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. 5.2.0 FOR AREA OF TOWNSHIP IN NO DEVELOPMENT ZONE (56% OF GROSS AREA (SR.NO.1))	580000.000
3	PROPOSED AREA OF TOWNSHIP	580000.000
4	PERMISSIBLE FSI/BUILT UP OF AREA (50%)=(1160000X0.5)	580000.000

SR.NO.	PLOT NO.	DESCRIPTION	AREA SQ.M.	SQMT UP AREA AS PER FSI/TDR
A		1- COMMERCIAL AREA AS PER RULE NO. 5.2(I)		
	A-1.1 (PHASE 1)	COMMERCIAL PLOT	6086.352	12411.356
	A-1.2 (PHASE 1)	COMMERCIAL PLOT	1951.200	1951.616
	A-1.3 (PHASE 1)	PETROL STATION	1014.384	1014.384
	A-1.4 (PHASE 1)	COMMERCIAL PLOT	39795.984	39845.756
	A-1.5 (PHASE 1)	COMMERCIAL PLOT	1000.000	1000.616
	TOTAL COMMERCIAL AREA OF PHASE 1 (A)		53869.920	67166.540
				7.36%
B		2- EDUCATIONAL AREA AS PER RULE NO. 5.2(II)		
	A-2.1 (P-1, P-2 & P-3 PHASE 1)	EDUCATIONAL	22953.240	22960.000
		TOTAL EDUCATIONAL AREA	22953.240	22960.000
				2.16%
C		3- AREA AS AMENITY SPACE AS PER RULE NO. 5.2 (II) MINIMUM 5 % OF GROSS AREA UNDER TOWNSHIP		
	A-3.1 (PHASE 1)	LAND USE RETAIL /FOOD PLAZA /SHOPING	3387.360	3386.776
	A-3.2 (PHASE 1)	FOOD COURT/ NEWS	4280.410	4280.000
	A-3.3 (PHASE 1)	AMENITY	3030.120	3030.000
	A-3.4 (PHASE 1)	AMENITY	717.000	717.000
	A-3.5 (PHASE 1)	AMENITY	3171.000	3171.000
	A-3.6 (PHASE 1)	AMENITY	588.170	588.000
	A-3.7 (PHASE 1)	AMENITY	1991.000	1991.000
	TOTAL AMENITIES (PHASE1)		19379.280	21630.000
				1.73%
	AREA OF HEALTH FACILITIES AS PER RULE NO. 4(E)			
	B-7.1 (PHASE 2)	HOSPITAL	10751.000	25670.000
				4.43%
D		TOWN LEVEL OPEN AMENITIES (PERMISSIBLE GREEN SPACES AS PER RULE NO. 5(II)(B) 1.2		
	A-1.1 (PHASE 1)	ELECTRIC SUB STATION	1000.000	
	A-1.2 (PHASE 1)	STP + HUMA COMPOSITION PIT)	1000.000	
	A-1.3 (PHASE 1)	BUS DEPOT	6750.000	
	A-1.4 (PHASE 1)	FIRE STATION	5.000	
	A-1.5 (PHASE 1)	ELECTRIC SUB STATION	999.000	1000.000
	A-2.1 (PHASE 2)	STP	900.000	
	A-2.2 (PHASE 2)	STP	900.000	
	A-2.3 (PHASE 2)	STP + HUMA COMPOSITION PIT)	1000.000	
	A-3.1 (PHASE 3)	STP + HUMA COMPOSITION PIT)	1700.000	
	A-3.2 (PHASE 3)	ELECTRIC SUB STATION	1000.000	
	A-3.3 (PHASE 3)	ELECTRIC SUB STATION	1000.000	
	A-3.4 (PHASE 3)	RECREATION/BANQUET CLUB	6175.000	
	A-3.5 (PHASE 3)	TOWN HALL & LIBRARY (PERMISSIBLE IN GREEN SPACES)	2000.000	
	TOTAL AREA PROVIDED FOR TOWN LEVEL AMENITIES(D)		26350.429	
E	PHASE 1	TOTAL GREEN SPACE AREA (P.S.I. 1.1 TO 1.3 - 1.5)	1749999.0	
	PHASE 2	TOTAL GREEN SPACE AREA (P.S.I. 2.1 TO 2.3 - 2.5)	317932.0	
	PHASE 3	TOTAL GREEN SPACE AREA (P.S.I. 3.1 TO 3.3 - 3.5)	1150301.354	
	TOTAL AREA PROVIDED FOR GREEN SPACES(E)		3217932.354	
	AREA PROVIDED FOR TOWN LEVEL AMENITIES(D)		26350.429	
	TOTAL		5802282.783	
F		TRANSPORT & COMMUNICATION AS PER RULE NO. 5(II)		
	ROADS	AREA OF ALL ROADS AS PER PROVISIONS MADE IN		
	TOTAL AREA PROVIDED FOR ROAD		91861.32%	99361.325
GRAND TOTAL AREA	TOTAL	(RESIDENTIAL AREA + COMMERCIAL AREA + INSTITUTIONAL AREA + AMENITY + HOSPITAL + GREEN SPACES AREAS ARE)	1160000.000	







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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.

TOTAL OF PART I (A)

IMPORTANT NOTES

1.Special Township Under Regulations Sanctioned By Govt. U.D.D. Notification No.TPS-2405-Nagpur R.P.DCR-UD-0.@ 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),District Nagpur. Township Notified By Govt. U.D.D. Notification No.TPS / 2407/2549/CR-230 07/UD-9,Dt 29/02/2008 & Dt 04/12/2008.
3.Letter Of Intent By Collector, Nagpur Vide Order pratishtkar / Bhashikaran/ kms / 1029/2011/ R.M. No. 180/MRC- 01 /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 126.81 Hec. (100.92 + 25.89 Hec.).Due To Constrained On Availability Of Land Company Have Prepared A Master Plan For 156.00 Hec.

NOTE
(i) Urban development dept notification No- TPS- 2405- Nagpur R.P. DCR -UD-9 @ 17-02-2006, w.r.t. Development Control Regulation (DCR) for special townships, Rule no. 2(H) (Special concession Lifloating 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 areal FSI of 0.50 work out on the entire gross area of the project. [Gross area of the project = 156.00 hect.proposed area of townships = 56.00 hect.]

REFERENCE / LEGENDS :

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

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.

Ar. SATYENDRA GUPTA
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SCALE 1 - 2000
DATE 06/06/2017
DRAWN BY H.B. / R.P. / S.G.
CHECKED BY D.G.

SAN-LIPL---A-01-01

Note - ALL DIMENSIONS ARE IN METRE.

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