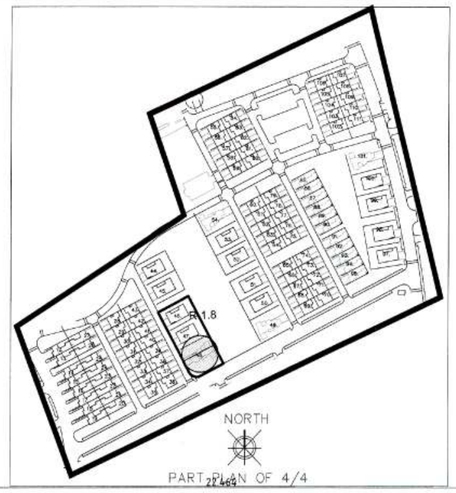
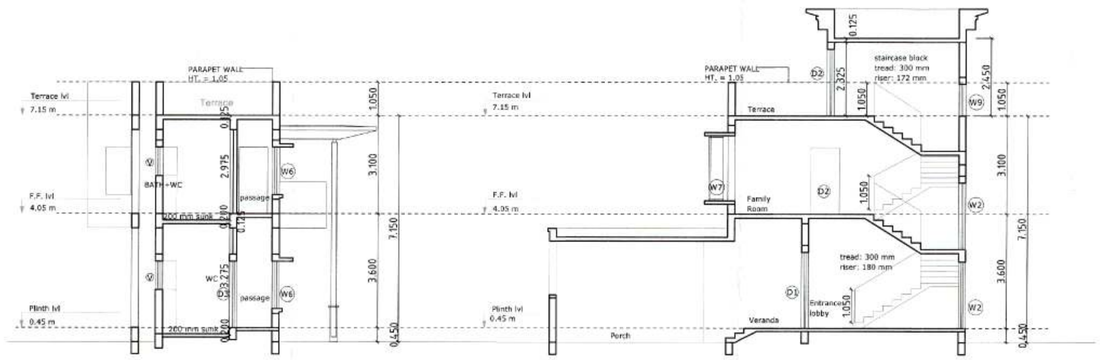
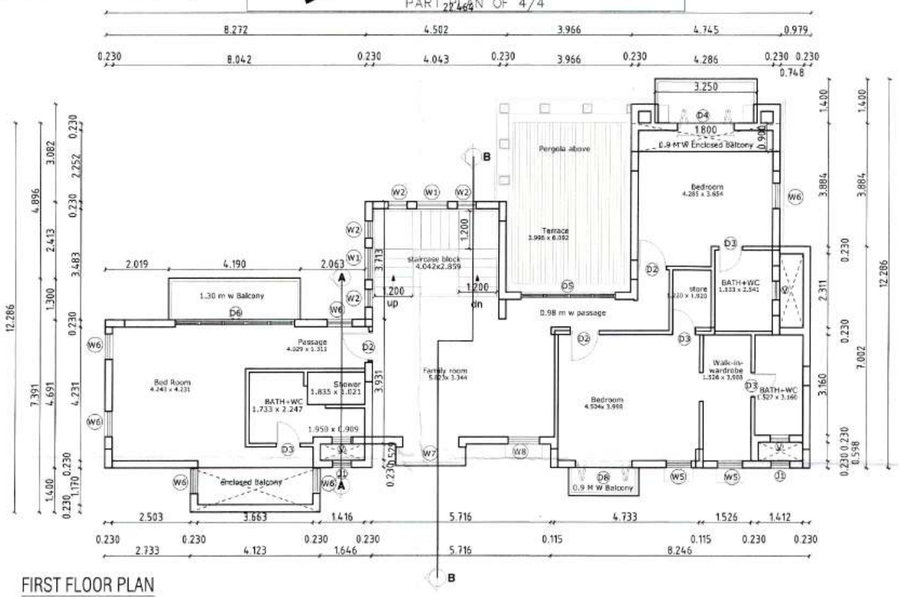


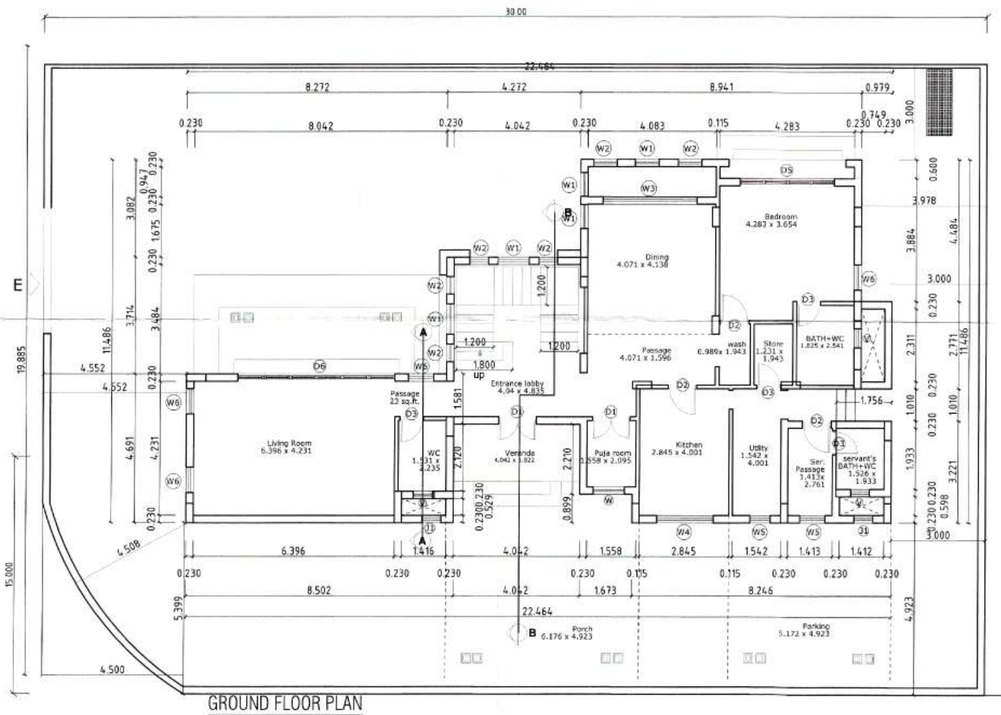




SECTION AT AA
SCALE 1:100

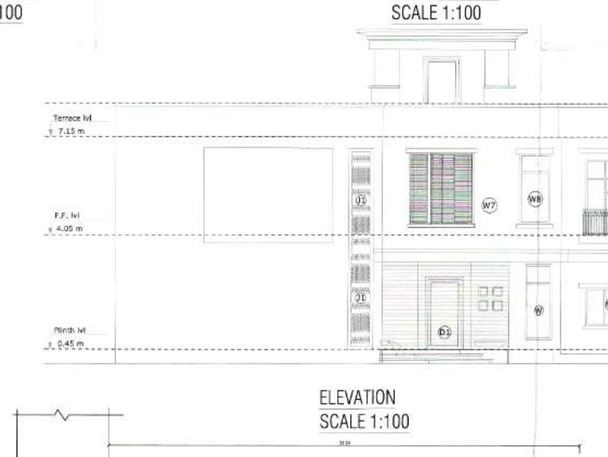
SECTION AT BB
SCALE 1:100



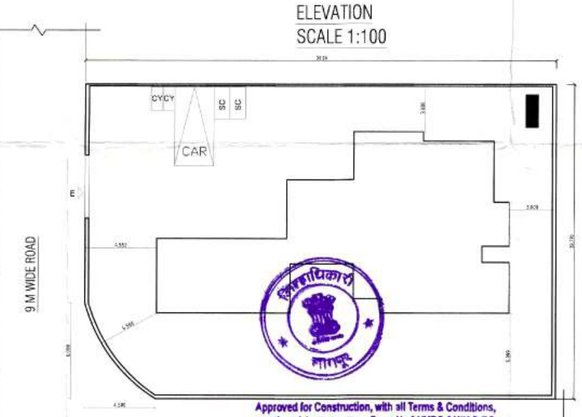

FIRST FLOOR PLAN
SCALE 1:100




GROUND FLOOR PLAN
SCALE 1:100

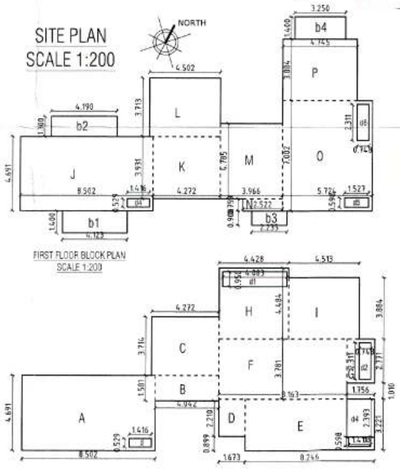



ELEVATION
SCALE 1:100




SITE PLAN
SCALE 1:200

Approved for Construction, with all Terms & Conditions, mentioned in Order Rev. Case No.01/MRC-81/(M.R.T.P. (Special Township)/2008-2009 Dated 17/07/2013
For Collector, Nagpur




| REQUIRED PARKING |
|---|
| 1 CAR |
| 2 SCOOTERS |
| 2 CYCLES |
| **PROPOSED PARKING** |
| 1 CAR |
| 2 SCOOTERS |
| 2 CYCLES |

(A)COMPOUND WALL HT. 1)not corner plot=1.5m
2)corner plot=0.75m
(upto 10.00m length)

Recommended for approval as amended in ..... colour subject to the conditions Mentioned in this office letter No. 7744/21/47 4/9/23
Deputy Director of Town Planner Nagpur Division, Nagpur

| GROUND FLOOR AREA STATEMNET | | | | AREA IN SQ. MT. |
|---|---|---|---|---|
| MKD | SIZE IN MT. | | AREA | TOTAL |
| A | 8.502 | 4.691 | 39.883 | |
| B | 4.042 | 1.581 | 6.390 | |
| C | 3.714 | 4.272 | 15.866 | |
| D | 1.673 | 2.21 | 3.697 | |
| E | 8.246 | 3.221 | 26.560 | |
| F | 8.153 | 3.781 | 30.864 | |
| G | 1.756 | 2.771 | 4.866 | |
| H | 4.428 | 4.484 | 19.855 | |
| I | 4.513 | 3.884 | 17.528 | |
| TOTAL AREA | | | 165.511 | |
| a TOTAL FLOOR B/UP AREA | | | | 165.511 |
| DEDUCTIONS | | | | |
| d | 1.416 | 0.529 | 0.749 | |
| d1 | 4.428 | 0.95 | 4.207 | |
| d2 | 0.748 | 2.311 | 1.729 | |
| d3 | 1.412 | 0.598 | 0.844 | |
| d4 | 1.756 | 2.393 | 4.202 | |
| b TOTAL DEDUCTION | | | 11.731 | |
| A NET GROUND FLOOR AREA (a-b) | | | | 153.780 |

| FIRST FLOOR AREA STATEMNET | | | | AREA IN SQ. MT. |
|---|---|---|---|---|
| MKD | SIZE IN MT. | | AREA | TOTAL |
| J | 8.502 | 4.691 | 39.883 | |
| K | 4.272 | 3.931 | 16.793 | |
| L | 4.502 | 3.713 | 16.716 | |
| M | 3.966 | 4.785 | 18.977 | |
| N | 2.522 | 0.759 | 1.914 | |
| O | 5.724 | 7.002 | 40.079 | |
| P | 4.745 | 3.884 | 18.430 | |
| TOTAL AREA | | | 152.793 | |
| a TOTAL FLOOR B/UP AREA | | | | 152.793 |
| DEDUCTIONS | | | | |
| d4 | 1.416 | 0.529 | 0.749 | |
| d5 | 1.412 | 0.598 | 0.844 | |
| d6 | 0.748 | 2.311 | 1.729 | |
| b TOTAL DEDUCTION | | | 3.322 | |
| B NET FIRST FLOOR AREA (a-b) | | | | 149.471 |
| c PERMISSIBLE BAL. AREA =15% OF B/UP | | | | 22.421 |
| b1 | 4.123 | 3.400 | 5.772 | |
| b2 | 4.190 | 1.300 | 5.447 | |
| b3 | 2.235 | 0.900 | 2.012 | |
| b4 | 3.250 | 1.400 | 4.550 | |
| TOTAL AREA | | | 17.781 | |
| d NET BALCONY AREA | | | | 17.781 |
| EXCESS BALCONY AREA | | | | 0.000 |
| NET BUILT UP AREA (A+B) | | | | 303.251 |

| | | AREA IN SQ.M. |
|---|---|---|
| AREA OF POCKET R 1.8 | = | 1945.645 |
| AREA OF PLOT (UNIT) | = | 596.55 |
| LESS TANGENT AREA | = | 10.06 |
| (TOTAL AREA OF UNIT NO. 48) | = | 586.49 |

PROPOSED CONSTRUCTION AS UNDER

| FLOOR | B/UP AREA | TOTAL BAL. AREA | EXCESS BALCONY AREA | TOTAL B/UP AREA |
|---|---|---|---|---|
| | a | c | d | (a+d) |
| GROUND FLOOR AREA | 153.780 | 0 | 0 | 153.78 |
| FIRST FLOOR AREA | 149.471 | 17.781 | 0 | 149.47 |
| TOTAL B/UP AREA | | | | 303.25 |

DWG NO.: LUXORA-SUB-VILLA HARMONIC-01

MOUZA PIPLA,P.H.NO. 38,TAH.-NAGPUR, (GRAMIN)

KH. NO: 96 / 1/ 2/ 3/ 4
(R-1.8)
UNIT NO. 48

| | | AREA IN SQ.M. |
|---|---|---|
| AREA OF POCKET R 1.8 | = | 1945.645 |
| AREA OF PLOT (UNIT) | = | 596.55 |
| LESS TANGENT AREA | = | 10.06 |
| (TOTAL AREA OF UNIT NO. 48) | = | 586.49 |

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.]

DWG TITLE : PROPOSED SUBMISSION

JOB NO:

THIS DRAWING IS THE PROPERTY OF V. K. ASSOCIATES IT SHOULD NOT BE USED, COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION.

NOTE : REFER WRITTEN DIMENSIONS, DO NOT SCALE THE DWG.

SCHEDULE OF OPENINGS

| | | |
|---|---|---|
| D1 | 1200 X 2400 MM | TEAKWOOD FRAME PANELLED DOOR |
| D2 | 915 X 2100 MM | TEAKWOOD FRAME PANELLED DOOR |
| D3 | 760 X 2100 MM | TEAKWOOD FRAME PANELLED DOOR |
| D4 | 1800 X 2400 MM | TEAKWOOD FRAME PANELLED DOOR |
| D5 | 3000 X 2400 MM | TEAKWOOD FRAME PANELLED DOOR |
| D6 | 3800 X 2400 MM | TEAKWOOD FRAME PANELLED DOOR |
| D8 | 9300 X 2400 MM | TEAKWOOD FRAME PANELLED DOOR |
| J1 | | JALI OPENING |
| W | 1000 X 1800 MM | AL. FRAME GLAZED WINDOW |
| W1 | 1000 X 2100 MM | AL. FRAME GLAZED WINDOW |
| W2 | 600 X 2100 MM | AL. FRAME GLAZED WINDOW |
| W3 | 3000 X 1800 MM | AL. FRAME GLAZED WINDOW |
| W4 | 1800 X 1200 MM | AL. FRAME GLAZED WINDOW |
| W5 | 800 X 1200 MM | AL. FRAME GLAZED WINDOW |
| W6 | 800 X 1500 MM | AL. FRAME GLAZED WINDOW |
| W7 | BAY WINDOW HT 2050 | AL. FRAME GLAZED WINDOW |
| V | 600 X 750 | ALUMINIUM GLAZED VENTILATOR |

INDEX :-

PLOT BOUNDARY SHOWN THUS

PROPOSED CONSTRUCTION SHOWN THUS

| REVISIONS | NO. | DATE | REMARKS |
|---|---|---|---|
| | | | |

ALL DIMENSIONS ARE IN METERS

PROJECT:

PROPOSED HARMONIC VILLA IN SPECIAL TOWNSHIP FOR LUXORA INFRASTRUCTURE PVT. LTD. AT PIPLA,TAH. & DIST. NAGPUR

| | | | |
|---|---|---|---|
| CLIENT: | LUXORA INFRASTRUCTURE PVT.LTD. | SIGN: | |
| ARCHITECT: | VIRENDRA KHARE | SIGN: | |
| REGISTRATION NUMBER | CA / 79 / 5142 | | |
| PROJECT ARCHITECT: | RASHMI | OFFICE OF ORIGIN: | NAGPUR |
| DRN BY: | RASHMI | SCALE | 1 : 100,1 : 200 |
| CHK BY: | RASHMI | DATE: | 24.11.12 |
| ACAD REF: | | | |

V. K. ASSOCIATES
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