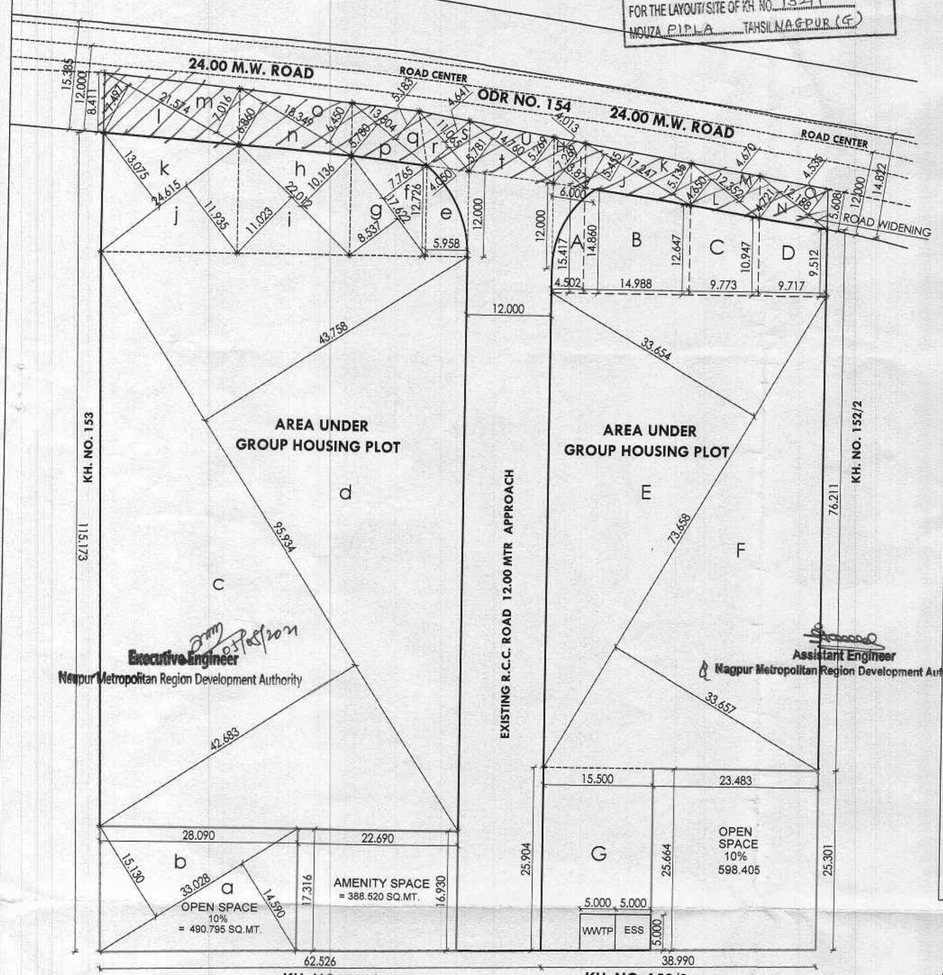
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 05/08/2021
FOR THE LAYOUT/ SITE OF KH. NO. 152/1
MOUZA PIPLA TAHSIL NAGPUR (G)

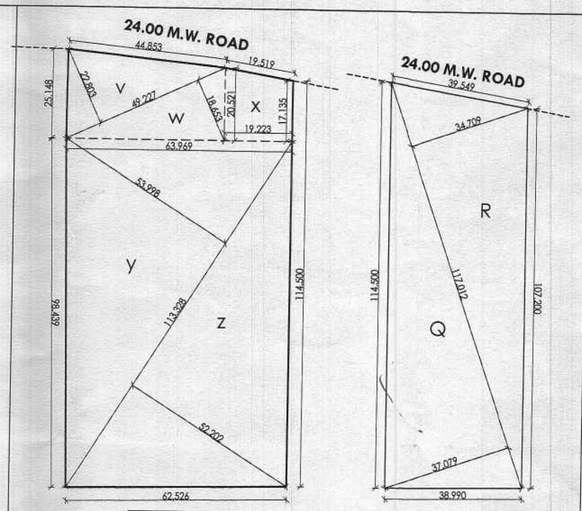


Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

LAYOUT PLAN
SCALE 1:500

SANCTION LAYOUT AT 153/3



LAYOUT BLOCK PLAN SCALE 1:1000

This Layout Plan finally approved by Executive Engineer Nmrda On Dated 18.03.2021

This sanction is subject to conditions of
N.A.order Dt. 14.07.2021
N.A.T.P. order Dt.

मुख्य निबंधक/सहनिबंधकयांनी या अभिन्यासातील अथवा योजनेतील गाळ्यांचे/भुखंडांच्या विक्रीपत्राचे पंजीयनNMRDA ची अंतीम मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय करू नये

BLOCK PLAN CALCULATION

SIZE OF PLOTS				AREA OF EACH PLOT (SQ.M.)	DEDUCTION FOR TANGENT AREA (SQ.M.)	NET AREA SQ.M.
		A		B	C	D
v	0.5	49.227	22.803	561.262		
w	0.5	49.227	18.653	459.116		
x	1	(20.521+17.135)/2	19.223	361.931		
y	0.5	113.328	53.998	3059.743		
z	0.5	113.328	52.202	2957.974		
TOTAL PLOT AREA				7400.025	0	7400.025
Q	0.5	117.012	37.079	2169.344		
R	0.5	117.012	34.709	2030.685		
TOTAL PLOT AREA				4200.029	0	4200.029
NET TOTAL PLOT AREA				11600.054	0	11600.054

PROFORMA - 1

AREA STATEMENTS:		AREA IN SQ.M.
1.	AREA OF PLOT (Minimum area of a,b,c to be considered)	= 11600.00 SQ.M.
	a) AS PER OWNERSHIP DOCUMENT (7/12 , CTS, EXTRACT)	= 11600.00 SQ.M.
	b) AS PER MEASUREMENT SHEET	= 11600.00 SQ.M.
	c) AS PER SITE	= 11600.00 SQ.M.
2.	DEDUCTION FOR	
	a) PROPOSED D.P./R.P. ROAD WIDENING AREA/ SERVICE ROAD/ HIGHWAY WIDENING	= 717.924 SQ.M.
	b) ANY D.P. RESERVATION AREA	NIL
	TOTAL (a+b)	717.924 SQ.M.
3.	BALANCE AREA OF PLOT (1-2)	= 10882.076 SQ.M.
4.	AMENITY SPACE	
	a) REQUIRED	= 388.207 SQ.M.
	b) ADJUSTMENT OF 2(b), if any	NA
	c) BALANCE PROPOSED	= 388.520 SQ.M.
5.	NET PLOT AREA (3 - 4 c)	= 10493.556 SQ.M.
6.	RECREATIONAL OPEN SPACE	
	a) REQUIRED (10%)	= 1088.207 SQ.M. (10.0%)
	b) PROPOSED	= 1089.200 SQ.M. (10.0%)
7.	INTERNAL ROAD AREA	= 1175.670 SQ.M. (10.80%)
8.	PLOTABLE AREA	= 8178.686 SQ.M.
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr. no. 5 x Basic FSI) of (10493.556X1.10)	= 11542.911 SQ.M.
10.	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI- based on road width / TOD Zone.	------
	(b) Proposed FSI ON PAYMENT PREMIUM.	------
11.	In-situ FSI / TDR Loading	
	a) In-situ area against D.P. Road (2.0 x sr.no. 2 (a)), if any	= 1435.848 SQ.M.
	b) In-situ area against Amenity Space if handed over (2.00 or 1.85 X Sr. No.4 (b) and/or (c)).	------
	c) TDR area	------
	d) Total In-situ/TDR loading proposed {11 (a)+(b)+(c)}	------
12.	Additional FSI area under chapter 7	NA
13.	Total Entitlement of FSI in the proposal	
	a) [9 + 10(b) + 11(d)] or 12 whichever is applicable.	------
	b)Ancillary Area FSI upto 60% or 80%with payment of charges.	------
	c) Total entitlement (a+b)	------
14.	Maximum utilization limit of F.S.I. (Building potential) Permissible as per Road width ((as per Regulation No. 6.1 or 6.2 or 6.3 as applicable) X 1.6 or 1.8)	------
15.	Total Built-up Area in proposal (excluding area at sr. no. 17b)	------
	a) Existing Built-up Area	------
	b) proposed Built-up Area (as per 'P-Line')	------
	c) Total (a+b)	------
16.	F.S.I. Consumed (15/13) (should not be more than serial no. 14 above.)	------
17.	AREA FOR ESS & WWTP	50.00 (0.46%)

AMENITY SPACE DETAIL CHART:

AMENITY SPACE (AS PER UNIFIED DCR 3.5.1)		Area (sq.m.)
a) Upto 4000 SQ.M.	NIL	NIL
b) More than 4000 SQ.M. and upto 10000 SQ.M.	a+5% of 6000 SQ.M.	300.00 SQ.M.
c) More than 10000 SQ.M.	a+10% of 882.076 SQ.M.	88.207 SQ.M.
AMENITY SPACE REQUIRED		TOTAL = 388.207 SQ.M.
AMENITY SPACE PROPOSED		TOTAL = 388.520 SQ.M.

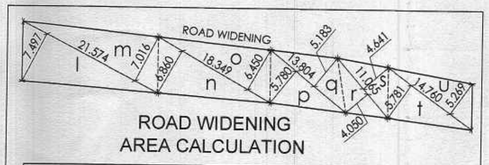
PLOT AREA CALCULATION

SIZE OF PLOTS				AREA OF EACH PLOT (SQ.M.)	DEDUCTION FOR TANGENT AREA (SQ.M.)	NET AREA SQ.M.
		A		B	C	D
c	0.5	95.934	42.683	2047.375		
d	0.5	95.934	43.758	2098.940	21.012	
e	1	(12.726+12.00)/2	5.958	73.659		
f	0.5	17.622	7.765	68.417		
g	0.5	17.622	8.537	75.220		
h	0.5	22.012	10.136	111.557		
i	0.5	22.012	11.023	121.319		
j	0.5	24.615	11.935	146.890		
k	0.5	24.615	13.075	160.921		
NET TOTAL PLOT AREA				4904.298	21.012	4883.286

TOTAL PLOT AREA = 4883.286+3345.40 = 8228.686 SQ.M.
- 50.00 SQ.M.
= 8178.686 SQ.M.

PLOT AREA CALCULATION

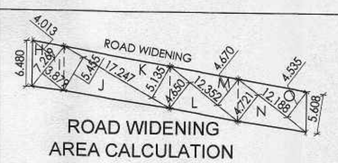
SIZE OF PLOTS				AREA OF EACH PLOT (SQ.M.)	DEDUCTION FOR TANGENT AREA (SQ.M.)	NET AREA SQ.M.
		A		B	C	D
A	1	(15.417+14.860)/2	4.502	68.154	22.232	
B	1	(14.860+12.647)/2	14.988	206.137		
C	1	(12.647+10.947)/2	9.773	115.292		
D	1	(10.947+9.512)/2	9.717	99.400		
E	0.5	73.658	33.654	1239.443		
F	0.5	73.658	33.657	1239.554		
G	1	(25.904+25.664)/2	15.500	399.652		
NET TOTAL PLOT AREA				3367.632	22.232	3345.400



ROAD WIDENING AREA CALCULATION

ROAD WIDENING AREA CALCULATION:

SIZE OF PLOT		AREA OF EACH PLOT	DEDUCTION FOR TANGENT	TOTAL AREA (SQ.M.)
l	0.5 X 21.574 x 7.497	80.870	NIL	483.959
m	0.5 X 21.574 x 7.016	75.681		
n	0.5 x 18.349 x 6.860	62.937		
o	0.5 x 18.349 x 6.450	59.175		
p	0.5 x 13.804 x 5.780	39.893		
q	0.5 x 13.804 x 5.183	35.773		
r	0.5 x 11.065 x 4.050	22.406		
s	0.5 x 11.065 x 4.641	25.676		
t	0.5 x 14.760 x 5.781	42.663		
u	0.5 x 14.760 x 5.269	38.885		
TOTAL = 483.959 SQ.M.				



ROAD WIDENING AREA CALCULATION

ROAD WIDENING AREA CALCULATION:

SIZE OF PLOT		AREA OF EACH PLOT	DEDUCTION FOR TANGENT	TOTAL AREA (SQ.M.)
H	0.5 X 7.268 X 4.013	14.583	NIL	233.965
I	0.5 X 7.268 X 3.879	14.096		
J	0.5 X 17.247 X 5.455	47.041		
K	0.5 X 17.247 X 5.135	44.281		
L	0.5 X 12.352 X 4.650	28.718		
M	0.5 X 12.352 X 4.670	28.841		
N	0.5 X 12.188 X 4.721	28.769		
O	0.5 X 12.188 X 4.535	27.636		
TOTAL = 233.965 SQ.M.				

TOTAL ROAD WIDENING AREA = 483.959+233.965 = 717.924 SQ.M.

OPEN SPACE AREA CALCULATION:

SIZE OF PLOT	AREA OF EACH PLOT	DEDUCTION FOR TANGENT	TOTAL AREA (SQ.M.)
a)= 0.5 X 33.028 X 14.590	240.939	NIL	490.795
b)= 0.5 X 33.028 X 15.130	249.856		
TOTAL = 490.795 SQ.M.			

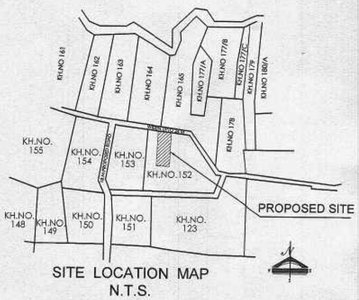
OPEN SPACE AREA CALCULATION:

SIZE OF PLOT	AREA OF EACH PLOT	DEDUCTION FOR TANGENT	TOTAL AREA (SQ.M.)
$\frac{25.664 + 25.301}{2}$ x 23.483	598.405	NIL	598.405
TOTAL = 598.405 SQ.M.			

TOTAL OPEN SPACE AREA = 1089.20 SQ.M.

AMENITY SPACE AREA CALCULATION:

SIZE OF PLOT	AREA OF EACH PLOT	DEDUCTION FOR TANGENT	TOTAL AREA (SQ.M.)
$\frac{17.316 + 16.930}{2}$ x 22.690	388.520	NIL	388.520
TOTAL = 388.520 SQ.M.			



SITE LOCATION MAP
N.T.S.

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'BAY, M.C.A.
REG. No. CA/91/13818
NIT LS. No. 491
ARCHITECT SIGNATURE

OWNER'S DECLARATION :- N.M.C. L.S. No. R-222
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

PROJECT TITLE :

PROPOSED RESIDENTIAL GROUP HOUSING LAYOUT AT 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 INFRASTRUCTURES PVT. LTD.
DIRECTOR
SHRI. ADITYA UMESH GUPTA

INDEX:

1 - PLOT BOUNDARY SHOWN IN THUS:
2 - OPEN SPACE SHOWN IN THUS:
3 - AMENITY SPACE SHOWN IN THUS:
4 - PLOTS SHOW IH THUS:
5 - AREA UNDER ROAD WIDENING IH THUS:

SCALE:	DRN. BY:	CHKD BY:	APR. BY:	NORTH	DATE:
1 : 500	SURENDRA		-		13-01-21

OWNER'S SIGN :

(1) M/S LEVERAGE SPACES LLP
(2) M/S LEVERAGE INFRASTRUCTURES PVT. LTD.
DIRECTOR
SHRI. ADITYA UMESH GUPTA

ARCHITECT'S SIGN :

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

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