Pavle House - Holistic
(R-1.2 & R-1.5)

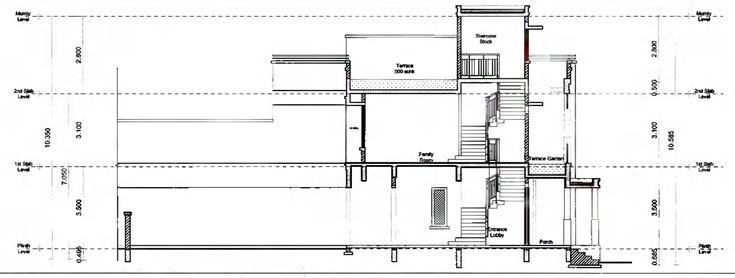


Cluster-A
Scale-1:100

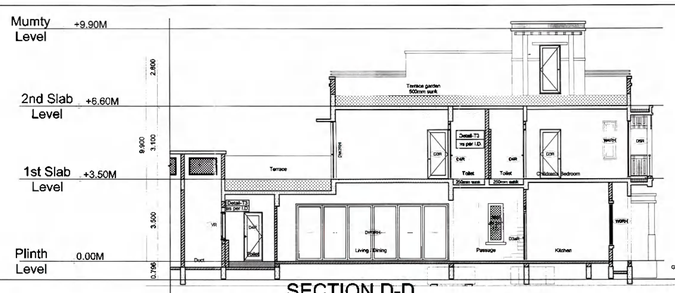
FRONT ELEVATION (SCALE 1:100)



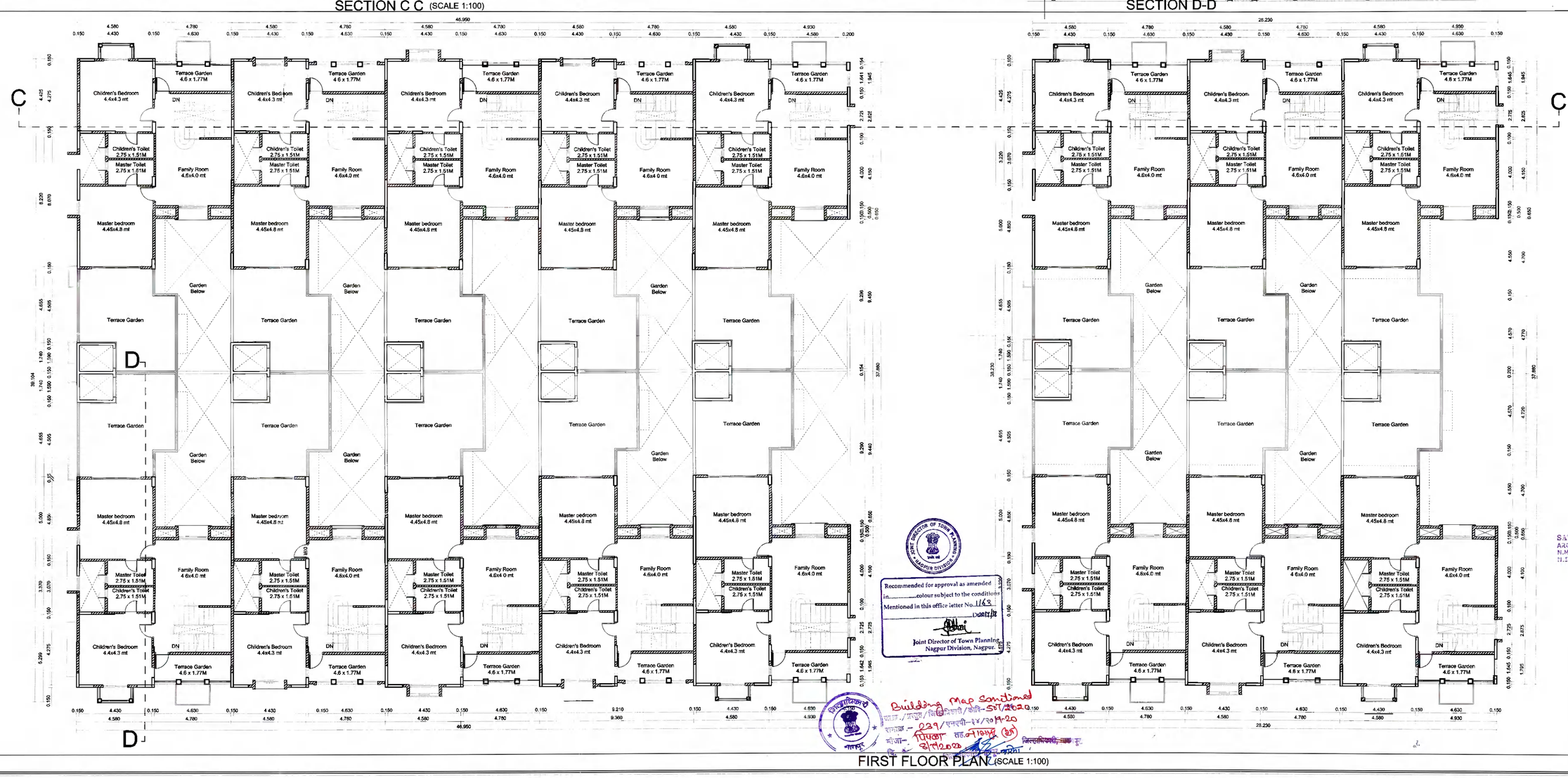
REAR ELEVATION (SCALE 1:100)



SECTION C C (SCALE 1:100)



SECTION D-D



FIRST FLOOR PLAN (SCALE 1:100)

Recommended for approval as amended in colour subject to the conditions Mentioned in this office letter No. 1169 Dated 7/8
Joint Director of Town Planning, Nagpur Division, Nagpur.

Building Map Sanctioned
Vide / प्रस्ताव / निवेदनानुसार / दि. 5/8/2020
संदर्भ - 239/एनएपी-14/2019-20
मौजा - पिपला साहोली (डी)
दि. 8/8/2020

C-1 LTP, Nagpur "SANADGHAR / BUILDING PLANS / 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: 49/2, 50, 51, 59/2, 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, 73/1, 75/3, 75/4, 76, 77, 78, 79, 80/1, 80/2, 80/3, 81/1, 81/2, 81-2/1, 81-2/2, 81-3/3, 81-3/4, 81-3/5, 81-3/6, 82, 83, 84/1, 84/2, 65/1, 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, 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(11/84 new), 110/2(11/05 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-UG-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. Local/social 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 / 2407/2046/CR-233/ 07/UD-9, Dt 29/02/2008 & Dt 04/12/2008.
3. Letter Of Intent By Collector, Nagpur Vide Order praisthan / Jilhadhikari karyl- 1029/2011/ R. M. No. 188/MPC/ 81 /SWTP/ 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 515.00 Hec.

NOTE :

(1) Urban development dept notification No-TPS-2405- Nagpur R.P. DCR -UG-9 dt 17-02-2006, w.r.t. Development Control Regulation (DCR) for special townships, Rule No. 2(9) (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.

(2) Rule no 5.2- Development of special township project in Agriculture/no-development zone, contained at regional plan shall be permissible subject to condition that 05% of gross area of the project shall be kept open,while the project of special township shall be executed on the remaining 00% 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 = 115.00 hect. proposed area of township = 58.00 hect.)

AS PER REVISED LAYOUT SANCTION BY Hon. COLLECTOR VIDE ... dated 11/05/2017

Window schedule - PARK HOUSE- HOLISTIC

M. No.	Window no.	Opening size	Sill Level	Lintel level	Location
1	V/E	900 x 1350	900	2100	toilet (Ground Floor)
2	W4/01	2100 x 1800	600	2400	kitchen-type A,C and D (Ground Floor)
3	W1/01	1800 x 1800	600	2400	all family rooms, childrens bedroom-type B and C (Ground and First Floor)
4	W2/01	1500 x 1800	600	2400	Kitchen-type B (Ground Floor)
5	W3a/01	1800 x 1800	600	2400	All Guest bedroom (Ground Floor)
6	W3/01	900 x 1800	600	2400	livingdining+greater bedroom-type A (Ground and First) Terrace Floor)
7	W4/01	900 x 1800	600	2400	childrens bedroom (First Floor)
8	W5/01	900 x 1200	1200	2400	utility (Ground Floor)
9	W5/01	1200 x 1800	Varies	Varies	Kitchen-at-life block-type-E (Ground and First Floor)
10	W7/01	450 x 1200	750	2100	Bathroom + Dirt (Ground and Terrace Floor)
11	W8/01	900 x 1200	1100	2400	staircase- type D (Terrace Floor)
12	DW2/01	3000 x 2400	0	2400	lobby (Ground Floor),Lift lobby (First Floor) & Terrace floor
13	DW3/01	4800 x 2400	0	2400	livingdining (Ground Floor)

Door schedule - PARK HOUSE- HOLISTIC

M.NO	Door no.	Opening size	Sill Level	Lintel level	Location
1	D1/01	1200x2400	0	2400	Entrance lobby (Ground Floor)
2	D2/01	900x2100	150	2250	terrace (Terrace Floor)
3	D2/01	900x2100	-	2100	Terrace floor (Terrace Floor) (First Floor)
4	D3/01	900x2100	0	2100	Guest,Childrens & Master bedroom (Ground and First Floor)
5	D3/01	900x2100	0	2100	Kitchen - All types (Ground Floor)
6	D4/01	900x2100	0	2100	Guest, Children & Master toilets, powder room (Ground and First Floor)
7	D4a/01	800x2100	0	2100	Servant's Toilet(Ground Floor)
8	D5/01	1500 x 2400	0	2400	childrens bedroom-type A+C (First Floor)
9	D6/01	800x2100	0	2100	Duct (Ground Floor)

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

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

Architect's Sign. | Client's Sign.

SATYENDRA GUPTA ARCHITECT N.M.C. Reg. No. R-155 N.I.T. Reg. No. 1621

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

ARCHITECT'S

AR. SATYENDRA GUPTA

architects • interiors • landscape designers

PLOT NO. - 98, S.B.I. COLONY, OLD SNEH NAGAR, BEHIND NAVBHARAT PRESS BUILDING, WARDHA ROAD, NAGPUR-15.

Phone : 0-9011015528, 0-9011016273 & 0712-2293834

E-Mail: arsatyenpune@gmail.com & sanrachna.nagr@gmail.com

C.O.A. REG. NO	N.I.T. REG. NO	N.M.C. REG. NO
CA / 2001 / 28453	1621	R-155

SCALE 1 : 100 / 1 : 200 | DEALT BY S.G./UTKARSHA | DATE 11/05/2018 | 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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