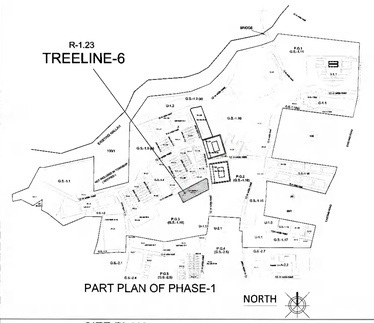
Pocket no. R-1.23 LRB treeline-06

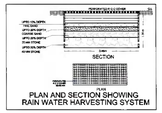
Elevation, stilt floor plan, site plan

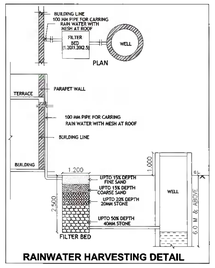
G:\ LIP, Octant\ SUBMISSION \ BUILDING PLANS \ JOINT DIRECTOR & COLLECTOR OFFICE.

FRONT ELEVATION (SCALE 1:100)



SITE PLAN (SCALE N.T.S)





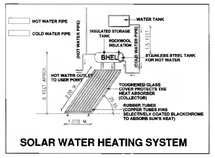
IMPORTANT NOTES :

1. Special Township Under Regulations Sanctioned By Govt. U.D.D. Notification No.TPS-2405-Nagpur.R.P.DCR-UD-8,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 , Tal-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 prastuttav / Jihadhikrani kavi - 102/SD2/2010,R. M. No. 155/MISC/ 51 /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 Hec.

NOTE :

(i) Urban development dept notification No-TPS-2405- Nagpur R.P., DCR -UD-8 dt 17-02-2006, w.r.t. Development Control Regulation (DCR) for special townships, Rule no 20(4) (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 ,portrayed in regional plan shall be permissible subject to condition that 50% of gross area of the project shall be developed with green cover and only balance 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.]



Door schedule		
Door no.	Opening size	Description
D1	750 X 2150	Single shutter flush door
D2	825 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
D6	1200 X 2150	Single shutter T.W. frame door
S1	2700 X 2150	Aluminium sliding door
J1	1800 X 2150	RCC jali
J2	1070 X 2150	RCC jali
J3	900 x 2150	Aluminium openable jali
J4	2400 X 2100	RCC jali
L9	900 x 2150	Aluminium door
D10	1500 X 2150	Double swing 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	1500 X 2150	Aluminium glazed window
W4	1800 X 2150	Aluminium glazed window
W5	1500 X 2100	Aluminium glazed window
W6	2000 X 2150	Aluminium glazed window

AREA CALCULATIONS :

AREA OF POCKET R-1.23 = 6104.925 SQ.M

DRAWING TITLE

BUILDING SUBMISSION FOR R- 1.23 (LOW RISE BUILDING) (TREELINE - 6)

Architect's Sign | Client's Sign

BUILDING GUPTA REGISTERED ARCHITECT Regd. No.: R-156 U.P.T.U. Regd. No.: 1621

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

ARCHITECTS

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 :- 0-9011015526, 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 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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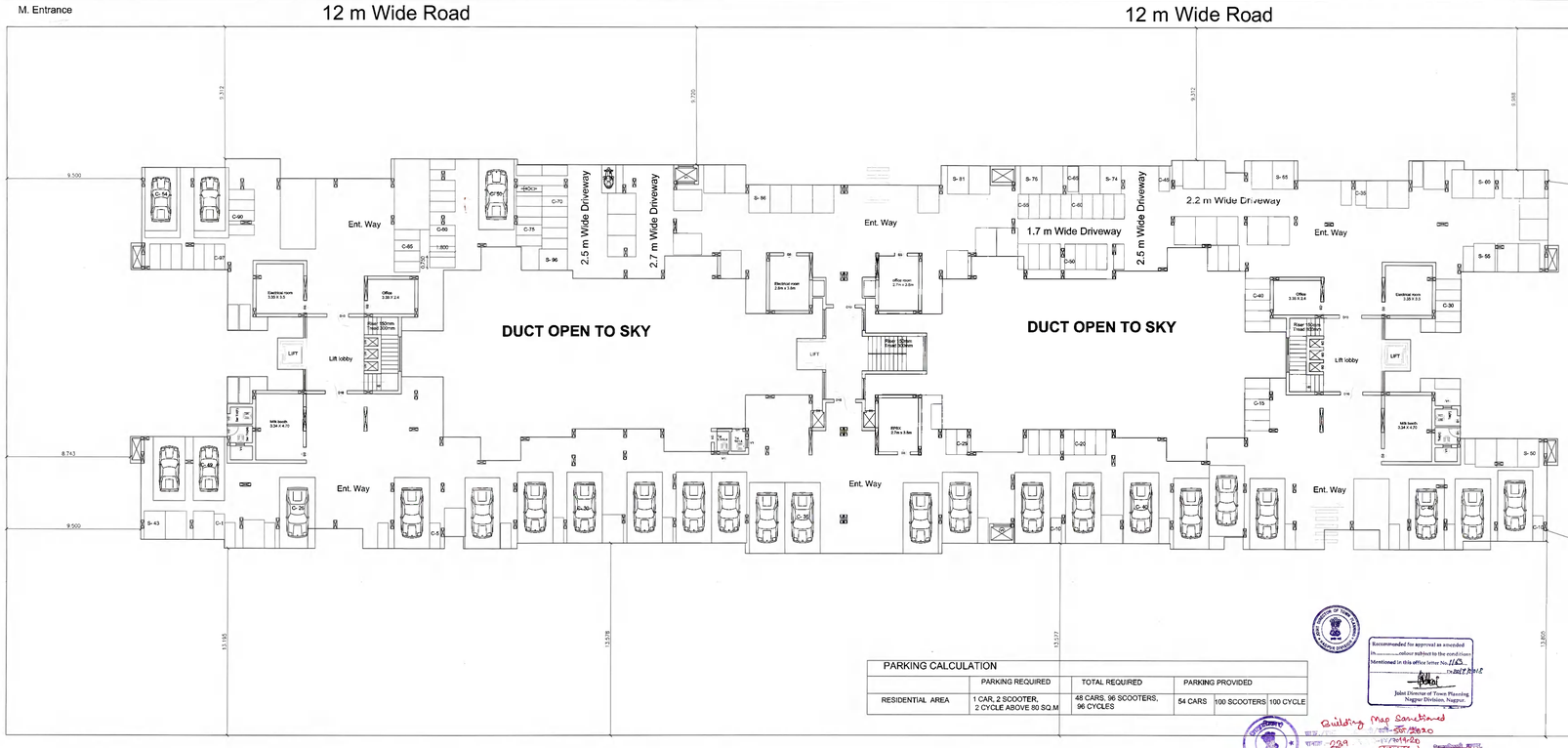
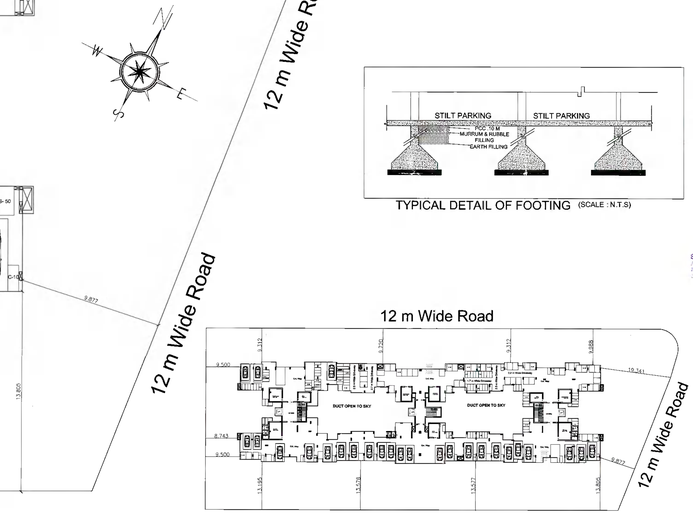


STILT LVL FLOOR PLAN (SCALE 1:100)

PARKING CALCULATION			
	PARKING REQUIRED	TOTAL REQUIRED	PARKING PROVIDED
RESIDENTIAL AREA	1 CAR, 2 SCOOTER, 2 CYCLE ABOVE 60 SQ.M	48 CARS, 96 SCOOTERS, 96 CYCLES	54 CARS 100 SCOOTERS 100 CYCLE

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

Building Map Sanctioned
No. 229 Nagpur Dt. 8/11/2020



SITE PLAN (SCALE 1:400)

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