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	16.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.11	0.00	0.00	14.41
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	67.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.11	0.00	0.00	65.76
ROW HOUSE	TOTAL	0.00	160.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.22	0.00	0.00	156.47

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	205.10	0.00	0.00	0.00	91.60	0.00	296.70	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	152.67	0.00	0.00	0.00	3.80	0.00	156.47	0.00	156.47
9.6 Index Consumed	1.49	0.00	0.00	0.00	0.00	0.00	1.49	0.00	0.00

Parking Check As Per Multiplying Factor 0.70

	Required			Proposed			
Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Status
Total	0	0	0	0	0	0	OK

Telecom Room

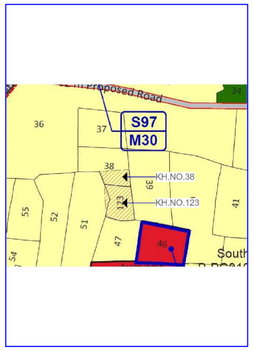
Building	Req. Size	Prop. Size	Status
ROW HOUSE	1.3X1.3	1.30X1.30	OK

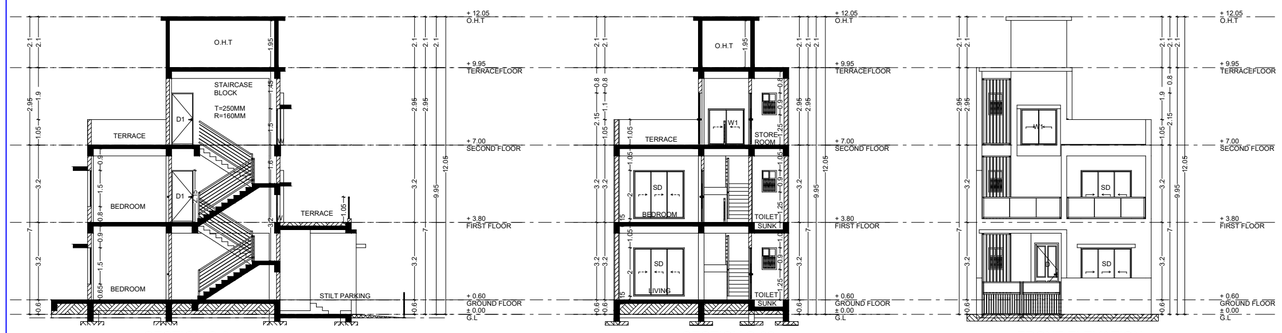
SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
ROW HOUSE	W1	1.50	1.50	1
ROW HOUSE	V	0.60	0.90	3
ROW HOUSE	W	2.10	1.20	1
ROW HOUSE	W1	1.50	1.20	1
ROW HOUSE	SD	2.10	2.20	1
ROW HOUSE	W	2.10	1.50	1
ROW HOUSE	V	0.60	0.60	1
ROW HOUSE	SD	2.10	1.50	1

SCHEDULE OF OPENING

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

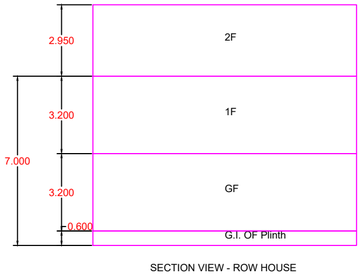




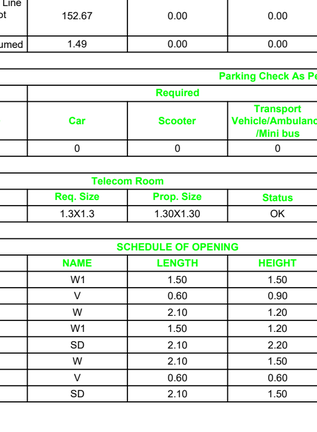
SECTION S-01
SCALE 1:100

SECTION S-02
SCALE 1:100

FRONT ELEVATION
SCALE 1:100

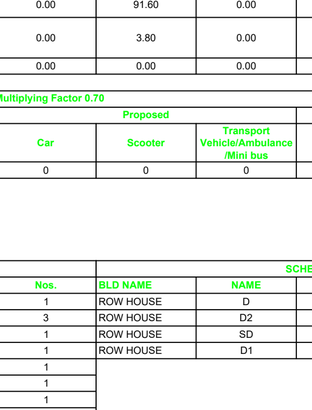


SECTION VIEW - ROW HOUSE



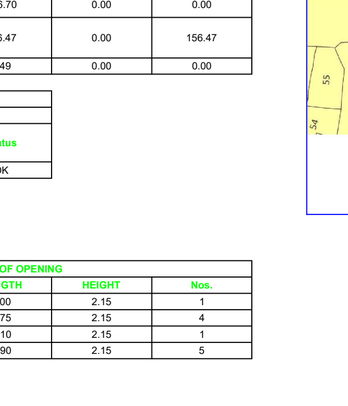
GROUND FLOOR PLAN
SCALE 1:100

GROUND FLOOR



FIRST FLOOR PLAN
SCALE 1:100

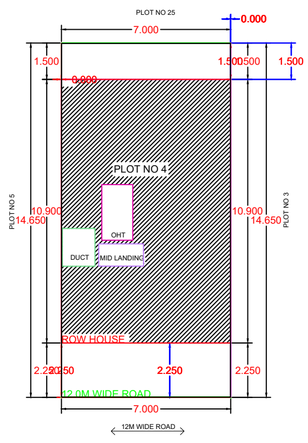
FIRST FLOOR



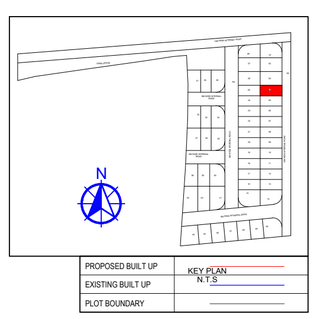
SECOND FLOOR PLAN
SCALE 1:100

TERRACE FLOOR

ROW HOUSE

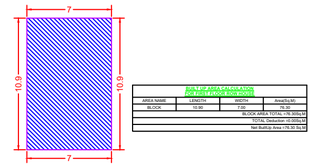


SITE PLAN
SCALE 1:100

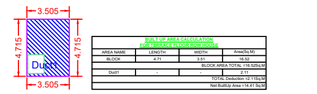




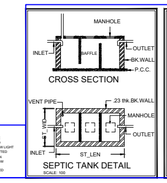
BUILT-UP AREA CALCULATION GROUND FLOOR ROW HOUSE

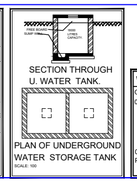


BUILT-UP AREA CALCULATION FIRST FLOOR ROW HOUSE



BUILT-UP AREA CALCULATION TERRACE FLOOR ROW HOUSE

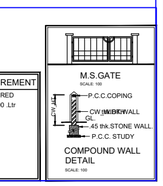




WATER STORAGE REQUIREMENT

OVER HEAD WATER TANK REQUIRED
0 TENEMENT = 0 PERSON X 135.00 .Ltr
0.00Ltr

0.00 Ltr. X 1.50=0.00 Ltr
PROPOSED-O.H.W.T = 0.00 .Ltr
UGR Prop:0.00



LEGENDS:
EXISTING BUILDING SHOWN WHITE
PROPOSED WORK SHOWN RED
PROPOSED WORK SHOWN IN LIGHT WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
ENCLOSED WORK SHOWN YELLOW
OPENING SHOWN BROWN
EXISTING SHOWN BLUE HATCHED

PROPOSED BUILDING PLAN FOR CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL UNIT ON PLOT NO.4 ON KH NO-38, MOUZA-SHANKARPUR,TAH -NAGPUR GRAMIN, DIST-NAGPUR
BELONGS TO :- M\S LEVERAGE REALITIES THROUGH PARTNER- SHRI ADITYA GUPTA

Project Details

Proposal code -NMRDA-24-57113
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 Not Verified
Digitally signed by NETAJI TARACHAND NIMBAL
Date: 2024.10.24 12:54:43 IST
Reason: Technical Person Plan
Designation : Assistant Engineer
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-57113
Application Number : NMRDA/2024/00664
Proposal Number : 1462241
Certificate Number : NMRDA/B/2024/APL/01112

Sectional Engineer
Plan Engineer

Proforma : 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.	102.55
(a) As per ownership document (7/12, CTS extract)	102.55
(b) as per TILR or City Survey measurement sheet	102.55
(c) as per Demarcated drawing area	102.55
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	102.55
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
	0.00
	0.00
5.Balance area of plot (3-4)	102.55
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)	102.55
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 2023-12-05 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.4 MAUZA : SHANKARPUR, NAGPUR (R)

Name Of Architect : Paraq Kotwal

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

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by NETAJI TARACHAND NIMBAL
Date: 2024.10.24 12:54:43 IST
Reason: Technical Person Plan
Designation : Assistant Engineer
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-57113
Application Number : NMRDA/2024/00664
Proposal Number : 1462241

SCALE - 1:100	Date: 21/10/24
JOB NO - NMRDA-24-57113	CHECK BY - -

SUBMISSION DRAWING