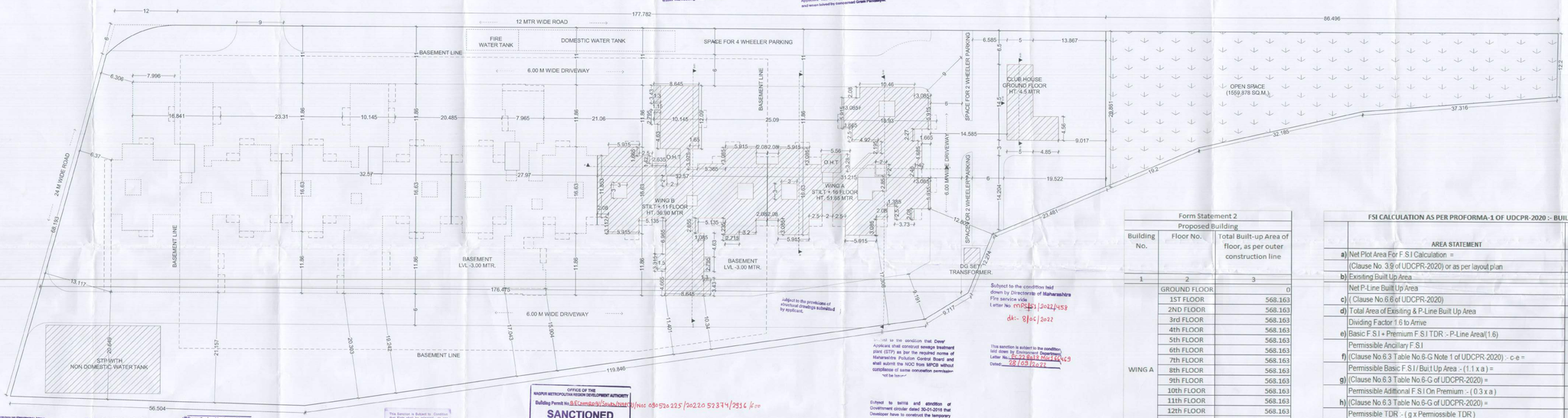
N.M.R.D.A.
L.S. No. 2 Dated 28615
L.A. Valid upto 30/12/2023



SITE PLAN
SCALE (1:200)

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 29/12/22 OF STRUCTURAL DESIGNER AND APPLICANT

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 29/03/2022

This sanction is subject to conditions of N.A. order No. ST 16/17/2022 & N.A.P.D. order No.

Subject to Condition of N.O.C. from Airport Authority Dt. 24/03/2022

This Sanction is Subject to Condition of Lease Deed/Development Agreement Dt. 29/3/2022

OFFICE OF THE NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BP(Comm)/South/2022/No: 080526225/20220523744/2514 Ldoo
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

Subject to the provisions of structural drawings submitted by Applicant.

Subject to the condition that Drew/ 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 contentions of same connection permission not be taken/

Subject to the condition held down by Directorate of Maharashtra Fire service vide Letter No. mh/Plan(3)/2022/458 dt:- 8/04/2022

This sanction is subject to the condition laid down by Environment Department Letter No. EE-22 Part/1/2022/469 Dated 28/03/2022

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

SUBMISSION DRAWING	01/19

PROPOSED RESIDENTIAL GROUP HOUSING LAYOUT PLAN SITUATED AT S.NO. 37/1/2/K/2, P.H. NO. 42, MOUZA - SHANKARPUR, TAH - NAGPUR (GRAMIN), BELONGING TO - M/s LEVERAGE REALTIES THROUGH PARTNER SHRI ADITYA GUPTA

APPROVAL STAMP:

TOTAL COVERED AREA STATEMENT

BUILDING NO.	TOTAL B/U AREA IN SQ.M.	(STAIRCASE LIFT RAMP & LOBBY) NON F.S.I AREA	REFUGE AREA	STILT AREA/ METER ROOM/ GARBAGE ROOM IN SQ.M.	BASEMENT AREA IN SQ.M.	LIFT/ STAIRCASE TOWER AREA IN SQ.M.	O.H.T. IN SQ.M.	U.G.T. IN SQ.M.	AREA UNDER STP IN SQ.M.	TOTAL AREA IN SQ.M.
WING A & B	16569.022	501.203	58.065	1202.325	5943.145	76.497	86.393	300	250	24986.650
CLUB HOUSE	94.616	-	-	-	-	-	-			94.616
TOTAL	**16663.638**	**501.203**	**58.065**	**1202.325**	**5943.145**	**76.497**	**86.393**	**300**	**250**	**25081.266**

TOTAL BUILT UP AREA STATEMENT FOR RESIDENTIAL BUILDING

SR.NO.	BUILDING NO.	FLOOR DESCRIPTION																TOTAL AREA IN SQ.M.
		GROUND	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	13TH	14TH	15TH	16TH	
1	WING A	0	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	9090.608
2	WING B	4.523	680.811	680.811	680.811	680.811	680.811	680.811	680.811	670.304	680.811	680.811	676.288	-	-	-	-	-	7478.414
3	CLUB HOUSE	94.616	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	94.616
	TOTAL	99.139	1248.974	1248.974	1248.974	1248.974	1248.974	1248.974	1248.974	1238.467	1248.974	1248.974	1244.4505	568.163	568.163	568.163	568.163	568.163	16663.638
TOTAL BUILT UP AREA STATEMENT FOR RESIDENTIAL BUILDING																			**16663.638**

TOTAL GROSS AREA FOR RESIDENTIAL BUILDING

BUILDING NO.	TOTAL B/U AREA IN SQ.M.	REFUGE AREA IN SQ.M.	STILT AREA IN SQ.M.	BASEMENT AREA IN SQ.M.	TOTAL AREA IN SQ.M.
WING A	9090.608	38.63	1177.789	5943.145	10307.02716
WING B	7478.414	19.435			13440.9935
CLUB HOUSE	94.616	-	-	-	94.616
TOTAL	**16663.638**	**58.065**	**1177.789**	**5943.145**	**23842.6367**

AREA CALCULATION - TYPICAL 8TH & 13 REFUGE FLOOR

S.no.	Discription	Total B/u Area in Sq.M.
1	WING A	568.163
2	WING B	670.304
TOTAL B/U AREA PER FLOOR		**1238.467**

AREA CALCULATION - TYPICAL 1ST TO 7TH, 9TH TO 12TH & 14TH TO 16TH FLOOR

S.no.	Discription	Total B/u Area in Sq.M.
1	WING A	568.163
2	WING B	680.811
TOTAL B/U AREA PER FLOOR		**1248.974**

Form Statement 2
Proposed Building

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line
1	2	3
WING A	GROUND FLOOR	0
	1ST FLOOR	568.163
	2ND FLOOR	568.163
	3rd FLOOR	568.163
	4th FLOOR	568.163
	5th FLOOR	568.163
	6th FLOOR	568.163
	7th FLOOR	568.163
	8th FLOOR	568.163
	9th FLOOR	568.163
	10th FLOOR	568.163
	11th FLOOR	568.163
	12th FLOOR	568.163
	13th FLOOR	568.163
	14th FLOOR	568.163
	15th FLOOR	568.163
	16th FLOOR	568.163
WING B	GROUND FLOOR	4.523
	1ST FLOOR	680.811
	2nd FLOOR	680.811
	3rd FLOOR	680.811
	4th FLOOR	680.811
	5th FLOOR	680.811
	6th FLOOR	680.811
	7th FLOOR	680.811
	8th FLOOR	670.304
	9th FLOOR	680.811
	10th FLOOR	680.811
	11th FLOOR	676.288

Form of Statement 1
Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use/ Occupancy of Floors
1	2	3	4	5
NIL	NIL	NIL	NIL	NIL

FSI CALCULATION AS PER PROFORMA-1 OF UDCPR-2020 :- BUILT UP AREA CALCULATION

	AREA STATEMENT	PERMISSIBLE (RATION/ AREA IN SQ.M)	PERMISSIBLE (RATION/ AREA IN SQ.M)
a)	Net Plot Area For F.S.I Calculation =		
	(Clause No. 3.9 of UDCPR-2020) or as per layout plan	15598.247	15598.247
b)	Exisiting Built Up Area		
	Net P-Line Built Up Area		
c)	(Clause No.6.6 of UDCPR-2020)		16663.638
d)	Total Area of Exisiting & P-Line Built Up Area		16663.638
	Dividing Factor 1.6 to Arrive		
e)	Basic F.S.I + Premium F.S.I TDR :- P-Line Area(1.6)	16663.638/1.6	10414.774
	Permissible Ancillary F.S.I		
f)	(Clause No.6.3 Table No.6-G Note 1 of UDCPR-2020) :- c-e =	6248.864	nil
	Permissible Basic F.S.I / Built Up Area :- (1.1 x a) =		
g)	(Clause No.6.3 Table No.6-G of UDCPR-2020) =	1.1/17158.072	1.07/16663.638
	Permissible Additional F.S.I On Premium :- (0.3 x a)		
h)	(Clause No.6.3 Table No.6-G of UDCPR-2020) =	0.3/ 4679.474	nil
	Permissible TDR :- (g x Permissible TDR)		
i)	(Clause No.6.3 Table No.6-G of UDCPR-2020) =		nil
	Permissible TDR :- (g x Permissible TDR)		
J)	Permissible TDR For Road Widening With Complience Of Clause No. 7.2		nil
K)	Total Entitlement Of FSI	28086.41	16663.638
i)	Maximum Building Potential On Land :-		
	(Excluding Ancillary FSI)	21837.546	16663.638

FORM OF STATEMENT 3 AREA DETAILS OF APARTMENT

SR. NO.	BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTEMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHEMENT TO FLAT
1	WING A	STILT + 16 FLOOR	01 & 02	63.608	10.849	
			03	65.931	9.011	-
			04	63.81	9.281	-
			05 & 06	64.067	8.855	-
2	WING B	STILT + 11 FLOOR	01,02,04 & 05	74.181	8.855	-
			03 & 06	87.374	16.039	-



DP SHEET NO.97
SCALE (N.T.S)

LOCATION PLAN:



NORTH: N
DRAWING TITLE: SITE PLAN
SCALE: 1:200
DATE: 31.03.2022
OWNER: M/s LEVERAGE REALITIES
SIGNATURE: LEVERAGE REALITIES PARTNER
ARCHITECT: EKVEERA ARCHITECTS
SIGNATURE: M/s Ekveera Architects
NMRDA/CA/2020/28615/329

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.
Signature:
Name of Architect/ Licensed Engineer/ Supervisor:
M/s Ekveera Architects
Ar. Parag Kansal
Authorised Signatory

Owner's Declaration:
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector.
I/We undertake that 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:

Sub No.	Drawing	Scale	Drawn by	Checked by	Registration No. of Architect/ Licence No.