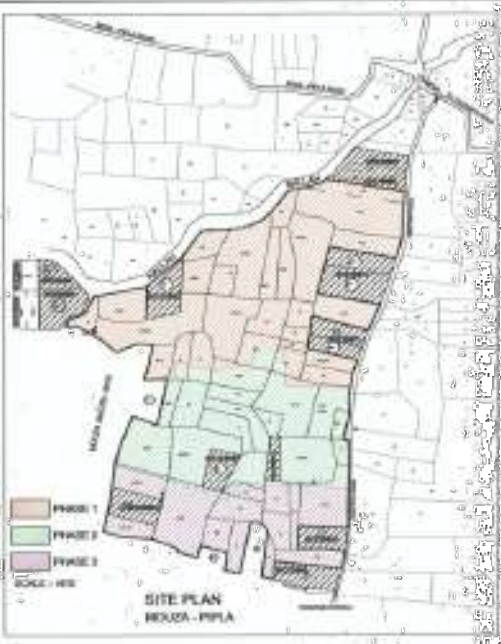
AREA STATEMENT (TABLE NO. 1)

SR. NO.	DESCRIPTION	SQ.M.
1	AREA UNDER TOWNSHIP AS PER AMALGAMATION (REFER PLAN NO. 2/4)	1160000.000
2	REQUIRED GREEN SPACE AREA AS PER RULE NO. 5.2 FOR AREA OF TOWNSHIP IN NO DEVELOPMENT ZONE (50% OF GROSS AREA /SR.NO.1))	580000.000
3	PROPOSED AREA OF TOWNSHIP	580000.000
4	PERMISSIBLE FSI/BUILT UP OF AREA (50%)=1160000X0.50	580000.000

PROJECT AREA STATEMENT (TABLE NO. 2)

	AREA OF PLOT	BUILT UP AREA AS PER PLAN
RESIDENTIAL AREA OF PHASE 1	128273.426	169136.034
RESIDENTIAL AREA OF PHASE 2	96740.540	104041.324
RESIDENTIAL AREA OF PHASE 3	99531.106	115549.397
TOTAL RESIDENTIAL AREA OF PHASE 1,2 AND 3 EXCLUDING OPEN SPACE	315545.080	388726.755
		67.02%

DESCRIPTION	AREA SQ.M.	BUILT UP AREA AS PER PLAN
TOTAL COMMERCIAL AREA OF PHASE 1,2 AND 3	32885.102	42366.940
		7.30%
TOTAL EDUCATIONAL AREA	32913.546	12550.000
		2.16%
TOTAL AMENITIES SPACE PROVIDED	19379.286	21616.006
		3.73%
AREA OF HEALTH FACILITIES AS PER RULE NO. 4(E) – HOSPITAL	10751.203	26878.008
		4.63%
TOTAL AREA PROVIDED FOR TOWN LEVEL AMENITIES(B)	28350.429	
TOTAL AREA PROVIDED FOR GREEN SPACES(A)	551932.354	
AREA PROVIDED FOR TOWN LEVEL AMENITIES(B)	28350.429	
TOTAL	580282.783	
TRANSPORT & COMMUNICATION AS PER RULE NO. 4(K) – ROADS – AREA OF ALL ROADS AS PER PROVIDED WIDTH	95061.325	95061.325
GRAND TOTAL AREA – (RESIDENTIAL AREA + COMMERCIAL AREA +INSTITUTE+AMENITY+HOSPITAL+GREEN SPACE+ROAD AREA)	1160000.000	



DRAWING SHOWING REVISED / PROPOSED MASTER LAYOUT PLAN UNDER SPECIAL TOWNSHIPS (INTEGRATED TOWNSHIP PROJECT) AT MOUZA- PIPLA , TAH.- NAGPUR (GRAMIN), DIST.- NAGPUR, ON KHASARA SURVEY NOS. AS FOLLOWS:

48/2, 50, 51, 56/2, 63/1, 63/2, 64/1, 64/2, 65/1, 65/2, 65/4, 65/5, 66/1, 66/2, 68, 69, 70, 71, 73/1, 73/2, 74, 75/1, 75/3, 75/4, 76, 77, 78, 79, 80/1, 80/2, 80/3, 81/1, 81/2, 81-2/1, 81-2/2, 81-2/3, 81-2/4, 81-2/5, 81-2/6, 82, 83, 84/1, 84/2, 85/1, 85/2, 85/3, 86-A, 86-B/1/1 & 86-B/1/2, 86-B/2, 87, 88-1, 2, 3, 4, 90/1, 90/2, 91, 92, 93, 94, 95/A, 95/B, 96/1, 96/2, 96/3, 96/4, 97/1, 97/2, 97/3, 98, 99/1, 99/2, 100/2, 101/1, 101/2, 102, 103, 104/1, 104/2, 104/3, 105/1, 105/2, 106/1, 106/2, 107, 108/1, 108/2, 108/3, 109/3, 110/1(110/4 new), 110/2(110/5 new).

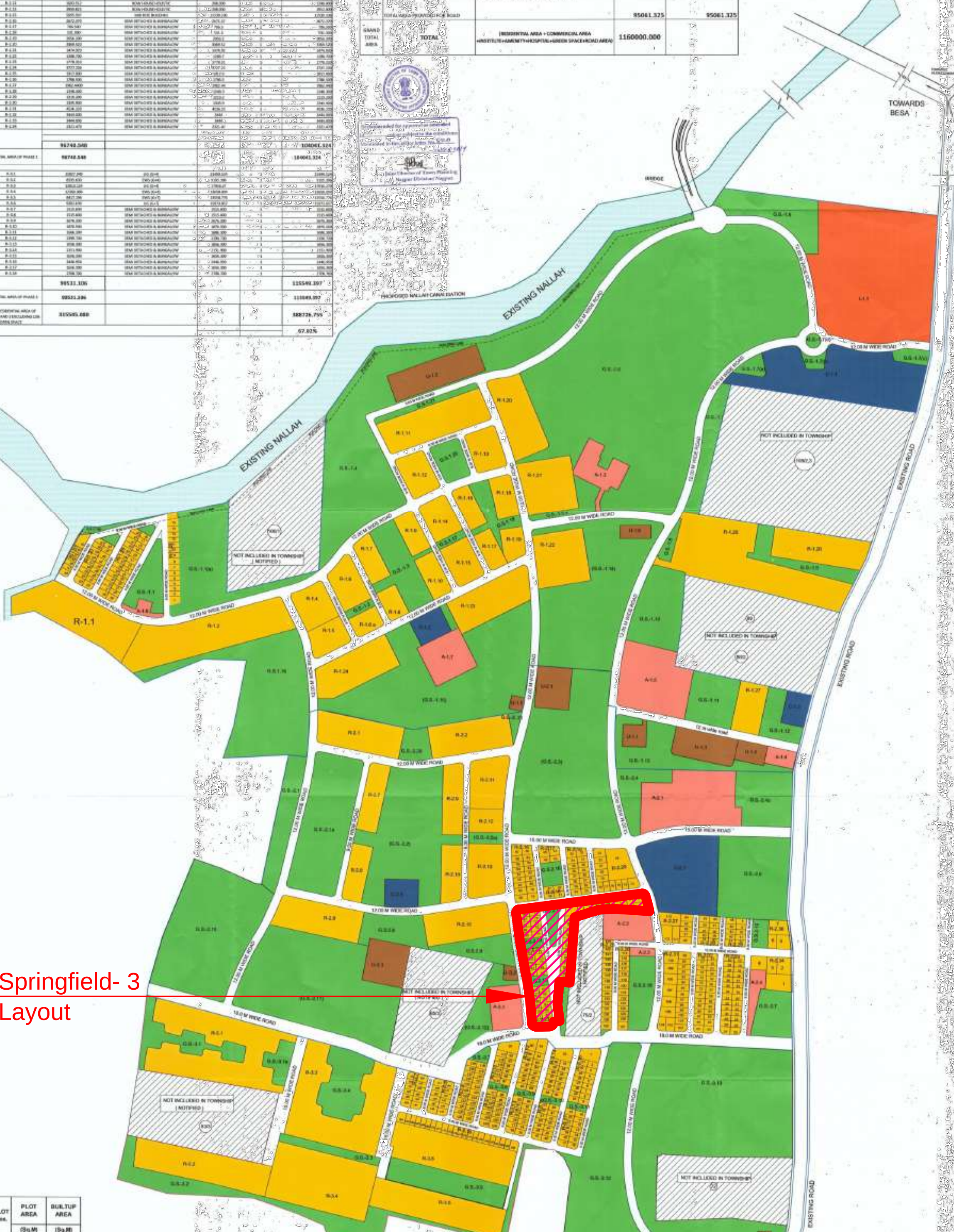
BELONGING TO:

LUXORA INFRASTRUCTURE PVT. LTD.

TOTAL OF PART 1 (A) 551932.354

TOTAL AREA PROVIDED FOR TOWN LEVEL AMENITIES(B) 28350.429

580282.783



CLUSTER	PLOT Nos.	PLOT AREA (Sq.M)	BUILTUP AREA (Sq.M)
R-1.28	1	185.00	185.00
	2	112.50	112.50
	3	112.50	112.50
	4	112.50	112.50
	5	112.50	112.50
	6	112.50	112.50
	7	135.00	135.00
	8	135.00	135.00
	9	112.50	112.50
	10	112.50	112.50
	11	112.50	112.50
	12	112.50	112.50
	13	112.50	112.50
	14	135.00	135.00
	15	200.10	200.10
TOTAL		1985.10	1985.10
R-1.29	16	112.50	112.50
	17	112.50	112.50
	18	112.50	112.50
	19	112.50	112.50
	20	135.00	135.00
	21	135.00	135.00
	22	112.50	112.50
	23	112.50	112.50
	24	112.50	112.50
	25	112.50	112.50
	26	112.50	112.50
	27	112.50	112.50
	28	112.50	112.50
	29	145.65	145.65
	30	145.65	145.65
	31	112.50	112.50
	32	112.50	112.50
	33	112.50	112.50
	34	112.50	112.50
	35	112.50	112.50
	36	112.50	112.50
	37	112.50	112.50
	38	135.00	135.00
	39	135.00	135.00
	40	112.50	112.50
	41	112.50	112.50
	42	112.50	112.50
	43	96.45	96.45
TOTAL		3290.26	3290.26
R-1.30	44	112.50	112.50
	45	112.50	112.50
	46	135.00	135.00
	47	135.00	135.00
	48	112.50	112.50
	49	112.50	112.50
	50	112.50	112.50
	51	112.50	112.50
	52	145.65	145.65
	53	145.65	145.65
	54	112.50	112.50
	55	112.50	112.50
	56	112.50	112.50
	57	112.50	112.50
	58	135.00	135.00
	59	135.00	135.00
	60	112.50	112.50
	61	101.39	101.39
TOTAL		2170.19	2170.19
R-1.31	62	300.45	300.45
	63	114.53	114.53
	64	114.15	114.15
	65	113.78	113.78
	66	113.40	113.40
	67	113.03	113.03
	68	145.75	145.75
TOTAL		1021.07	1021.07

CLUSTER	PLOT Nos.	NET PLOT AREA (Sq.M)	BUILTUP AREA (Sq.M)
R-3.7	152	150.15	150.15
	153	112.50	112.50
	154	112.50	112.50
	155	112.50	112.50
	156	112.50	112.50
	157	157.65	157.65
	158	157.65	157.65
	159	112.50	112.50
	160	112.50	112.50
	161	112.50	112.50
	162	112.50	112.50
	163	150.15	150.15
TOTAL		1515.60	1515.60
R-3.8	140	150.15	150.15
	141	112.50	112.50
	142	112.50	112.50
	143	112.50	112.50
	144	112.50	112.50
	145	157.65	157.65
	146	157.65	157.65
	147	112.50	112.50
	148	112.50	112.50
	149	112.50	112.50
	150	112.50	112.50
	151	150.15	150.15
TOTAL		1515.60	1515.60
R-3.9	118	135.00	135.00
	119	112.50	112.50
	120	112.50	112.50
	121	112.50	112.50
	122	135.00	135.00
	123	135.00	135.00
	124	112.50	112.50
	125	112.50	112.50
	126	112.50	112.50
	127	112.50	112.50
	128	145.65	145.65
	129	145.65	145.65
	130	112.50	112.50
	131	112.50	112.50
	132	112.50	112.50
	133	112.50	112.50
	134	135.00	135.00
	135	135.00	135.00
	136	112.50	112.50
	137	112.50	112.50
	138	112.50	112.50
	139	135.00	135.00
TOTAL		2676.30	2676.30
R-3.10	91	436.00	436.00
	92	135.00	135.00
	93	112.50	112.50
	94	112.50	112.50
	95	112.50	112.50
	96	112.50	112.50
	97	135.00	135.00
	112	135.00	135.00
	113	112.50	112.50
	114	112.50	112.50
	115	112.50	112.50
	116	112.50	112.50
	117	135.00	135.00
TOTAL		1876.50	1876.50
R-3.11	98	135.00	135.00
	99	112.50	112.50
	100	112.50	112.50
	101	112.50	112.50
	102	112.50	112.50
	103	112.50	112.50
	104	145.65	145.65
	105	145.65	145.65
	106	112.50	112.50
	107	112.50	112.50
	108	112.50	112.50
	109	112.50	112.50
	110	112.50	112.50
	111	135.00	135.00
TOTAL		1686.30	1686.30

R-3.12	161	308.10	308.10
	162	150.00	150.00
	163	135.00	135.00
	164	112.50	112.50
	65	112.50	112.50
	66	112.50	112.50
	67	112.50	112.50
	68	135.00	135.00
	83	135.00	135.00
	84	112.50	112.50
	85	112.50	112.50
	86	112.50	112.50
	87	112.50	112.50
	88	135.00	135.00
	89	150.00	150.00
	90	242.03	242.03
TOTAL		2290.73	2290.73
R-3.13	69	135.00	135.00
	70	112.50	112.50
	71	112.50	112.50
	72	112.50	112.50
	73	112.50	112.50
	74	112.50	112.50
	75	130.65	130.65
	76	130.65	130.65
	77	112.50	112.50
	78	112.50	112.50
	79	112.50	112.50
	80	112.50	112.50
	81	112.50	112.50
	82	135.00	135.00
TOTAL		1656.30	1656.30
R-3.14	32	486.90	486.90
	33	135.00	135.00
	34	135.00	135.00
	35	112.50	112.50
	36	112.50	112.50
	37	112.50	112.50
	38	112.50	112.50
	39	135.00	135.00
	54	135.00	135.00
	55	112.50	112.50
	56	112.50	112.50
	57	112.50	112.50
	58	112.50	112.50
	59	112.50	112.50
	60	135.00	135.00
TOTAL		2161.90	2161.90
R-3.15	40	135.00	135.00
	41	112.50	112.50
	42	112.50	112.50
	43	112.50	112.50
	44	112.50	112.50
	45	112.50	112.50
	46	130.65	130.65
	47	130.65	130.65
	48	112.50	112.50
	49	112.50	112.50
	50	112.50	112.50
	51	112.50	112.50
	52	112.50	112.50
	53	135.00	135.00
TOTAL		1656.30	1656.30
R-3.16	1	511.95	511.95
	2	135.00	135.00
	3	135.00	135.00
	4	112.50	112.50
	5	112.50	112.50
	6	112.50	112.50
	7	112.50	112.50
	8	135.00	135.00
	9	135.00	135.00
	24	135.00	135.00
	25	112.50	112.50
	26	112.50	112.50
	27	112.50	112.50
	28	112.50	112.50
	29	112.50	112.50
	30	135.00	135.00
	31	135.00	135.00
TOTAL		2446.95	2446.95

R-3.17	10	135.00	135.00
	11	112.50	112.50
	12	112.50	112.50
	13	112.50	112.50
	14	112.50	112.50
	15	112.50	112.50
	16	130.65	130.65
	17	130.65	130.65
	18	112.50	112.50
	19	112.50	112.50
	20	112.50	112.50
	21	112.50	112.50
	22	112.50	112.50
	23	135.00	135.00
TOTAL		1656.30	1656.30
R-3.18	164	184.35	184.35
	165	112.50	112.50
	166	112.50	112.50
	167	112.50	112.50
	168	112.50	112.50
	169	112.50	112.50
	170	112.50	112.50
	171	135.00	135.00
	172	135.00	135.00
	173	112.50	112.50
	174	112.50	112.50
	175	112.50	112.50
	176	112.50	112.50
	177	112.50	112.50
	178	112.50	112.50
	179	135.00	135.00
	180	135.00	135.00
	181	112.50	112.50
	182	112.50	112.50
	183	112.50	112.50
	184	112.50	112.50
	185	184.35	184.35
TOTAL		2708.70	2708.70
R-2.25	128	147.90	147.90
	129	112.50	112.50
	130	112.50	112.50
	131	112.50	112.50
	132	112.50	112.50
	133	112.50	112.50
	134	112.50	112.50
	135	135.00	135.00
	136	135.00	135.00
	137	112.50	112.50
	138	112.50	112.50
	139	112.50	112.50
	140	112.50	112.50
	141	112.50	112.50
	142	112.50	112.50
	143	150.00	150.00
TOTAL		1917.90	1917.90
R-2.26	114	186.15	186.15
	115	112.50	112.50
	116	112.50	112.50
	117	112.50	112.50
	118	112.50	112.50
	119	112.50	112.50
	120	150.00	150.00
	121	150.00	150.00
	122	112.50	112.50
	123	112.50	112.50
	124	112.50	112.50
	125	112.50	112.50
	126	112.50	112.50
	127	175.35	175.35
TOTAL		1786.50	1786.50

R-2.27	84	184.32	184.32
	85	135.00	135.00
	86	135.00	135.00
	87	135.00	135.00
	88	175.65	175.65
	111	262.50	262.50
	112	374.85	374.85
	113	560.12	560.12
TOTAL		1962.44	1962.44
R-2.28	46	138.15	138.15
	47	112.50	112.50
	48	112.50	112.50
	49	112.50	112.50
	50	145.65	145.65
	79	145.65	145.65
	80	112.50	112.50
	81	112.50	112.50
	82	112.50	112.50
	83	143.85	143.85
TOTAL		1248.30	1248.30
R-2.29	8	123.90	123.90
	9	112.50	112.50
	10	112.50	112.50
	11	112.50	112.50
	12	145.66	145.66
	41	145.66	145.66
	42	112.50	112.50
	43	112.50	112.50
	44	112.50	112.50
	45	129.00	129.00
TOTAL		1219.20	1219.20
R-2.30	5	441.17	441.17
	6	256.75	256.75
	7	647.98	647.98
TOTAL		1345.90	1345.90
R-2.31	89	175.66	175.66
	90	135.00	135.00
	91	135.00	135.00
	92	135.00	135.00
	93	135.00	135.00
	94	135.00	135.00
	95	162.00	162.00
	96	162.00	162.00
	97	135.00	135.00
	98	135.00	135.00
	99	135.00	135.00
	100	135.00	135.00
	101	162.00	162.00
	102	191.49	191.49
	103	258.44	258.44
	104	231.54	231.54
	105	338.03	338.03
	106	315.53	315.53
	107	362.07	362.07
	108	297.60	297.60
	109	303.68	303.68
	110	361.21	361.21
TOTAL		4536.22	4536.22

R-2.32	51	145.65	145.65
	52	112.50	112.50
	53	112.50	112.50
	54	112.50	112.50
	55	112.50	112.50
	56	112.50	112.50
	57	135.00	135.00
	58	135.00	135.00
	59	112.50	112.50
	60	112.50	112.50
	61	112.50	112.50
	62	112.50	112.50
	63	135.00	135.00
	64	158.85	158.85
	65	158.85	158.85
	66	135.00	135.00
	67	112.50	112.50
	68	112.50	112.50
	69	112.50	112.50
	70	112.50	112.50
	71	135.00	135.00
	72	135.00	135.00
	73	112.50	112.50
	74	112.50	112.50
	75	112.50	112.50
	76	112.50	112.50
	77	112.50	112.50
	78	145.65	145.65
TOTAL		3444.00	3444.00
R-2.33	13	145.65	145.65
	14	112.50	112.50
	15	112.50	112.50
	16	112.50	112.50
	17	112.50	112.50
	18	112.50	112.50
	19	135.00	135.00
	20	135.00	135.00
	21	112.50	112.50
	22	112.50	112.50
	23	112.50	112.50
	24	112.50	112.50
	25	135.00	135.00
	26	158.85	158.85
	27	158.85	158.85
	28	135.00	135.00
	29	112.50	112.50
	30	112.50	112.50
	31	112.50	112.50
	32	112.50	112.50
	33	135.00	135.00
	34	135.00	135.00
	35	112.50	112.50
	36	112.50	112.50
	37	112.50	112.50
	38	112.50	112.50
	39	112.50	112.50
	40	145.65	145.65
TOTAL		3444.00	3444.00
R-2.34	1	934.56	934.56
	2	559.80	559.80
	3	365.70	365.70
	4	461.40	461.40
TOTAL		2321.47	2321.47

R-2.16	78	160.65	160.65
	79	150.00	150.00
	80	112.50	112.50
	81	112.50	112.50
	82	112.50	112.50
	83	112.50	112.50
	84	112.50	112.50
	85	162.00	162.00
	86	207.00	207.00
	87	251.23	251.23
	88	146.48	146.48
	89	126.23	126.23
	90	128.74	128.74
	91	130.58	130.58
	92	132.56	132.56
	93	134.70	134.70
	94	182.05	182.05
	95	197.67	197.67
TOTAL		2672.37	2672.37
R-2.17	43	135.00	135.00
	44	198.38	198.38
	45	238.13	238.13
	46	135.00	135.00
TOTAL		706.50	706.50
R-2.18	41	130.65	130.65
	42	135.00	135.00
	47	135.00	135.00
	48	130.65	130.65
TOTAL		531.30	531.30
R-2.19	25	130.65	130.65
	26	112.50	112.50
	27	112.50	112.50
	28	112.50	112.50
	29	112.50	112.50
	30	112.50	112.50
	31	135.00	135.00
	32	180.00	180.00
	33	219.83	219.83
	34	135.00	135.00
	35	112.50	112.50
	36	112.50	112.50
	37	112.50	112.50
	38	112.50	112.50
	39	112.50	112.50
	40	130.65	130.65
TOTAL		2056.20	2056.20
R-2.20	13	238.96	238.96
	14	135.00	135.00
	15	135.00	135.00
	16	135.00	135.00
	17	135.00	135.00
	18	130.65	130.65
	19	162.00	162.00
	20	162.00	162.00
	21	162.00	162.00
	22	162.00	162.00
	23	216.98	216.98
	24	1593.96	1593.96
TOTAL		3388.52	3388.52

R-2.21	73	135.00	135.00
	74	112.50	112.50
	75	112.50	112.50
	76	112.50	112.50
	77	186.45	186.45
	96	232.88	232.88
	97	139.84	139.84
	98	139.43	139.43
	99	138.68	138.68
	100	165.15	165.15
TOTAL		1474.92	1474.92
R-2.22	68	135.00	135.00
	69	112.50	112.50
	70	112.50	112.50
	71	112.50	112.50
	72	135.00	135.00
	101	158.31	158.31
	102	129.30	129.30
	103	126.64	126.64
	104	123.45	123.45
	105	143.51	143.51
TOTAL		1288.70	1288.70
R-2.23	61	185.48	185.48
	62	112.50	112.50
	63	112.50	112.50
	64	112.50	112.50
	65	112.50	112.50
	66	112.50	112.50
	67	135.00	135.00
	106	135.54	135.54
	107	112.81	112.81
	108	113.29	113.29
	109	114.79	114.79
	110	117.11	117.11
	111	120.30	120.30
	112	181.69	181.69
TOTAL		1778.31	1778.31
R-2.24	1	266.40	266.40
	2	221.13	221.13
	3	192.60	192.60
	4	176.09	176.09
	5	161.10	161.10
	6	150.35	150.35
	7	142.92	142.92
	8	142.70	142.70
	9	152.33	152.33
	10	165.56	165.56
	11	179.19	179.19
	12	350.64	350.64
	49	144.75	144.75
	50	112.50	112.50
	51	112.50	112.50
	52	112.50	112.50
	53	112.50	112.50
	54	112.50	112.50
	55	135.00	135.00
	56	135.00	135.00
	57	112.50	112.50
	58	112.50	112.50
	59	112.50	112.50
	60	112.50	112.50
TOTAL		3727.23	3727.23

IMPORTANT NOTES :

1. Special Township Under Regulations Sanctioned By Govt. U.D.D. Notification No. TPS-2405-Nagpur R.P DCR-UD-9,dt. 17/02/2006 Of M.R & T.P Act 1966 ,Regarding Development Of Township In Area Under Regional Plan For Nagpur District Region.
2. Locational Clearance Under Section 18(3) Of M.R & T.P Act 1966 At Mouja Pipla , Tah-Nagpur(Gramin),Distric Nagpur. Township Notified By Govt. U.D.D. Notification No.TPS / 2407/2045/CR-233/07/UD-9, Dt 29/02/2008 & Dt 04/12/2008
3. Letter Of Intent By Collector, Nagpur Vide Order Jilhadhikari karyalay , 1029/2011/ R. M. No. 188/MRC 81 /EMRTP/ Vishesh Nagar Vasahat / 2010 / 2011 Dt 27/05/2011
4. As Per Locational Clearance (Note - 2), The Total Notified Area Of Special Township Project Submitted By luxora Infrastructure Pvt. Ltd. is 126.61 Hec. (100.62 + 25.99 Hec.) Due To Constrained On Availability Of Land Company Have Prepared A Master Plan For 116.00 Hec.

NOTE :

(i) Urban development dept notification No-TPS-2405- Nagpur R.P DCR -UD-9 dt 17-02-2006, w.r.t Development Control Regulation (DCR) for special townships, Rule no- 2(H) (Special concession) floating FSI : There will be floating FSI in the Township.Unused FSI of one plot can be used anywhere in the whole township.

(ii) Rule no 5.2: Development of special township project in Agriculture/No development zone ,contained in regional plan shall be permissible subject to condition that 50% of gross area of the project shall be kept open,while the project of special township shall be executed on the remaining 50% of the land with gross built up area/ FSI of 0.50 work out on the entire gross area of the project. [Gross area of the project = 116.00 hect. proposed area of township = 58.00 hect.]

REFERENCE / LEGENDS :

- GREEN SPACE
- RESIDENTIAL AREA
- COMMERCIAL AREA
- AMINITY AREA
- INSTITUTIONAL LAND
- PUBLIC UTILITIES
- PHASE 1 BOUNDARY
- PHASE 2 BOUNDARY
- PHASE 3 BOUNDARY

DRAWING TITLE :

MASTER LAYOUT (0.50 F.S.I.) SUBMISSION

Architect's Sign. | Client's Sign.

Ar. SATYENDRA GUPTA

MR. HEMANT KASHIKAR FOR LUXORA INFRASTRUCTURE PVT. LTD.

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C.O.A. REG. NO. CA / 2001 / 28453
SCALE 1 : 2000
DATE 08/06/2017
DEALT BY H.G. / R.P. / S.G.
CHECKED BY S.G.
JOB NO.
SAN - LIPL - - - A - 01 - 01

Note - ALL DIMENSIONS ARE IN METRE.

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