PLOT 61

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.							
PLOT 61	FIRST FLOOR	0.000	78.179	0.000	0.000	0.000	0.000	6.426	0.000	0.000	0.000	0.000	0.000	0.000	78.179
PLOT 61	GROUND FLOOR	0.000	70.136	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	70.136
PLOT 61	TOTAL	0.000	148.315	0.000	0.000	0.000	0.000	6.426	0.000	0.000	0.000	0.000	0.000	0.000	148.315

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)	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 Consumed 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 P.Line Area	148.500	17.280	17.280	0.000	0.000	86.308	0.000	271.368	0.000	0.000
9.5 Proposed P Line Area (Should not exceed 9.4)	148.315	0.000	0.000	0.000	0.000	1.135	0.000	148.315	0.000	148.315
9.6 Index Consumed	1.363	0.000	0.000	0.000	0.000	0.000	0.000	1.363	0.000	0.000

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
PLOT 61	KW	1.200	1.100	1
PLOT 61	W	2.150	1.700	5
PLOT 61	V	0.600	1.100	3

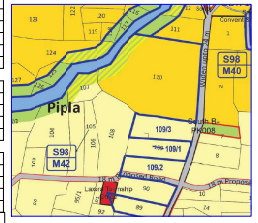
SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
PLOT 61	D	1.000	2.300	1
PLOT 61	D1	0.900	2.300	6
PLOT 61	D2	0.750	2.300	3

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
PLOT 61	GROUND FLOOR	GF	1	65.980	0.000	0.000	0.000	65.980
PLOT 61	FIRST FLOOR	FF	1	66.160	0.000	6.426	0.000	66.160

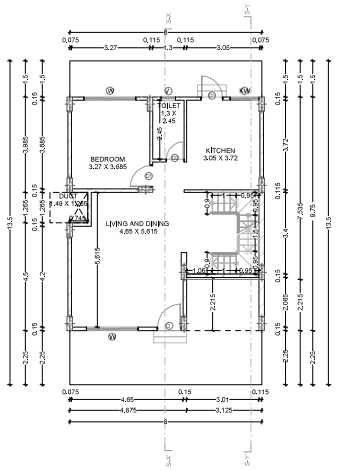
NOTE: PARKING AREA STATEMENT:-
IN CASE OF SINGLE INDEPENDENT SINGLE FAMILY RESIDENTIAL BUNGALOWS HAVING PLOT AREA UPTO 300 SQ.M. PARKING NEED NOT BE INSISTED SEPARATELY



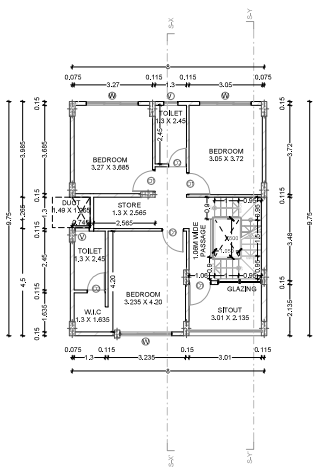
Project Details

Proposal code -BPNM-24-116642
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

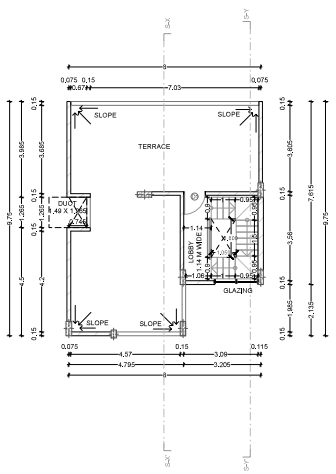
Signature valid
Digitally signed by BHARAT BABURAO CHANDANWAR
Date: 2025.02.13 17:13:38 IST
Reason: Approved Building Plan
Designation : Chief Officer
Location: Besa-Pipla Nagpur Municipal Council
Project Code : BPNM-24-116642
Application Number : MH1572500010
Proposal Number : 1887255
Certificate Number : BPNM/B/2025/APL/00419



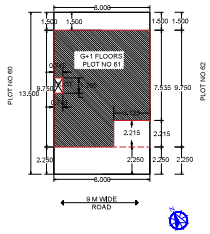
GROUND FLOOR PLAN
SCALE 1:100



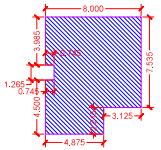
FIRST FLOOR PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



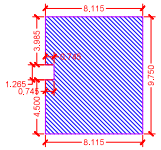
SITE PLAN
SCALE 1:200



BUILT-UP AREA CALCULATION FOR GROUND FLOOR PLOT 61

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.250	9.093	70.136
		BLOCK AREA TOTAL =70.136Sq.M	
		TOTAL Deduction =0.000Sq.M	
		Net Built-Up Area =70.136 Sq.M	

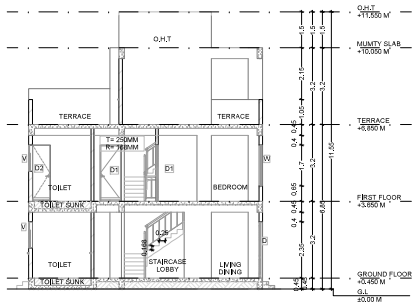
BUILT-UP AREA CALCULATION GROUND FLOOR PLOT 61



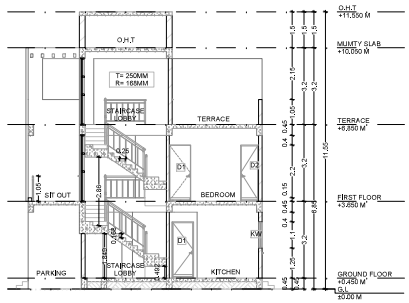
BUILT-UP AREA CALCULATION FOR FIRST FLOOR PLOT 61

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.750	8.115	78.179
		BLOCK AREA TOTAL =78.179Sq.M	
		TOTAL Deduction =0.000Sq.M	
		Net Built-Up Area =78.179 Sq.M	

BUILT-UP AREA CALCULATION FIRST FLOOR PLOT 61



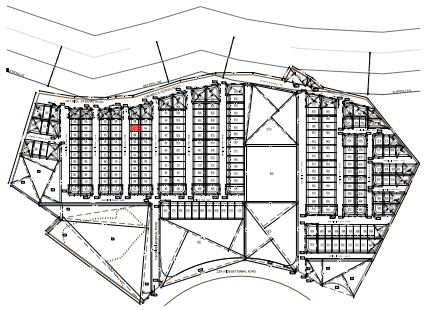
SECTION S-XX'
SCALE 1:100



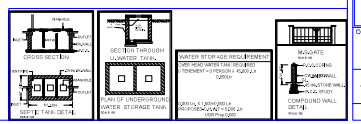
SECTION S-YY'
SCALE 1:100



FRONT ELEVATION
SCALE 1:100



LOCATION PLAN
SCALE (N.T.S)



SUBMISSION DRAWING	SH.NO.
	01

PROPOSED SINGLE FAMILY DWELLING UNIT AT PLOT NO.61 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. THROUGHT PARTNERS RSL. REALITIES LLP

PROPOSED BUILT UP	
EXISTING 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 2024-03-12 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
Lic. No.

Name Of : Owner RSL REALITIES LLP

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

Phone No.:9967085007

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS, NO./SURVEY NO.:-

SITE ADDRESS :
PLOT NO.61 ON KH.NO. 104(P), 105, 106, 107, 108(P), 109, 110, ENSARA METROPARK, MOUZA - PIPLA, TAH - NAGPUR (RURAL), NAGPUR - 440

Name Of Architect : Parag Kotwal

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

OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature valid

SCALE - 1:100	Date: 01/01/25
JOB NO - BPNM-24-116642	CHECK BY --

SUBMISSION DRAWING