N.M.R.D.A.
L.S. No 186 IS
L.S. Valid
Up to 31-12-2023

...ainage arrangement for ...
...water harvesting shall be done.

WING A B C D E

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.							
WING A B C	TYPICAL 10 TO 12 AND 14 TO 16	0.00	11577.00	0.00	0.00	0.00	0.00	1135.32	0.00	210.60	144.00	492.90	0.00	46.26	10893.84
WING A B C	REFUGE 13TH FLOOR	0.00	1983.35	0.00	0.00	0.00	0.00	185.42	0.00	35.10	24.00	85.36	0.00	70.98	1803.01
WING A B C D	REFUGE 8 FLOOR	0.00	2696.26	0.00	0.00	0.00	0.00	247.35	0.00	46.80	32.00	105.89	0.00	94.95	2463.42
WING A B C D	TYPICAL 6 7 AND 9	0.00	7913.82	0.00	0.00	0.00	0.00	779.91	0.00	140.40	96.00	306.57	0.00	30.96	7480.29
WING A B C D E	TYPICAL 1 TO 5	0.00	16755.95	0.00	0.00	0.00	0.00	1679.30	0.00	292.50	200.00	610.35	0.00	65.35	15880.25
WING A B C D E	GROUND FLOOR	576.25	373.21	0.00	0.00	0.00	0.00	0.00	0.00	32.00	7.99	4.32	0.00	8.69	928.46
WING A B C D E	TOTAL	576.25	41299.59	0.00	0.00	0.00	0.00	4027.30	0.00	757.40	503.99	1605.39	0.00	332.06	39449.27

CLUB HOUSE

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.							
CLUB HOUSE	SECOND FLOOR	0.00	321.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.42	36.60	0.00	0.00	281.11
CLUB HOUSE	FIRST FLOOR	0.00	403.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.42	0.00	0.00	24.31	376.03
CLUB HOUSE	GROUND FLOOR	0.00	391.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.42	0.00	0.00	0.00	387.63
CLUB HOUSE	TOTAL	0.00	1115.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.26	36.60	0.00	24.31	1044.77

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BE(NMRDA)/South/Nagpur/K.No.-8-2894/20250203/2737/37
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

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

Subject to the provisions of structural drawings submitted by applicant.

The Previous Building Permit No.BE(NMRDA)/East/Kamptee South/Nagpur/K -0047/2021/3813/2021/MH Dated 06-01-2023
Building Plan is Stands to be cancelled

This sanction is subject to conditions of N.A. order Dt. 12-09-2022 N.A.T.P. order Dt.

Subject to terms and condition of Government circular dated 30.01.1996 Developer have to construct the temporary shade, toilet and arrangement of drinking water for the labours.

Subject to Compliance of terms and Conditions of Environment clearance Letter dated 28-09-2022

Applicant has to pay Gram Panchayat Tax as and when levied by concerned Gram Panchayat

Subject to the condition laid down by Directorate of Maharashtra Fire service vide ... letter No 08-06-2022...

Subject to the condition the N.O.C. Shall be Obtain from Competent Authorities before Start of Swimming Pool.

This Sanction is Subject to Conditions Mentioned in Development Agreement DL 19 109 12022

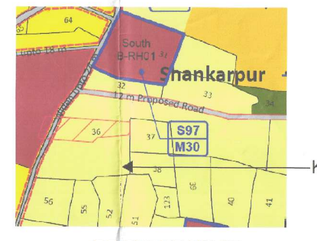
SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 23/03/2024 OF STRUCTURAL DESIGNER AND APPLICANT

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

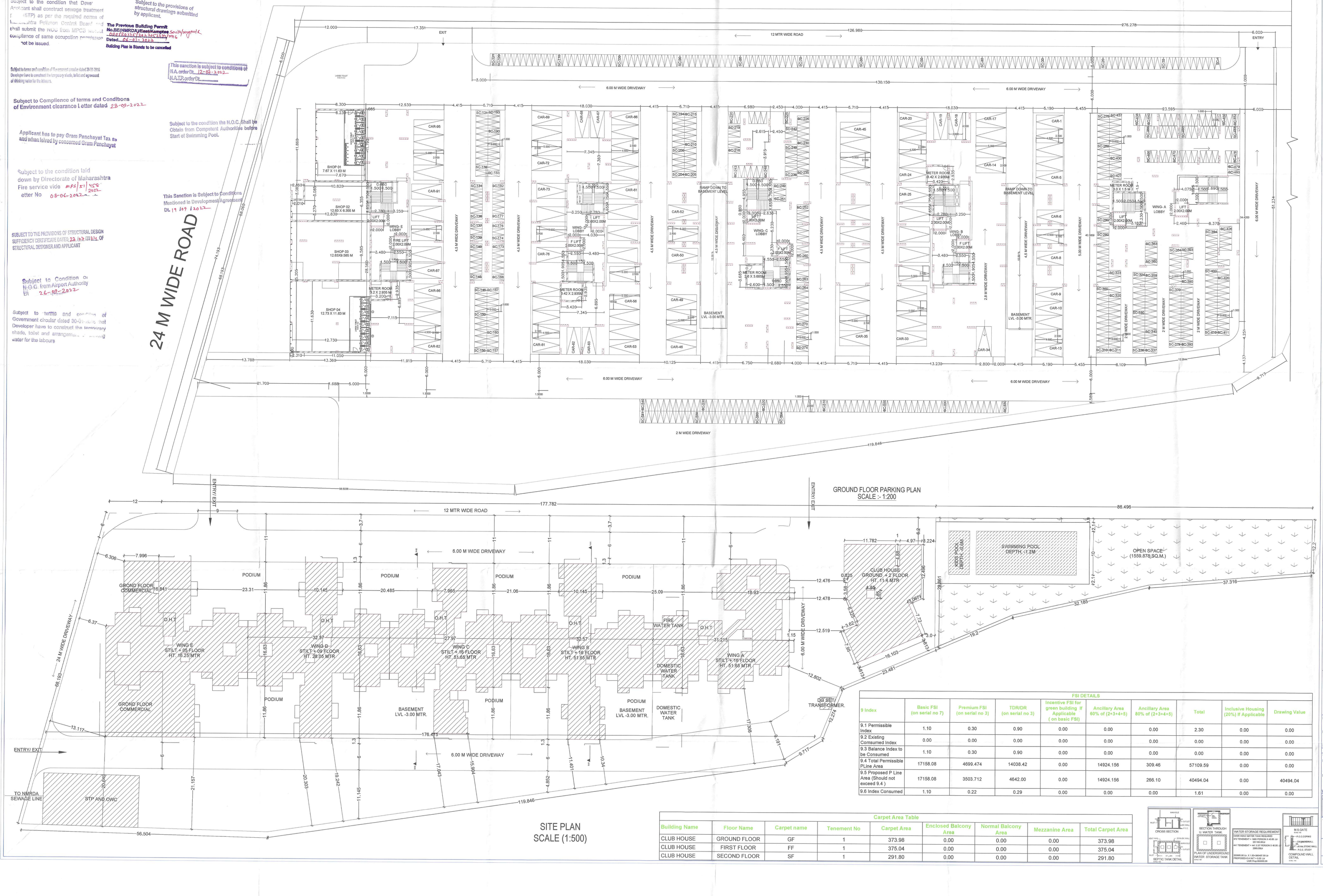
Subject to terms and condition of Government circular dated 30-01-1996 that Developer have to construct the temporary shade, toilet and arrangement ... drinking water for the labours.

12 M ROAD

24 M WIDE ROAD



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



GROUND FLOOR PARKING PLAN
SCALE :- 1:200

SITE PLAN
SCALE (1:500)

FSI DETAILS

Sr Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	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	0.90	0.00	0.00	0.00	2.30	0.00	0.00
9.2 Existing Consumed 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 Consumed	1.10	0.30	0.90	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area	17158.08	4699.474	14038.42	0.00	14924.156	309.46	57109.59	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	17158.08	3503.712	4642.00	0.00	14924.156	266.10	40494.04	0.00	40494.04
9.6 Index Consumed	1.10	0.22	0.29	0.00	0.00	0.00	1.61	0.00	0.00

Carpet Area Table

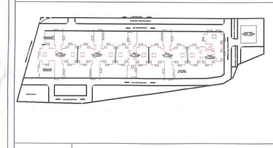
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
CLUB HOUSE	GROUND FLOOR	GF	1	373.98	0.00	0.00	0.00	373.98
CLUB HOUSE	FIRST FLOOR	FF	1	375.04	0.00	0.00	0.00	375.04
CLUB HOUSE	SECOND FLOOR	SF	1	291.80	0.00	0.00	0.00	291.80

SUBMISSION DRAWING	SHEET NO.	02/07

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

APPROVAL STAMP:

LOCATION PLAN:



NORTH: N

DRAWING TITLE
SECTIONS

SCALE: 1:100 DATE: 27.02.2025

OWNER: SIGNATURE:
M/s LEVERAGE REALITIES
FF - 103, 4TH FLOOR, GIRISH HEIGHTS, LIC SQUARE, SADAR, NAGPUR.
(O) 9370622801, 9780799990
THROUGH PARTNER
SHRI ADITYA GUPTA

ARCHITECT: SIGNATURE:
EKVEERA ARCHITECTS
215, 1ST FLOOR, OPP. SAKCH GROUND, ABHYANKAR NAGAR, NAGPUR-440010
(O) 0712 - 2240867
EMAIL: mail@ekveera.org
M/s Ekveera Architects
Authorised Signatory

Name Of : Owner Leverage Realities

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

Phone No: 09673993007

DESCRIPTION OF PROJECT :
Type of Proposal : Group Housing
BUILDING ON CTS. NO./SURVEY NO..-O

SITE ADDRESS :
KH.NO.37/1/2/K/2, P.H. NO. 42, MOUZA - SHANKARPUR,□ □ TAH - NAGPUR (GRAMIN)

Name Of Architect : Parag Kolhat

LOGO

ADDRESS OF OFFICE
OFFICE -
78,Bunte Layout,Somalwada, Wardha Road,Nagpur

OWNERS SIGN - TECHNICAL PERSON SIGN

SCALE - 1:100 Date: 05/07/24
JOB NO - CHECK BY - -

SUBMISSION DRAWING