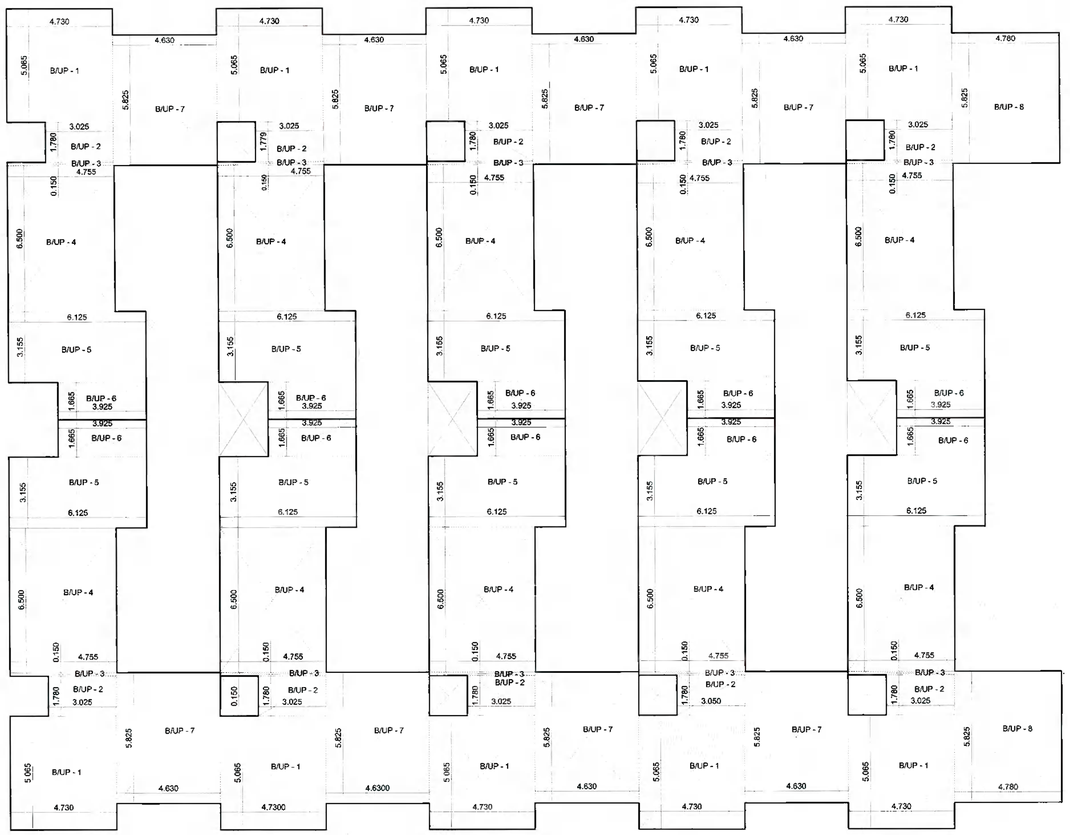
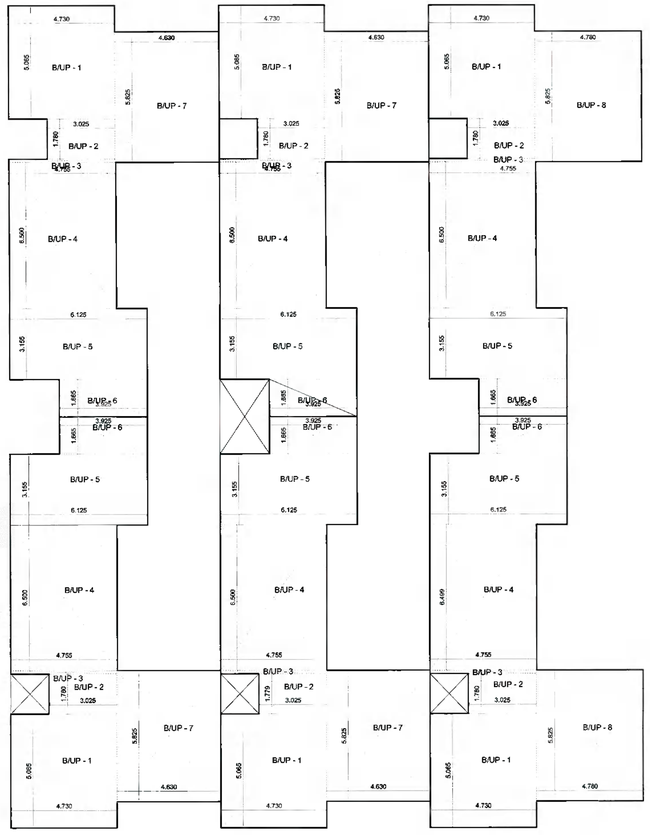
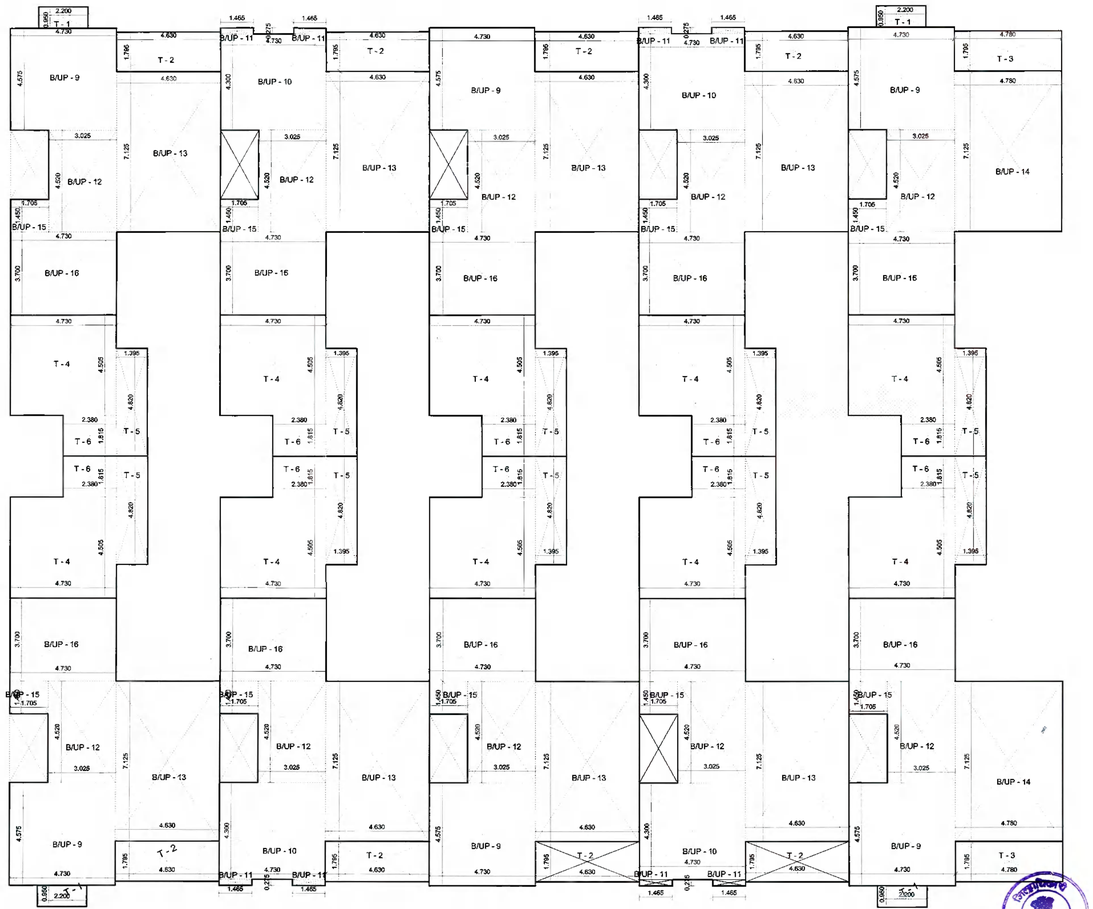
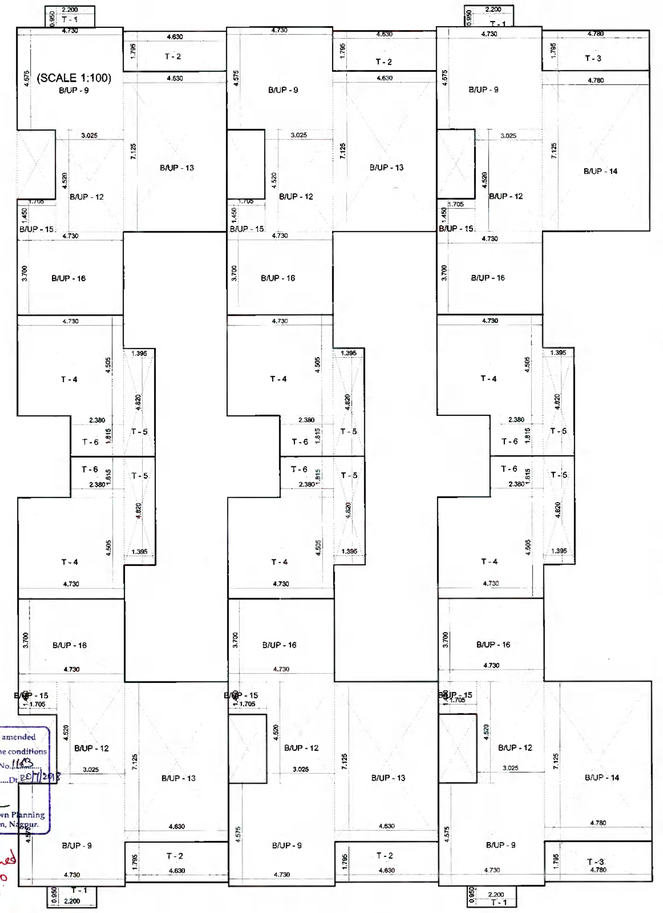
Park House - Holistic
R-1.4 & R-1.5





GROUND FLOOR KEY PLANS





FIRST FLOOR KEY PLANS (SCALE 1:100)

G:\ILP_Essars\SUBMISSION\ BUILDING PLAN\ JOINT 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: 48/2, 38, 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, 75/2, 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, 95/1, 96/2, 96/3, 96/4, 97/1, 97/2, 97/3, 98, 99/1, 99/2, 99/02, 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(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-5-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 Mouje Pipla , Tah-Nagpur(Gramin),Distric Nagpur , Township Notified By Govt. U.D.D. Notification No.TPS / 2407/2046/CR-233/ 07/UD-9 , Dt 29/02/2008 & Dt 04/12/2008.
3. Letter Of Intend By Collector, Nagpur Vide Order prastutkar / bhadkar/ kav-1 /1839/2011/ R. kr. No. 1/MAMRC/ 81 /DeRTP/ Vishesh Nagar Vasahat / 2010 - 2011, Dt. 27/05/2011.
4. As Per Locational Clearance (Note - 2), The Total Notified Area Of Special Township Project Satrutted 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. ULD-9 dt 17-02-2006, w.r.t. Development Control Regulation (DCR) for special townships. Rule no. 2(vi) (Special concession) Reading "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 of 1.0 or 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 By Hon. COLLECTOR VIDE
आदेश क्र. प्रशासन/कार्या-1/कावि/ प्रादे-81/2011 दि. 27/05/2011 अन्वये मंजूर केलेल्या सुधारित लेआऊट प्रमाणे सदर प्रकल्पात एकूण ११६.०० हे. आर. क्षेत्रापैकी ५८.०० हे. आर. क्षेत्रावर टाऊनशिप करावयाची आहे. उर्वरित ५८.०० हे. आर. क्षेत्रापैकी, १.६.४ - २० मिलीमीटर, खनन् क्षेत्र वगळून, सलग्न क्षेत्रात - ६.७९.६१ चौ.मी.

Window schedule - ROW HOUSE- HOLISTIC

Sr. No.	Window no.	Opening size	Sill Level	Lintel level	Location
1	VR	450 x 1200	900	2100	toilet (Ground and First Floor)
2	WR/01	2100 x 1800	600	2400	kitchen-type A, A1 and C (Ground Floor)
3	W1/01	1500 x 1800	600	2400	all Guest Rooms, childrens bedroom-type B (Ground and First Floor)
4	W2/01	1800 x 1800	600	2400	Kitchen-type D (Ground Floor)
5	W3/01	1800 x 1800	600	2400	All Guest Bedrooms (Ground Floor)
6	W4/01	900 x 1800	600	2400	livingdiningmaster bedroom type A (Ground and First Floor) terrace-type C (Terrace Floor)
7	W4/02	900 x 1050	900	2400	childrens bedroom (First floor)
8	W5/01	900 x 1200	1200	2400	utility (Ground floor)
9	W6/01	1200 x 1800	Varies	Varies	staircase-side South East & W (Ground and First floor)
10	W7/01	450 x 1200	750	2100	staircase - type A, A1 and B
11	W8/01	900 x 1200	1102	2400	Kitchen-type C, terrace-type C (Terrace Floor)
12	DW2/01	3000 x 2400	0	2400	lobby (Ground Floor),All Master Bedrooms (First floors
13	DW3/01	3300 x 2400	0	2400	livingdraiwing (Ground Floor)

Door schedule - ROW HOUSE- HOLISTIC

Sr.no	Door no.	Opening size	Sill Level	Lintel level	Location
1	D/01	1200x2400	0	2400	Entrance lobby (Ground Floor)
2	D/02	900x2100	150	2250	terrace (Terrace Floor)
3	D/03	1800x2100	-	2100	Terrace from Family room (First Floor)
4	D/04	1800x2100	0	2100	Guest,Children & Master bedrooms (Ground and First Floor)
5	D/04A	1800x2100	0	2100	Kitchen - All (Ground and First Floor)
6	D/A1	1800x2100	0	2100	Guest, Children & Master toilets, powder room (Ground and First Floor)
7	D/A4A	1800x2100	0	2100	Servant's Toilet(Ground Floor)
8	D/A5	1800x2100	0	2100	childern's bedroom-type A/A1 (First floor)
9	D/A6	1800x2100	0	2100	Guest (Ground Floor)

AREA CALCULATIONS <> HOLISTIC BUILDING

TOTAL BUILT-UP AREA ON GROUND FLOOR

SR.NO.	DIMENSION			NO.	AREA
B/UP-1	4.730	X	5.065	16	383.319
B/UP-2	3.025	X	1.780	16	86.152
B/UP-3	4.755	X	0.150	16	11.412
B/UP-4	4.755	X	6.500	16	494.520
B/UP-5	6.125	X	3.155	16	309.190
B/UP-6	3.925	X	1.665	16	104.562
B/UP-7	4.630	X	5.825	16	431.516
B/UP-8	4.780	X	5.825	4	111.374
TOTAL BUILT-UP AREA PROVIDED ON GROUND FLOOR					1932.045

TOTAL BUILT-UP AREA PROVIDED ON FIRST FLOOR

SR.NO.	DIMENSION			NO.	AREA
B/UP-9	4.730	X	4.575	12	259.677
B/UP-10	4.730	X	4.300	4	81.356
B/UP-11	1.465	X	0.275	8	3.223
B/UP-12	3.025	X	4.520	16	218.768
B/UP-13	4.630	X	7.125	12	395.865
B/UP-14	4.780	X	7.125	4	136.230
B/UP-15	1.705	X	1.449	16	39.529
B/UP-16	4.730	X	3.700	16	280.016
TOTAL BUILT-UP AREA PROVIDED ON FIRST FLOOR					1414.664

PERMISSIBLE TERRACE ON FIRST FLOOR

PERMISSIBLE TERRACE		=	15% OF GROSS AREA	
		=	15%	OF
		=	212.200	

OPEN BALCONY PROVIDED ON FIRST FLOOR

SR.NO.	DIMENSION			NO.	AREA
T-1	2.200	X	0.950	8	16.720
T-2	4.630	X	1.795	12	99.730
T-3	4.780	X	1.795	4	34.320
T-4	4.730	X	4.505	16	340.938
T-5	1.395	X	4.820	16	107.582
T-6	2.380	X	1.815	16	69.115
TOTAL BALCONY AREA PROVIDED					668.407

EXCESS BALCONY	=	PROVIDED BALCONY -	
	=	PERMISSIBLE BALCONY	
	=	668.407	-
	=	456.207	SQ.M.
EXCESS BALCONY ADDED IN BUILT UP	=	BUILT UP AREA +	
	=	EXCESS BALCONY	
	=	1414.664	+
	=	1870.871	SQ.M.

FLOOR	BUILT-UP AREA	PERMISSIBLE TERRACE @ 15 %	PROPOSED TERRACE AREA	EXCESS TERRACE AREA
	A	B	C	D
	Sq.M	Sq.M	Sq.M	Sq.M
GROUND FLOOR	1932.045	0.000	0.000	0.000
FIRST FLOOR	1414.664	212.200	668.407	456.207
TOTAL	3346.709	212.200	668.407	456.207

AREA CALCULATIONS :

AREA OF POCKET No. R-1.4 = 3006.945 Sq.M

AREA OF POCKET No. R-1.5 = 2316.919 Sq.M

DRAWING TITLE

BUILDINGS SUBMISSION FOR R-1.4 & 1.5, PARK HOUSE- HOLISTIC

Architect's Sign. Client's Sign.

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

ARCHITECT'S

AR. SATYENDRA GUPTA

architects • interiors • landscape designers

PLOT NO. - 08, S.B.L COLONY, OLD SNEH NAGAR, BEHIND NAVBHARAT PRESS BUILDING, WARDHA ROAD, NAGPUR-15.

Phone : 0-9011015528, 0-9011015273 & 0712-2293834

E-Mail: anatyengupta@gmail.com & aamrchitect.nyp@gmail.com

C.O.A. REG. NO CA / 2001 / 28453	M.I.T. REG. NO 1621	N.M.C. REG. NO B-106	
SCALE 1 : 100 / 1 : 200		DEALT BY S.G./UTKARSHA	
DATE 11/05/2016		CHECKED BY S.G.	
JOB NO.	ARCH. DWG. NO.	REV.	
SAN-LIPL-A-03-00			

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. [illegible] Dt. 28/7/2020

Joint Director of Town Planning Nagpur Division, Nagpur.

Building Map Sanctioned
Dt. 28/7/2020