Park House – Secret Garden
R-1.6 & R-1.6A

G:\ LIPL_Ensara \ 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, 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, 85/1, 65/2, 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, 95/1, 96/2, 96/3, 96/4, 97/1, 97/2, 97/3, 98, 99/1, 99/2, 190/2, 191/1, 101/2, 102, 103, 104/1, 104/2, 104/3, 105/1, 105/2, 106/1, 105/2, 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 :

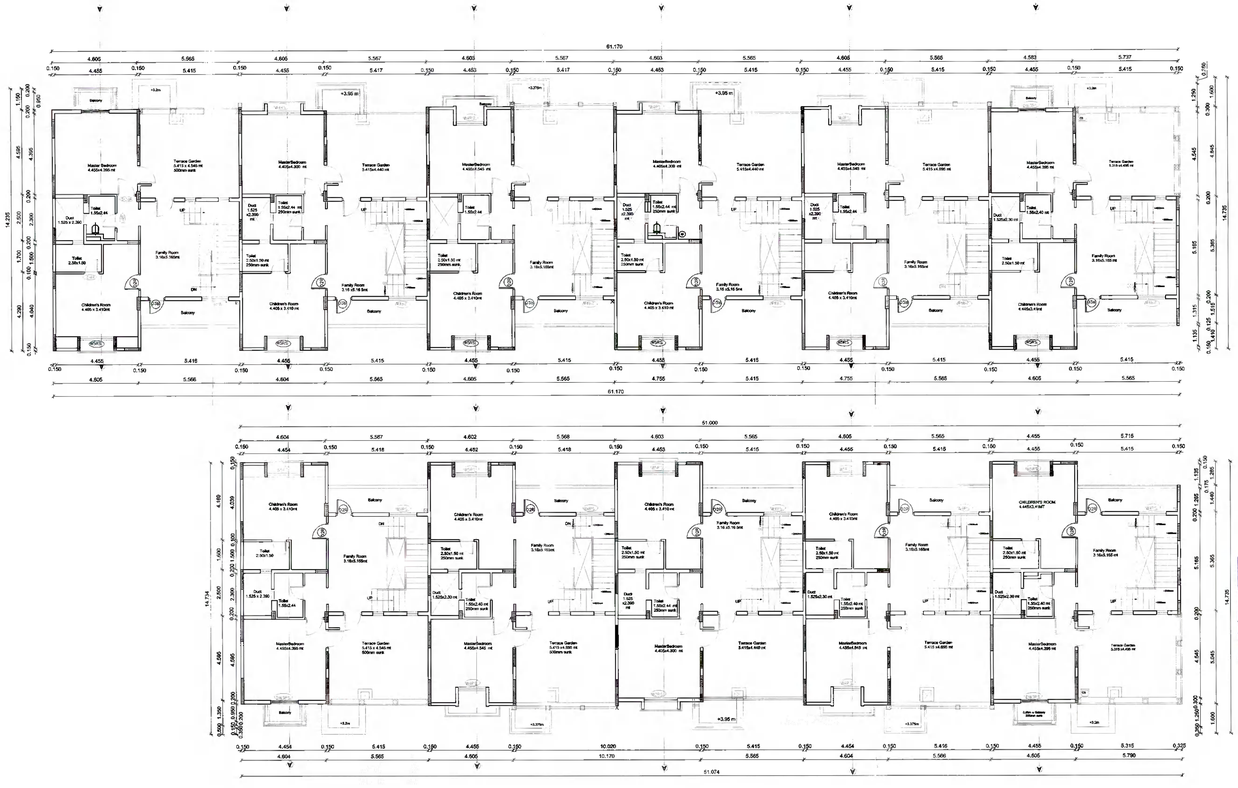
1. Special Township Under Regulations Sanctioned By Govt. U.D.D. Notification No.TPS-2405-Nagpur R.P.DCR-UD-9 dt 17/02/2006 Of M.R & T.P Act 1966 ,Regarding Development Of Township In Area Under Regional Plan For Nagpur District Region
2. Locational Clearance Under Section 18(3)Of M.R & T.P Act 1966 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 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 126.81 Hec. (100.62 + 25.99 Hec.).Out-Of-Ta Constrained On Availability Of Land Company Have Prepared A Master Plan For 116.00 Hac.

NOTE :

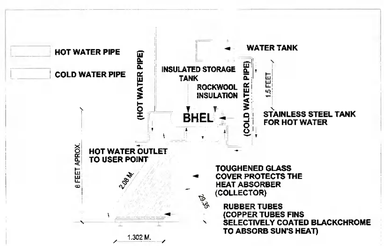
(i) Urban development dept notification No-TPS-2405- Nagpur R.P. DCR -UD-9 dt 17-02-2006, w.r.t. Development Control Regulation (DCR) for special townships, Rule no. 21(6) (Special concession),floating FSI "There will be floating FSI in the Township.Unused FSI of one plot can be used anywhere in the 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.]

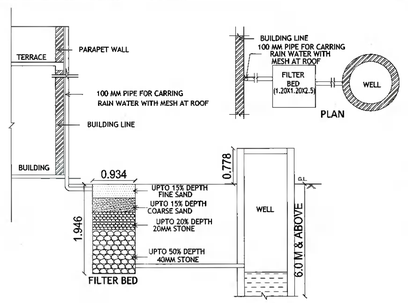
AS PER REVISED LAYOUT SANCTION IN Hon. COLLECTOR VIDE :
आदेश पत्र क्र. उद्यापन/कार्यक्षेत्र बाहर सदहर/ तुलासि/ अंकी/विकासिकरी/आदी- कार्य/2017 दि.क्र.सं. 01/2018/आदी-11/बाह्य.क्षे.दी.विशेष क्षेत्र सदहर/2008-2023 Role नीला-पिपला, ता.-नागपुर (ग्रामीण), दि.क्र.-58 विकासिकरी, नागपुर जोने कार्यालय, नागपुर. दिनांक- 11/08/2017



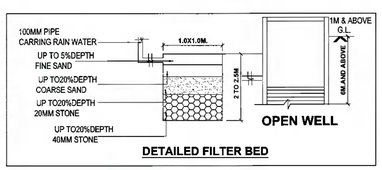
FIRST FLOOR PLAN (SCALE 1:100)



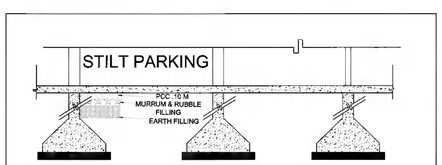
SOLAR WATER HEATING SYSTEM



RAINWATER HARVESTING DETAIL



DETAILED FILTER BED



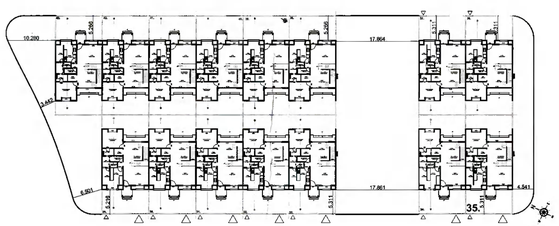
TYPICAL DETAIL OF FOOTING (SCALE : N.T.S)

Door schedule -SECRET GARDEN

Sr. no:	Door no.	Opening size	Sill Level	Lintel level	Location
1	D1R	1200 x 2450	0	2450	Entrance lobby (Ground Floor)
2	D2R	900 x 2450	0	2450	Balcony (First Floor)
3	D2aR	900 x 2100	0	2100	Store (Ground Floor)
4	D2bR	900 x 2100	150	2250	terrace
5	D3R	900 x 2100	0	2100	bedrooms (Ground and First Floor)
6	D3aR	900 x 2100	0	2100	Kitchen (Ground Floor)
7	D4R	800 x 2100	0	2100	toilets, powder room (Ground and First Floor)
8	D4aR	850 x 2100	0	2100	servant's toilet (Ground Floor)
9	D5R	1200 x 2100	0	2100	Pooja rm. (Ground Floor)
10	DDR	800 x 2100	0	2100	Duct (Ground Floor)
11	DW1RS	3500 x 2450	0	2450	living room (Ground Floor)
12	DW2RS	1200 X 2450	0	2450	Family room to terrace garden
13	DW3RS	1500 X 2450	0	2450	Master bedroom (First Floor)
14	O1	1000 x 2450	0	2450	Kitchen (Ground Floor)

Window schedule-SECRET GARDEN

sr.no:	Window no.	Opening size	Sill Level	Lintel level	Location
1	W1RS	2310 x 2150	300	2450	kitchen (Ground floor)
2	W2RS	1810 x 2150	300	2450	guest's bedroom / living (Ground floor)
3	W3RS	1500 x 2150	300	2450	living (type C ground floor)/ master bed (type B first floor)
4	W4RS	1500 x 1850	500	2450	family room (First floor)
5	W5RS	1810 x 1850	600	2450	children's bedroom (First floor)
6	W6RS	600 x 1250	1200	2450	family room (First floor)
7	W7RS	1800 x 1850	600	2450	master bedroom (type C First floor)
8	W8RS	600 x 1950	900	2850	staircase block (Terrace floor)
9	VR	600 x 1200	900	2100	Toilet (Ground and First floor)



R- 1.4 AND R- 1.5

SITE PLAN

Recommended for approval as amended
in.....colour subject to the conditions
Mentioned in this office letter No.1425
Dt 26/12/2018
Joint Director of Town Planning
Nagpur Division, Nagpur.

Building Map Sanctioned
जा.क्र./प्रस्ता/विकासिकरी/कार्या-२२७/२०२०
दिनांक- 229 /एनएपी-४/३१९-२०२०
मौजा- पिपला ता.नागपुर (ग्रा)
दि. 31/12/2020.
विकासिकरी, नागपुर-मौजा

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.

AR. SATYENDRA GUPTA Architect Regn. Per. No.: R-156 Regn. Year: 1621

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

JOB NO. SAN-LIPL-A-02-00 | ARCH. DWG. NO. | REV.

Note - ALL DIMENSIONS ARE IN METERS.

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