N.M.R.D.A.
L.S. No 23615/321
L.S. Valid
Up to 21/12/2038

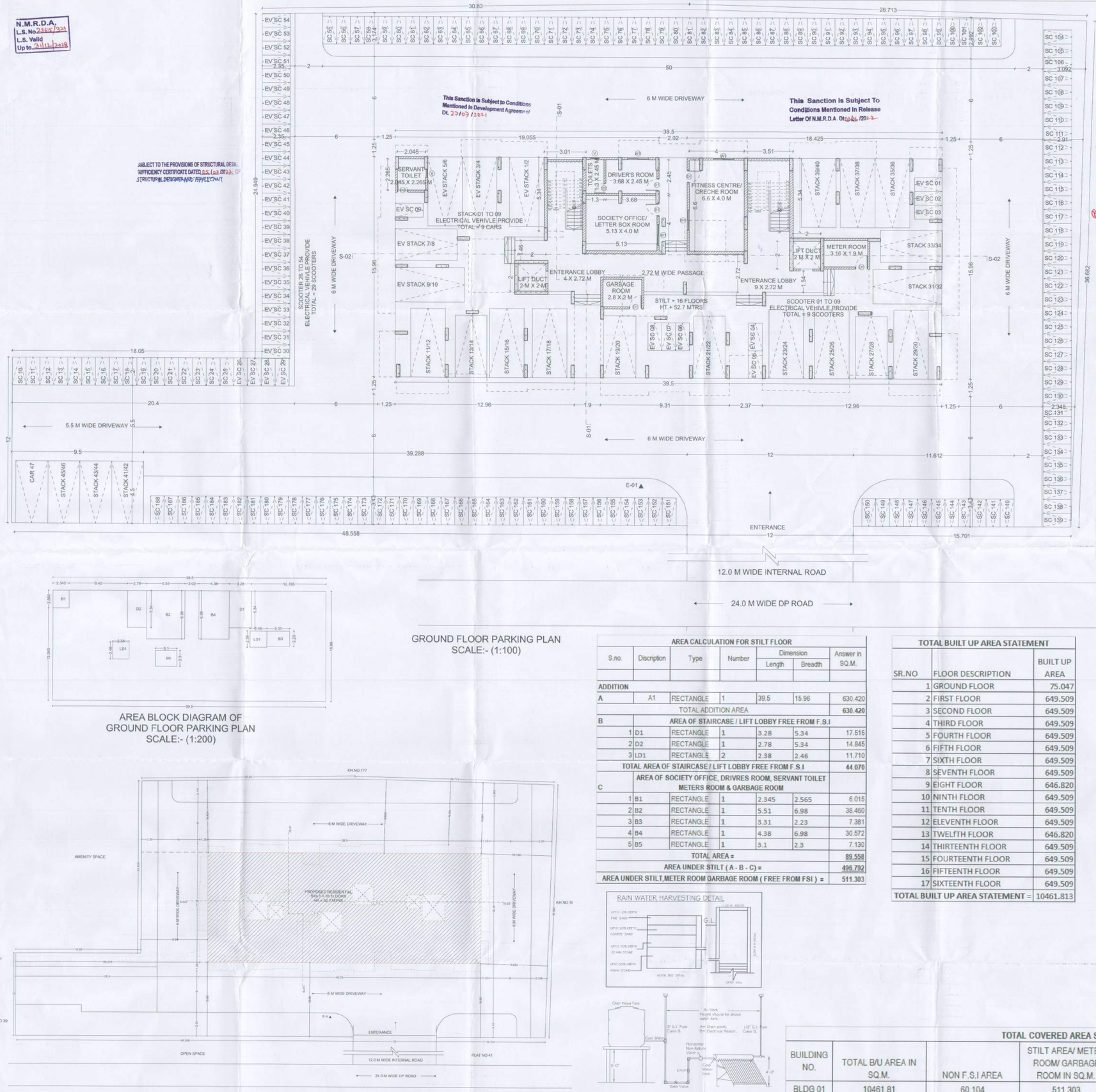
SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 03/03/2022 OF STRUCTURAL DESIGNER AND APPROVED BY

This Sanction is Subject to Conditions Mentioned In Development Agreement Dt. 27/07/2021

This Sanction Is Subject To Conditions Mentioned In Release Letter Of N.M.R.D.A. Dt 03/03/2022

This sanction is subject to conditions of N.A. order Dt. 23/12/2020 N.A.P. order Dt. —

OFFICE OF THE NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BP(NMRDA)/South/Mpg-2/No 20076/20220609B3/2727 1409
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority



GROUND FLOOR PARKING PLAN
SCALE:- (1:100)

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

SITE PLAN
SCALE:- (1:200)

SR.NO.	AREA STATEMENT		IN SQ.M. PERMISSIBLE	IN SQ.M. PROPOSED
1	Area of Plot			
	a	As per Ownership (7/12, CTS extract)	2403.451	2403.451
	b	As per Measurement Sheet		2403.451
	c	As per Site & Release Letter		2403.451
2	Deductions For			
	a	Area/Service Road / Highway widening	-	
	b	Any D.P. Reservation area	0.000	
		Total (a + b) =	0.000	
3	Balance Plot (1 - 2)		2403.451	2403.451
4	Amenity Space (if applicable)		0.000	
5	Net Plot Area (3 - 4) =		2403.451	2403.451
6	Maximum Potential of Plot as per Santioned Layout		8075.600	8075.6
7	Permissible Ancillary Area FSI = (60 % of 8075.6)		4845.360	2386.21
8	Maximum Permissible Built Up Area = Max. Potential + Ancillary = 8075.60 + 4845.36 =		12920.960	10461.813
9	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)			
	a	Existing Built-up Area.		-
	b	Proposed Built-up Area (as per 'P-line')		
		2 Residential Building	10461.813	
10	c	Total (a+b)	10461.813	
11	FSI Consumed (10/8)		0.810	
12	Area for Inclusive Housing, if any			
	a	Required (20% of sr.no.5)	N.A	
	b	proposed	N.A	

SUBMISSION DRAWING SH.NO. 01

PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 40 SITUATED AT KH. NO. 180/2, P.H. NO. 38, MOUZA - WELA-HARISHCHANDRA, TAH. - NAGPUR (RURAL), DIST. - NAGPUR, BELONGING TO - M/s LEVERAGE HOMES LLP THROUGH PARTNER SHRI ADITYA GUPTA

APPROVAL STAMP:

Subject to the condition laid down by Directorate of Maharashtra Fire service vide Dt. 06/06/2022 Letter No MFS/51/2022/457

Subject to the condition that Developer/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 permission will 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 of drinking water for the labours.

Subject to Condition of N.O.C. from Airport Authority Dt 04/07/2022

Subject to the provisions of structural drawings submitted by applicant.

Necessary arrangement for rain water harvesting shall be done.

AREA CALCULATION FOR STILT FLOOR

S.no.	Discription	Type	Number	Dimension Length	Dimension Breadth	Answer in SQ.M.
ADDITION						
A	A1	RECTANGLE	1	39.5	15.96	630.420
TOTAL ADDITION AREA						630.420
B	AREA OF STAIRCASE / LIFT LOBBY FREE FROM F.S.I					
1	D1	RECTANGLE	1	3.28	5.34	17.515
2	D2	RECTANGLE	1	2.78	5.34	14.845
3	LD1	RECTANGLE	2	2.38	2.46	11.710
TOTAL AREA OF STAIRCASE / LIFT LOBBY FREE FROM F.S.I						44.070
C	AREA OF SOCIETY OFFICE, DRIVRES ROOM, SERVANT TOILET METERS ROOM & GARBAGE ROOM					
1	B1	RECTANGLE	1	2.345	2.565	6.015
2	B2	RECTANGLE	1	5.51	6.98	38.460
3	B3	RECTANGLE	1	3.31	2.23	7.381
4	B4	RECTANGLE	1	4.38	6.98	30.572
5	B5	RECTANGLE	1	3.1	2.3	7.130
TOTAL AREA =						89.558
AREA UNDER STILT (A - B - C) =						496.792
AREA UNDER STILT,METER ROOM GARBAGE ROOM (FREE FROM FSI) =						511.303

RAIN WATER HARVESTING DETAIL

SCHEMATIC LAYOUT FOR INSTALLATION OF 75 LPD LPG SYSTEM of SOLAR WATER HEATING SYSTEM

TOTAL BUILT UP AREA STATEMENT

SR.NO	FLOOR DESCRIPTION	BUILT UP AREA
1	GROUND FLOOR	75.047
2	FIRST FLOOR	649.509
3	SECOND FLOOR	649.509
4	THIRD FLOOR	649.509
5	FOURTH FLOOR	649.509
6	FIFTH FLOOR	649.509
7	SIXTH FLOOR	649.509
8	SEVENTH FLOOR	649.509
9	EIGHT FLOOR	646.820
10	NINTH FLOOR	649.509
11	TENTH FLOOR	649.509
12	ELEVENTH FLOOR	649.509
13	TWELFTH FLOOR	646.820
14	THIRTEENTH FLOOR	649.509
15	FOURTEENTH FLOOR	649.509
16	FIFTEENTH FLOOR	649.509
17	SIXTEENTH FLOOR	649.509
TOTAL BUILT UP AREA STATEMENT =		10461.813

PARKING STATEMENT

S. NO.	TYPE OF TENEMENT	REQUIRED NO. OF TENEMENTS	REQUIRED CAR	REQUIRED SCOOTER	PROPOSED CAR	PROPOSED SCOOTER
1	40 TO 80 SQ.M. FOR 2 TENAMENTS 1 CAR + 5 SCOOTERS	64	32	160		
2	80 TO 150 SQ.M. ABOVE FOR EVERY TENAMENT 1CAR +3 SCOOTERS	32	32	96	47	188
3	TOTAL	96	64	256		
4	VISITORS PARKING (5 %)		3.2	12.8		
	TOTAL (3 + 4)		67.2	268.8		
	MULTIPLYING FACTOR	0.7	47	188		
20% ELECRIC VEHICLE CHARGING POINTS & PARKING REQUIRED : 20% (47 CARS+188 SCOOTERS)					9 CARS +38 SCOOTERS	
OUT OF 30 % COMMON CHARGING POINTS & PARKING REQUIRED :					3 CARS + 11 SCOOTERS	

FORM OF STATEMENT 3 AREA DETAILS OF APARTMENT

SR. NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTEMENT
1	STILT + 16 FLOOR	01 & 05	72.772	16.517
		02 & 04	84.75	17.221
		03	61.68	11.523
		06	61.71	11.523

AREA CALCULATION FOR GROUND FLOOR

S.no.	Discription	Type	Number	Dimension Length	Dimension Breadth	Answer in SQ.M.
ADDITION						
1	B1	RECTANGLE	1	2.345	2.565	6.015
2	B2	RECTANGLE	1	5.51	6.98	38.460
3	B4	RECTANGLE	1	4.38	6.98	30.572
TOTAL ADDITION AREA						75.047
TOTAL B/U AREA FOR GROUND FLOOR FLOOR =						75.047

TOTAL COVERED AREA STATEMENT (FSI + NON FSI AREA)

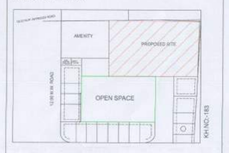
BUILDING NO.	TOTAL B/U AREA IN SQ.M.	NON F.S.I AREA	STILT AREA/ METER ROOM/ GARBAGE ROOM IN SQ.M.	LIFT/ STAIRCASE TOWER AREA IN SQ.M.	REFUGE AREA	O.H.T. IN SQ.M.	U.G.T. IN SQ.M.	TOTAL AREA IN SQ.M.
BLDG 01	10461.81	60.104	511.303	37.904	36.024	29.904	150	11287.05
TOTAL	10461.81	60.104	511.303	37.904	36.024	29.904	150	11287.05

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/CTS Extract.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor)
Ar. Parag Kohale
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.	

LOCATION PLAN :



NORTH: N
DRAWING TITLE: SITE PLAN & GROUND FLOOR PARKING PLAN
SCALE: 1:100 1:200
DATE: 31.03.2022
OWNER: M/s LEVERAGE HOMES LLP. 7F - 1203, 4TH FLOOR, GRISH HEIGHTS, LC SQUARE, SADAR, NAGPUR (O) 8576622881, 8766799999 THROUGH PARTNER SHRI ADITYA GUPTA
SIGNATURE: LEVERAGE HOMES LLP PARTNER
ARCHITECT: EKVEERA ARCHITECTS 215, 1ST FLOOR, OPP. SANGH GROUND, ABHYANKAR NAGAR, NAGPUR-440010 (O) 0712 - 2249897 EMAIL: ms@ekveera.org
SIGNATURE: M/s Ekveera Architects Authorised Signatory

Ar. Parag Kohale NMRDA/A/2001/2815/324