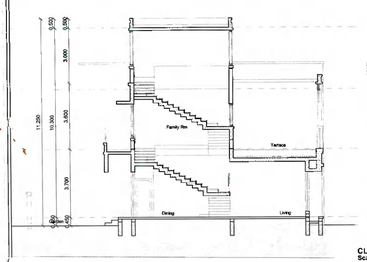
Park House - Secret Garden
(R-1.6 & R-1.6A)

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





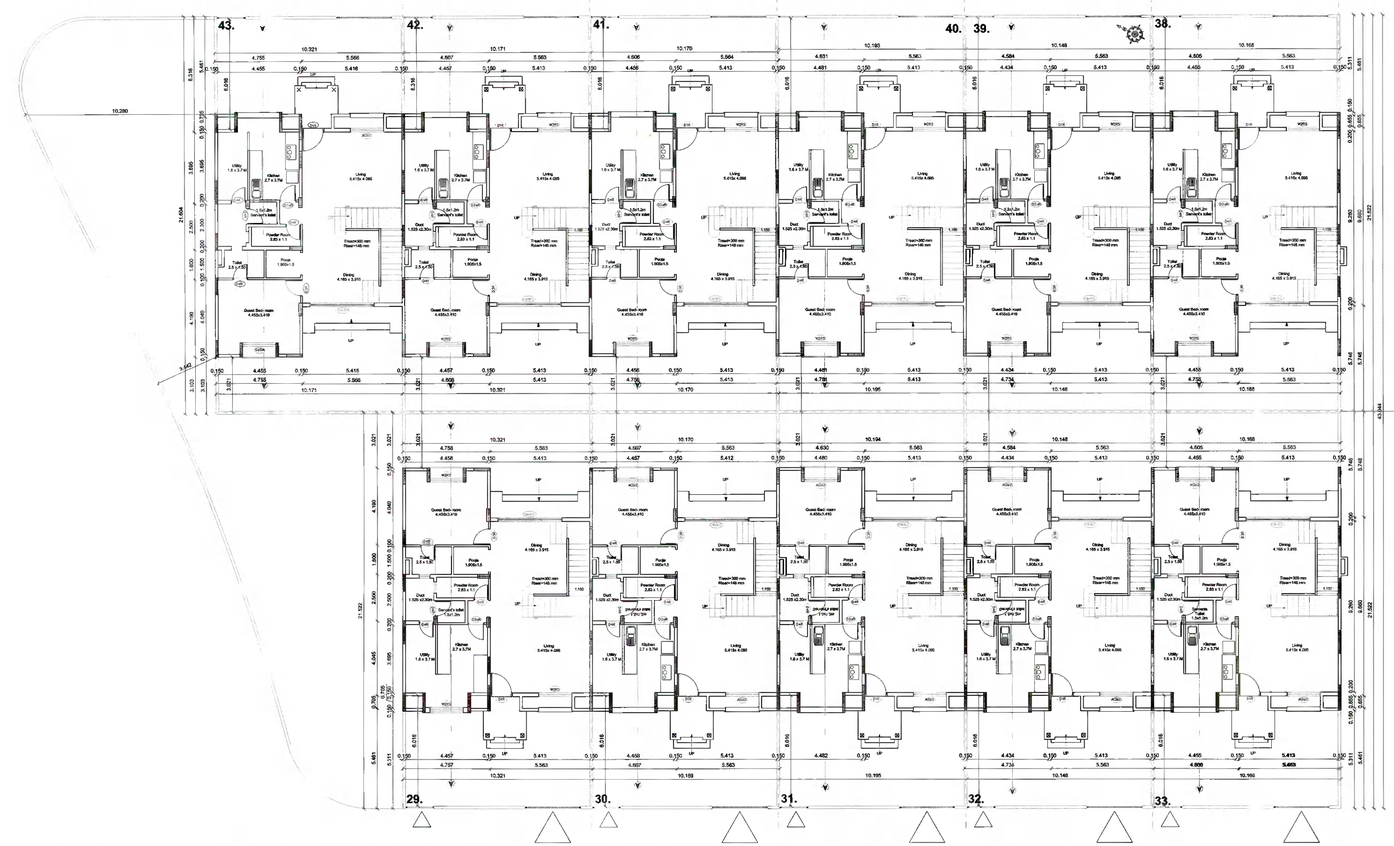
CLUSTER 38-43 FRONT ELEVATION
Scale: 1:100



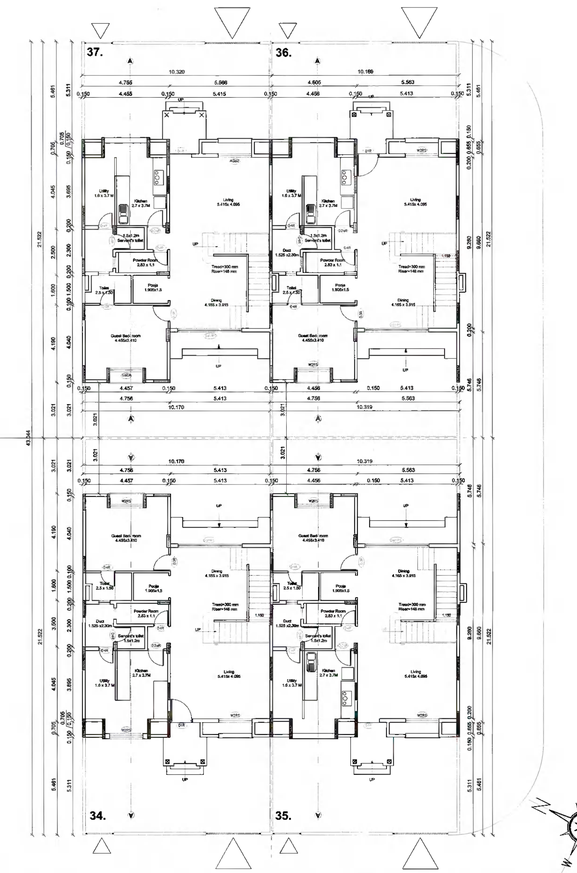
SECTION CC'

FRONT ELEVATION (SCALE 1:100)

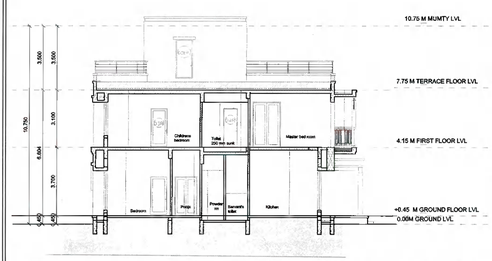
9.0 mtr wide internal road



ROW HOUSE
SECRET GARDEN
G.S. 1.2



GROUND FLOOR PLAN (SCALE 1:100)





CLUSTER 29-33 FRONT ELEVATION
Scale: 1:100

SECTION AA'

FRONT ELEVATION (SCALE 1:100)



Recommended for approval as amended in ..... colour subject to the conditions Mentioned in this office letter No. 1183 Dt. 28/12/18
Joint Director of Town Planning
Nagpur Division, Nagpur.

Building Map sanctioned
नजर / प्रस्तुत / विलेखानुसार / जावी-55/2020
दस्तावेज - 224 / दस्तावेज-14/20-20
मौजा - Kawar तह. Kalmeshwar (M.S.) दिनांक 8/1/2020

JOB TITLE

DRAWING SHOWING PROPOSED SECRET GARDEN ROW HOUSE 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, 58/2, 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, 65/1, 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, 183, 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.

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 Mouje Pipla , Tah-Nagpur(Gramin),Distric Nagpur. Township Notified By Govt. U.D.D. Notification No.TPS / 2407/2045/CR-233/ 07/UD-8, 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/ 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 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(ii) (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.]

AS PER REVISED LAYOUT SANCTION BY Hon. COLLECTOR VIDE :
आदेश पत्र क्र. उपजुगप्र/विलेखानुसार आदेश सनद्/ दुरुस्ती मंजूरी/विलेखानुसार/आवी-555/2017 दुरुस्ती क्र. 1 एस.आर.टी.-4 (एन.आर.डी.सी.विशेष आदेश सनद्/2006-2007 दिनांक सोमवार दिनांक, सह-आयुक्त (महसूल), उप.वि.-1 विलेखानुसार, आयुक्त सर्व कार्यालय, नागपुर. दिनांक:- 11/08/2017

AREA CALCULATIONS :

AREA OF POCKET No. R- 1.6 - 2937.852 SQ.M
AREA OF POCKET No. R- 1.6 A - 1345.985 SQ.M

DRAWING TITLE

BUILDING SUBMISSION FOR PARK HOUSE - SECRET GARDEN

Architect's Sign. | Client's Sign.

SATYENDRA GUPTA
ARCHITECT
M.C. Reg. No.: R-156
M.T. Reg. No.: 1621

AR. SATYENDRA GUPTA | Authorised Signatory, for - LUXORA INFRASTRUCTURE PVT. LTD.

ARCHITECT'S
AR. SATYENDRA GUPTA
architects • interiors • landscape designers
PLOT NO. - 98, 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. NO	N.I.T. REG. NO	M.M.C. REG. NO
CA / 2001 / 28453	1621	R-156
SCALE 1 : 100 / 1 : 200		DEALT BY S.G./UTKARSHA
DATE 10/05/2018		CHECKED BY S.G.

JOB NO. SAN-LIPL | ARCH. DWG. NO. A-01 | REV. 00

Note - ALL DIMENSIONS ARE IN METERS.

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