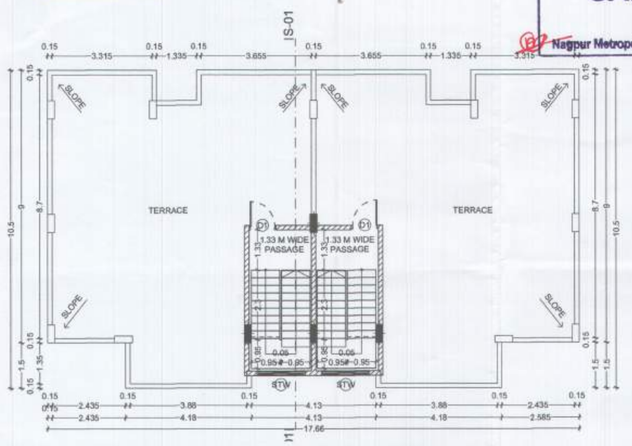
N.M.R.D.A.
L.S. No. CA/2001/28615/329
L.S. Valid Up to 31/12/2028

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BE(NMRDA)/South (NGPR)/No:200365/2022070155/2952/02
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

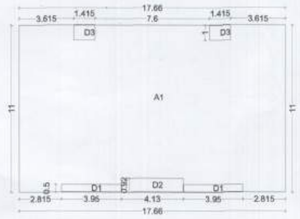
Necessary arrangement for rain water harvesting shall be done.



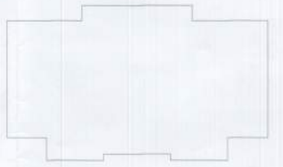
TERRACE FLOOR PLAN
SCALE (1:100)

AREA CALCULATION FOR FIRST FLOOR BUNGALOWS

S.no.	Discription	Type	Number	Dimension Length	Dimension Breadth	Answer in SQ.M.
ADDITION						
1	A1	RECTANGLE	1	17.66	11	194.260
TOTAL ADDITION AREA =						194.260
DEDUCTION						
2	D1	RECTANGLE	2	3.95	0.5	3.950
3	D2	RECTANGLE	1	4.13	0.92	3.800
4	D3	RECTANGLE	2	1.415	1	2.830
TOTAL DEDUCTION AREA =						10.580
TOTAL B/U AREA FOR FIRST FLOOR BUNGALOWS =						183.680



AREA BLOCK DIAGRAM OF
FIRST FLOOR PLAN
SCALE (1:200)

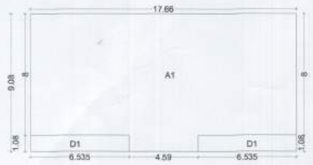


SCHEMATIC DIAGRAM OF
FIRST FLOOR PLAN
CARPET AREA = 157.156 SQ.M
SCALE (1:200)

Subject to Complience of terms and Conditions of Environment clearance l etter dated 31/1/2023

AREA CALCULATION FOR GROUND FLOOR BUNGALOWS

S.no.	Discription	Type	Number	Dimension Length	Dimension Breadth	Answer in SQ.M.
ADDITION						
1	A1	RECTANGLE	1	17.66	9.08	160.353
TOTAL ADDITION AREA =						160.353
DEDUCTION						
2	D1	RECTANGLE	2	6.535	1.08	14.116
TOTAL DEDUCTION AREA =						14.116
TOTAL B/U AREA FOR GROUND FLOOR BUNGALOWS =						146.237



AREA BLOCK DIAGRAM OF
GROUND FLOOR PLAN
SCALE (1:200)



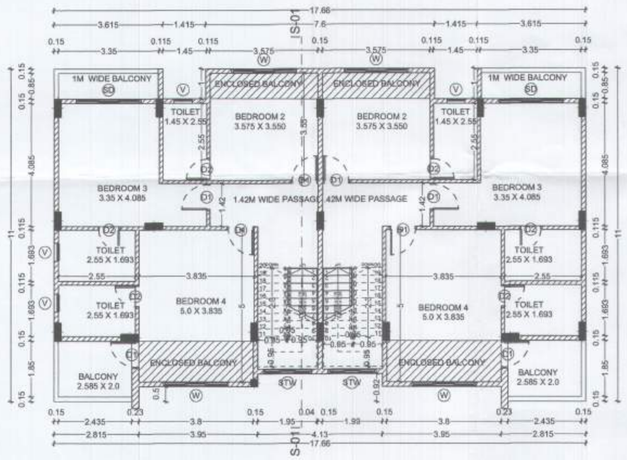
SCHEMATIC DIAGRAM OF
GROUND FLOOR PLAN
CARPET AREA = 137.802 SQ.M
SCALE (1:200)

The Previous Building Permit No.BE(NMRDA)/East/Kamptee Dated 25/06/2021 Building Plan is Stands to be cancel...

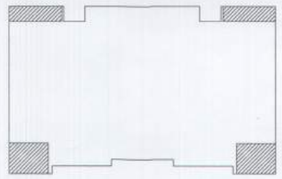
This Sanction is Subject to Condition that Flats shall be released as per Condition No. 11 of the Development Agreement Dt. 5/8/2021.

B/U AREA FOR BUNGALOWS

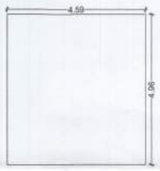
B/U AREA FOR GROUND FLOOR BUNGALOWS	146.237
B/U AREA FOR FIRST FLOOR BUNGALOWS	183.680
B/U AREA FOR BUNGALOWS =	329.917



FIRST FLOOR PLAN
SCALE (1:100)



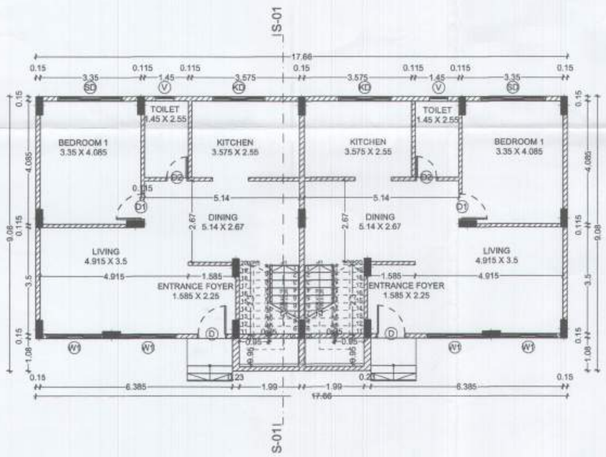
SCHEMATIC DIAGRAM OF BALCONIES
BALCONY AREA = 17.27 SQ.M
SCALE (1:200)



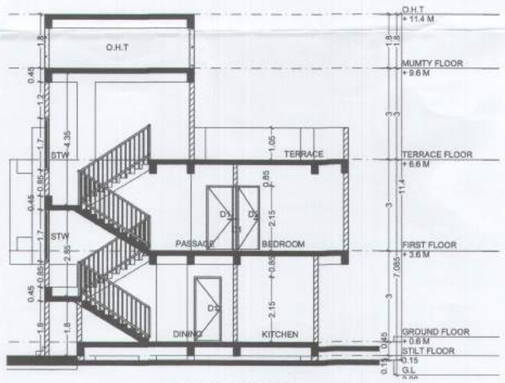
AREA BLOCK DIAGRAM OF
STAIRCASE TOWER & O.H.T
SCALE = (1:200)

AREA CALCULATION FOR STAIRCASE TOWER & OVER HEAD WATER TANK FOR BUNGALOW

S.no.	Discription	Type	Number	Dimension Length	Dimension Breadth	Answer in SQ.M.
ADDITION						
1	A1	RECTANGLE	1	4.59	4.96	22.766
TOTAL AREA OF STAIRCASE TOWER & OVER HEAD WATER TANK =						22.766



GROUND FLOOR PLAN
SCALE (1:100)



SECTION S-01
SCALE (1:100)

WINDOW SCHEDULE

Home Story Name	TYPE	QUANTITY	SIZE	LINTEL HT.	SILL HT.
GROUND FLOOR	V	2	0.600×1.000	2.150	1.150
GROUND FLOOR	W1	4	1.850×1.500	2.150	0.650
FIRST FLOOR	STW	2	1.600×1.700	1.350	-0.350
FIRST FLOOR	V	4	0.600×1.000	2.150	1.150
FIRST FLOOR	W	4	2.150×1.500	2.150	0.650
TERRACE LEVEL	STW	2	1.600×1.700	1.350	-0.350

DOOR SCHEDULE

Home Story Name	TYPE	QUANTITY	SIZE	LINTEL HT.	SILL HT.
GROUND FLOOR	D	2	1.000×2.100	2.150	0.050
GROUND FLOOR	D1	2	0.900×2.100	2.150	0.050
GROUND FLOOR	D2	2	0.750×2.100	2.150	0.050
GROUND FLOOR	KD	2	1.750×2.000	2.150	0.150
GROUND FLOOR	SD	2	2.150×2.000	2.150	0.150
FIRST FLOOR	D1	8	0.900×2.100	2.150	0.050
FIRST FLOOR	D2	6	0.750×2.100	2.150	0.050
FIRST FLOOR	SD	2	2.150×2.000	2.150	0.150
TERRACE LEVEL	D1	2	0.900×2.100	2.150	0.050



FRONT ELEVATION
SCALE (1:100)

SUBMISSION DRAWING | SH.NO. 08

PROPOSED RESIDENTIAL BUILDING PLAN FOR MULTIY FAMILY DWELLING UNIT ON KH. NO. 152/1 P.H. NO. 38, MOUZA - PIPLA, TAH. - NAGPUR (RURAL), DIST. - NAGPUR.
BELONGING TO -
1) M/S LEVERAGE SPACES LLP.
2) M/S LEVERAGE INFRA STRUCTURES PVT.LTD.
THROUGH PARTNER : SHREE ADITYA UMESH GUPTA

APPROVAL STAMP:

This sanction is subject to conditions of
N.A. order Dt. 6/4/2021
N.A.T.P. order Dt.

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 5/8/2021

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 19/04/2022 OF STRUCTURAL DESIGNER AND APPLICANT

Subject to the provisions of structural drawings submitted by applicant.

Subject to Condition of N.O.C. from Airport Authority Dt 26/9/2022

Subject to the condition laid down by Directorate of Maharashtra Fire service vide Letter No MFS/S1/2022/713 dt:-21/03/2022

Subject to the condition that Deve Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of same occupation permissi not be issued.

Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement o drinking water for the labours.

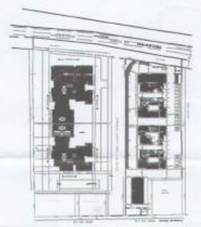
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/ City Survey Office.
Arc. Pankaj Ashtekar Signature
(Name of Architect/ Licensed Engineer/ Supervisor)
M/s Ekveera Architects
Authorised Signatory

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.	Drawing	Scale	Drawn by	Checked by	Registration No. of Architect License no.

KEY PLAN



NORTH: N

DRAWING TITLE
BUNGALOW PLAN

SCALE: 1:100 , 1: 200

DATE: 29.06.2022

OWNER:
M/s LEVERAGE SPACES LLP.
M/s LEVERAGE INFRASTRUCTURES PVT.LTD.
FF - 1/2/3, 4TH FLOOR, GRISH HEIGHTS, LIC SQUARE, SADAR, NAGPUR.
(O): 9370622801, 9767796690
THROUGH PARTNER
SHRI ADITYA UMESH GUPTA

SIGNATURE:
LEVERAGE SPACES LLP

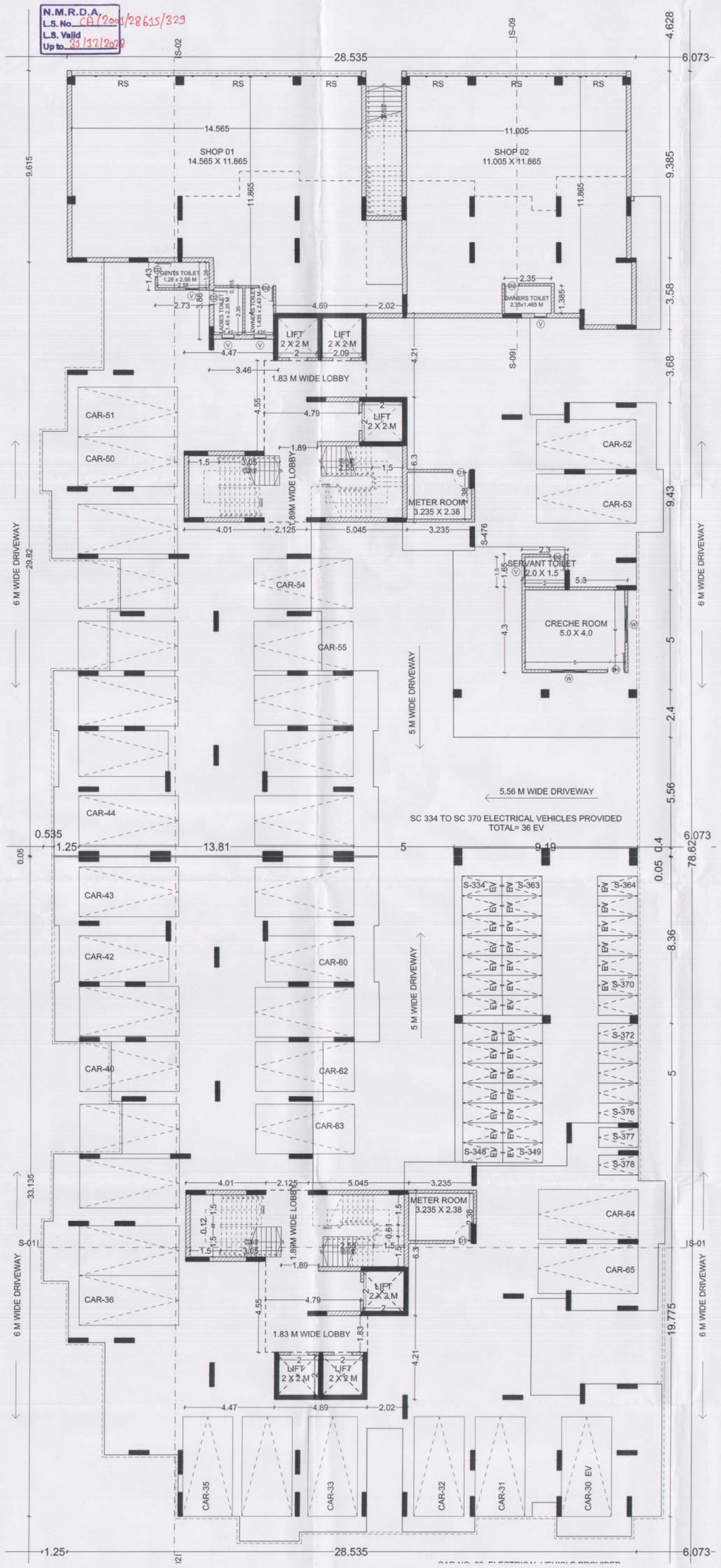
ARCHITECT:
EKVEERA ARCHITECTS
215, 1ST FLOOR, OPP. SANGH GROUND, ABHYANKAR NAGAR, NAGPUR-440010
(O) 0712 - 2240867
EMAIL: mail@ekveera.org

SIGNATURE:
M/s Ekveera Architects
Authorised Signatory

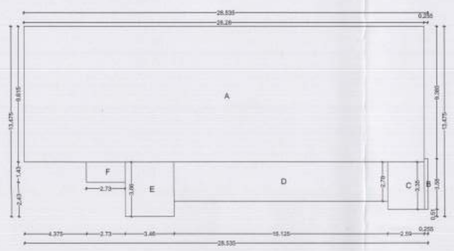
N.M.R.D.A.
L.S. No. CR/2004/28635/329
L.S. Valid Up to 29/12/2023

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BE(NMRDA)/South/NAP(R)/No- 200365/20220701551/2852/02
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

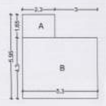
Necessary arrangement for rain water harvesting shall be done.



WING - C
GROUND FLOOR PLAN
(SCALE 1:100)



WING - C COMMERCIAL
GROUND FLOOR PLAN
(SCALE 1:100)



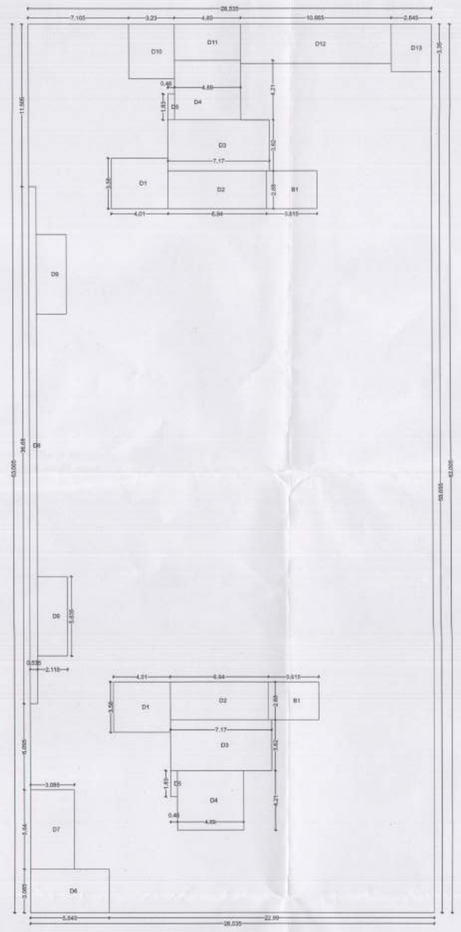
WING - C RESIDENTIAL
GROUND FLOOR PLAN
(SCALE 1:100)

AREA CALCULATION FOR GROUND FLOOR COMMERCIAL

S.no.	Discription	Type	Number	Dimension Length	Dimension Breadth	Answer in SQ.M.
ADDITION						
1	A	RECTANGLE	1	28.28	9.615	271.912
2	B	RECTANGLE	1	0.255	3.58	0.913
3	C	RECTANGLE	1	2.59	3.35	8.677
4	D	RECTANGLE	1	15.125	2.78	42.048
5	E	RECTANGLE	1	3.46	3.86	13.356
6	F	RECTANGLE	1	1.43	2.73	3.904
		TOTAL ADDITION AREA =				340.81
		TOTAL B/U AREA FOR GROUND FLOOR COMMERCIAL =				**340.81**

AREA CALCULATION FOR GROUND FLOOR RESIDENTIAL

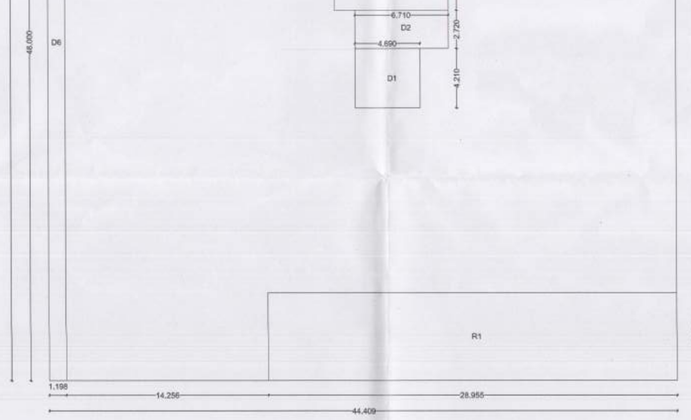
S.no.	Discription	Type	Number	Dimension Length	Dimension Breadth	Answer in SQ.M.
ADDITION						
1	A	RECTANGLE	1	2.3	1.65	3.795
2	B	RECTANGLE	1	5.3	4.3	22.790
		TOTAL ADDITION AREA =				26.585
		TOTAL B/U AREA FOR GROUND FLOOR RESIDENTIAL =				**26.585**



AREA BLOCK DIAGRAM WING - C
GROUND FLOOR PLAN
(SCALE 1:200)

AREA CALCULATION FOR STILT FLOOR OF WING C

S.no.	Discription	Type	Number	Dimension Length	Dimension Breadth	Answer in SQ.M.
ADDITION						
A	A1	RECTANGLE	1	63.005	28.535	**1797.848**
		TOTAL ADDITION AREA				**1797.848**
B		**AREA OF STAIRCASE / LIFT LOBBY FREE FROM F.S.I**				
1	D1	RECTANGLE	2	4.01	3.58	28.712
2	D2	RECTANGLE	2	6.94	2.68	37.198
3	D3	RECTANGLE	2	7.17	3.62	51.911
4	D4	RECTANGLE	2	4.69	4.21	39.490
5	D5	RECTANGLE	2	0.46	1.83	1.684
6	D6	RECTANGLE	1	5.545	3.085	17.106
7	D7	RECTANGLE	1	3.085	5.64	17.399
8	D8	RECTANGLE	1	0.535	36.68	19.624
9	D9	RECTANGLE	2	2.115	5.635	23.836
10	D10	RECTANGLE	1	3.23	3.86	12.468
11	D11	RECTANGLE	1	4.69	2.55	11.960
12	D12	RECTANGLE	1	10.665	2.78	29.649
13	D13	RECTANGLE	1	2.845	3.35	9.531
		TOTAL AREA OF STAIRCASE / LIFT LOBBY FREE FROM F.S.I				**300.567**
C		**METERS ROOM**				
1	B1	RECTANGLE	2	3.615	2.68	19.376
		TOTAL B/U AREA =				**19.376**
		AREA UNDER STILT (A - B - C) =				**1477.905**



AREA BLOCK DIAGRAM WING - C
BASEMNT FLOOR PLAN
(SCALE 1:200)

AREA CALCULATION FOR BASEMENT FLOOR

S.no.	Discription	Type	Number	Dimension Length	Dimension Breadth	Answer in SQ.M.
ADDITION						
1	A1	RECTANGLE	1	44.409	86.03	3820.506
		TOTAL ADDITION AREA				**3820.506**
DEDUCTION						
2	D1	RECTANGLE	2	4.69	4.21	39.490
3	D2	RECTANGLE	2	6.71	2.72	36.502
4	D3	RECTANGLE	2	8.14	3.58	58.282
5	D4	RECTANGLE		AS SPECIFIED		4.929
6	D5	RECTANGLE		AS SPECIFIED		6.230
7	D6	RECTANGLE	1	1.198	48	57.504
8	R1	RECTANGLE	1	28.955	6.23	180.390
9	R2	RECTANGLE	1	28.8	3.35	96.480
		TOTAL DEDUCTION AREA				479.807
		TOTAL B/U AREA FOR BASEMENT FLOOR =				**3340.699**

FORM OF STATEMENT 3 AREA DETAILS OF APARTMENT FOR WING C

SR. NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTEMENT
1	FIRST FLOOR	01, 07	65.406	10.446
		02,03,08 & 09	79.776	11.176
		04 & 10	92.658	11.564
		05	78.506	12.063
		06	63.675	11.97
2	2ND TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH & 20TH FLOOR	01, 07	65.406	10.446
		02,03,08 & 09	79.776	11.176
		04 & 10	92.658	11.564
		05 & 11	78.506	12.063
		06 & 12	63.675	11.97
2	8TH, 13TH, & 18TH FLOOR	01, 07	65.406	10.446
		02,03,08 & 09	79.776	11.176
		04 & 10	92.658	11.564
		05 & 11	78.506	12.063
		06 & 12	63.675	11.97

SUBMISSION DRAWING SH.NO. 09

PROPOSED RESIDENTIAL BUILDING PLAN FOR MULTIY FAMILY DWELLING UNIT ON KH. NO. 152/1 P.H. NO. 38, MOUZA -PIPLA, TAH. - NAGPUR (RURAL), DIST. - NAGPUR.
BELONGING TO -
1) M/S LEVERAGE SPACES LLP.
2) M/S LEVERAGE INFRA STRUCTURES PVT.LTD.
THROUGH PARTNER : SHREE ADITYA UMESH GUPTA

APPROVAL STAMP:

This sanction is subject to conditions of
N.A. order Dt. 6/11/2021
N.A.T.P. order Dt.

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 5 / 8 / 2021

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 13/09/22 OF STRUCTURAL DESIGNER AND APPLICANT

Subject to the provisions of structural drawings submitted by applicant.

Subject to Condition of N.O.C. from Airport Authority Dt 26/09/2022

Subject to the condition laid down by Directorate of Maharashtra Fire service vide Letter No MFS/51/2022/793, dt:- 21/09/2022

Subject to the condition that Deve Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of same occupation permissio not be issued.

Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement o drinking water for the labours.

Subject to Compliance of terms and Conditions of Environment clearance l etter dated 11/1/2023

This Sanction is Subject to Condition that Flats shall be released as per Condition No.13 of the Development Agreement Dt. 5/8/2021.

The Previous Building Permit No.BE(NMRDA)/East/Kamptee/Saoner/1407/2021 Dated. 25-11-2021 Building Plan is Standa to be cancelled

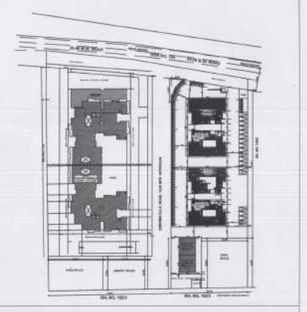
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.
Ar. Pankaj Kotwal 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.	Drawing	Scale	Drawn by	Checked by	Registration No. of Architect License no.

KEY PLAN



NORTH: N

DRAWING TITLE
WING C
GROUND FLOOR PLAN

SCALE: 1:100 , 1: 200

DATE: 29.06.2022

OWNER:
M/s LEVERAGE SPACES LLP.
M/s LEVERAGE INFRASTRUCTURES PVT.LTD.
FF - 1/2/3, 4TH FLOOR, GIRISH HEIGHTS, LIC SQUARE, SADAR, NAGPUR.
(O): 9370622801, 9766799990
THROUGH PARTNER
SHRI ADITYA UMESH GUPTA

SIGNATURE:

ARCHITECT:
EKVEERA ARCHITECTS
215, 1ST FLOOR, OPP. SANGH GROUND, ABHYANKAR NAGAR, NAGPUR-440010
(O) 0712 - 2240867
EMAIL: mail@ekveera.org

SIGNATURE:
M/s Ekveera Architects
Authorised Signatory