PLOT NO 70

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.							
PLOT NO 70	TYPICAL FIRST AND SECOND FLOOR	0.000	144.582	0.000	0.000	0.000	0.000	31.870	0.000	0.000	0.000	0.000	0.000	0.000	144.582
PLOT NO 70	GROUND FLOOR	0.000	67.510	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	67.510
PLOT NO 70	TOTAL	0.000	212.092	0.000	0.000	0.000	0.000	31.870	0.000	0.000	0.000	0.000	0.000	0.000	212.092

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+5+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	0.300	0.600	0.000	0.000	0.000	0.000	2.275	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	0.300	0.600	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.4 Total Permissible Pline Area	193.496	42.217	84.434	0.000	0.000	116.698	0.000	436.245	0.000	0.000
9.5 Proposed P Line Area (Should not exceed 9.4)	193.496	0.000	0.000	0.000	0.000	18.596	0.000	212.092	0.000	212.092
9.6 Index Consumed	1.375	0.000	0.000	0.000	0.000	0.000	0.000	1.375	0.000	0.000

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
PLOT NO 70	KW	1.200	1.100	1
PLOT NO 70	W	1.800	1.700	2
PLOT NO 70	SD	2.100	2.350	1
PLOT NO 70	SD1	1.800	2.350	1
PLOT NO 70	V	0.600	1.100	3
PLOT NO 70	W1	1.200	1.700	1

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
PLOT NO 70	D	1.000	2.350	1
PLOT NO 70	D2	0.750	2.350	3
PLOT NO 70	D1	0.900	2.350	4

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 70	GROUND FLOOR	GF	1	63.199	0.000	0.000	0.000	63.199
PLOT NO 70	TYPICAL FIRST AND SECOND FLOOR	FF ,SF	2	52.218	0.000	0.000	0.000	52.218

Parking Check As Per Multiplying Factor 0.400

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

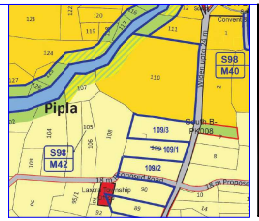
Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO car	RATIO scooter	NO.OF Tenements/Units	Required car	Required scooter	Required Transport Vehicle/Ambulance Mini Bus
PLOT NO 70	Residential	parking not required	0	0	3	0.000	0.000	-
Total	-	-	-	-	-	0.000	0.000	-
Visitors parking(5%)	-	-	-	-	-	0.000	0.000	-
Total	-	-	-	-	-	0.000	0.000	0.000

Telecom Room

Building	Req. Size	Prop. Size	Status
PLOT NO 70	Telecom Room	3.200X3.400	OK

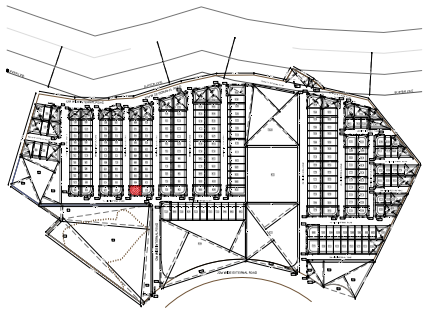
NOTE: PARKING AREA STATEMENT:-
IN CASE OF SINGLE INDEPENDENT SINGLE FAMILY RESIDENTIAL BUNGALOWS HAVING PLOT AREA UPTO 300 SQ.M. PARKING NEED NOT BE INSISTED SEPARATELY.



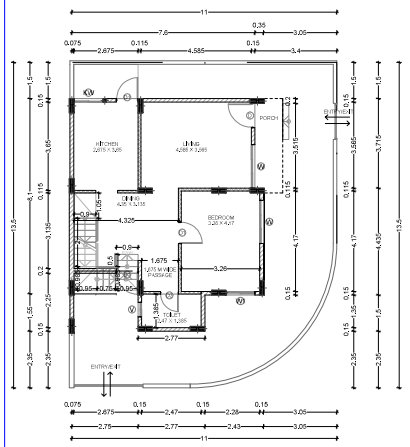
Project Details

Proposal code -BPNM-25-28774
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 110/1
Tahsil :
Mouza :
Prorata Value : 1.250

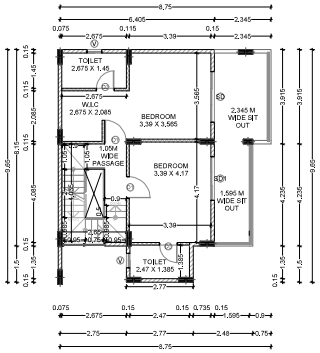
Signature valid



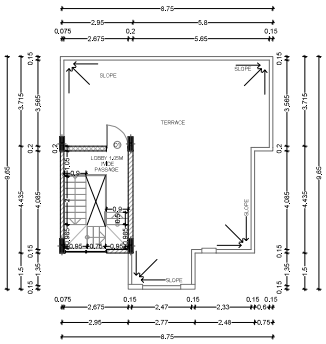
LOCATION PLAN
SCALE (N.T.S)



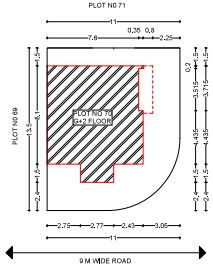
GROUND FLOOR PLAN
SCALE 1:100



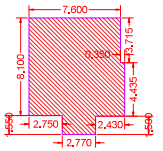
TYPICAL FIRST AND SECOND FLOOR PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100

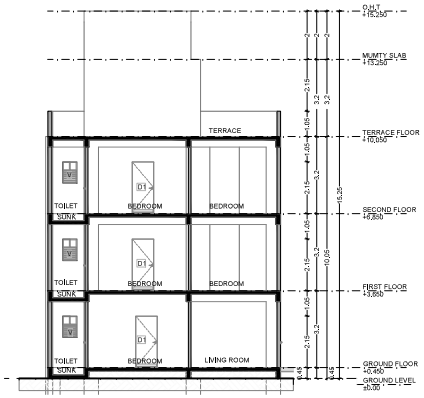


SITE PLAN
SCALE 1:200

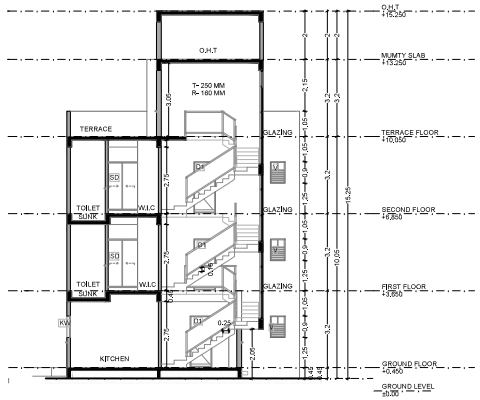


BUILT-UP AREA CALCULATION GROUND FLOOR PLOT NO 70

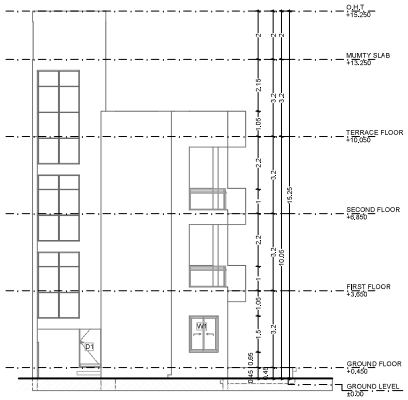




SECTION Y-Y'
SCALE 1:100



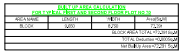
SECTION X-X'
SCALE 1:100



FRONT ELEVATION
SCALE 1:100



BUILT-UP AREA CALCULATION TYPICAL FIRST AND SECOND FLOOR PLOT NO 70



LEGENDS:

SUBMISSION DRAWING | SH.NO. 01

PROPOSED RESIDENTIAL BUILDING AT PLOT NO.70 ON 104(P), 105, 106, 107, 108(P), 109, 110, CTS NO.971, 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.	140.724
(a) As per ownership document (7/12, CTS extract)	140.774
(b) as per TILR or City Survey measurement sheet	140.774
(c) as per Demarcated drawing area	140.724
LESS	
2.Area not in possession	0.000
3. Entire area (1-2)	140.724
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)	140.724
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)	140.724
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 on/plan 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

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

Phone No.9967085007

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS, NO./SURVEY NO.-110/1

SITE ADDRESS :
PROPOSED RESIDENTIAL BUILDING AT PLOT NO.70 ON 104(P), 105, 106, 107, 108(P), 109, 110, CITY SURVEY NO. 971, ENSARA METROPARK, MOUZA - PIPLA, TAH -NAGPUR (RURAL), NAGPUR

Name Of Architect : Parag Kotwal

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

OWNERS SIGN -

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100 | Date: 30/07/25
JOB NO.- BPNM-25-28774 | CHECK BY —

SUBMISSION DRAWING