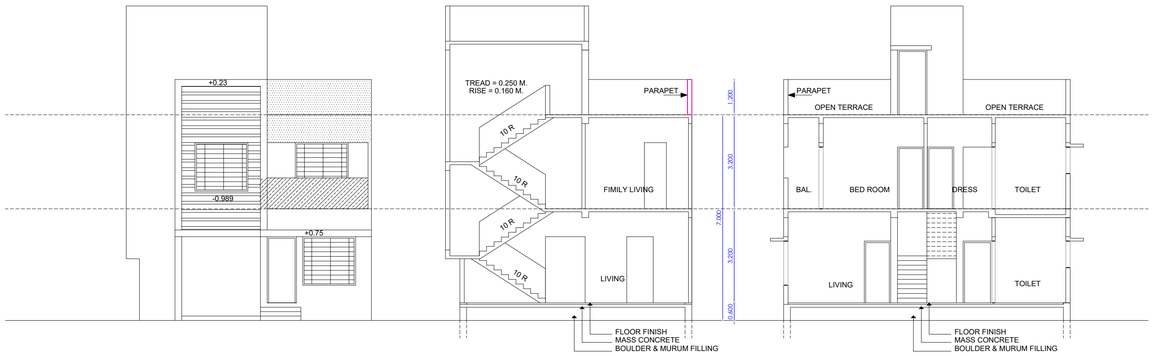
PROPOSED SINGLE-FAMILY DWELLING UNIT
BUILDING PLAN ON PLOT NO:- 28, KH:-180/2,
P.H. NO:-53, MOUZA:- WELA-HARISHCHANDRA,
TAH.- NAGPUR (RURAL), DIST:-NAGPUR
BELONGS TO
M/S LEVERAGE HOMES LLP
THROUGH PARTNER
SHRI. ADITYA UMESH GUPTA

Signature Not Verified

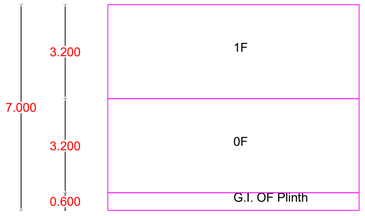
Digitally signed by JAGRUTI NITIN ZODE
Date: 2023.04.27 23:15:24 PDT
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority



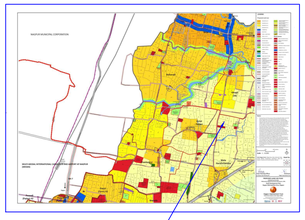
FRONT ELEVATION
SCALE 1:100

SECTION A-A
SCALE 1:100

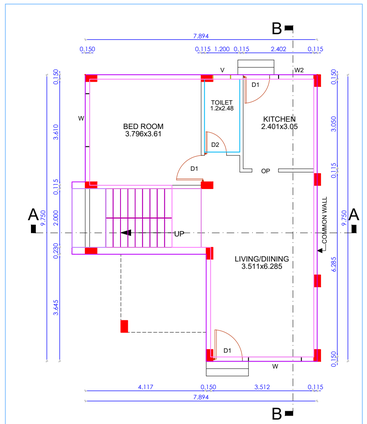
SECTION B-B
SCALE 1:100



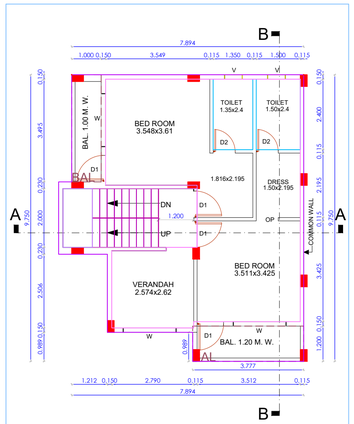
SECTION VIEW - PLOT NO 28



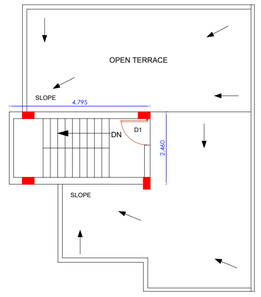
Project Details	
Building Type	Building Development
Zone Type	Residential Zone
Location	Non-Congested
Ward No	A
Plot No.	28
Cts No./Servey No.	180
Sheet No.	1
Zone Number:	Nagpur gramin
Ward Name :	wela(Hari)
Prorata Value :	0.00



GROUND FLOOR PLAN
SCALE 1:100

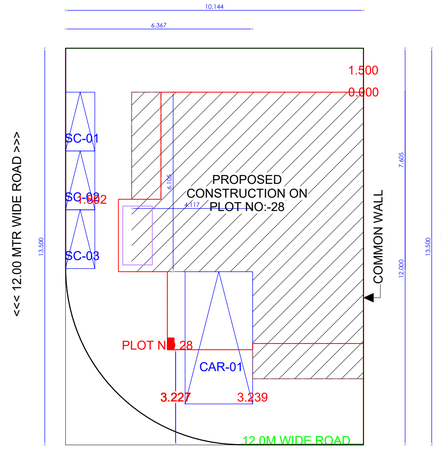


FIRST FLOOR PLAN
SCALE 1:100



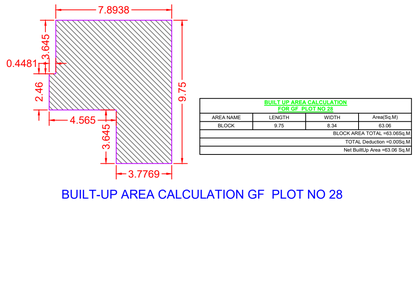
TERRACE FLOOR PLAN
SCALE 1:100

PLOT NO:- 36



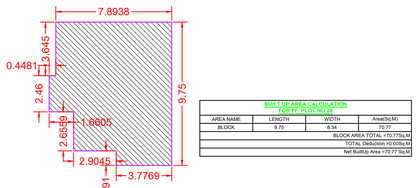
<<< 12.00 MTR WIDE ROAD >>>

SITE PLAN
SCALE 1:100



BUILT UP AREA CALCULATION FOR GF PLOT NO 28			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.75	6.34	63.06
BLOCK AREA TOTAL =63.065q.M			
TOTAL Deduction =0.000q.M			
Net Built Up Area =63.06 Sq.M			

BUILT-UP AREA CALCULATION GF PLOT NO 28



BUILT UP AREA CALCULATION FOR FF PLOT NO 28			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.75	8.34	70.77
BLOCK AREA TOTAL =70.775q.M			
TOTAL Deduction =0.000q.M			
Net Built Up Area =70.77 Sq.M			

BUILT-UP AREA CALCULATION FF PLOT NO 28

Parking Check As Per Multiplying Factor : 0.70					
Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	0	0	0	0	OK

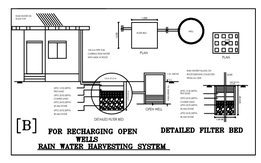
PLOTNO														
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.						
PLOT NO 28	FF	0.00	70.77	0.00	0.00	0.00	8.17	0.00	0.00	0.00	0.00	0.00	0.00	70.77
PLOT NO 28	GF	0.00	63.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.06
PLOT NO 28	Total	0.00	133.83	0.00	0.00	0.00	8.17	0.00	0.00	0.00	0.00	0.00	0.00	133.83

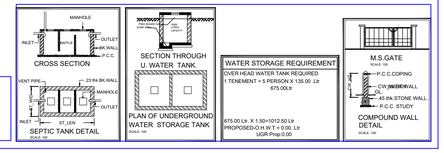
FSI DETAILS									
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.30	0.60	0.00	0.00	0.00	2.00	0.00	0.00
9.2 Existing Comsumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.10	0.30	0.60	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	140.72	38.37	76.75	0.00	80.29	0.00	336.13	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	133.83	0.00	0.00	0.00	0.00	0.00	133.83	0.00	133.83
9.6 Index Consumed	1.04	0.00	0.00	0.00	0.00	0.00	1.04	0.00	0.00

Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
PLOT NO 28	FF;GF	single dwelling unit	1	98.77	0.00	4.53	98.77

Parking Check (Table 8B)						
Building Name	USE	REQ. RATIO		NO.OF Tena/Area	PRP. RATIO	
		car	Scooter		car	Scooter
PLOT NO 28	Residential	0	0	1	0.00	0.00
Total	-	-	-	-	0.00	0.00
Visitors parking(5%)	-	-	-	-	0.00	0.00
Total	-	-	-	-	0.00	0.00

SCHEDULE OF OPENINGS		
TYPE	SIZE	SPECIFICATION
D	1.000x2.250	PANELED DOOR
D1	0.900x2.250	PANELED DOOR
D2	0.750x2.250	PANELED DOOR
W	1.800 x 1.500	ALUMINUM WINDOW
W1	1.500 x 1.500	ALUMINUM WINDOW
W2	1.200 x 1.200	ALUMINUM WINDOW
V	0.750 x 0.750	M.S. VENTILATOR





LEGENDS:
PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
EXISTING WORK SHOWN BLUE LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED



SOLAR WATER HEATING SYSTEM

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	127.93
(a) As per ownership document (7/12, CTS extract)	127.93
(b) as per TILR or City Survey measurement sheet	127.93
(c) as per Demarcated drawing area	129.21
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	127.93
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	127.93
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	127.93
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-02-23 and the dimensions of sides etc. of plot stated onplan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Name Of : Owner Aditya Umesh Gupta

Postal Address : P. N 17, F.N 101,Raj Nagar,Sudarshan Villa,Katolroad,Katolroad,Nagpur-440013,Maharashtra

Phone No.:9967085007

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 180

SITE ADDRESS :
PLOT NO.-28, KH.NO.-180/2,PH.NO.-53, MOUZA-WELA-HARISHCHANDRA,TAH.-NAGPUR(RURAL), DIST.- NAGPUR.

Name Of Architect : Prashant Baliram Satpute

LOGO

ADDRESS OF OFFICE
OFFICE -
Design Cell, The Edge 12 Shankar Nagar W.H.C. Road Nagpur

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by Prashant Satpute
Date: 2023.04.19 11:47:34 IST
Reason: Technical Person Certificate
Location: Nagpur Metropolitan Region Development Authority

SCALE - 1:100 | Date: 23/02/23

JOB NO - NMRDA-23-18060 | CHECK BY - -

SUBMISSION DRAWING

PLOT NO 28