## ROW HOUSE

| BUILDING | FLOORS | FSI AREA | | | | | | BALCONY | TERRACE | LIFT | LIFTWELL | DUCT | VENT | OTHER | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | COMM. | RESI. | IND. | EDU. | INS. | MEZZ. | PROP. | | | | | SHAFT | DEDUCTION | FSI AREA |
| ROW HOUSE | TERRACE FLOOR | 0.00 | 14.98 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 14.98 |
| ROW HOUSE | FIRST FLOOR | 0.00 | 76.30 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 76.30 |
| ROW HOUSE | GROUND FLOOR | 0.00 | 64.16 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 64.16 |
| ROW HOUSE | TOTAL | 0.00 | 155.44 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 155.44 |

## FSI DETAILS

| 9 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 | 2.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2.00 | 0.00 | 0.00 |
| 9.2 Existing Comsumed 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 | 2.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.4 Total Permissible PLine Area | 271.02 | 0.00 | 0.00 | 0.00 | 93.26 | 0.00 | 364.28 | 0.00 | 0.00 |
| 9.5 Proposed P Line Area (Should not exceed 9.4 ) | 155.44 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 155.44 | 0.00 | 155.44 |
| 9.6 Index Consumed | 1.15 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.15 | 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 |
|---|---|---|---|---|---|---|---|---|
| ROW HOUSE | GROUND FLOOR | GF | 1 | 59.71 | 0.00 | 0.00 | 0.00 | 59.71 |
| ROW HOUSE | FIRST FLOOR | FF | 1 | 49.68 | 0.00 | 0.00 | 0.00 | 49.68 |
| ROW HOUSE | TERRACE FLOOR | TF | 1 | 12.32 | 0.00 | 0.00 | 0.00 | 12.32 |

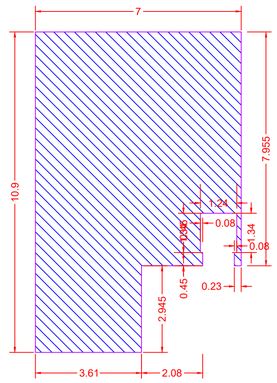
## SCHEDULE OF OPENING

| BLD NAME | NAME | LENGTH | HEIGHT | Nos. |
|---|---|---|---|---|
| ROW HOUSE | V | 0.60 | 0.90 | 4 |
| ROW HOUSE | W | 2.10 | 1.50 | 2 |
| ROW HOUSE | W1 | 1.50 | 1.50 | 1 |
| ROW HOUSE | W2 | 1.50 | 1.15 | 1 |

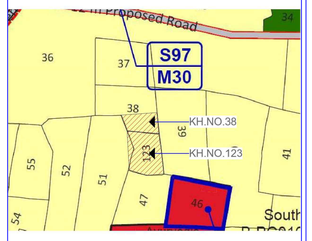
## SCHEDULE OF OPENING

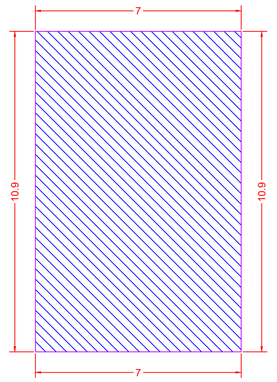
| BLD NAME | NAME | LENGTH | HEIGHT | Nos. |
|---|---|---|---|---|
| ROW HOUSE | D | 1.00 | 2.15 | 1 |
| ROW HOUSE | KD | 1.50 | 2.15 | 1 |
| ROW HOUSE | D2 | 0.75 | 2.15 | 4 |
| ROW HOUSE | D1 | 0.90 | 2.15 | 5 |
| ROW HOUSE | SD | 2.10 | 2.15 | 1 |

NOTE: PARKING AREA STATEMENT:-
IN CASE OF SINGLE INDEPENDENT SINGLE FAMILY RESIDENTIAL BUNGALOWS HAVING PLOT AREA UPTO 300 SQ.M. PARKING NEED NOT BE INSISTED SEPARATELY.




BUILT-UP AREA CALCULATION GROUND FLOOR ROW HOUSE



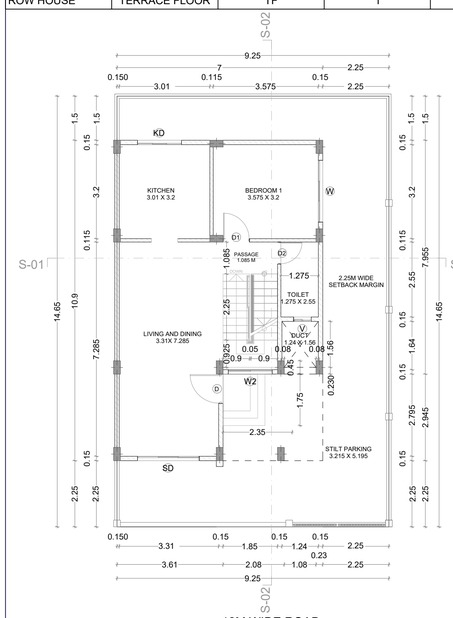

BUILT-UP AREA CALCULATION FIRST FLOOR ROW HOUSE

### BUILT UP AREA CALCULATION FOR GROUND FLOOR ROW HOUSE

| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 10.90 | 7.00 | 64.16 |
| | | BLOCK AREA TOTAL | =64.16Sq.M |
| | | TOTAL Deduction | =0.00Sq.M |
| | | Net BuiltUp Area | =64.16 Sq.M |

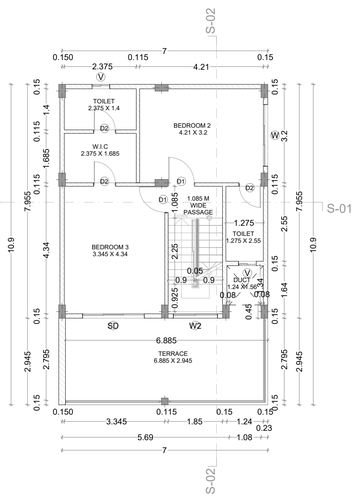
### BUILT UP AREA CALCULATION FOR FIRST FLOOR ROW HOUSE

| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 10.90 | 7.00 | 76.30 |
| | | BLOCK AREA TOTAL | =76.30Sq.M |
| | | TOTAL Deduction | =0.00Sq.M |
| | | Net BuiltUp Area | =76.30 Sq.M |

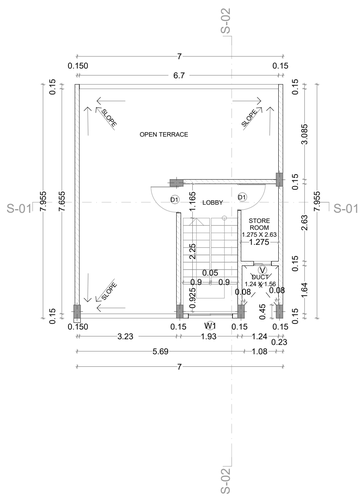



GROUND FLOOR PLAN
SCALE 1:100

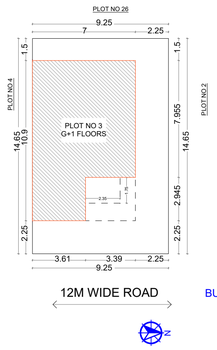
| # | Particulars | Total |
|---|---|---|
| 1 | Closed Parking for Plot NO.3 | 1 |



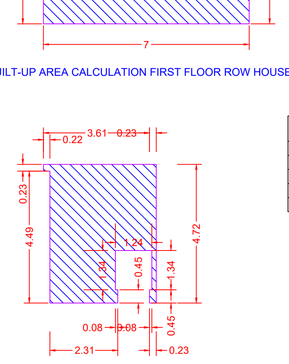

FIRST FLOOR PLAN
SCALE 1:100




FIRST FLOOR PLAN
SCALE 1:100



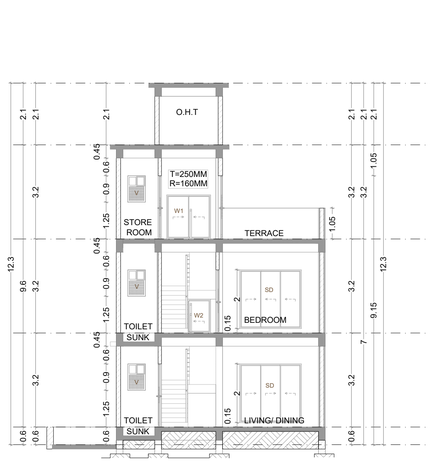

SITE PLAN
SCALE 1:200



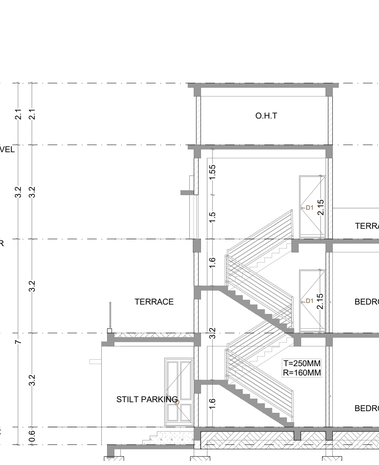

BUILT-UP AREA CALCULATION TERRACE FLOOR ROW HOUSE

### BUILT UP AREA CALCULATION FOR TERRACE FLOOR ROW HOUSE

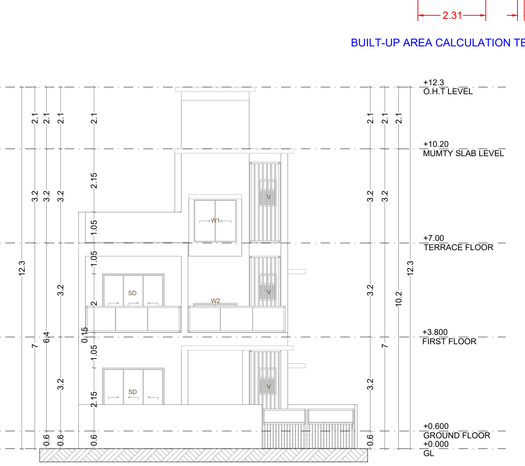
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 4.72 | 3.84 | 14.98 |
| | | BLOCK AREA TOTAL | =14.98Sq.M |
| | | TOTAL Deduction | =0.00Sq.M |
| | | Net BuiltUp Area | =14.98 Sq.M |



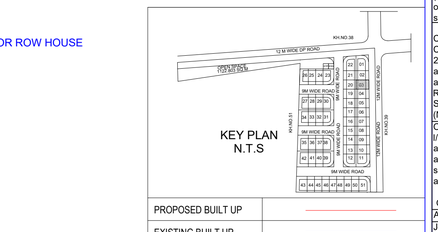

SECTION S-01
SCALE 1:100




SECTION S-02
SCALE 1:100



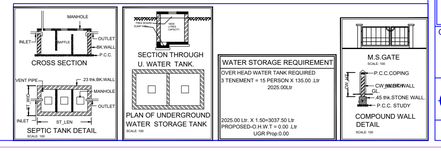

FRONT ELEVATION
SCALE 1:100




| | |
|---|---|
| PROPOSED BUILT UP | |
| EXISTING BUILT UP | |
| PLOT BOUNDDARY | |

### Project Details

Proposal code -NMRDA-24-56538
Zone Type - Residential Zone - R-4 with payment of premium
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 0
Tahsil : Nagpur gramin
Mouza : SHANKARPUR
Prorata Value : 1.86




Signature valid
Digitally signed by JAGRUTI NITIN JOSHI
Date: 2024.07.12 11:58:24 IST
Reason: Approved Building Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-56538
Application Number : NMRDA/2400489
Proposal Number : 27590
Certificate Number : NMRDA/B/2024/APL/00952

SI SION DRAWING | SH.NO.
Sectional Engineer Date: 10/07/2024 | 01

PROPOSED BUILDING PLAN FOR CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL UNIT ON PLOT NO.03 ON KH NO-38, MOUZA-SHANKARPUR,TAH -NAGPUR GRAMIN, DIST-NAGPUR
BELONGS TO :- M\S LEVERAGE REALITIES THROUGH PARTNER- SHRI ADITYA GUPTA

| Proforma I : Area Statement | |
|---|---|
| 1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No. | 135.51 |
| (a) As per ownership document (7/12, CTS extract) | 135.51 |
| (b) as per TILR or City Survey measurement sheet | 135.51 |
| (c) as per Demarcated drawing area | 135.51 |
| LESS | |
| 2.Area not in possession | 0.00 |
| 3. Entire area (1-2) | 135.51 |
| 4.Deductions for | - |
| (a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening | 0.00 |
| (b) Any D.P. Reservation area | 0.00 |
| (c) Green Belt | 0.00 |
| Total (a+b+c) | 0.00 |
| 5.Balance area of plot (3-4) | 135.51 |
| 6. Amenity Space | 0.00 |
| (Applicable if (1) > 20000 sqmt | - |
| (Required -(a) Upto 20000 sqmt - Nil | - |
| (b) Above 20000 sqmt - (a) + 5 % of Total area | 0.00 |
| 7. Net Plot Area (5-6 ) | 135.51 |
| 8. Recreational Open Space | - |
| (a) If area (6) is more than 4000 sqmt - 10 % of (6) is required. | 0.00 |
| Proposed___ | 0.00 |
| (b) If area is less than 4000 sqmt -Check - | - |
| i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required | - |
| ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required. | - |
| (A) 10 % Subject to minimum 200 sqmt | 0.00 |
| Proposed | 0.00 |
| (B) Exemption to leave open space subject to availing basic F.S.I of 75 % | - |
| (C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate. | - |

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-01-10 and the dimensions of sides etc. of plot stated onplan 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.)

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.

Name Of : Owner Leverage Realities through partner- Shri Aditya Gupta

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

Phone No.:9967085007

**DESCRIPTION OF PROJECT :**

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-0

SITE ADDRESS :
KH.NO.38, PLOT NO.3, MAUZA : SHANKARPUR, NAGPUR (R).

Name Of Architect : Paraq Kotwal

| LOGO | ADDRESS OF OFFICE |
|---|---|
| | OFFICE - 76,Barite Layout,Somalwada, Wardha Road,Nagpur |

| OWNERS SIGN - Verified by applicant | TECHNICAL PERSON SIGN Signature valid |
|---|---|

| | | |
|---|---|---|
| | SCALE - 1:100 | Date: 09/07/24 |
| | JOB NO - NMRDA-24-56538 | CHECK BY - - |

**SUBMISSION DRAWING**