PLOT NO 66														
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
PLOT NO 66	FIRST FLOOR	0.000	77.056	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	77.056
PLOT NO 66	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 NO 66	TOTAL	0.000	147.192	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	147.192

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	0.163	0.163	0.000	0.000	0.000	0.000	1.700	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	0.163	0.163	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.4 Total Permissible PLine Area	148.500	17.550	17.550	0.000	0.000	88.315	0.000	271.915	0.000	0.000
9.5 Proposed P Line Area (Should not exceed 9.4)	147.192	0.000	0.000	0.000	0.000	0.000	0.000	147.192	0.000	147.192
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 NO 66	KW	1.200	1.100	1
PLOT NO 66	V	0.600	1.100	3
PLOT NO 66	W	2.150	1.700	5

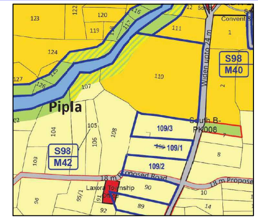
SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
PLOT NO 66	D2	0.750	2.300	3
PLOT NO 66	D1	0.900	2.300	6
PLOT NO 66	D	1.000	2.300	1

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 NO 66	GROUND FLOOR	GF	1	65.946	0.000	0.000	0.000	65.946
PLOT NO 66	FIRST FLOOR	FF	1	66.202	0.000	0.000	0.000	66.202

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

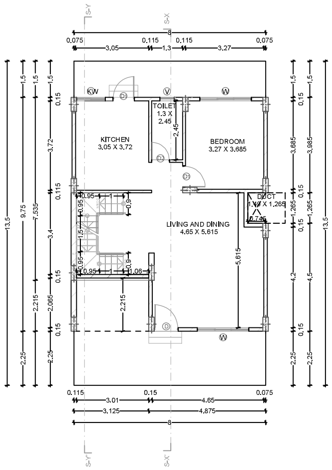
Proposal code -BPNM-25-27062
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - -
Tahsil :
Mouza :
Prorata Value : 1,250

Signature valid
Digitally signed by BHARAT BABURAO NANDANWAR
Date: 2025.07.24 18:24:35 IST
Reason: Approved Drawing Plan
Designation : Chief Officer
Location: Besa-Pipla Nagarpanchayat
Project Code : BPNM-25-27062
Application Number : BPNM202500142
Proposal Number : 1505398
Certificate Number : BPNM/B/2025/APL/00588

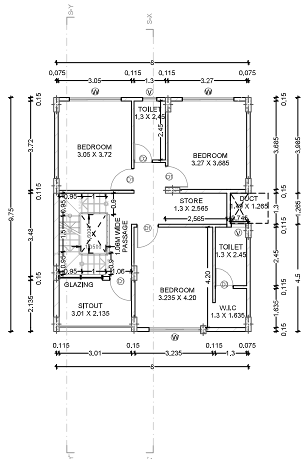
SUBMISSION DRAWING	SH.NO.
	01

PROPOSED SINGLE FAMILY DWELLING UNIT AT PLOT NO.66 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

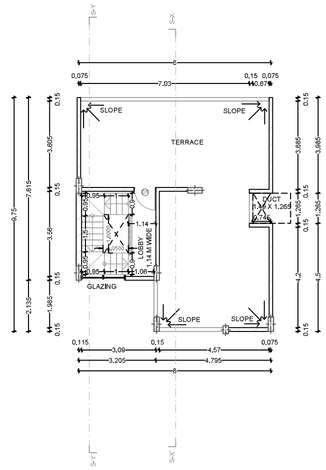
PROPOSED BUILT UP	(red line)
EXISITING BUILT UP	(blue line)
PLOT BOUNDRY	(grey line)



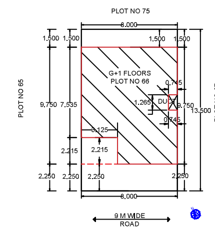
GROUND FLOOR PLAN
SCALE 1:100



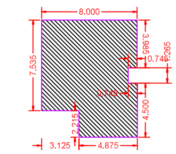
FIRST FLOOR PLAN
SCALE 1:100



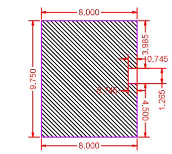
TERRACE FLOOR PLAN
SCALE 1:100



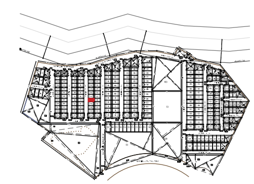
SITE PLAN
SCALE 1:200



BUILT-UP AREA CALCULATION GROUND FLOOR PLOT NO 66



BUILT-UP AREA CALCULATION FIRST FLOOR PLOT NO 66



LOCATION PLAN
SCALE (N.T.S)

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.	-

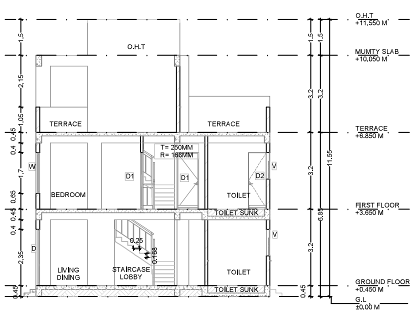
Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-01-22 and the dimensions of sides etc. of plot stated onplan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City 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.

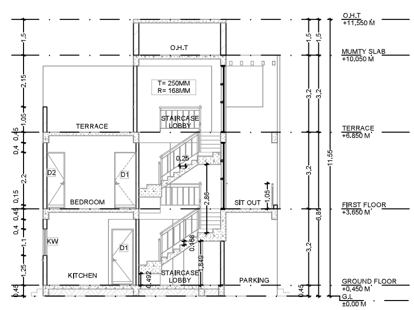
Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

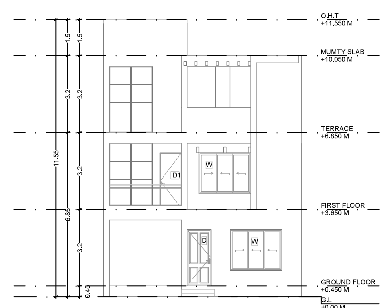
Job No.



SECTION S-XX'
SCALE 1:100



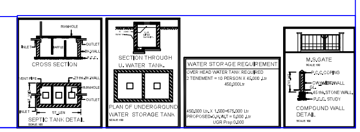
SECTION S-YY'
SCALE 1:100



FRONT ELEVATION
SCALE 1:100

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED



Name Of : Owner RSL REALITIES LLP

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 :
PLOT NO.66 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,Bante Layout,Somalwada, Wardha Road,Nagpur

OWNERS SIGN -	TECHNICAL PERSON SIGN
Verified by applicant	Signature valid

SCALE - 1:100	Date: 21/03/25
JOB NO - BPNM-25-27062	CHECK BY - -

SUBMISSION DRAWING