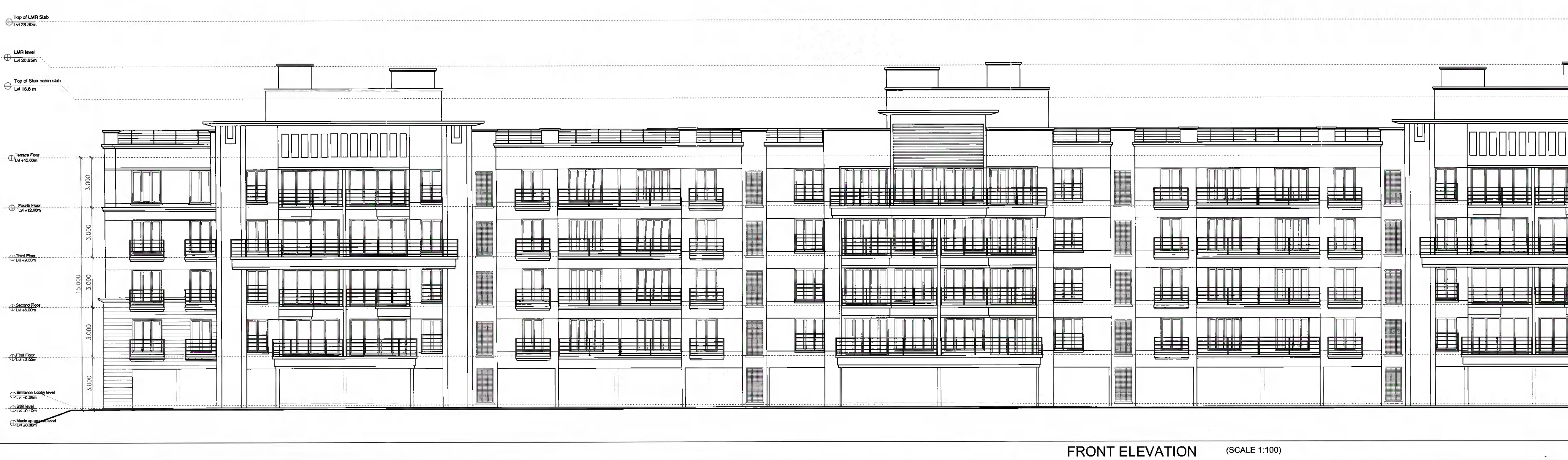
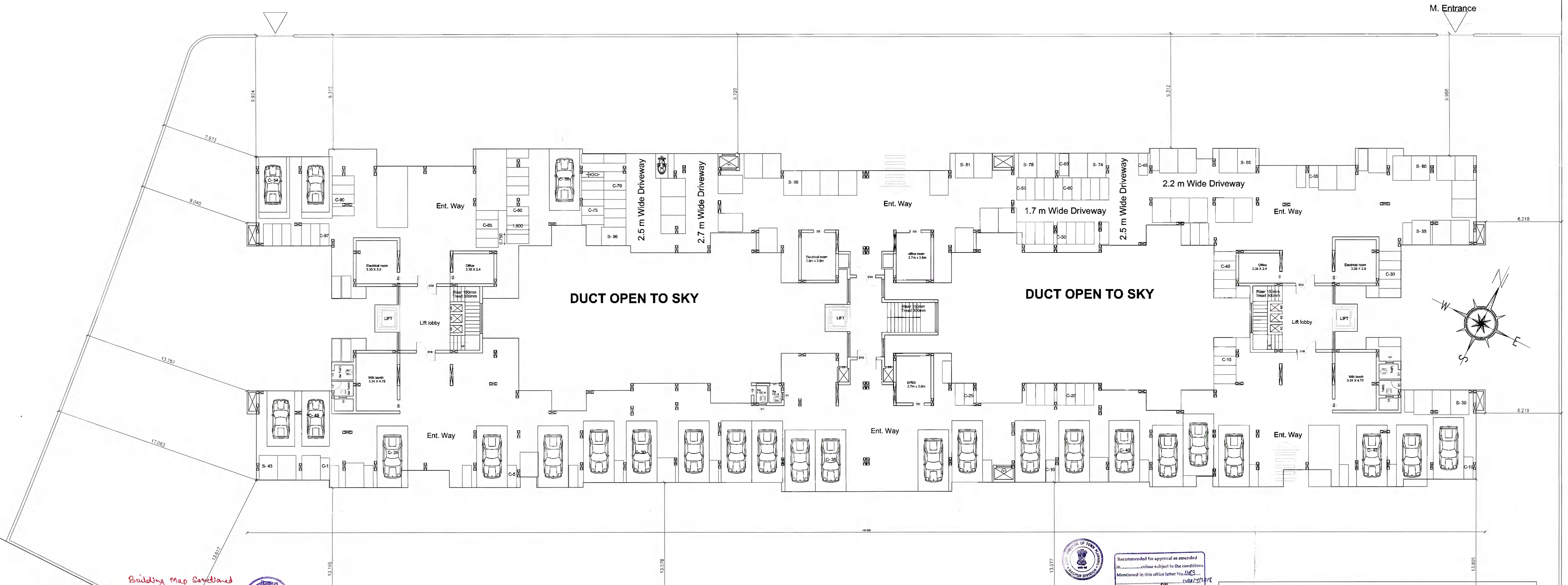


FRONT ELEVATION (SCALE 1:100)

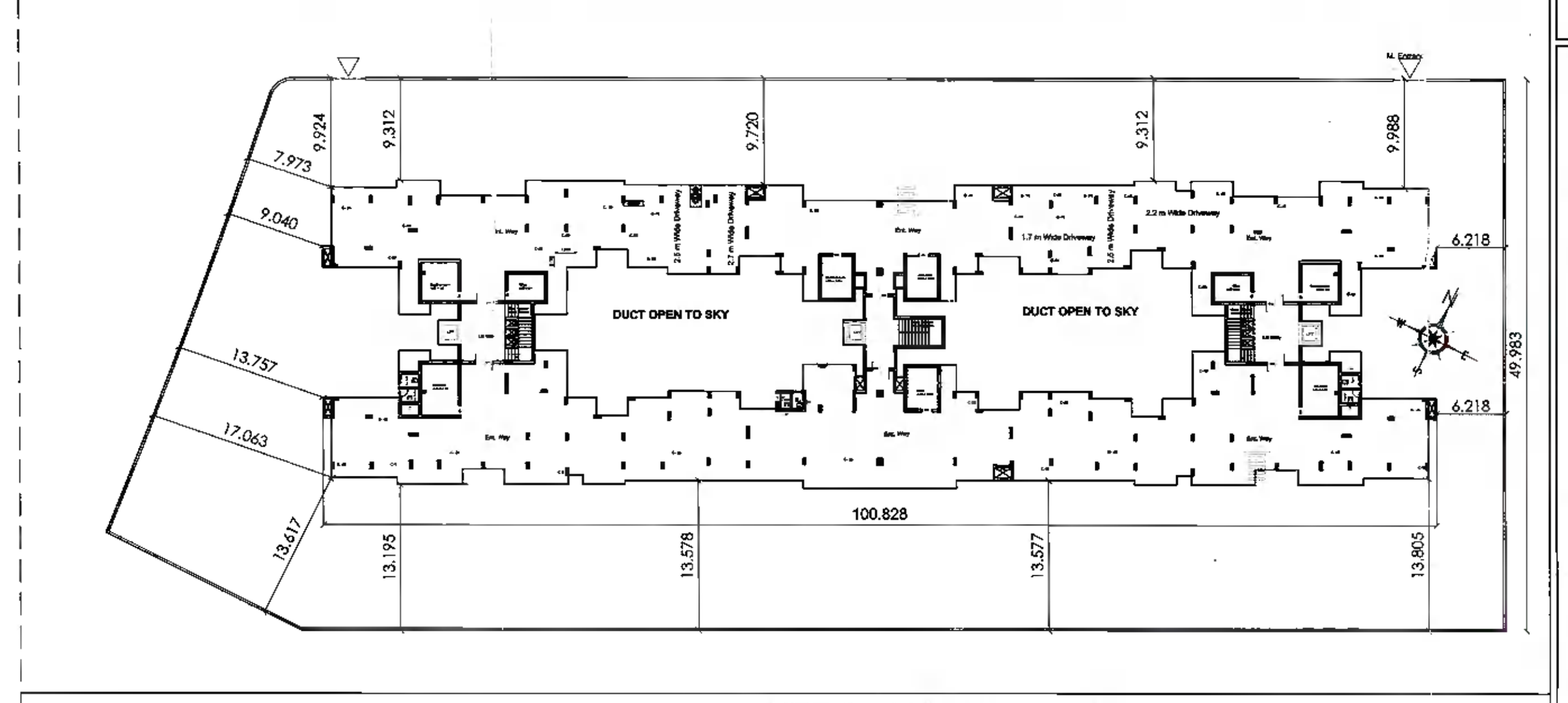


Recommended for approval as amended in.................colour subject to the conditions Mentioned in this office letter No. 1163 ..... Dt 24/7/2018

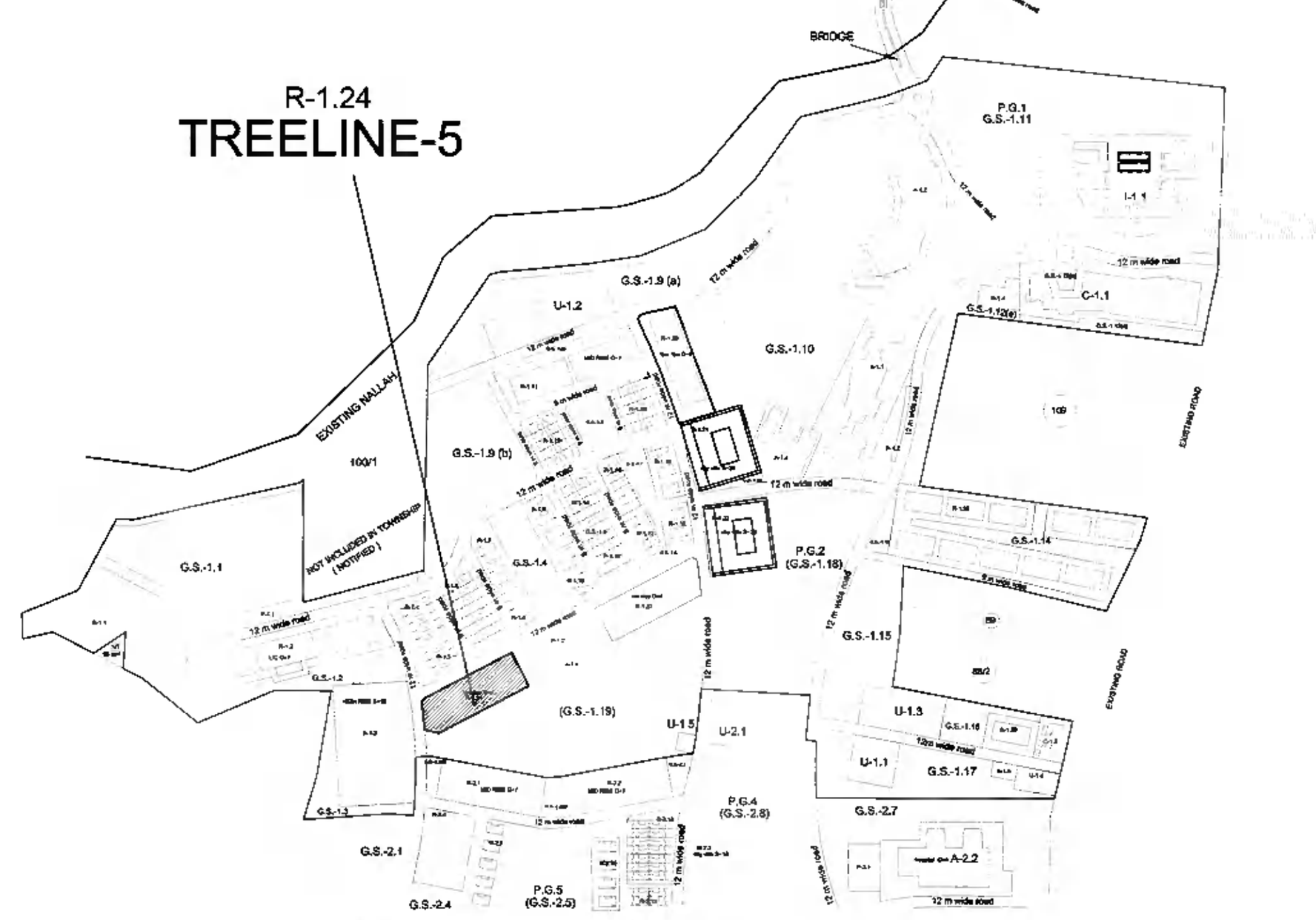
Joint Director of Town Planning Nagpur Division, Nagpur.

PARKING CALCULATION					
	PARKING REQUIRED	TOTAL REQUIRED	PARKING PROVIDED		
RESIDENTIAL AREA	1 CAR, 2 SCOOTER, 2 CYCLE ABOVE 80 SQ.M	48 CARS, 96 SCOOTERS, 96 CYCLES	54 CARS	100 SCOOTERS	100 CYCLE

STILT LVL FLOOR PLAN (SCALE 1:100)

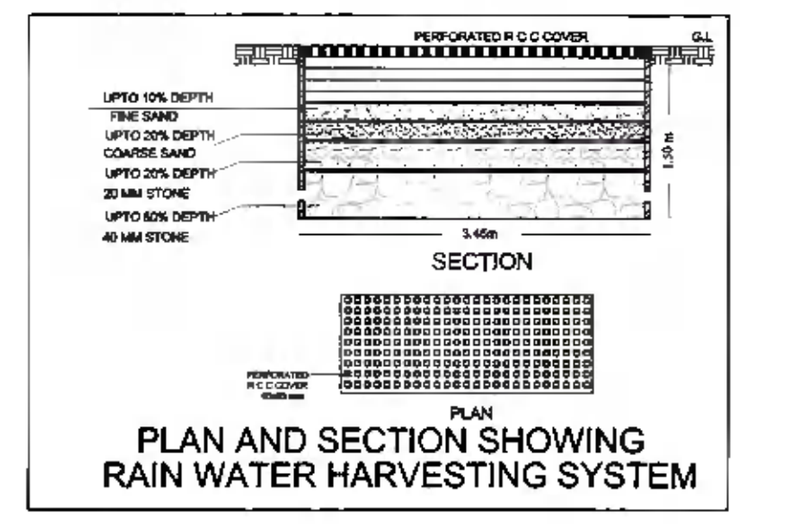


SITE PLAN (SCALE: 1:400)

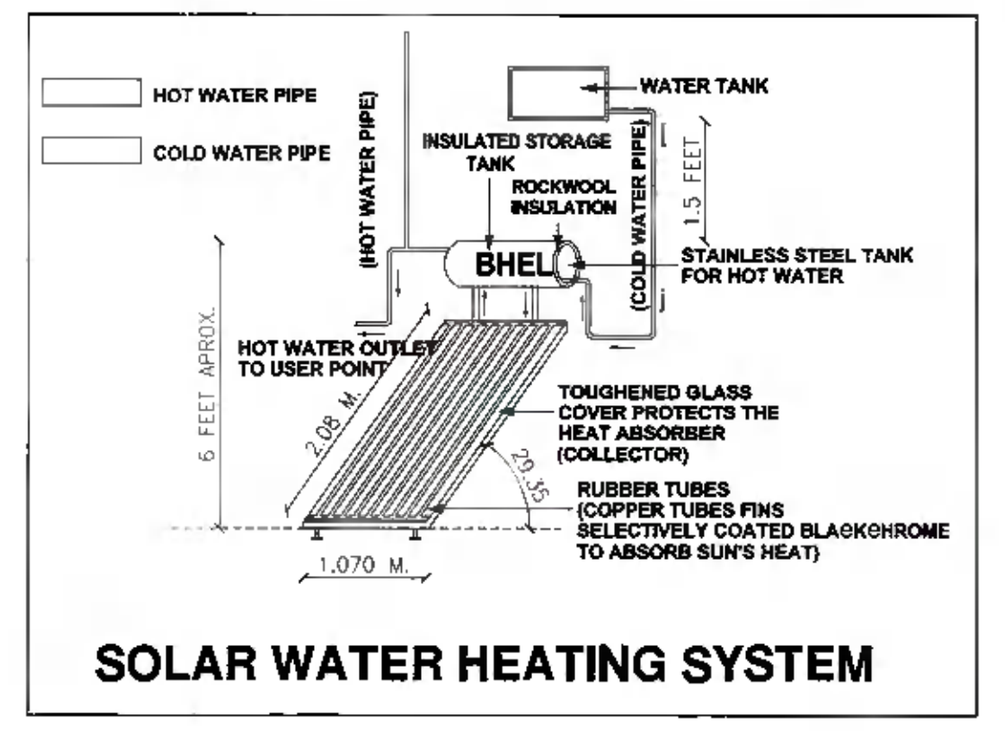


PART PLAN OF PHASE-1

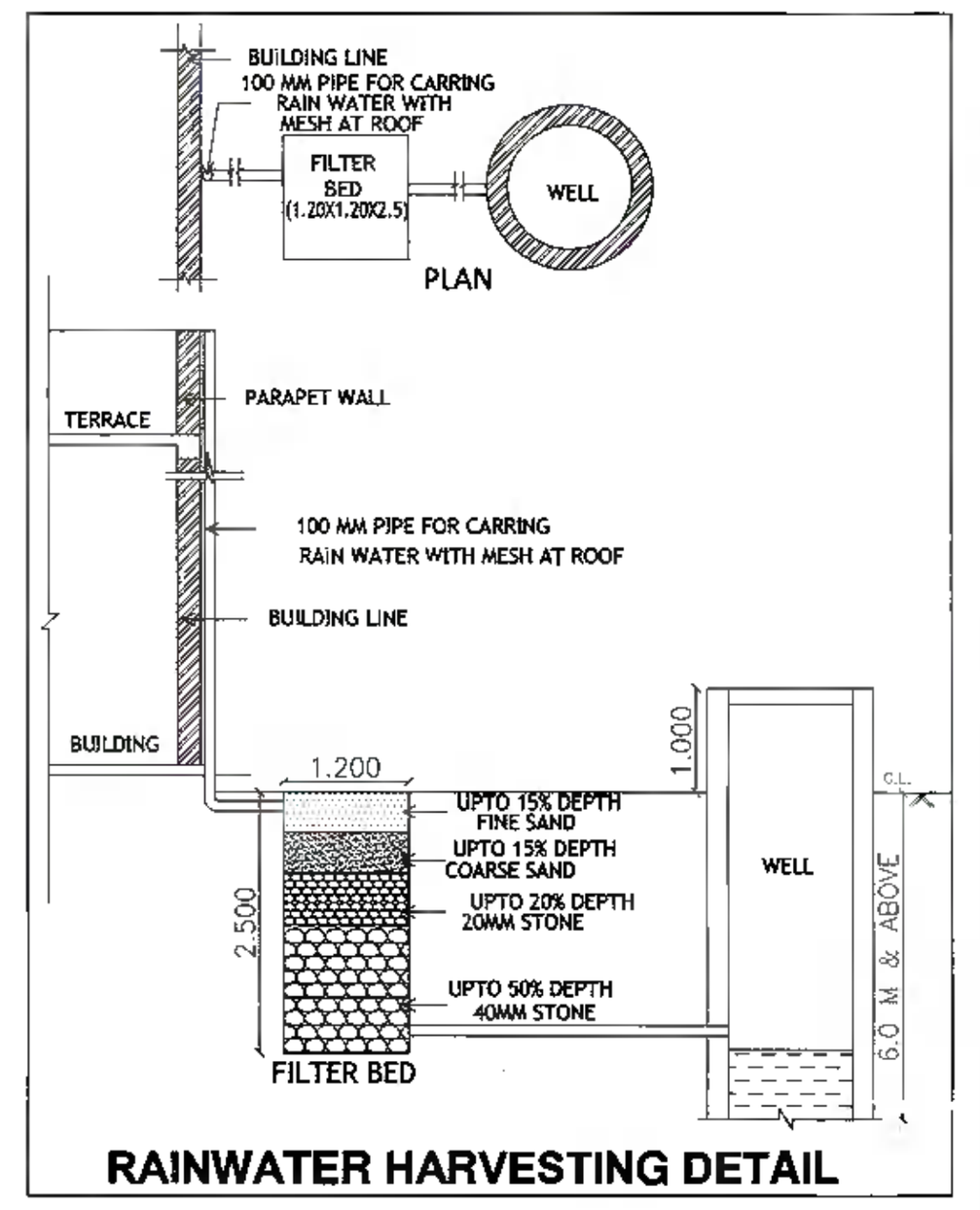
SITE LAYOUT PLAN (N.T.S)



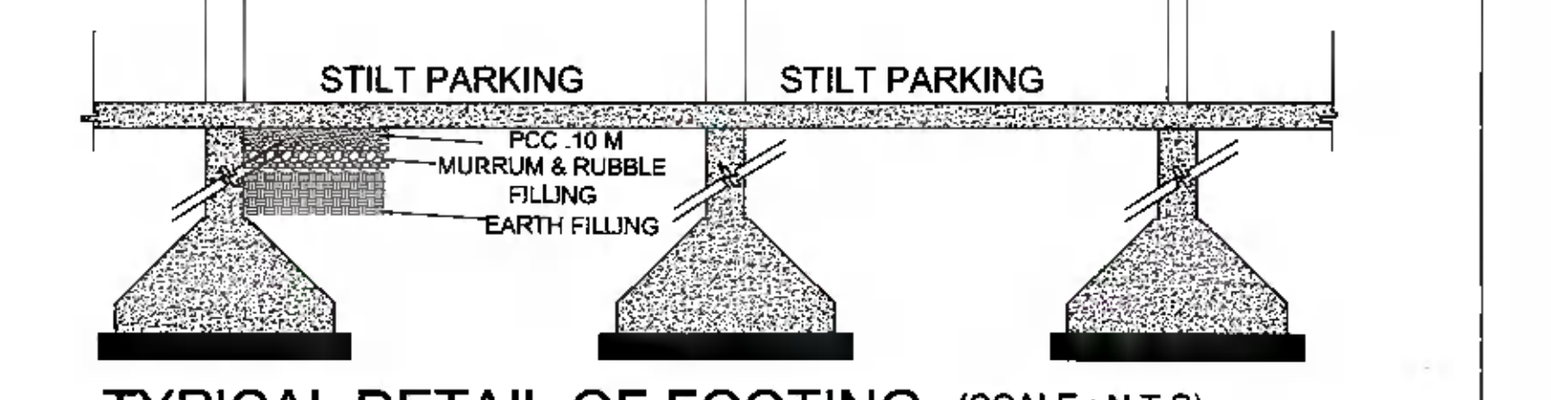
PLAN AND SECTION SHOWING RAIN WATER HARVESTING SYSTEM



SOLAR WATER HEATING SYSTEM



RAINWATER HARVESTING DETAIL



TYPICAL DETAIL OF FOOTING (SCALE : N.T.S)

stilt floor plan, Parking cal. , Elevation , site plan

G : \ LIPL_Ensaara \ SUBMISSION \ BUILDING PLANS \ JOINT DIRECTOR & COLLECTOR OFFICE.

JOB TITLE :

DRAWING SHGWIHG PROPOSED LOW RISE BUILDIHG LAYOUT PLAN UNDER SPECIAL TOWNSHIPS (IHTEGRATED TOWNSHIP PROJECT) AT MOUZA- PIPLA , TAH.- NAGPUR (GRAMIN), DIST.- NAGPUR , ON KHASARA / SURVEY NGS. 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, 65/2, 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, 64/2, 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, 90/3, 96/4, 97/1, 97/2, 97/3, 98, 99/1, 99/2, 100/2, 101/1, 161/2, 102, 103, 104/1, 164/2, 104/3, 195/1, 105/2, 165/1, 106/2, 107, 106/1, 108/2, 108/3, 109/3, 110/1(110/4 new), 110/2(110/5 new).

BELONGING TO

LUXORA INFRASTRUCTURE PVT. LTD.

IMPORTANT NOTES :

1. Special Township Under Regulatiens Sanctioned By Govt. U.D.D. Netificatien 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(8)Of M.R & T.P Act 1966 At Mouja Pipla , Tah-Nagpur(Gramin),Distrio 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 prastutkar / Jilhadhikari/ kavi - 1029/2011/ R. M. No. 188/MRC 81 /EMRTP/ Vishosh Nagar Vasahat / 2010 - 2011, Dt 27/05/2011.
4. As Per Locational Clearance (Note - 2), Tho Total Notified Area Of Special Township Praject Suhmitted By luxora Infrastructure Pvt. Ltd. Is 128.61 Hec. (100.62 + 25.99 Hec.).Due To Constrained On Availability Of Land Company Have Prepared A Master Plan For 118.06 Hac.

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) (Speciel concession),floating FSI "There will be floating FSI in the Township.Unused FSI of one plot can be used anywhere in the whole tewnship.

(ii) Rule no 5.2- Development of special township project in Agriculture/No development zone ,contained in regional plan shall be permissibie subject to condition that 50% of gross area of the project shall be kept open,while the project of special township shali be executed on the remaining 50% of tho 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 ef township = 58.00 hect.]

AS PER REVISED LAYOUT SANCTION BY Hon. COLLECTOR VIDE :
आदेश पत्र क्र. प्रस्तुतकार/विशेष नगर वसाहत सुधारीत मंजुरी/जिल्हाधिकारी/कावि-865/2017
रा.मा.क्र. 01/एम.आर.सी.-81/एम.आर.टी.पी./विशेष नगर वसाहत/2008-2009 दिनांक
मौजा-पिपळा, तह.-नागपूर (ग्रामीण), प.ह.न.-38 जिल्हाधिकारी, नागपूर यांचे कार्यालय,
नागपूर. दिनांक- 11/08/2017

Door schedule		
Door no.	Opening size	Description
D1	750 X 2150	Single shutter flush door
D2	800 X 2150	Single shutter flush door
D3	900 X 2150	Single shutter flush door
D4	2600 X 2250	Aluminium glazed sliding door
D5	1500 X 2250	Aluminium glazed sliding door
D8	1000 X 2150	Single shutter T.W. frame door
S1	2100 X 2150	Aluminium sliding door
J1	1500 X 2150	RCC jali
J2	1070 X 2150	RCC jali
J3	600 x 2150	Aluminium openable jali
J4	2440 X 2150	RCC jali
D9	600 X 2150	Aluminium door
D19	1500 X 2150	Double ewing glass door

Window schedule		
Window no.	Opening size	Description
V1	1200 X 600	Aluminium louvered ventilator
V2	600 X 600	Aluminium louvered ventilator
W1	750 X 2150	Aluminium glazed window
W2	900 X 2150	Aluminium glazed window
W3	1300 X 2150	Aluminium glazed window
W4	1800 X 2150	Aluminium glazed window
W5	1500 X 2150	Aluminium glazed window
W6	2000 X 2150	Aluminium glazed window

AREA CALCULATIONS :

AREA OF POCKET R-1.24 = 6636.686 SQ.M

DRAWING TITLE

BUILDING SUBMISSION FOR R- 1.24 (LOW RISE BUILDINO) (TREELINE - 5)

Architect's Sign.

SATYENDRA GUPTA
ARCHITECT
N.M.C. Reg. No.: R-156

AR. SATYENDRA GUPTA

Client's Sign.

Authorised Signatory,
for - LUXORA INFRASTRUCTURE PVT. LTD.

ARCHITECT'S

AR. SATYENDRA GUPTA

architects • interiors • landscape designers

PLOT NO. - 08, S.B.I. COLONY, OLD SNEH NAGAR, BEHIND NAVBHARAT PRESS BUILDING, WARDHA ROAD, NAGPUR-15.

Phone : 0-9011015528, 0-9011016273 & 0712-2293834

E-Mail: arsatyengupta@gmail.com & sanrachna.ngp@gmail.com

C.O.A. REG. NG	N.I.T. REG. NO	N.M.C. REG. NO
CA / 2001 / 28453	1621	R-156
SCALE 1 : 100 / 1 : 200		DEALT BY S.G./UTKARSHA
DATE 28/08/2017		CHECKED BY S.G.

JOB NO. ARCH. DWG. NO. REV.

SAN - LIPL - A - 01 - 00

Note - ALL DIMENSIONS ARE IN METERS.

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