ROW HOUSE NO 62

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.							
ROW HOUSE NO 62	FF	0.000	77.058	0.000	0.000	0.000	0.000	6.426	0.000	0.000	0.000	0.000	0.000	0.000	77.058
ROW HOUSE NO 62	GL	0.000	70.386	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	70.386
ROW HOUSE NO 62	TOTAL	0.000	147.444	0.000	0.000	0.000	0.000	6.426	0.000	0.000	0.000	0.000	0.000	0.000	147.444

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)	Additional FSI (10.10.1 Note:3)	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	1.375	0.160	0.160	0.000	0.000	0.000	0.000	1.695	0.000	0.000
9.2 Existing Comsumed Index	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.3 Balance Index to be Consumed	1.375	0.160	0.160	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.4 Total Permissible PLine Area	148.500	17.280	17.280	0.000	0.000	88.466	0.000	271.526	0.000	0.000
9.5 Proposed P Line Area (Should not exceed 9.4)	147.444	0.000	0.000	0.000	0.000	0.000	0.000	147.444	0.000	147.444
9.6 Index Consumed	1.365	0.000	0.000	0.000	0.000	0.000	0.000	1.365	0.000	0.000

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
ROW HOUSE NO 62	KW	1.200	1.100	1
ROW HOUSE NO 62	V	0.600	1.100	3
ROW HOUSE NO 62	W	2.150	1.700	5

SCHEDULE OF OPENING

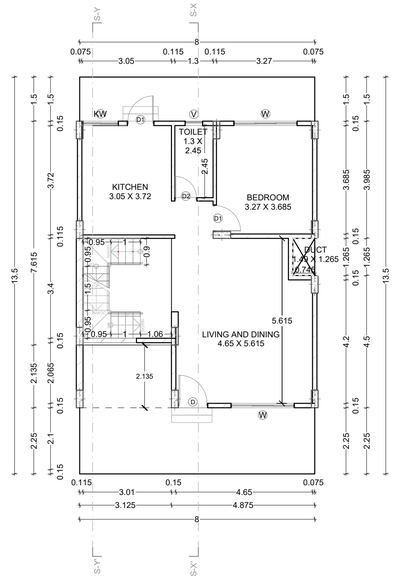
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
ROW HOUSE NO 62	D	1.000	2.300	1
ROW HOUSE NO 62	D2	0.750	2.300	3
ROW HOUSE NO 62	D1	0.900	2.300	6

Carpet Area Table

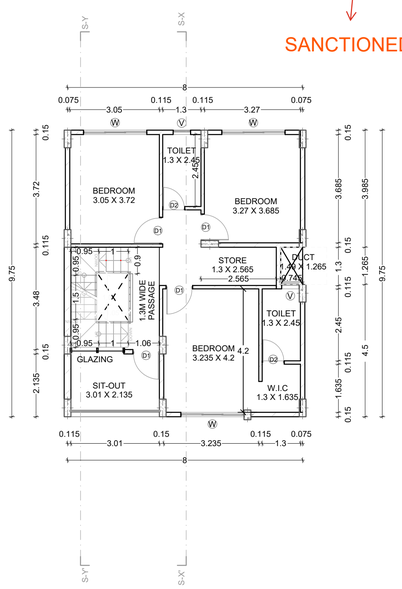
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
ROW HOUSE NO 62	GL	GF	1	65.984	0.000	0.000	0.000	65.984
ROW HOUSE NO 62	FF	FF	1	66.087	0.000	6.426	0.000	66.087

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

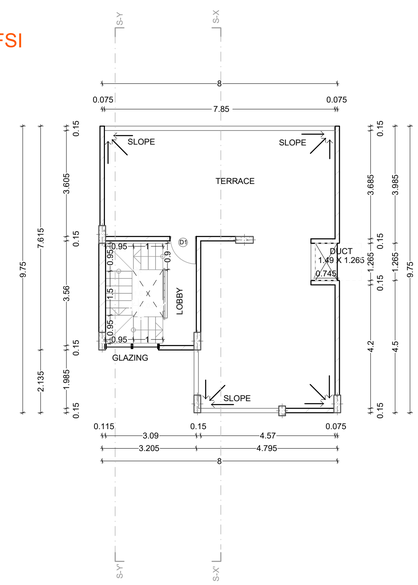
SANCTIONED FSI



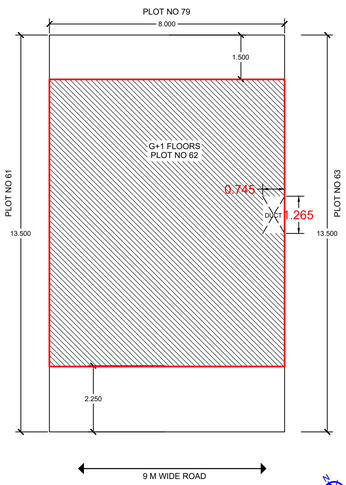
GROUND FLOOR PLAN
SCALE 1:100



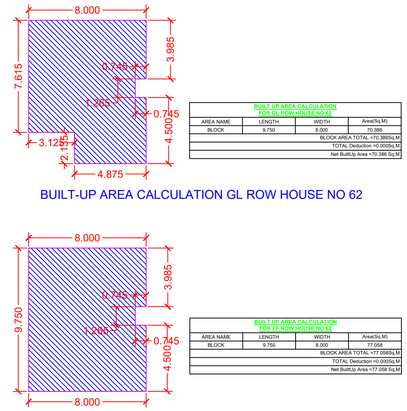
FIRST FLOOR PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



SITE PLAN
SCALE 1:200



BUILT-UP AREA CALCULATION GL ROW HOUSE NO 62

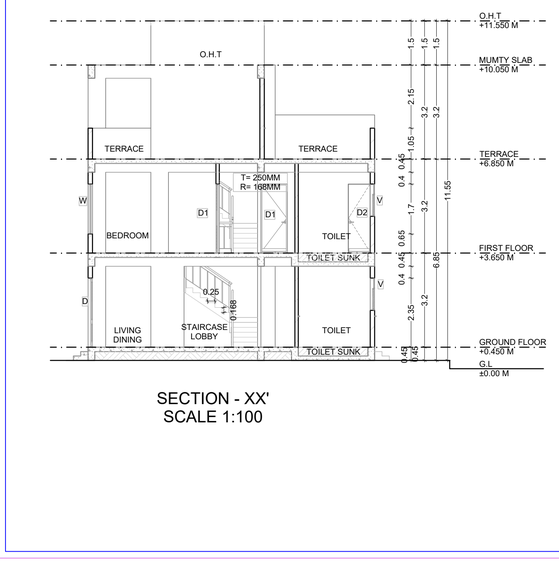
BUILT UP AREA CALCULATION FOR GL ROW HOUSE NO 62

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.750	8.000	70.386
		BLOCK AREA TOTAL =70.386Sq.M	
		TOTAL Deduction =0.000Sq.M	
		Net BuiltUp Area =70.386 Sq.M	

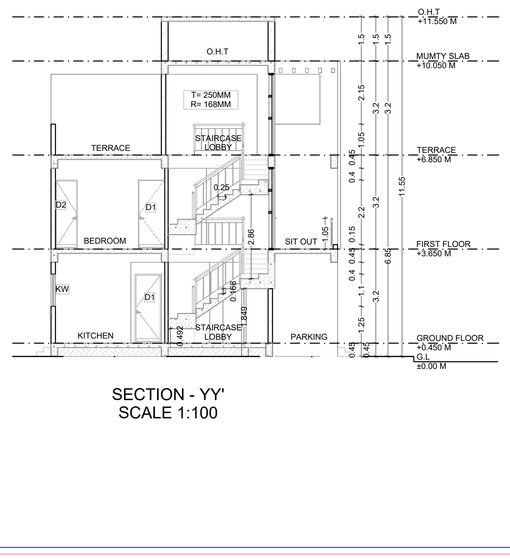
BUILT-UP AREA CALCULATION FF ROW HOUSE NO 62

BUILT UP AREA CALCULATION FOR FF ROW HOUSE NO 62

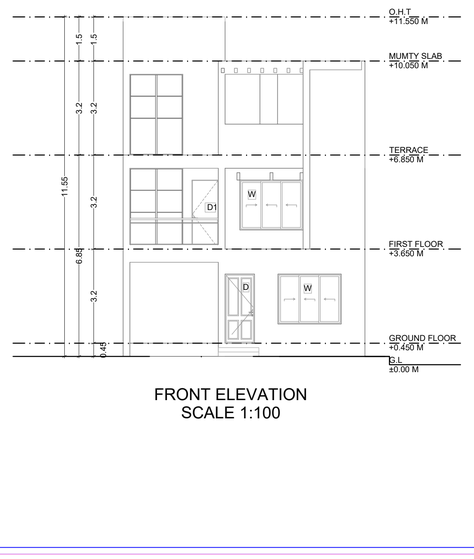
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.750	8.000	77.058
		BLOCK AREA TOTAL =77.058Sq.M	
		TOTAL Deduction =0.000Sq.M	
		Net BuiltUp Area =77.058 Sq.M	



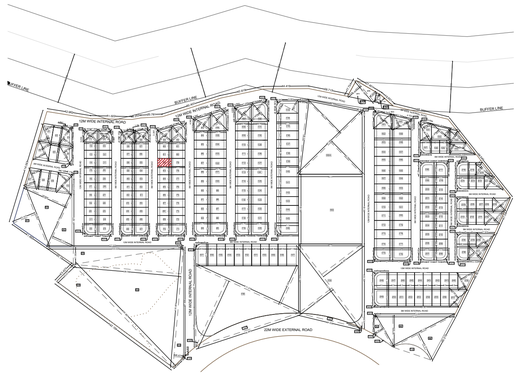
SECTION - XX'
SCALE 1:100



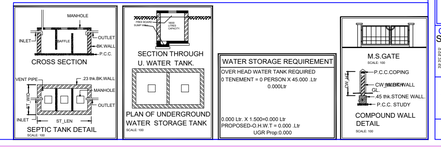
SECTION - YY'
SCALE 1:100



FRONT ELEVATION
SCALE 1:100

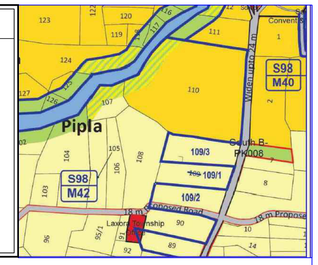


LOCATION PLAN
SCALE (N.T.S)



Project Details

Proposal code -BPNM-24-102489
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - -
Tahsil :
Mouza :
Prorata Value : 1.250



Signature valid
Digitally signed by BHARAT BABURAO WANDANWAR
Date: 2025.01.08 16:09:25 IST
Reason: Approved Drawing Plan
Designation : Chief Officer
Location: Besa-Pipla Nagpur Maharashtra
Project Code : BPNM-24-102489
Application Number : BPNM/MB/2024/400331
Proposal Number : 1468347
Certificate Number : BPNM/B/2024/APL/00380

SUBMISSION DRAWING	SH.NO.
	01

PROPOSED SINGLE FAMILY DWELLING UNIT AT PLOT NO.62 ON KH.NO. 104(P), 105, 106, 107, 108(P), 109, 110, ENSARA METROPARK, MOUZA - PIPLA,
TAH - NAGPUR (RURAL), NAGPUR - 440034
BELONGING TO - LUXORA INFRASTRUCTURES PVT. LTD. THROUGH DEVELOPERS RSL, REALITIES LLP THROUGH ITS PARTNER ADITY GUPTA

PROPOSED BUILT UP	
EXISITING BUILT UP	
PLOT BOUNDRY	

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.	108.000
(a) As per ownership document (7/12, CTS extract)	108.000
(b) as per TILR or City Survey measurement sheet	108.000
(c) as per Demarcated drawing area	108.000
LESS	
2.Area not in possession	0.000
3. Entire area (1-2)	108.000
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.000
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	0.000
5.Balance area of plot (3-4)	108.000
6. Amenity Space	0.000
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.000
7. Net Plot Area (5-6)	108.000
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.000
Proposed	0.000
(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	0.000
Proposed	0.000
(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 2024-10-13 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 RSL REALITIES LLP THROUGH ADITYA UMESH 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.--

SITE ADDRESS :
CTS NO - 971, MOUZA- PIPLA, THA- NAGPUR, DIST- NAGPUR

Name Of Architect : Parag Kotwal

LOGO

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

OWNERS SIGN - Signature valid
Digitally signed by ADITYA UMESH GUPTA
Date: 2025.01.08 16:09:25 IST
Reason: Approved Drawing Plan
Designation : Chief Officer
Location: Besa-Pipla Nagpur Maharashtra
Project Code : BPNM-24-102489
Application Number : BPNM/MB/2024/400331
Proposal Number : 1468347

TECHNICAL PERSON SIGN Signature valid
Digitally signed by Parag Sanjay Kotwal
Date: 2025.01.08 16:09:25 IST
Reason: Approved Drawing Plan
Designation : Chief Officer
Location: Besa-Pipla Nagpur Maharashtra
Project Code : BPNM-24-102489
Application Number : BPNM/MB/2024/400331
Proposal Number : 1468347

	SCALE - 1:100	Date: 16/12/24
	JOB NO - BPNM-24-102489	CHECK BY - -

SUBMISSION DRAWING