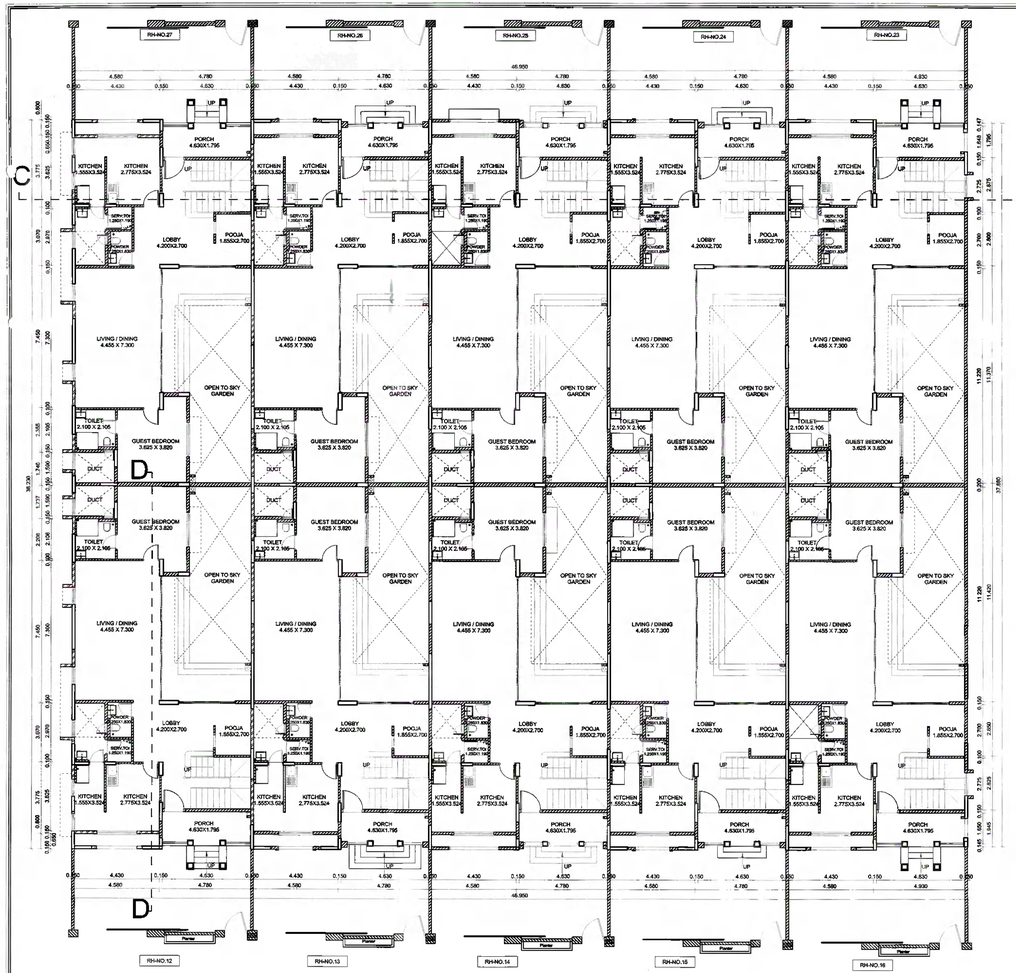
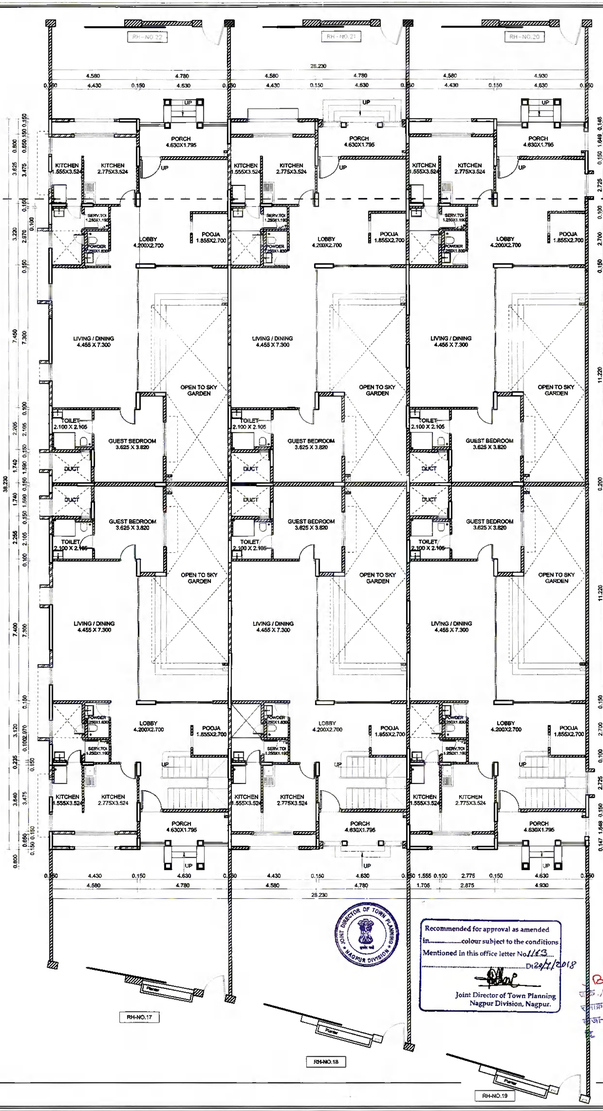
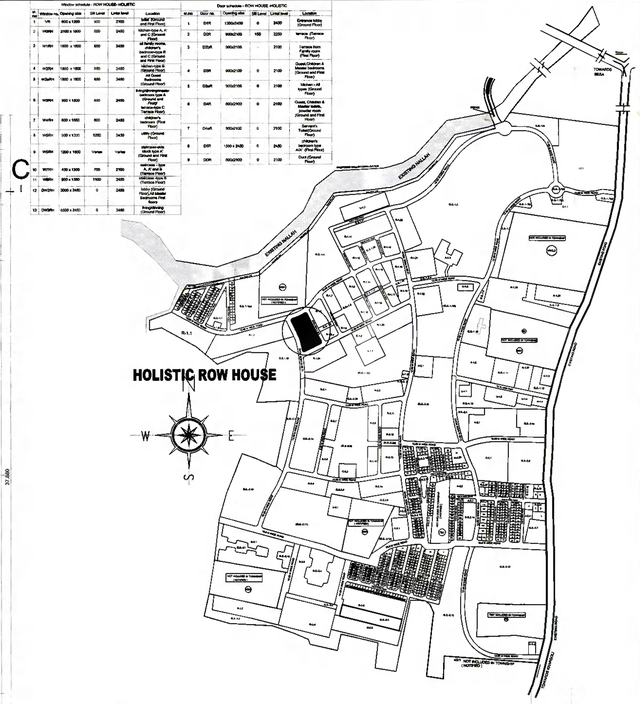
Park House - Ht Cattle
(R-1.4 & R-1.5)




| Window schedule - ROW HOUSES HOLISTIC | | | | |
|---|---|---|---|---|
| Sr. No. | Window no. | Opening size | Sill Level | Lintel level |
| 1 | VW | 900 x 1200 | 900 | 2100 |
| 2 | VWSW | 2000 x 900 | 900 | 2100 |
| 3 | W1BW | 1200 x 1200 | 900 | 2400 |
| 4 | W2BW | 1800 x 1200 | 900 | 2400 |
| 5 | W3BW | 2400 x 1200 | 900 | 2400 |
| 6 | W4BW | 900 x 1200 | 900 | 2400 |
| 7 | W4BS | 900 x 1200 | 900 | 2400 |
| 8 | W5BW | 1200 x 1200 | 1200 | 2400 |
| 9 | W6BW | 1800 x 1800 | 1200 | 3000 |
| 10 | W7BW | 1800 x 1200 | 750 | 2100 |
| 11 | W8BW | 900 x 1200 | 1500 | 2400 |
| 12 | DW2BW | 1200 x 2400 | 0 | 2400 |

| Door schedule - ROW HOUSES HOLISTIC | | | | |
|---|---|---|---|---|
| Sr. No. | Door no. | Opening size | Sill Level | Lintel level |
| 1 | D1F | 1200x2400 | 0 | 2400 |
| 2 | D2F | 900x2100 | 150 | 2250 |
| 3 | D3F | 750x2100 | | 2100 |
| 4 | D5F | 650x2100 | 0 | 2100 |
| 5 | D3aF | 700x2100 | 0 | 2100 |
| 6 | D4F | 800x2400 | 0 | 2400 |
| 7 | D1aF | 1000x2100 | 0 | 2100 |
| 8 | D6F | 1200 x 2400 | 0 | 2400 |
| 9 | D2aF | 900x2400 | 0 | 2400 |




C:\AR_Sayen\SEMINCH\ BUILDING PLANS \ JUNT DIRECTOR & COLLECTOR OFFICE

JOB TITLE

DRAWING SHOWING PROPOSED PARK HOUSE-HOLISTIC LAYOUT PLAN UNDER SPECIAL TOWNSHIPS (INTEGRATED TOWNSHIP PROJECT) AT MOUZA- PIPLA , TAH.- NAGPUR (GRAMIN), DIST.- NAGPUR , ON KHASARA / SURVEY NOS. AS FOLLOWS: 402, 38 /1, 39/2, 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, 85/7, 86/2, 86/4, 86-8/1/1 & 86-8/1/2, 86-8/2, 87, 88-1, 2, 3, 4, 90/1, 90/2, 91, 92, 93, 94, 95/4, 95/5, 95/6, 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, 109/2, 109/3, 110/1(1104 new), 110/2(1105 new).

BELONGING TO

**LUXORA INFRASTRUCTURE PVT. LTD.**

**IMPORTANT NOTES :**

1. Special Township Under Regulations Sanctioned By Govt. U.D.D. Notification No.TPS-2406/Nagpur R.P.(CR-2)/DJ/Lr.no 1170/2006 Of M.R. & T.P. Act 1966 ,Regarding Development Of Township In Area Under Revised Plan For Nagpur District Region
2. Locational Clearance Under Section 18(3)Of M.R. & T.P Act 1966 to Village Township Project Sanctioned By Nagpur Township Authority Vide Letter No.J.D.C.P./T-3/TPS-1/ 2437/2045/CR-2320 /2015/Dt. Dt.29/02/2008 & Dt 04/12/2008.
3. Letter Of Intent By Collector, Nagpur Vide Order prasthut / Jilhadhikari karya. / 1029/2011/ N. M. No. 159/MRC-81 /Dhantoli/ Vishesh/ Nagpur / dated / 13/10 / 2011, Dt 27/05/2013.
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. (100.82 + 25.99 Hec.).Due To Constrained On Availability Of Land Company Have Prepared ' A Master Plan For 118.00 Hec.

NOTE

(a) Urban development dept/ notification No.TPS-2406/ Nagpur R.P. (CR-2)/ DJ/ Lr.no 1170/2006 Of M.R. & T.P. Act 1966 ,Regarding Development Of Township In Area Under Revised Plan For Nagpur District Region/Clustering/FSI "There will be floating FSI in the Township to the extent of 10% of the total permissible FSI. The unused FSI of one plot can be used anywhere in the whole township.

(b) Rule no 5.2.1 "The development of special township project in Agricultural zone / Non-agricultural 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 = 118.00 hect. proposed area of township = 59.00 hect.)

AS PER APPROVED LAYOUT SANCTION VIDE ..... dated ..... Plot no. is ..... admeasuring ..... sq.mt. given under Regd. Agreement dated ..... Regd. vide Regd. No. ..... Book No. ..... Deed No. ..... Regd. Date ..... Regd. Office ..... Sub-Regd. ..... Regd. Date ..... Regd. No. .....

AREA CALCULATIONS

**AREA OF POCKET R-1.4 = 3006.945 Sq.M**

**AREA OF POCKET R-1.5 = 2316.919 Sq.M**

DRAWING TITLE

**BUILDING SUBMISSION FOR R-1.4 & 1.5. PARK HOUSE- HOLISTIC**

Architect's Sign | Client's Sign

SATYENDRA GUPTA
ARCHITECT
COA Reg. No.: A-156
M.I.T.P.I. | Authorised Signatory,
AR. SATYENDRA GUPTA for - LUXORA INFRASTRUCTURE PVT. LTD.

ARCHITECTS

**AR. SATYENDRA GUPTA**

architects • interiors • landscape designers

PLOT NO.- 06, S.U. COLONY, OLD SHED NAGAR, BEHIND NAVBHARAT PRESS BUILDING, WARDHA ROAD, NAGPUR-15.

Phone : 0-9011015528, 0-9011018273 & 0712-2253834

E-Mail: arsatyengupta@gmail.com & saeruhea.nyp@gmail.com

| | | | |
|---|---|---|---|
| C.O.A. REG. NO. | M.I.T. REG. NO. | S.A.C. REG. NO. | |
| CA / 2001 / 28453 | 1621 | R-156 | |
| SCALE | | DRAWN BY | |
| 1 : 100 / 1 : 200 | | S.G./UTKARSHA | |
| DATE | | CHECKED BY | |
| 11/05/2015 | | S.G. | |
| JOB NO. | | ARCH. DWG. NO. | REV. |
| | | SAN-LIPL-A-01-00 | |

Note - ALL DIMENSIONS ARE IN METERS.

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Recommended for approval as amended in ..... colour subject to the conditions Mentioned in this office letter No. 1163 Dt. 24/12/2018

Joint Director of Town Planning
Nagpur Division, Nagpur.

Building Map Sanctioned
No. - 299 Dt. 17/01/2020

GROUND FLOOR PLAN (SCALE 1:100)

SITE PLAN (SCALE 1:250)