Subject to Conditions of NOC of Airport Authority Dt.____/____/____

PREVIOUSLY SANCTIONED BUILDING 12 (G+7)

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 NOC of this approval is Restricted to Fire Prevention and Life Safety Measures only
Please See conditions mentioned at Sr. No. 01 to 21 in Provisional Fire Safety Approval Certificate No. FES / 2852 / CFO Dated 21/01/2025
Chief Fire Officer
Fire & Emergency Service
N.M.C. Nagpur

Subject to the condition that Developer / Applicant Shall construct / connect sewerage treatment plant (STP) as per Hon'ble High Court of Judicature at Bombay Nagpur Bench Writ Petition (Civil) No. 4114/2018 dated 13/12/2018 & 5/2/2019 & Hon'ble MPCB letter No. dated _____ & shall provide separate pipeline for treated sewage water and potable water line.

PROPOSED BUILDING 13 (G+12)

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

PROPOSED BUILDING 14 (G+12)

* Subject to all terms & condition mentioned in SEIAA's Environment Clearance dated 09/12/2024

ENTRY/ EXIT

15.00 M WIDE ROAD

9.00 M WIDE ROAD

SUBJECT TO THE PROVISION OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 29.06.2025 OF STRUCTURAL DESIGNER AND APPLICANT

6M WIDE DRIVEWAY

7.62 M WIDE DRIVEWAY

11.00

7.62

6.73

100 MM HYDRANT PIPE

DG SET

WATER TANK & PUMP ROOM ARE BELOW GROUND LEVEL

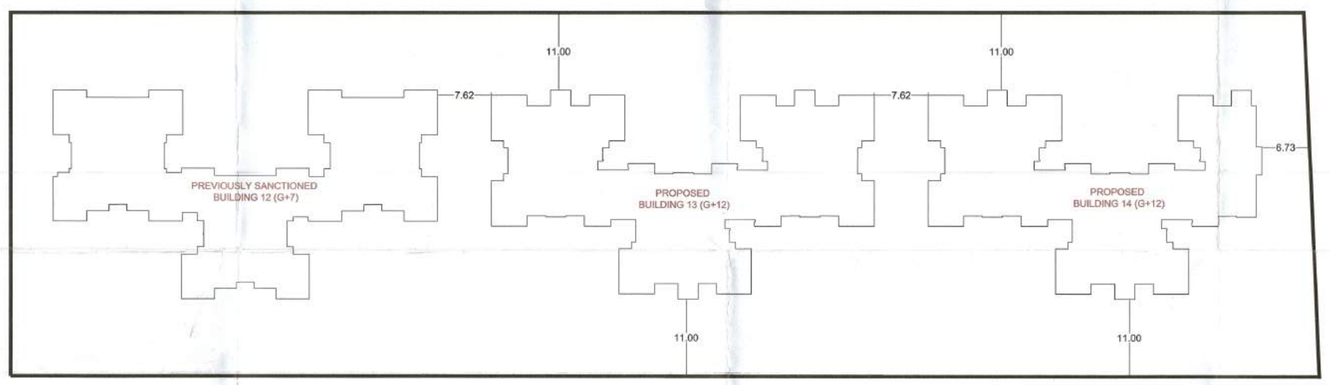
R.G AREA

SUBSTATION

* Subject to Bank NOC of BOB Bank dated 09/10/2025

R.G AREA

R-3.5 PARKING LAYOUT
SCALE : 1:200



KEY PLAN

DP SHEET NO. 98
KHASARA NO. PART OF R3.5 - KH NO. 66 (PART), KH. NO.56 (PART), KH. NO. 51 (PART),KH. NO. 67 (PART),

SANCTIONED MASTER LAYOUT



R-3.6 - BUILDING 13 & 14
KEY PLAN

REVISED RESIDENTIAL BUILDING PLAN
FOR CLUSTER R-3.6 BUILDING NOS. - 13 & 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. (100.82 + 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.

(I) 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. Kukadia
Regd. Architect
CA/2007/50365
NIT-3307
NMCR-483
HARERA/GJ/0007/2021/R/MAH/

Mr. SACHIN K. KUKADE

STUDIO ELEVEN Architects & Interior
10, ALPS Residency, Central vista Colony, Chatrapati square, Ring Road, Nagpur 440015.Tel & Fax : 0712 2227644
Mob.- 9922053099
cmkukadiadalewar@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.	01/ 07

LEGENDS -

	FIRE DOOR
ABC	ABC FIRE EXTINGUISHER
CO2	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
	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

TERRACE TANK FOR FIRE FIGHTING
CAPACITY 5000 LTR.
4.8 X 1.5 X 1.5 M DEEP

UG TANK FOR FIRE FIGHTING
CAPACITY 75000 LTR.
6.25 X 4 X 3 M DEEP

MAIN PUMP 2280 LPM - 01 NO.
DIESEL PUMP 2280 LPM - 01 NO.
JOCKEY PUMP 180 LPM - 01 NO.

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-0-01 OF 07
SCALE - 1:100	APPROVED BY- ARVIND K.	

MARGINAL DISTANCES		
BUILDING	HEIGHT(M)	MARGINAL DISTANCE (M)
13 & 14	38.1	7.62

TABLE 1

BUILT UP AREA STATEMENT		
A	SANCTIONED BUA AS PER APPROVAL DATED 14.06.2017	5,80,000.00
1	PHASE1 BUA	1,69,136.03
2	PHASE2 BUA	1,04,041.32
3	PHASE3 BUA	1,15,549.40
4	COMMERCIAL (PHASE 1-3)	42,366.94
5	EDUCATIONAL INSTITUTE	12,550.00
6	AMENITY (PHASE 1-3)	21,616.09
7	HOSPITAL	26,878.01
8	TOWN LEVEL AMENITY	28,350.43
B	TOTAL BUA CONSUMED	5,20,488.22
C	BALANCE BUA (A-B)	59,511.78
D	AFTER DEDUCTING REQUIRED BUA FOR R 3.6	49,340.33

TABLE 2A

BUILT UP AREA CALCULATIONS FOR CLUSTER R- 3.6 BUILDING 13 (G+12)

SNO.	FLOOR	BUA	PREMIUM	PERMISSIBLE BALCONY @15 %	PROPOSED VERANDA	PROPOSED BALCONY OPEN	PROPOSED BALCONY ENCLOSED	TOTAL BALCONY AREA	EXCESS BALCONY AREA	TOTAL BUILT UP AREA
1	GROUND FLOOR	568.60	96.92	83.26	57.71	0.0	0.0	57.71	0.0	723.23
2	1ST FLOOR	653.53	96.92	95.32	0.0	67.75	0.0	67.75	0.0	750.45
3	2nd FLOOR	653.53	96.92	95.32	0.0	67.75	0.0	67.75	0.0	750.45
4	3rd FLOOR	653.53	96.92	95.32	0.0	67.75	0.0	67.75	0.0	750.45
5	4th FLOOR	653.53	96.92	95.32	0.0	67.75	0.0	67.75	0.0	750.45
6	5th FLOOR	653.53	96.92	95.32	0.0	67.75	0.0	67.75	0.0	750.45
7	6th FLOOR	653.53	96.92	95.32	0.0	67.75	0.0	67.75	0.0	750.45
8	7th FLOOR	653.53	96.92	95.32	0.0	67.75	0.0	67.75	0.0	750.45
9	8th FLOOR	622.77	96.92	90.70	0.0	57.71	0.0	57.71	0.0	719.70
10	9th FLOOR	653.53	96.92	95.32	0.0	67.75	0.0	67.75	0.0	750.45
11	10th FLOOR	653.53	96.92	95.32	0.0	67.75	0.0	67.75	0.0	750.45
12	11th FLOOR	653.53	96.92	95.32	0.0	67.75	0.0	67.75	0.0	750.45
13	12th FLOOR	653.53	96.92	95.32	0.0	67.75	0.0	67.75	0.0	750.45
								TOTAL BUILTUP AREA OF BUILDING 13		9697.83

OFFICE OF THE NAGAR PANCHAYAT BESA-PIPLA
Building Permit No. 29-8-01/24/2025/BPOT. dated 25/ 06/ 2025
Date 25/06/2025
SANCTIONED
Assistant Town Planner
Nagar Panchayat Besa-Pipla

TABLE 2B

BUILT UP AREA CALCULATIONS FOR CLUSTER R- 3.6 BUILDING 14 (G+12)

SNO.	FLOOR	BUA	PREMIUM	PERMISSIBLE BALCONY @15 %	PROPOSED VERANDA	PROPOSED BALCONY OPEN	PROPOSED BALCONY ENCLOSED	TOTAL BALCONY AREA	EXCESS BALCONY AREA	TOTAL BUILT UP AREA
1	GROUND FLOOR	461.71	96.92	67.94	57.71	0.0	0.0	57.71	0.0	616.34
2	1ST FLOOR	547.29	96.92	79.38	0.0	56.28	0.0	56.28	0.0	644.21
3	2nd FLOOR	547.29	96.92	79.38	0.0	56.28	0.0	56.28	0.0	644.21
4	3rd FLOOR	547.29	96.92	79.38	0.0	56.28	0.0	56.28	0.0	644.21
5	4th FLOOR	547.29	96.92	79.38	0.0	56.28	0.0	56.28	0.0	644.21
6	5th FLOOR	547.29	96.92	79.38	0.0	56.28	0.0	56.28	0.0	644.21
7	6th FLOOR	547.29	96.92	79.38	0.0	56.28	0.0	56.28	0.0	644.21
8	7th FLOOR	547.29	96.92	79.38	0.0	56.28	0.0	56.28	0.0	644.21
9	8th FLOOR	518.11	96.92	79.38	0.0	52.93	0.0	52.93	0.0	615.04
10	9th FLOOR	547.29	96.92	79.38	0.0	56.28	0.0	56.28	0.0	644.21
11	10th FLOOR	547.29	96.92	79.38	0.0	56.28	0.0	56.28	0.0	644.21
12	11th FLOOR	547.29	96.92	79.38	0.0	56.28	0.0	56.28	0.0	644.21
13	12th FLOOR	547.29	96.92	79.38	0.0	56.28	0.0	56.28	0.0	644.21
								TOTAL BUILTUP AREA OF BUILDING 14		8317.65

TABLE 3

BUILT UP ALREADY SANCTIONED AS PER APPROVAL 14.06.2017

SNO.	BUILDING	APPROVED BUA	PROPOSED BUA
1	BUILDING12	5,081.34	5,081.34
2	BUILDING13	5,081.34	9,697.83
3	BUILDING14	5,081.34	8,317.65
	TOTAL APPROVED BUA	15,244.01	23,096.81

TABLE 4

BALANCE BUA REQUIRED FOR B13 & B14 APPROVAL

A	REQUIRED BUA	23,096.81
B	APPROVED BUA	15,244.01
C	DIFFERENCE (A-B)	7,852.79
D	BALANCE FSI AFTER DEDUCTING B-15, 16 & 17	49,340.33
E	BALANCE BUA AFTER DEDUCTING R-3.6 (D-C)	41,487.54

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

PARKING CALCULATIONS FOR CLUSTER R- 3.6 BUILDING 13 (G+12)

SNO.	UNITS	CARPET AREA (SQMT)	NOS	CAR	BIKE	BICYCLE	CAR PARKING TOTAL	BIKE PARKING TOTAL	BICYCLE PARKING TOTAL
1	2BHK	48.98	150	0.5	2	1	75	300	150
2	1BHK	36.67	3	0.25	1	1	0.75	3	3
		TOTAL					76	303	153

VISITING PARKING 5% OF TOTAL

SNO.	TOTAL CAR PARKING	TOTAL BIKE PARKING	TOTAL BICYCLE PARKING	5% OF TOTAL CAR	5% OF TOTAL BIKE	BICYCLE PARKING TOTAL
1	75.75	303	153	4	15	7.65
	TOTAL			4	15	8
	GRAND TOTAL			80	318	161

Assistant Town Planner
Nagar Panchayat Besa-Pipla

Nagar Panchayat Besa- Pipla

PARKING CALCULATIONS FOR CLUSTER R- 3.6 BUILDING 14 (G+12)

SNO.	UNITS	CARPET AREA (SQMT)	NOS	CAR	BIKE	BICYCLE	CAR PARKING TOTAL	BIKE PARKING TOTAL	BICYCLE PARKING TOTAL
1	2BHK	48.98	124	0.5	2	1	62	248	124
2	1BHK	36.67	3	0.25	1	1	0.75	3	3
		TOTAL					63	251	127

VISITING PARKING 5% OF TOTAL

SNO.	TOTAL CAR PARKING	TOTAL BIKE PARKING	TOTAL BICYCLE PARKING	5% OF TOTAL CAR	5% OF TOTAL BIKE	BICYCLE PARKING TOTAL
1	62.75	251	127	3	13	6.35
	TOTAL			3	13	6
	GRAND TOTAL			66	264	133