Assist. Divisional Fire Officer (Cl.I)
Fire and Emergency Services,
NMC, Nagpur.

Subject to the conditions that Developer / Applicant shall maintain necessary minimum distance (MDS) as per the terms and terms of the Water Pollution Control Act & shall forward consent letter from MPCB without which the above permission may not be effective.

• Subject to Bank NOC dtd BOB Bank dated 09/01/2025

• Subject to all terms & conditions mentioned in SEIAA Environment Clearance dated 09/12/2024

BELOW STAIRCASE

SUBJECT TO THE PROVISION OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 24.06.2024 OF STRUCTURAL DESIGNERS AND APPLICANT

WING-A

WING-B

WING-C

BUILDING-13
GROUND FLOOR PLAN
(SCALE = 1:100)

BUILDING-13
GROUND FLOOR PLAN
BUILT UP AREA CALCULATION
(SCALE = 1:100)

UNIT NO. 3
TYPICAL FLOOR PLAN
(1ST, 2ND, 3RD,4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH)
(SCALE = 1:100)

BUILDING-13
TYPICAL FLOOR PLAN
(1ST, 2ND, 3RD,4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH)
(SCALE = 1:100)

BUILDING-13
TYPICAL FLOOR PLAN
BUILT UP AREA CALCULATION
(1ST, 2ND, 3RD,4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH)
(SCALE = 1:100)

UNIT NO. 4
TYPICAL FLOOR PLAN
(1ST, 2ND, 3RD,4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH)
(SCALE = 1:100)

BUILDING 13 & 14
DOOR SCHEDULE (IN METERS)

SNO.	DOOR	LENGTH	X	HEIGHT
1	D1	1.2	X	2.1
2	D1	0.9	X	2.1
3	D2	0.75	X	2.1
4	D3	1.2	X	2.1
5	D4	1	X	2.1
6	RD	1.2	X	2.1
7	SD1	0.9	X	1.8
8	SD2	0.8	X	1.8

WINDOW SCHEDULE (IN METERS)

SNO.	DOOR	LENGTH	X	HEIGHT
1	W1	1.8	X	2.1
2	W2	1.5	X	2.1
3	W3	0.7	X	1.5
4	W4	1.35	X	2.1
5	V	0.9	X	1.5

BUILT UP AREA CALCULATION OF GROUND FLOOR

SNO.	L	x	B	QUANTITY	AREA (SQMT)
A	5.04	X	5.55	8	223.78
B	3.68	X	0.93	9	30.80
C	0.41	X	0.84	5	1.72
D	1.48	X	1.04	2	3.08
E	2.79	X	1.15	7	22.46
F	2.84	X	2.2	2	12.50
G	2.79	X	1.45	2	8.09
G1	2.84	X	1.5	2	8.52
H	3.46	X	1.84	3	19.10
H1	3.51	X	1.79	3	18.85
I	2.79	X	3.35	2	18.69
J	1.86	X	0.99	4	7.44
K	3.46	X	1.84	6	38.20
L	2.79	X	1.45	5	20.23
M	2.79	X	2.2	5	30.69
N	1.48	X	0.99	3	4.40
Q	4.89	X	5.56	1	27.19
Z3	0.09	X	0.23	3	0.06
Z4	0.69	X	0.07	3	0.14
R	3.27	X	6	2	39.24
S	3.27	X	2.35	1	7.68
T	3.32	X	2	1	6.64
U	3.27	X	1.7	1	5.56
TOTAL BUA					555.06

PREMIUM AREA CALCULATION OF GROUND FLOOR

SNO.	L	x	B	QUANTITY	AREA (SQMT)
O	1.8	X	0.2	3	1.08
Z1	0.66	X	0.1	3	0.20
PA1	1.4	X	2	3	8.40
PA2	3.2	X	1.35	3	12.96
PA3	1.66	X	2.14	3	10.66
PA4	1.2	X	1.83	3	6.59
PA5	1.5	X	1.84	3	8.28
PA6	2.55	X	1.45	3	11.09
PA7	2.55	X	4.7	3	35.96
PA8	0.66	X	0.2	3	0.40
PA9	1	X	0.35	3	1.05
PA10	0.55	X	0.16	3	0.26
TOTAL BUA					96.92

PERMISSIBLE VERANDA AREA ON GORUND FLOOR

PERMISSIBLE	15% OF THE GROSS AREA
GROSS AREA	555.06
15% OF THE GROSS	83.26

BALCONY AREA CALCULATION OF GROUND FLOOR

SNO.	L	X	B	QUANTITY	AREA (SQMT)
OV	2.79	X	1.2	9	30.13
UL1	1.2	X	1.99	6	14.33
UL2	1.2	X	1.84	6	13.25
TOTAL BUA					57.71

SERVICE SLAB AREA CALCULATION

SNO.	L	X	B	QUANTITY	AREA (SQMT)
SS1	2.22	X	1.5	1	3.33
SS2	0.79	X	0.84	1	0.66
SS4	3.16	X	1.51	2	9.54
TOTAL BUA					13.54

UNIT NO. 3 - CARPET AREA CALCULATION - WING A,B & C

WING & FLAT	NO.	DIMENSION			COUNT	AREA (SQ.M)
		L (M.)	X	B (M.)		
UNIT 3	A	1.28	X	0.26	1	7.19
	B	3.36	X	2.66	1	8.93
	C	1.80	X	3.61	1	6.63
	D	1.67	X	2.28	1	3.80
	E	2.64	X	1.23	1	5.86
	F	1.35	X	0.42	1	0.57
	G	3.66	X	1.42	1	4.97
	H	1.40	X	0.99	1	1.38
	I	3.08	X	1.82	1	3.89
	J	1.33	X	1.77	1	2.18
	K	0.15	X	1	1	0.15
TOTAL AREA						46.67

BUILT UP AREA CALCULATION OF TYPICAL FLOOR

SNO.	L	x	B	QUANTITY	AREA (SQMT)
A	5.04	X	5.55	10	279.72
B	3.68	X	0.93	12	41.07
C	0.41	X	0.84	6	2.07
D	1.48	X	1.04	3	4.62
E	2.79	X	1.15	9	28.88
F	2.84	X	2.2	3	18.74
G1	2.84	X	1.5	3	12.76
H1	3.51	X	1.79	3	18.85
H	3.46	X	1.84	3	19.10
G	2.79	X	1.45	3	12.14
I	2.79	X	3.35	3	28.04
J	1.86	X	0.99	6	11.17
K	3.46	X	1.84	6	38.20
L	2.79	X	1.45	6	24.27
M	2.79	X	2.2	6	36.83
N	1.48	X	0.99	3	4.40
Q	4.89	X	5.56	2	54.39
Z5	0.09	X	0.23	3	0.06
Z4	0.69	X	0.07	3	0.14
TOTAL BUA					636.44

PREMIUM AREA CALCULATION OF TYPICAL FLOOR

SNO.	L	x	B	QUANTITY	AREA (SQMT)
O	1.8	X	0.2	3	1.08
Z1	0.66	X	0.1	3	0.20
PA1	1.4	X	2	3	8.40
PA2	3.2	X	1.35	3	12.96
PA3	1.66	X	2.14	3	10.66
PA4	1.2	X	1.83	3	6.59
PA5	1.5	X	1.84	3	8.28
PA6	2.55	X	1.45	3	11.09
PA7	2.55	X	4.7	3	35.96
PA8	0.66	X	0.2	3	0.40
PA9	1	X	0.35	3	1.05
PA10	0.55	X	0.16	3	0.26
TOTAL BUA					96.92

PERMISSIBLE BALCONY AREA ON TYPICAL FLOOR

PERMISSIBLE	15% OF THE GROSS AREA
GROSS AREA	636.44
15% OF THE GROSS	95.32

BALCONY AREA CALCULATION OF TYPICAL FLOOR

SNO.	L	X	B	QUANTITY	AREA (SQMT)
BL	2.79	X	1.2	12	40.18
UL1	1.2	X	1.99	6	14.33
UL2	1.2	X	1.84	6	13.25
TOTAL BUA					67.75

SERVICE SLAB AREA CALCULATION

SNO.	L	X	B	QUANTITY	AREA (SQMT)
SS1	2.22	X	1.5	1	3.33
SS2	0.79	X	0.84	1	0.66
SS3	3.01	X	1.51	1	4.55
SS4	3.16	X	1.51	2	9.54
TOTAL BUA					18.08

UNIT NO. 4 - CARPET AREA CALCULATION - WING A,B & C

WING & FLAT	NO.	DIMENSION			COUNT	AREA (SQ.M)
		L (M.)	X	B (M.)		
UNIT 4	A	3.83	X	1.88	1	4.42
	B	2.75	X	1.68	1	4.65
	C	2.71	X	3.2	1	8.67
	D	0.4	X	1.77	1	0.71
	E	1.66	X	1.29	1	2.14
	F	1.58	X	1.68	1	2.65
	G	1.74	X	1.62	1	2.64
	H	1.58	X	2.66	1	4.20
	I	1.79	X	0.93	1	1.66
	J	3.16	X	5.26	1	16.62
	K	0.4	X	1.92	1	0.77
	L	0.15	X	0.99	1	0.15
TOTAL AREA						49.30

REVISED RESIDENTIAL BUILDING PLAN
FOR CLUSTER R-3.6 BUILDING NOS. - 13.
UNDER SPECIAL TOWNSHIPS
(INTEGRATED TOWNSHIP PROJECT) AT
KH.NO.- 51,56/2,66/1,66/2 & 67.
MOUZA - PIPLA, TAH.-NAGPUR (GRAMIN),DIST.- NAGPUR

IMPORTANT NOTES

1. Special Township Under Regulations Sanctioned By Govt. U.D.D. Notification No.TPS-2405-Nagpur R.P. DCR-UD-8 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 MR & 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 prastutkar / 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 Ivoire 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-8 dt. 7-02-2006, w.r.t. Development Control Regulation (DCRN special townships, Rule no. 2(H) (Special concession),floating FS 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.

SIGNATURE OF P.O.A HOLDE / AUTHORIZED PERSONNEL

Client's Sign.

Authorized Signatory
M/S. LUXORA INFRASTRUCTURE PVT. LTD,

Architect's Sign.

Mr. SACHIN K. KUKADE

STUDIO ELEVEN Architects & Interior
10, ALPS Residency, Central avee Colony,
Chatrapati square, Ring Road, Nagpur
440010 Tel& Fax. 0712 2227644
Mob. - 9922553099
mitrestudioeleven@gmail.com, www.studioeleven.co.in

ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR NAME AND SIGNATURE

JOB NO. : 01	DRAWN BY : BHUPESH.M	SCALE : 1:100
DRAWING NO. : 01	CHECKED BY : BUPESH.M	SHEET NO. : 02/ 07

LEGENDS -

	FIRE DOOR
ABC	ABC FIRE EXTINGUISHER
CO_2	CO2 FIRE EXTINGUISHER
	FIRE PUMP
	FIRE ALARM CONTROL PANEL
	FIRE MANUAL CALL POINT
	FIRE HOOTER WITH PA TALK BACK
	FIRE HYDRANT VALVE
	HR-HOSE REEL
	HB-HOSE BOX
SD	SD-SMOKE DETECTOR
	AIR RELEASE VALVE
BFV	BUTTERFLY VALVE
	BALL VALVE
	NRV-NON RETURN VALVE
	BELLOW
	Y-STRAINER
FHSP	FIRE HYDRANT STAND POST
FSIP	FIRE SERVICE INLET
	BUTTERFLY VALVE
	NON RETURN VALVE
	100 NB PIPE LINE - HYDRANT
	100 NB PIPE LINE - SPRINKLER
	80 NB PIPE LINE
	65 NB PIPE LINE
	50 NB PIPE LINE
	40 NB PIPE LINE
	32 NB PIPE LINE
	25 NB PIPE LINE

FIRE CONSULTANT -

Quality is Luxora Trust Value
AMEYA AGENCIES

M/S AMEYA AGENCIES
ADD-215, CHHATRAPATI NAGAR,
NEAR MSEB POWER STATION,
OPP. CHHATRAPATI HALL, RING
ROAD, NAGPUR
MB : 9372072043.
EMAIL : ameya.fire@yahoo.com

LICENCE NO - MFS - LA/RF-363
LICENCE NO - MFS - LA/RD-538
LICENCE NO - MFS - LA/RP-81

FIRE CONSULTANT SEAL & SIGN-

AUTHORISED SIGNATORY

DRAWN BY -	DESIGNED BY -	SHEET -
DATE - 10/03/2025	CHECKED BY - ARVIND SIR..	FF-REV-0-02 OF 07
SCALE - 1:100	APPROVED BY- ARVIND K.	

OFFICE OF THE NAGAR PANCHAYAT BOKA-PIPLA
Building Permit No. gt. N. 01/2025 / 1351 dated 25/04 /500
Date 25/04/2025
Nagar Panchayat Boka-Pipla Nagpur (Gramin) State-Part

NAGPUR MUNICIPAL CORPORATION
NAGPUR
(FIRE AND EMERGENCY SERVICE)
Provisional Fire Safety Approval Certificate hereby issued by Fire & Emergency Services Deptt. for the proposed constructions. The issue of this approval is restricted to Fire Prevention and Life Safety Measures only.
Please See conditions mentioned in Provisional Fire Safety Approval Certificate No. FES / ... / CFO / Dated ...
Chief Fire Officer
Fire & Emergency Services
NMC, Nagpur

BUILDING PLAN
FOR ACCORDING N.O.C.
OF FIRE DEPARTMENT

Executive Town Planner
Nagar Panchayat Boka-Pipla

Administrator
Nagar Panchayat Boka-Pipla