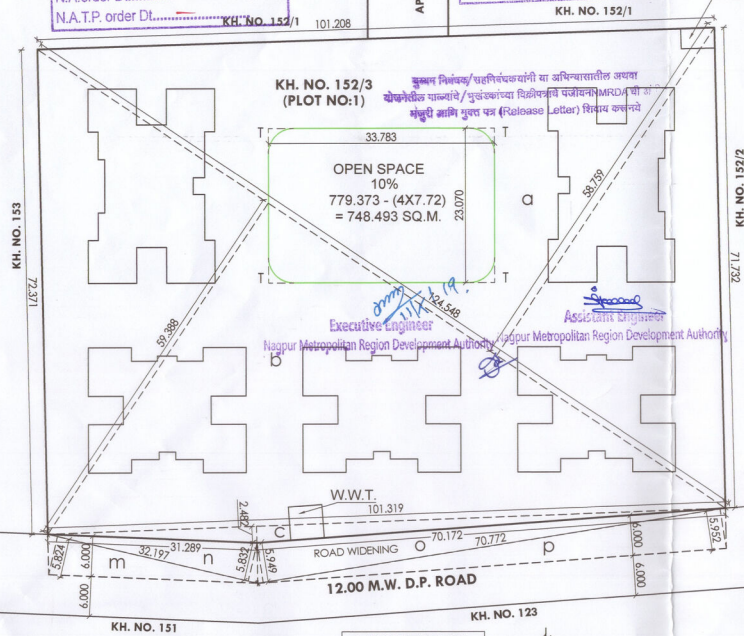


This Layout Plan finally approved by Executive Engineer Nmrda On Dated...12.7.2019...

This sanction is subject to conditions of N.A.order Dt...14.8.2019...
N.A.T.P. order Dt...KH. No. 152/1

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 12.7.2019
FOR THE LAYOUT SITE OF KH. NO. 152/3
MOUZA PIPLA, TAHSIL NAGPUR (S)



LAYOUT PLAN
SCALE 1:500

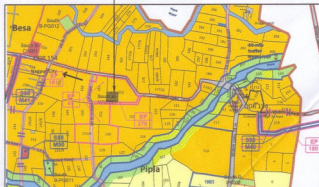
OPEN SPACE AREA CALCULATION:

SIZE OF PLOT	AREA OF EACH PLOT	DEDUCTION FOR TANGENT	TOTAL AREA (SQ.M.)
33.783 X 23.070	779.373	30.88	748.493
TOTAL = 748.493 SQ.M.			

SCHEDULE FOR PLOTS (PLOT NO:1)

SIZE OF PLOTS	AREA OF EACH PLOT (SQ.M.)	DEDUCTION FOR TANGENT AREA (SQ.M.)	NET AREA SQ.M.
A	B	C	D
a 0.5 124.548 58.759	3659.158		
b 0.5 124.548 59.388	3698.328		
c 0.5 101.319 2.482	125.737	0	
DEDUCTION			
WASTE WATER TREATMENT + ELECTRIC SUB STATION		-50.000	
OPEN SPACE		-748.493	
NET TOTAL PLOT AREA		6684.730	0
			6684.730

SHEET NO. 98
KH. NO. 152/3, N.T.S.



CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED
BY ME ON 25/05/2019 AND THE DIMENSIONS OF
SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON
SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA
STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME
RECORDS/ LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

PRASHANT SATPUTE
B.ARCH. (HONS.) B'WAY, M.C.A.
REG. No.: CA/91/13818
NIT LS. No. 491
N.M.C. L.S. No. R-222

OWNER'S DECLARATION -
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS
SANCTIONED BY NMRDA.
I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS.
ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER
TECHNICAL PERSON SO AS TO ENSURE AND QUALITY AND SAFETY AT THE WORK SITE.

OWNER (S) NAME AND SIGNATURE

AREA STATEMENTS:

1. AREA OF PLOT (Minimum area of a,b,c to be considered)	= 8092.00 SQ.M.
a) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 8100.00 SQ.M.
b) AS PER MEASUREMENT SHEET	= 8092.00 SQ.M.
c) AS PER SITE	= 8092.00 SQ.M.
2. DEDUCTION FOR	
a) PROPOSED D.P./R.P. ROAD WIDENING AREA	= 608.777 SQ.M.
b) ANY D.P. RESERVATION AREA	= NIL
c) NATURAL WATER COURSE AREA	= NIL
TOTAL (a+b+c)	= NIL
3. GROSS AREA OF PLOT (1-2)	= 7483.223 SQ.M. (100%)
4. RECREATIONAL OPEN SPACE	
A) REQUIRED (10%)	= 748.322 SQ.M.
B) PROPOSED	= 748.493 SQ.M. (10.0%)
5. AMENITY SPACE	
A) REQUIRED (10%)	= NIL
B) PROPOSED	= NIL
6. SERVICE ROAD AND HIGHWAY WIDENING	= NIL
7. INTERNAL ROAD AREA	= NIL
8. NET AREA OF PLOT = [3 - 5(b)] (FOR BASIC F.S.I. = 1.00)	= 7483.223 SQ.M.
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr. no. 8 x 1.10)	= 8231.545 SQ.M.
10. ADDITION OF AREA FOR F.S.I.	
a) In-situ area against D.P. Road [1.85 x sr.no. 2 (a)], if any	= 1126.233 SQ.M.
b) In-situ area against Amenity Space (2.00 or 1.85xsr.no. 5(b))	= NIL
c) Premium FSI area (subject to maximum of 0.3 of sr. no. 8)	= NIL
d) TDR area	= NIL
e) Additional FSI area under chapter VIII	= NIL
TOTAL (a+b+c+d+e)	= 1126.233 SQ.M.
11. TOTAL AREA AVAILABLE [9+10]	= 9357.778 SQ.M.
12. Maximum utilization of F.S.I. Permissible as per Road width (as per regulation no. 15.4)	-----
13. Total Built-up Area In proposal (excluding area at sr. no. 15b)	-----
a) Existing Built-up Area	-----
b) proposed Built-up Area	-----
c) Excess Balcony area counted in F.S.I.	-----
d) Excess Double Height terraces area counted in F.S.I.	-----
TOTAL (a+b+c+d)	-----
14. F.S.I. Consumed (13/8) (should not be more than serial no. 12 above)	-----
15. AREA FOR INCLUSIVE HOUSING, IF ANY	
a) Required (20% of sr. no. 9)	NIL
b) proposed	NIL

SCHEDULE FOR ROAD WIDENING

SIZE	AREA OF EACH PLOT (SQ.M.)	DEDUCTION FOR TANGENT AREA (SQ.M.)	NET AREA SQ.M.
A	B	C	D
m 0.5 32.197 5.824	93.758		
n 0.5 32.197 5.832	93.89		
o 0.5 70.772 5.949	210.512		
p 0.5 70.772 5.952	210.617		
NET TOTAL PLOT AREA	608.777	0	608.777

PROJECT TITLE :

PROPOSED RESIDENTIAL GROUP HOUSING LAYOUT
AT KH. NO. 152/3, P.H. NO. 38, MOUZA - PIPLA,
TAH. - NAGPUR (RURAL), DIST. - NAGPUR.

BELONGING TO :-

M/S LEVERAGE SPACES LLP
PARTNER
SHRI. ADITYA UMESH GUPTA

INDEX:

- 1 - PLOT BOUNDARY SHOWN IN THUS:
- 2 - OPEN SPACE SHOWN IN THUS:
- 3 - PLOTS SHOW IN THUS:

SCALE:	DRN. BY:	CHKD BY:	APR. BY:	NORTH	DATE:
1 : 500	SURENDRA	AR, PRASHANT			17-06-19

OWNER'S SIGN:

LEVERAGE SPACES LLP
PARTNER
SHRI. ADITYA UMESH GUPTA

ARCHITECT'S SIGN :

PRASHANT SATPUTE
B.ARCH. (HONS.) B'WAY, M.C.A.
REG. No.: CA/91/13818
NIT LS. No. 491
N.M.C. L.S. No. R-222

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