PLOT NO 73

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 73	FIRST FLOOR	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
PLOT NO 73	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 73	TOTAL	0.000	147.194	0.000	0.000	0.000	0.000	6.426	0.000	0.000	0.000	0.000	0.000	0.000	147.194

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 (10,15,1 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 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	0.163	0.163	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.4 Total Permissible Plute Area	148.500	17.550	17.550	0.000	0.000	88.316	0.000	271.916	0.000	0.000
9.5 Proposed P Line Area (Should not exceed 9.4)	147.194	0.000	0.000	0.000	0.000	0.000	0.000	147.194	0.000	147.194
9.6 Index Consumed	1.363	0.000	0.000	0.000	0.000	0.000	0.000	1.363	0.000	0.000

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 73	GROUND FLOOR	GF	1	66.096	0.000	0.000	0.000	66.096
PLOT NO 73	FIRST FLOOR	FF	1	66.202	0.000	6.426	0.000	66.202

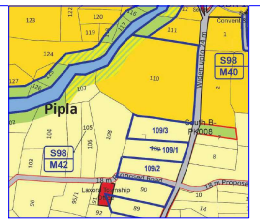
SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
PLOT NO 73	W	2.150	1.700	5
PLOT NO 73	V	0.600	1.100	3
PLOT NO 73	KW	1.200	1.100	1

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
PLOT NO 73	D	1.000	2.300	1
PLOT NO 73	D1	0.900	2.300	6
PLOT NO 73	D2	0.750	2.300	3

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

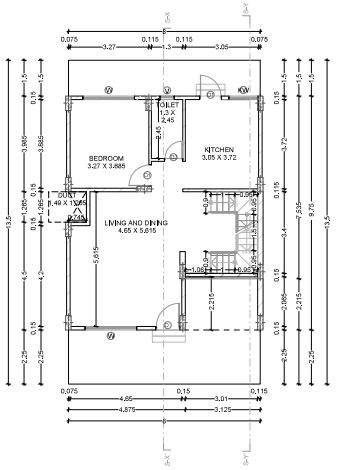
Proposal code - BPNM-25-29380
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - -
Tahsil :
Mouza :
Prorata Value : 1.250

Signature valid
Digitally signed by BHARAT BABURAO CHANDANWAR
Date: 2025.06.13 15:52:52 IST
Reason: Approved Online Plan
Designation : Chief Officer
Location: Besa-Pipla Nagpur-441104
Project Code : BPNM-25-29380147
Application Number : BPNM/01000147
Proposal Number : 159414
Certificate Number : BPNM/B/2025/APL/00602

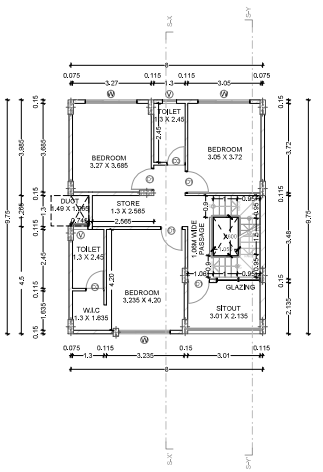
SUBMISSION DRAWING

PROPOSED SINGLE FAMILY DWELLING UNIT AT PLOT NO.73 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

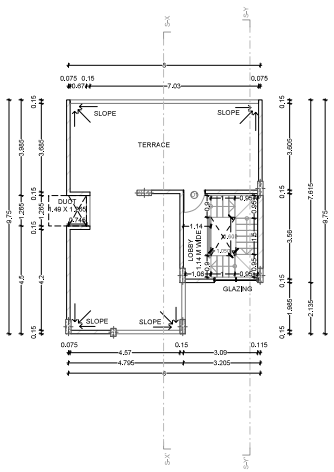
PROPOSED BUILT UP	
EXISTING BUILT UP	
PLOT BOUNDRY	



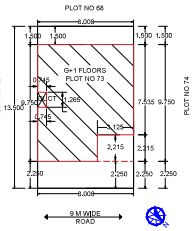
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

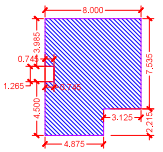


TERRACE FLOOR PLAN
SCALE 1:100



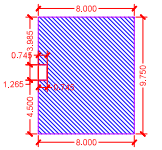
SITE PLAN
SCALE 1:200

BUILT-UP AREA CALCULATION GROUND FLOOR PLOT NO 73



AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLDG1	NOS	NOS	SQ.M
			BLDG1 AREA TOTAL =70.136Sqm
			TOTAL Deduction =0.000Sqm
			Net Bldg Up Area =70.136 Sqm

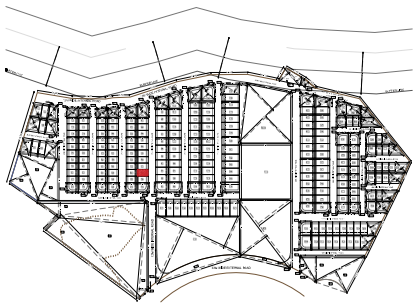
BUILT-UP AREA CALCULATION FIRST FLOOR PLOT NO 73



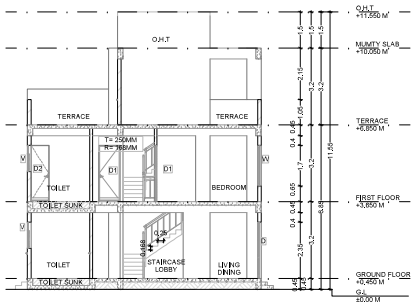
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLDG1	NOS	NOS	SQ.M
			BLDG1 AREA TOTAL =77.058Sqm
			TOTAL Deduction =0.000Sqm
			Net Bldg Up Area =77.058 Sqm

Proforma 1: 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.	-

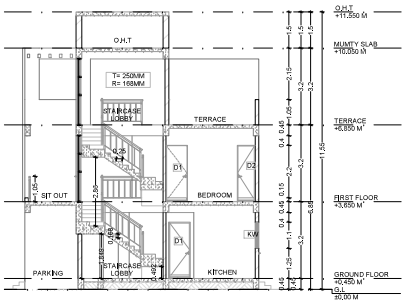
Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-01-22 and the dimensions of sides etc, of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City 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
Lic No.



LOCATION PLAN
SCALE (N.T.S)



SECTION S-XX'
SCALE 1:100



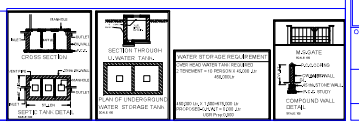
SECTION S-YY'
SCALE 1:100



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
EXSTING SHOWN BLUE HATCHED



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.73 ON KH.NO. 104(P), 105, 106, 107, 108(P), 109, 110, ENSARA METROPARK, MOUZA - PIPLA, TAH - NAGPUR (RURAL), NAGPUR - 440	
Name Of Architect : Paras 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: 22/03/25
JOB NO - BPNM-25-29380	CHECK BY --

SUBMISSION DRAWING