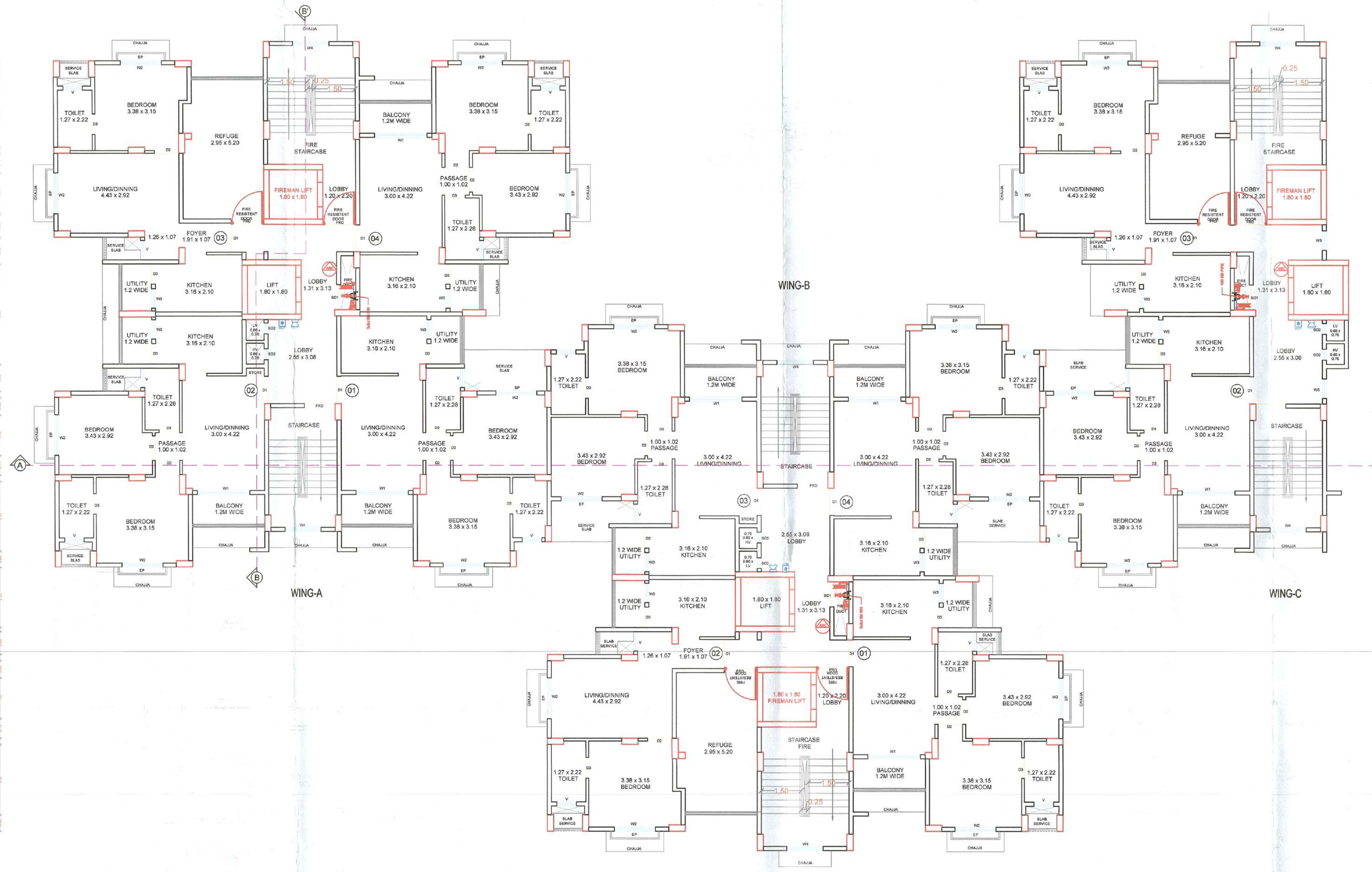
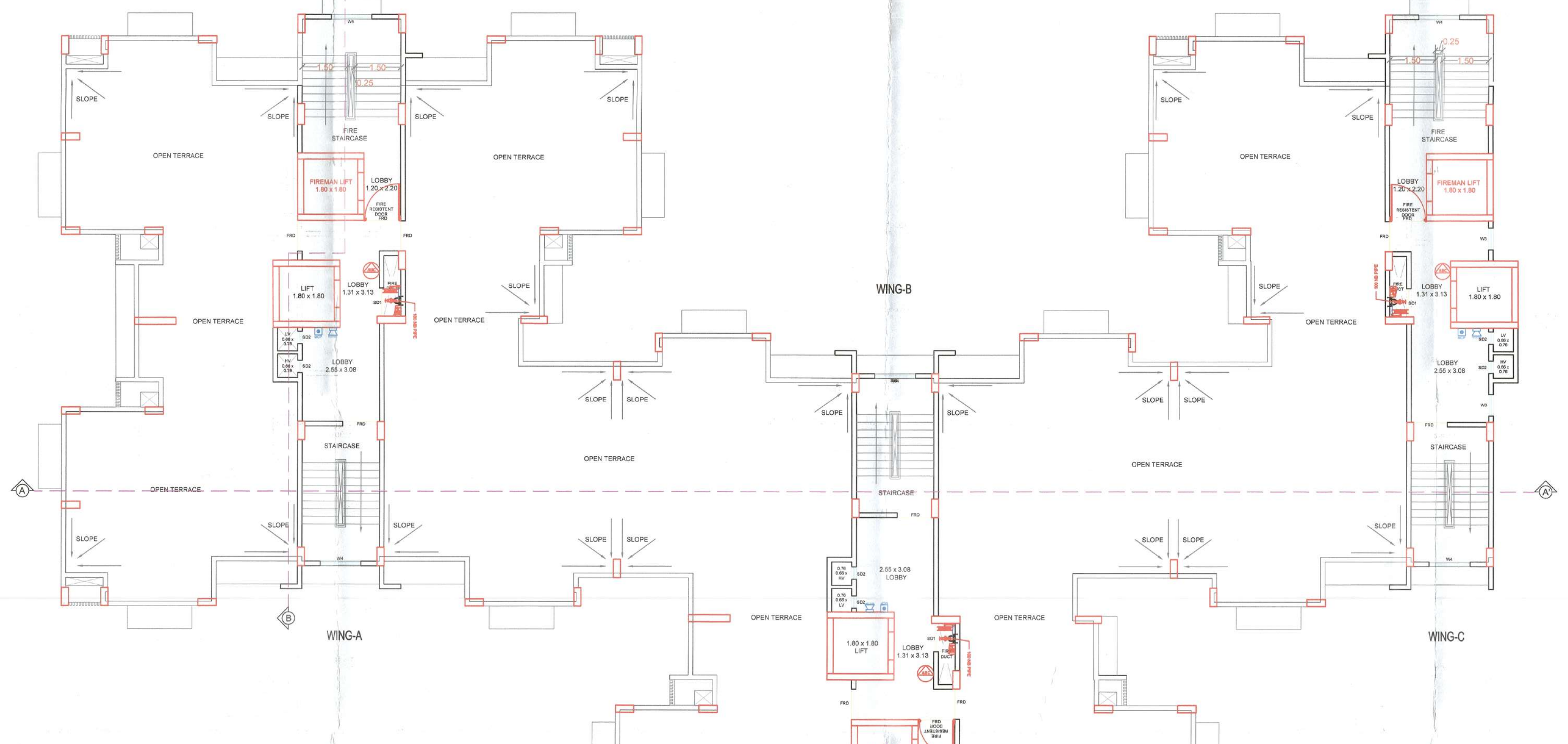
- Subject to all terms & conditions mentioned in SEIAA Environment clearance dated 03/12/2024.
- Subject to Bank NOC of BOB Bank dated 03/01/2023



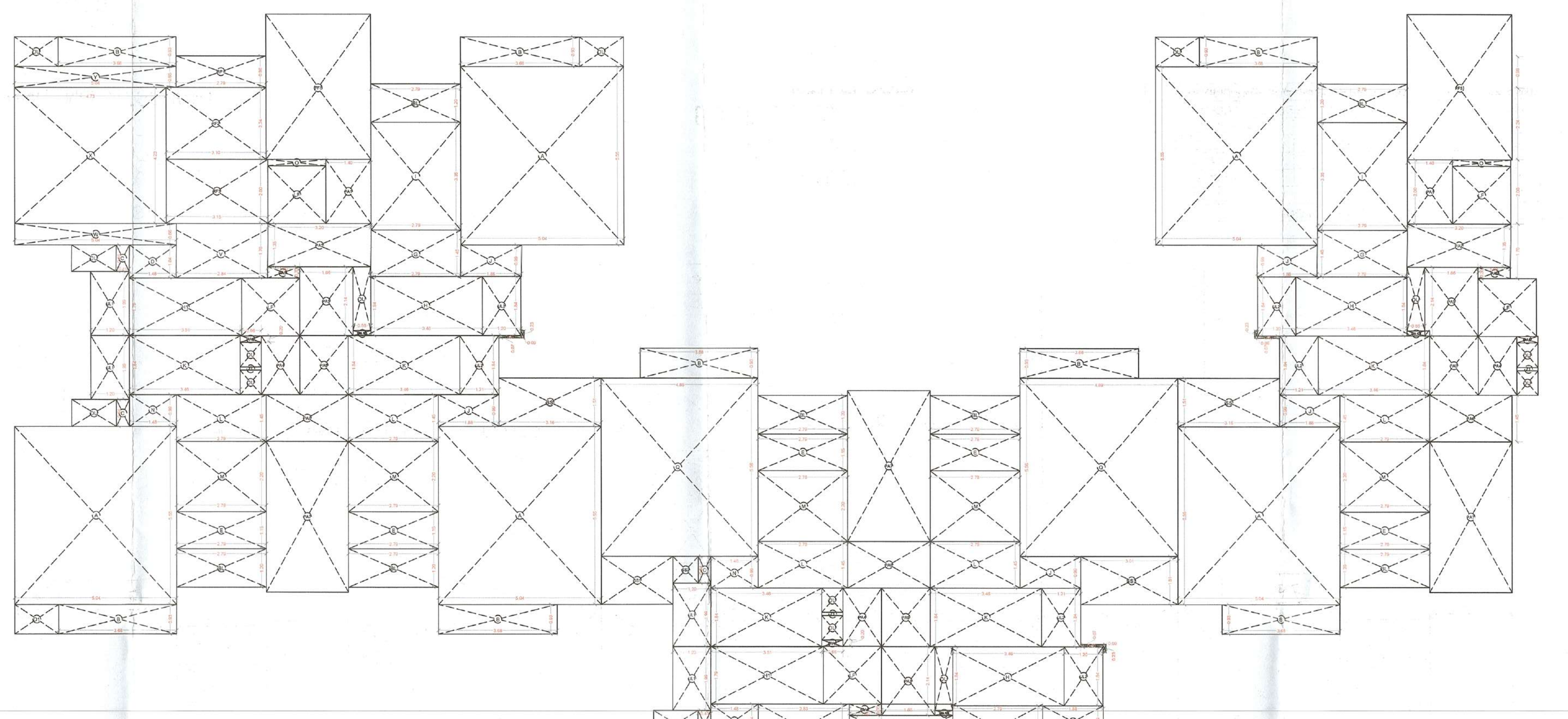
BUILDING-14
REFUGE FLOOR PLAN
(8TH FLOOR)
(SCALE = 1:100)



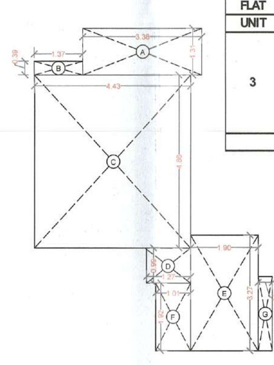
BUILDING-14
TERRACE FLOOR PLAN
(SCALE = 1:100)

NAGPUR MUNICIPAL CORPORATION
NAGPUR
(FIRE AND EMERGENCY SERVICE)
Provisional Fire Saftey Approval Certificate hereby issued by Fire.& Emergency Services Deptt. for the proposed constructions. The scope of this approval is Restructed to Fire Prevention and Life Safety Measures only
Please See conditions mentioned to 01 to 37
in Provisional Fire Saftey Approval Certificate No. FES / 065 / CFO Dated 21/04/2025
Chief Fire Officer
Fire & Emergency Service
N.M.C. Nagpur

OFFICE OF THE NAGAR PANCHAYAT BESA-PIPLA
Building Permit No. न. प. बे. पि./नगवि. सुधा. बांधप२ /500
Date 25/04/2025
SANCTIONED
Assistant Town Planner, Nagar Panchayat Besa-Pipla
Administrator, Nagar Panchayat Besa-Pipla



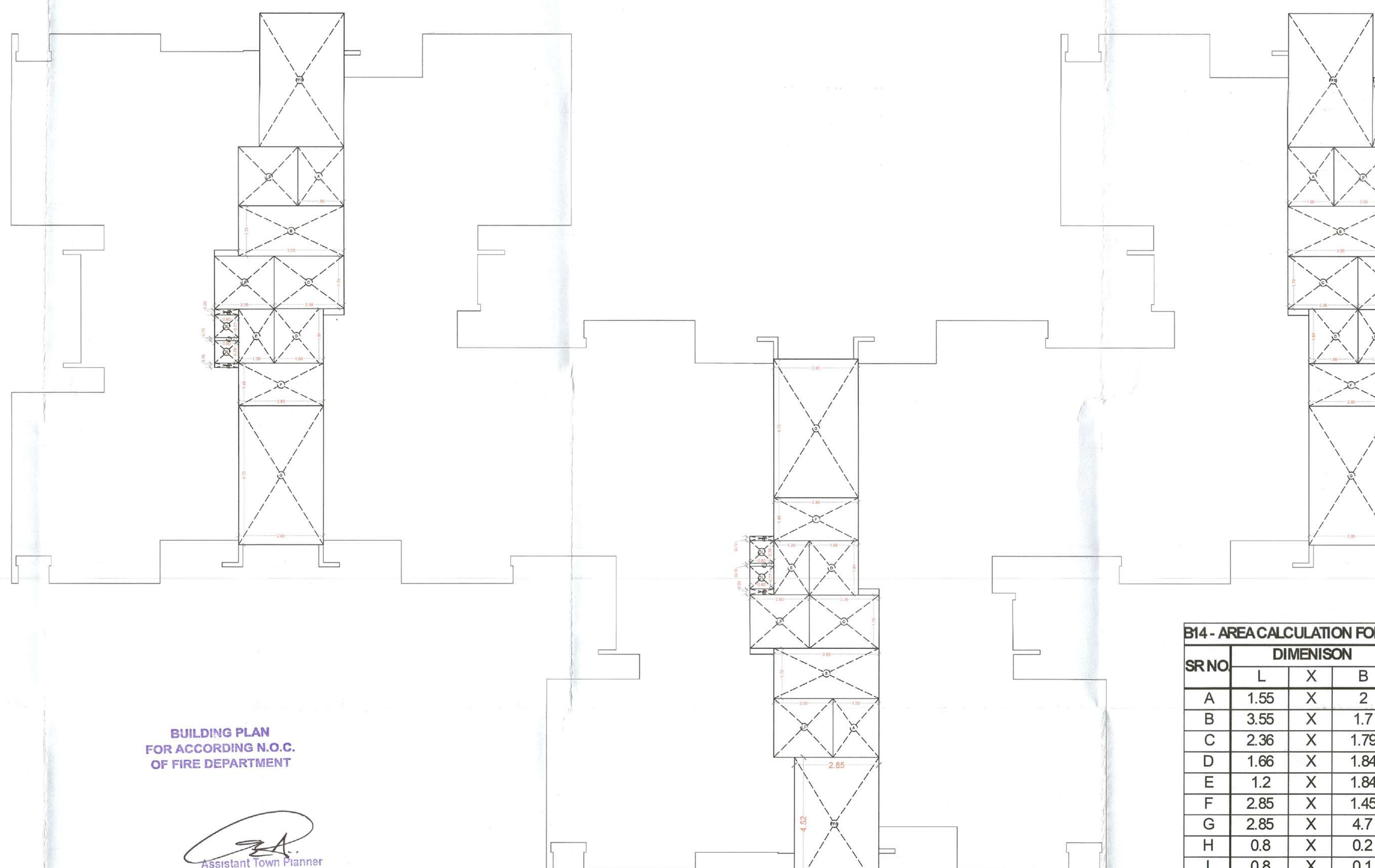
REFUGE UNIT NO. 3 - CARPET AREA CALCULATION - WING A,B & C						
WING & FLAT	NO.	DIMENISON L(M.)	X	B(M.)	COUNT	AREA (SQ.M)
UNIT	A	3.38	X	1.31	1	4.43
3	B	1.37	X	0.39	1	0.53
	C	4.43	X	4.86	1	21.53
	D	1.27	X	0.99	1	1.26
	E	1.90	X	3.27	1	6.21
	F	1.01	X	1.92	1	1.94
	G	0.4	X	2.1	1	0.84
TOTAL AREA						36.74



UNIT NO.3 (REFUGE)
TYPICAL FLOOR PLAN
(8TH)
(SCALE = 1:100)

BUILDING-14
REFUGE FLOOR PLAN
BUILT UP AREA CALCULATION
(8TH FLOOR)
(SCALE = 1:100)

BUIDLING 14 REFUGE AREA CACULATION		
TOTAL BUA OF 3 WINGS	AS PER THE BUA TABLE	644.21
BUA OF 1 WINGS	842.97/3	214.74
BUA OF 2 FLOORS	280.99 X 2	429.47
TENAMENTS AS PER LOAD	561.98/ 12.5	34.36
REFUGE AREA	44.96 X 0.3	10.31
REQUIRED REFUGE AREA / PER WING		10.31
MINIMUM REFUGE AREA TO BE PROVIDED		15 SQMT



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

Assistant Town Planner, Nagar Panchayat Besa-Pipla
Administrator, Nagar Panchayat Besa-Pipla

BUILDING-14
TERRACE FLOOR PLAN
BUILT UP AREA CALCULATION
(SCALE = 1:100)

B14 - AREA CALCULATION FOR STAIRCASE AND LIFT TOWER					
SR NO.	DIMENISON L	X	B	COUNT	AREA
A	1.55	X	2	3	9.30
B	3.55	X	1.7	3	18.11
C	2.36	X	1.79	3	12.67
D	1.66	X	1.84	3	9.16
E	1.2	X	1.84	3	6.62
F	2.85	X	1.45	3	12.40
G	2.85	X	4.7	3	40.19
H	0.8	X	0.2	3	0.48
I	0.8	X	0.1	3	0.24
J	0.81	X	0.15	3	0.36
TOTAL					109.5324

Assist. Divissional Fire Officer
Fire and Emergency Services, NMC, Nagpur

B14 - BUILT UP AREA CALCULATION OF REFUGE FLOOR					
SNO.	L	x	B	QUANTITY	AREA (SQMT)
A	5.04	X	5.55	5	139.86
B	3.68	X	0.93	10	34.22
C	0.41	X	0.84	4	1.38
D	1.48	X	1.04	2	3.08
E	2.79	X	1.15	5	16.04
H1	3.51	X	1.79	2	12.57
G	2.79	X	1.45	2	8.09
H	3.46	X	1.84	3	19.10
I	2.79	X	3.35	2	18.69
J	1.88	X	0.99	6	11.17
K	3.46	X	1.84	5	31.83
L	2.79	X	1.45	5	20.23
M	2.79	X	2.2	5	30.69
N	1.48	X	0.99	2	2.93
Q	4.89	X	5.56	2	54.38
Z3	0.09	X	0.23	3	0.06
Z4	0.69	X	0.07	3	0.14
V	2.79	X	1.7	2	9.49
V1	3.79	X	1.65	1	6.25
W	5.04	X	0.66	3	9.98
X	4.73	X	4.23	3	60.02
Y	5.04	X	0.65	3	9.83
TOTAL BUA					500.03

PREMIUM AREA CALCULATION OF REFUGE 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 REFUGE FLOOR	
PERMISSIBLE	15% OF THE GROSS AREA
GROSS AREA	500.03
15% OF THE GROSS	75.00

BALCONY AREA CALCULATION OF REFUGE FLOOR					
SNO.	L	X	B	QUANTITY	AREA (SQMT)
BL	2.79	X	1.2	9	30.13
UL1	1.2	X	1.99	4	9.55
UL2	1.2	X	1.84	6	13.25
TOTAL BUA					52.93

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

REFUGE AREA CALCULATION					
SNO.	L	X	B	QUANTITY	AREA (SQMT)
RF1	2.79	X	0.98	3	8.20
RF2	3.1	X	2.24	3	20.83
RF3	3.15	X	2	3	18.90
TOTAL BUA					47.93

BUILDING 13 & 14				
DOOR SCHEDULE (IN METERS)				
SNO.	DOOR	LENGTH		HEIGHT
1	D0	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	FRD	1.2	X	2.1
7	SD1	0.9	X	1.8
8	SD2	0.4	X	1.85
WINDOW SCHEDULE (IN METERS)				
SNO.	DOOR	LENGTH		HEIGHT
1	W1	1.9	X	2.1
2	W2	1.5	X	2.1
3	W3	0.7	X	1.4
4	W4	1.35	X	2.1
5	V	0.7	X	1.8

REVISED RESIDENTIAL BUILDING PLAN FOR CLUSTER R-3.6 BUILDING NOS. - 14. 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-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. 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 / Jilhadhikar/ 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 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 Hac.

NOTE:
(i): Urban development dept notification No-TPS-2405- Nagpur R.P. DCR - UD-9 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.
(t) 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.
Ar. Sachin K. Kukade
Regd. Architect
CA/2007/39385
NIT-2307
NMC/R-483
NMRDA/CA/2007/39385/327
Mr. SACHIN K. KUKADE

STUDIO ELEVEN Architects & Interior
10, ALPS Residency, Central exise Colony, Chatrapati square, Ring Road, Nagpur 440015.Tel & Fax : 0712 2227644
Mob. - 9922053099
onlinestudioeleven@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. 06/ 07

LEGENDS -

- FIRE DOOR
- ABC FIRE EXTINGUISHER
- 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-SMOKE DETECTOR
- AIR RELEASE VALVE
- BUTTERFLY VALVE
- BALL VALVE
- NRV-NON RETURN VALVE
- BELLOW
- Y-STRAINER
- FIRE HYDRANT STAND POST
- 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 -
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-0-06 OF 07
SCALE - 1:100	APPROVED BY- ARVIND K.	