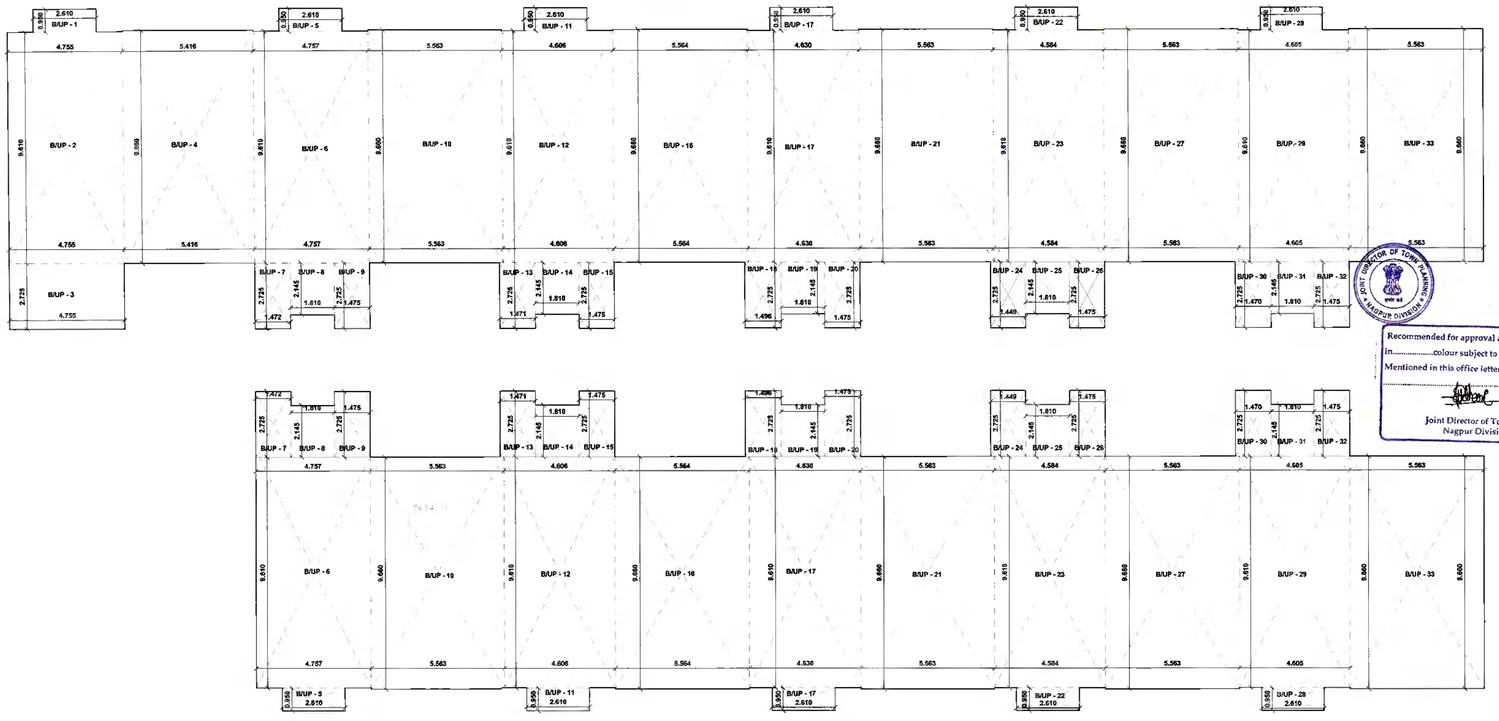
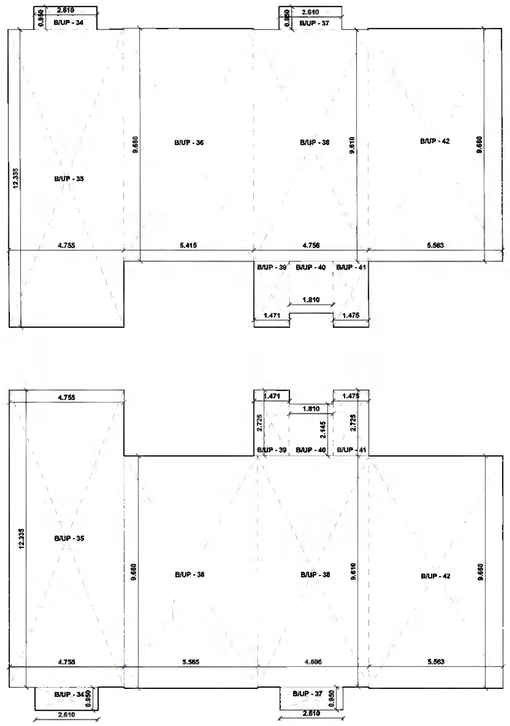
Park House - Secret Garden



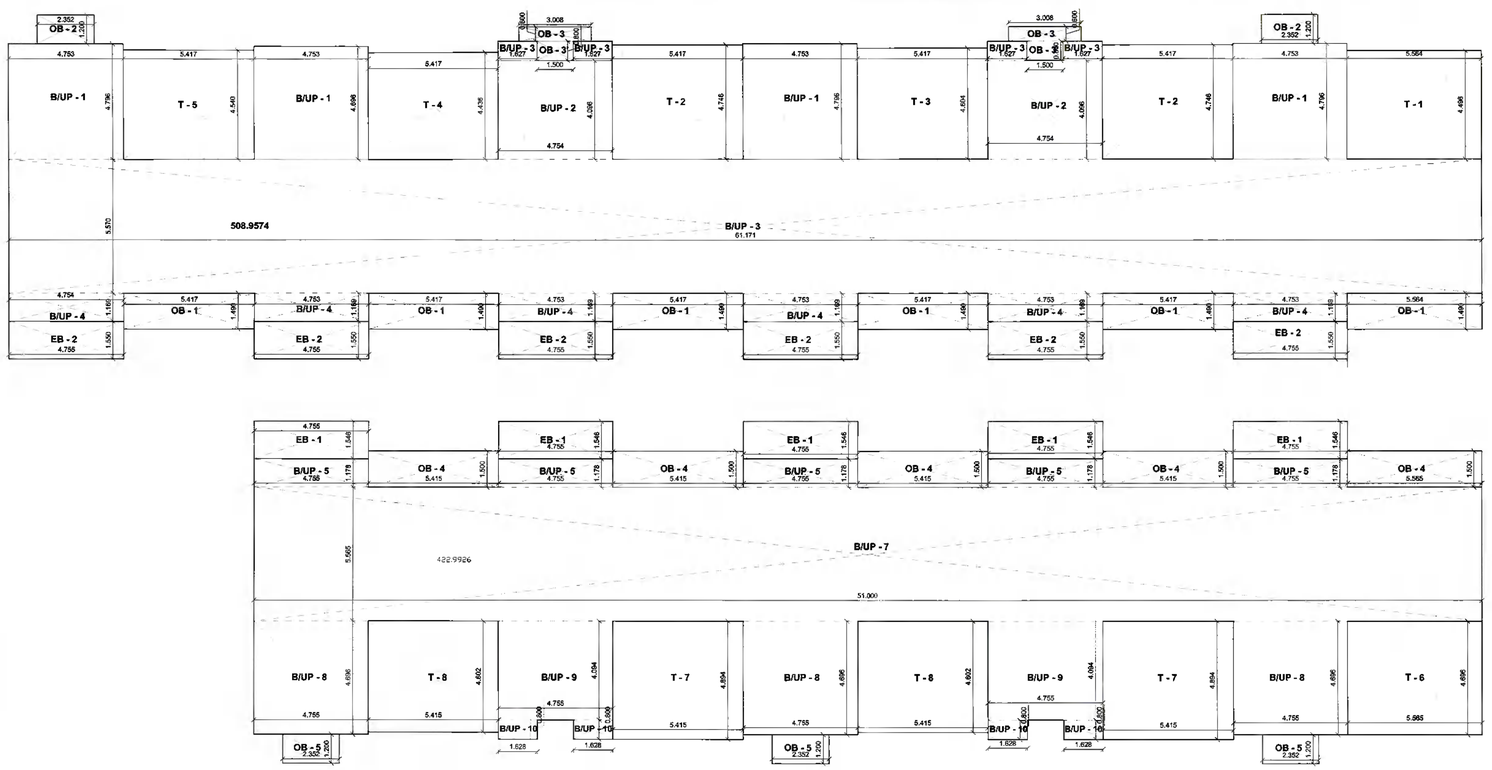


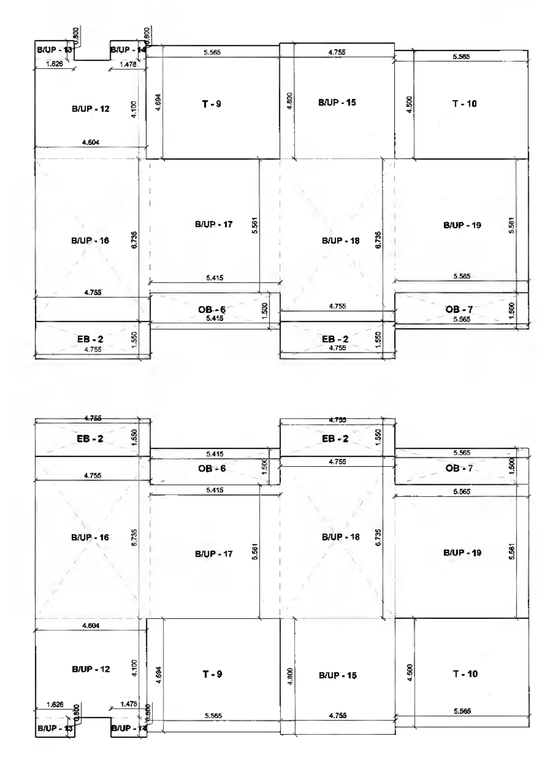




Recommended for approval as amended in.....colour subject to the conditions Mentioned in this office letter No. 1163 Dt. 26/7/2018
Joint Director of Town Planning Nagpur Division, Nagpur.

# AREA CALCULATIONS FOR GROUND FLOOR (SCALE 1:100)










## AREA CALCULATIONS

TOTAL BUILT-UP AREA ON GROUND FLOOR

| SR.NO. | DIMENSION | | | NO. | AREA |
|---|---|---|---|---|---|
| B/UP - 1 | 2.610 | X | 0.950 | 1 | 2.480 |
| B/UP - 2 | 4.755 | X | 9.610 | 1 | 45.696 |
| B/UP - 3 | 4.755 | X | 2.725 | 1 | 12.957 |
| B/UP - 4 | 5.416 | X | 9.660 | 1 | 52.319 |
| B/UP - 5 | 2.610 | X | 0.950 | 2 | 4.959 |
| B/UP - 6 | 4.757 | X | 9.610 | 2 | 91.430 |
| B/UP - 7 | 1.472 | X | 2.725 | 2 | 8.022 |
| B/UP - 8 | 1.810 | X | 2.145 | 2 | 7.765 |
| B/UP - 9 | 1.475 | X | 2.725 | 2 | 8.039 |
| B/UP -10 | 5.563 | X | 9.660 | 2 | 107.477 |
| B/UP - 11 | 2.610 | X | 0.950 | 2 | 4.959 |
| B/UP - 12 | 4.606 | X | 9.610 | 2 | 88.527 |
| B/UP - 13 | 1.471 | X | 2.725 | 2 | 8.017 |
| B/UP - 14 | 1.810 | X | 2.145 | 2 | 7.765 |
| B/UP -15 | 1.475 | X | 2.725 | 2 | 8.039 |
| B/UP - 16 | 5.564 | X | 9.660 | 2 | 107.496 |
| B/UP - 17 | 4.630 | X | 9.610 | 2 | 88.989 |
| B/UP - 18 | 2.610 | X | 0.950 | 2 | 4.959 |
| B/UP - 19 | 1.496 | X | 2.725 | 2 | 8.153 |
| B/UP -20 | 1.810 | X | 2.145 | 2 | 7.765 |
| B/UP -21 | 1.475 | X | 2.725 | 2 | 8.039 |
| B/UP -22 | 5.563 | X | 9.660 | 2 | 107.477 |
| B/UP -23 | 2.610 | X | 0.950 | 2 | 4.959 |
| B/UP -24 | 4.584 | X | 9.661 | 2 | 88.572 |
| B/UP -25 | 1.449 | X | 2.725 | 2 | 7.897 |
| B/UP -26 | 1.810 | X | 2.145 | 2 | 7.765 |
| B/UP -27 | 1.475 | X | 2.725 | 2 | 8.039 |
| B/UP -28 | 5.563 | X | 9.660 | 2 | 107.477 |
| B/UP -29 | 2.610 | X | 0.950 | 2 | 4.959 |
| B/UP -30 | 4.605 | X | 9.610 | 2 | 88.508 |
| B/UP -31 | 1.470 | X | 2.725 | 2 | 8.012 |
| B/UP -32 | 1.810 | X | 2.146 | 2 | 7.769 |
| B/UP -33 | 1.475 | X | 2.725 | 2 | 8.039 |
| B/UP -34 | 5.563 | X | 9.660 | 2 | 107.477 |
| B/UP -35 | 2.610 | X | 0.950 | 2 | 4.959 |
| B/UP -36 | 4.755 | X | 12.335 | 2 | 117.306 |
| B/UP -37 | 5.415 | X | 9.660 | 2 | 104.618 |
| B/UP -38 | 2.610 | X | 0.950 | 2 | 4.959 |
| B/UP -39 | 4.756 | X | 9.610 | 2 | 91.410 |
| B/UP -40 | 1.471 | X | 2.725 | 2 | 8.017 |
| B/UP -41 | 1.810 | X | 2.145 | 2 | 7.765 |
| B/UP -42 | 1.475 | X | 2.725 | 2 | 8.039 |
| B/UP -43 | 5.563 | X | 9.560 | 2 | 106.365 |
| TOTAL | | | | | 1694.237 SQ.M. |

TOTAL BUILT-UP AREA PROVIDED ON FIRST FLOOR

| | | | | | | |
|---|---|---|---|---|---|---|
| B/UP - 1 | 4.753 | X | 4.796 | 4 | 91.182 | |
| B/UP - 2 | 4.754 | X | 4.096 | 2 | 38.945 | |
| B/UP - 2' | 1.627 | X | 0.800 | 4 | 5.206 | |
| B/UP - 3 | 61.170 | X | 5.570 | 1 | 340.717 | |
| B/UP - 4 | 4.753 | X | 2.725 | 6 | 77.712 | |
| B/UP - 5 | 4.755 | X | 1.178 | 5 | 28.007 | |
| B/UP - 6 | 51.000 | X | 5.565 | 1 | 283.815 | |
| B/UP - 7 | 4.755 | X | 4.696 | 3 | 66.988 | |
| B/UP - 8 | 4.755 | X | 4.094 | 2 | 38.934 | |
| B/UP - 8' | 1.628 | X | 0.800 | 4 | 5.210 | |
| B/UP - 9 | 4.604 | X | 4.100 | 2 | 37.753 | |
| B/UP - 10 | 1.626 | X | 0.800 | 2 | 2.602 | |
| B/UP - 11 | 1.478 | X | 0.800 | 2 | 2.365 | |
| B/UP - 12 | 4.755 | X | 4.800 | 2 | 45.648 | |
| B/UP - 13 | 4.755 | X | 6.735 | 2 | 64.050 | |
| B/UP - 14 | 5.415 | X | 5.561 | 2 | 60.226 | |
| B/UP - 15 | 4.755 | X | 6.735 | 2 | 64.050 | |
| B/UP - 16 | 5.565 | X | 5.561 | 2 | 61.898 | |
| TOTAL BUILT-UP AREA PROVIDED ON FIRST FLOOR | | | | | 1315.306 | SQ.M. |

PERMISSIBLE BALCONY ON FIRST FLOOR

| | | | | | |
|---|---|---|---|---|---|
| PERMISSIBLE BALCONY | | = | 15% OF GROSS AREA | | |
| | | = | 15% | OF | 1315.306 |
| | | = | **197.296** | | **SQ.M.** |

OPEN BALCONY PROVIDED ON FIRST FLOOR

| SR.NO. | DIMENSION | | | NO. | AREA | |
|---|---|---|---|---|---|---|
| OB-1 | 5.417 | X | 1.490 | 6 | 48.428 | |
| OB-2 | 2.352 | X | 1.200 | 2 | 5.645 | |
| OB-3 | 3.008 | X | 0.600 | 2 | 3.610 | |
| OB-3' | 1.500 | X | 0.800 | 2 | 2.400 | |
| OB-4 | 5.415 | X | 1.500 | 5 | 40.613 | |
| OB-5 | 2.352 | X | 1.200 | 3 | 8.467 | |
| OB-6 | 5.415 | X | 1.500 | 2 | 16.245 | |
| OB-7 | 5.565 | X | 1.500 | 2 | 16.695 | |
| TOTAL BALCONY AREA PROVIDED | | | | | **142.102** | SQ.M. |

PERMISSIBLE ENCLOSED BALCONY ON FIRST FLOOR

| | | | | | |
|---|---|---|---|---|---|
| PERMISSIBLE BALCONY | | = | 15% OF GROSS AREA | | |
| | | = | 15% | OF | 1315.306 |
| | | = | **197.296** | | **SQ.M.** |

ENCLOSED BALCONY PROVIDED ON FIRST FLOOR

| SR.NO. | DIMENSION | | | NO. | AREA |
|---|---|---|---|---|---|
| EB-1 | 4.755 | X | 1.546 | 5 | 36.756 |
| EB-2 | 4.755 | X | 1.550 | 4 | 29.481 |
| TOTAL BALCONY AREA PROVIDED | | | | | **66.237** SQ.M. |

PERMISSIBLE TERRACE ON FIRST FLOOR

| | | | | | |
|---|---|---|---|---|---|
| PERMISSIBLE BALCONY | | = | 15% OF GROSS AREA | | |
| | | = | 15% | OF | 1315.306 |
| | | = | **197.296** | | **SQ.M.** |

OPEN TERRACE PROVIDED ON FIRST FLOOR

| SR.NO. | DIMENSION | | | NO. | AREA |
|---|---|---|---|---|---|
| T-1 | 5.564 | X | 4.496 | 1 | 25.016 |
| T-2 | 5.417 | X | 4.746 | 2 | 51.418 |
| T-3 | 5.417 | X | 4.604 | 1 | 24.940 |
| T-4 | 5.417 | X | 4.436 | 1 | 24.030 |
| T-5 | 5.417 | X | 4.540 | 1 | 24.593 |
| T-6 | 5.565 | X | 4.696 | 1 | 26.133 |
| T-7 | 5.415 | X | 4.894 | 2 | 53.002 |
| T-8 | 5.415 | X | 4.602 | 2 | 49.840 |
| T-9 | 5.565 | X | 4.694 | 2 | 52.244 |
| T-10 | 5.565 | X | 4.500 | 2 | 50.085 |
| TOTAL BALCONY AREA PROVIDED | | | | | 381.301 SQ.M. |

| FLOOR | BUILT-UP AREA | PERMISSIBLE BALCONY @ 15 % | PROPOSED BALCONY AREA | | TOTAL BALCONY AREA | PROPOSED TERRACE AREA | TOTAL BUILT-UP AREA CONSUMED |
|---|---|---|---|---|---|---|---|
| | | | OPEN | ENCLOSED | | | |
| | A | B | C | D | E=(C+D) | F | G |
| | Sq.M | Sq.M | Sq.M | Sq.M | Sq.M | Sq.M | Sq.M |
| GROUND FLOOR | 1694.237 | 254.136 | 0.000 | 0.000 | 0.000 | 0.000 | 1694.237 |
| FIRST FLOOR | 1315.306 | 197.296 | 142.102 | 66.237 | 208.339 | 381.301 | 1381.543 |
| TOTAL | 3009.543 | 451.431 | 142.102 | 66.237 | 208.339 | 381.301 | 3075.780 |

Building Map Sanctioned
जा.क्र./प्रस्ता/जिल्हाधिकारी/कार्या-SR/1820
रामाक - 289 /एनएपी-३४/२०१९-२०
नोंदी - विभाग - अ.क. नगरपूर (ग्रा)
दि. 2/7/2020.
जिल्हाधिकारी, नागपूर.

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

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, 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, 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.**

## 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 prastutkar / Jilhadhikari/ kavi - 1029/2011/ R. M. No. 188/MRC 81 /EMRTP/ Vishesh Negar 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 Hava Prepared A Master Plan For 116.00 Hac.

NOTE :

(i): Urban develcpment 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/Nc 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 tbe 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. प्रस्ताव/कार्यालय भवर व्यवहार सूचारीत मंत्रुती/जिल्हाधिकारी/कार्या-865/2017 दि.31.08. 01/एम.आर.डी.-81/एम.आर.टी.पी./विशेष भवर वसाहत/2008-2009 दिनांक सीमा-दिनांक, अर.-नागपूर (ग्रामीण), ५.ई.म.-28 जिल्हाधिकारी, नागपूर यांचे कार्यालय, नागपूर. 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.M.C. Reg. No.: R-156 M.C.I. Reg. Nov. 2018
AR. SATYENDRA GUPTA | 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. NO | N.I.T. REG. NO | N.M.C. REG. NO |
|---|---|---|
| CA / 2001 / 28453 | 1621 | R-156 |

| SCALE | DEALT BY |
|---|---|
| 1 : 100 / 1 : 200 | S.G./UTKARSHA |
| DATE 10/05/2018 | CHECKED BY S.G. |

JOB NO. SAN-LIPL-A-03-00 ARCH. DWG. NO. REV.

**Note - ALL DIMENSIONS ARE IN METERS.**


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