G:\1UPL_Ensaan\SUBMISSION\(0.50 F.S.I.) LAYOUT\JOINT DIRECTOR & COLLECTOR OFFICE | 01

JOB TITLE

DRAWING SHOWING REVISED / PROPOSED MASTER LAYOUT PLAN UNDER SPECIAL TOWNSHIPS (INTEGRATED TOWNSHIP PROJECT) AT MOUZA- PIPLA, TAH.- NAGPUR (GRAMIN), DIST.- NAGPUR, ON KHASARA / SURVEY NOS. AS FOLLOWS:

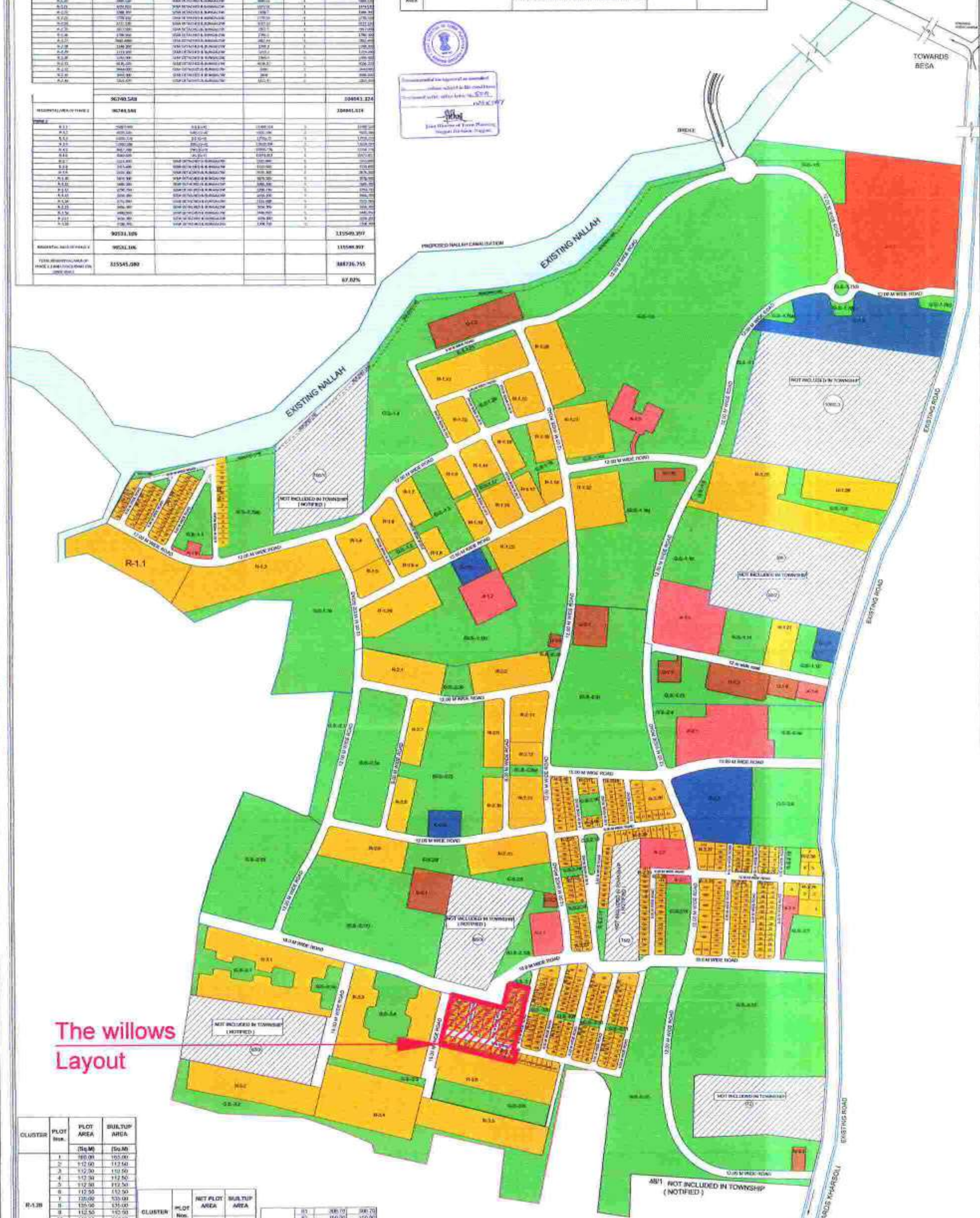
48/2, 50, 51, 56/2, 63/1, 63/2, 64/1, 64/2, 65/1, 65/2, 65/4, 65/5, 66/1, 66/2, 68, 69, 70, 71, 73/1, 73/2, 74, 75/1, 75/3, 75/4, 76, 77, 78, 79, 80/1, 80/2, 80/3, 81/1, 81/2, 81-2/1, 81-2/2, 81-2/3, 81-2/4, 81-2/5, 81-2/6, 82, 83, 84/1, 84/2, 85/1, 85/2, 85/3, 86-A, 86-B/1/1 & 86-B/1/2, 86-B/2, 87, 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.

AREA STATEMENT (TABLE NO. 1)

SR. NO.	DESCRIPTION	SQ.M.
1	AREA UNDER TOWNSHIP AS PER AMALGAMATION (REFER PLAN NO. 2/4)	1160000.000
2	REQUIRED GREEN SPACE AREA AS PER RULE NO. 5.2 FOR AREA OF TOWNSHIP IN NO DEVELOPMENT ZONE (50% OF GROSS AREA /SR.NO.1)	580000.000
3	PROPOSED AREA OF TOWNSHIP	580000.000
4	PERMISSIBLE FSI/BUILT UP OF AREA (50%)=1160000X0.50	580000.000



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 pratadhikar / 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 Hec.

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. 20(i) (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.]

REFERENCE / LEGENDS :

- GREEN SPACE :
- RESIDENTIAL AREA :
- COMMERCIAL AREA :
- AMINITY AREA :
- INSTITUTIONAL LAND :
- PUBLIC UTILITIES :
- PHASE 1 BOUNDARY :
- PHASE 2 BOUNDARY :
- PHASE 3 BOUNDARY :

DRAWING TITLE

MASTER LAYOUT (0.50 F.S.I.) SUBMISSION

Architect's Sign	Client's Sign
Ar. SATYENDRA GUPTA	MR. HEMANT KASHIKAR FOR LUXORA INFRASTRUCTURE PVT. LTD.

ARCHITECTS

Ar. SATYENDRA GUPTA

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C.O.A. REG. NO. CA / 2001 / 28463	N.I.T. REG. NO. 1021
	N.M.C. REG. NO. R-198
SCALE 1 : 3000	DEALT BY H.B. / R.P. / S.G.
DATE 08/04/2017	CHECKED BY S.G.
JOB NO.	ARCH. DWG. NO. / REV.

SAN-LIPL---A-01-01

Note - ALL DIMENSIONS ARE IN METRE.

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