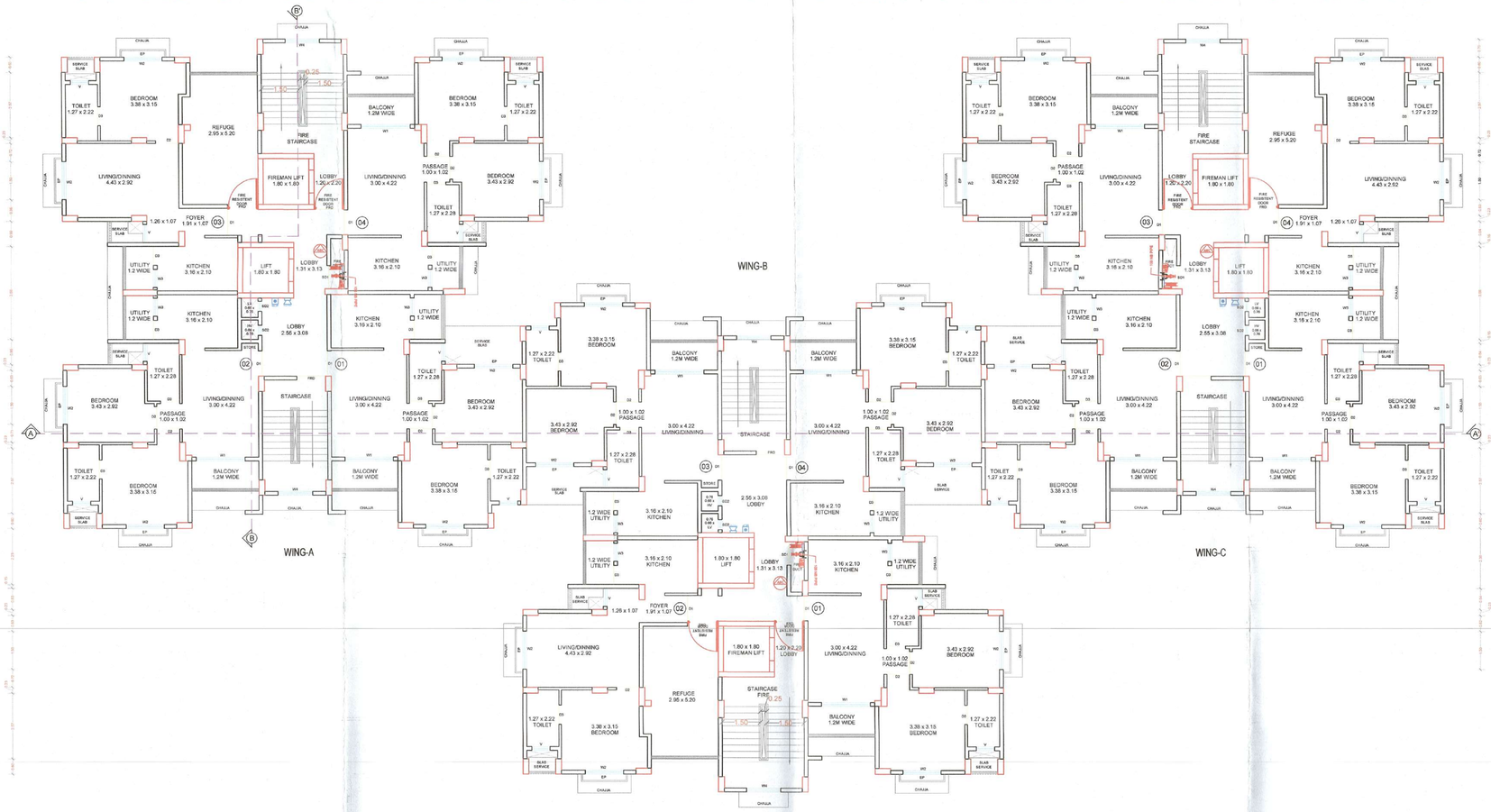
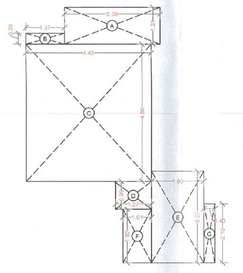
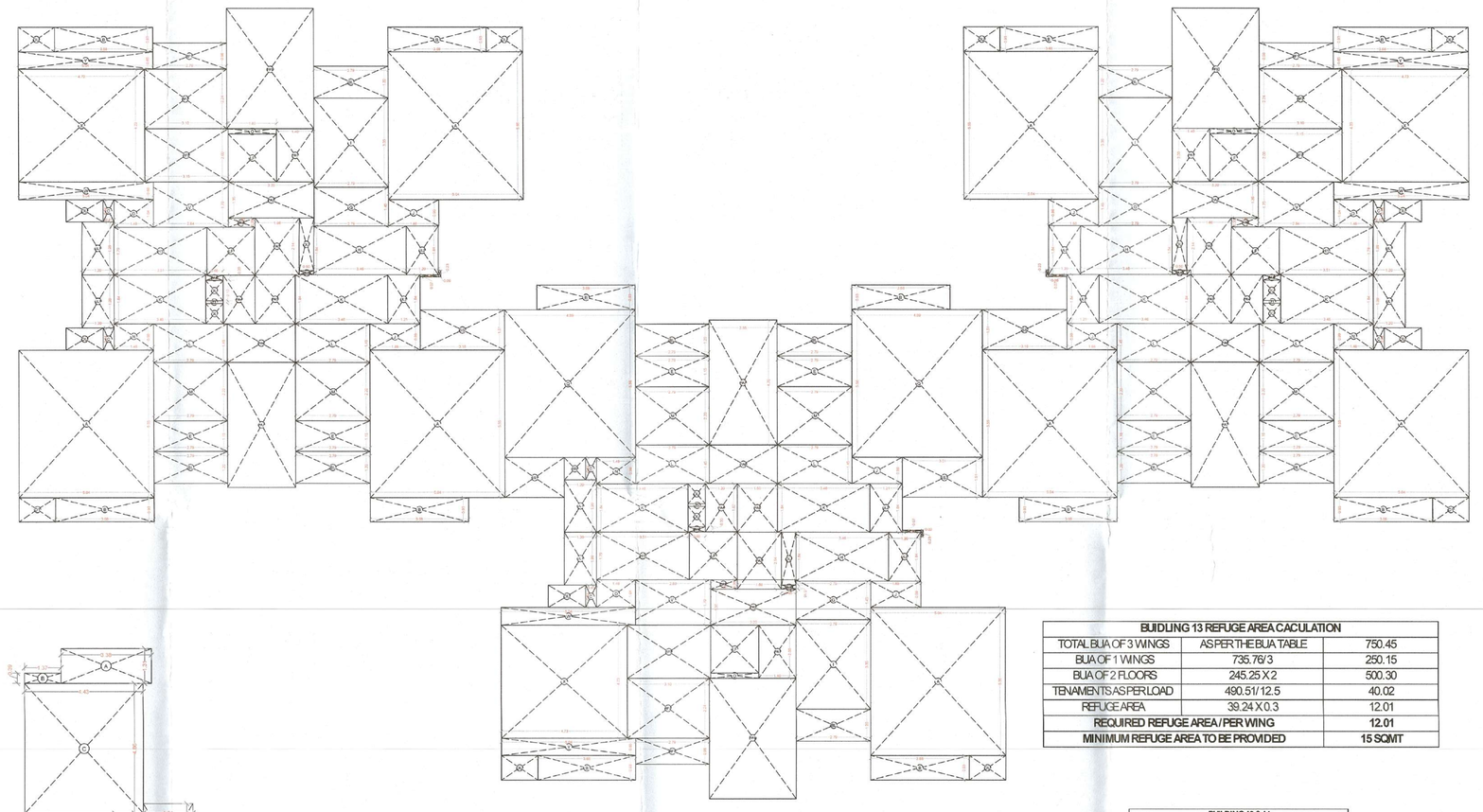


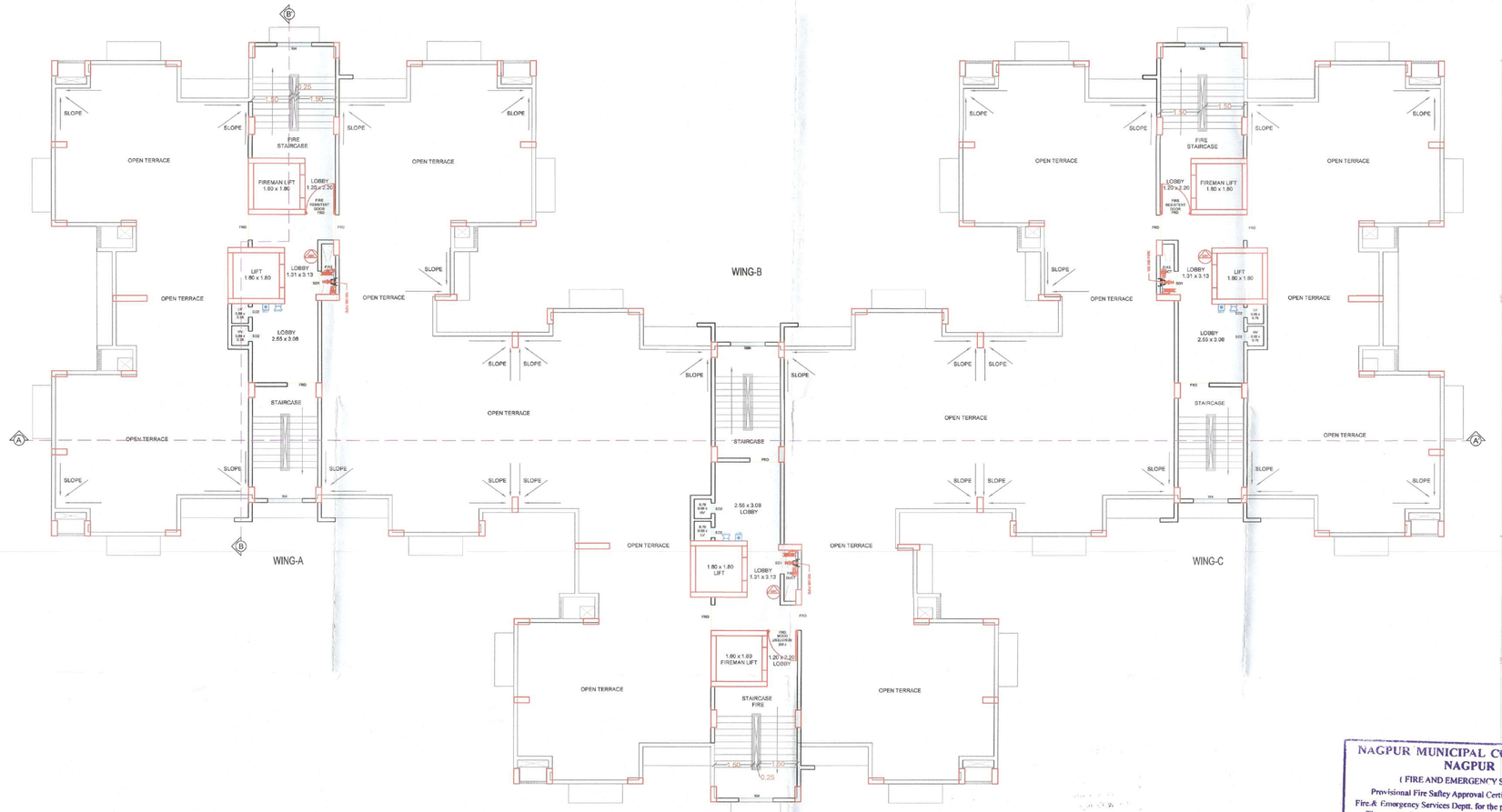
REFUGE FLOOR PLAN
(8TH FLOOR)
(SCALE = 1:100)



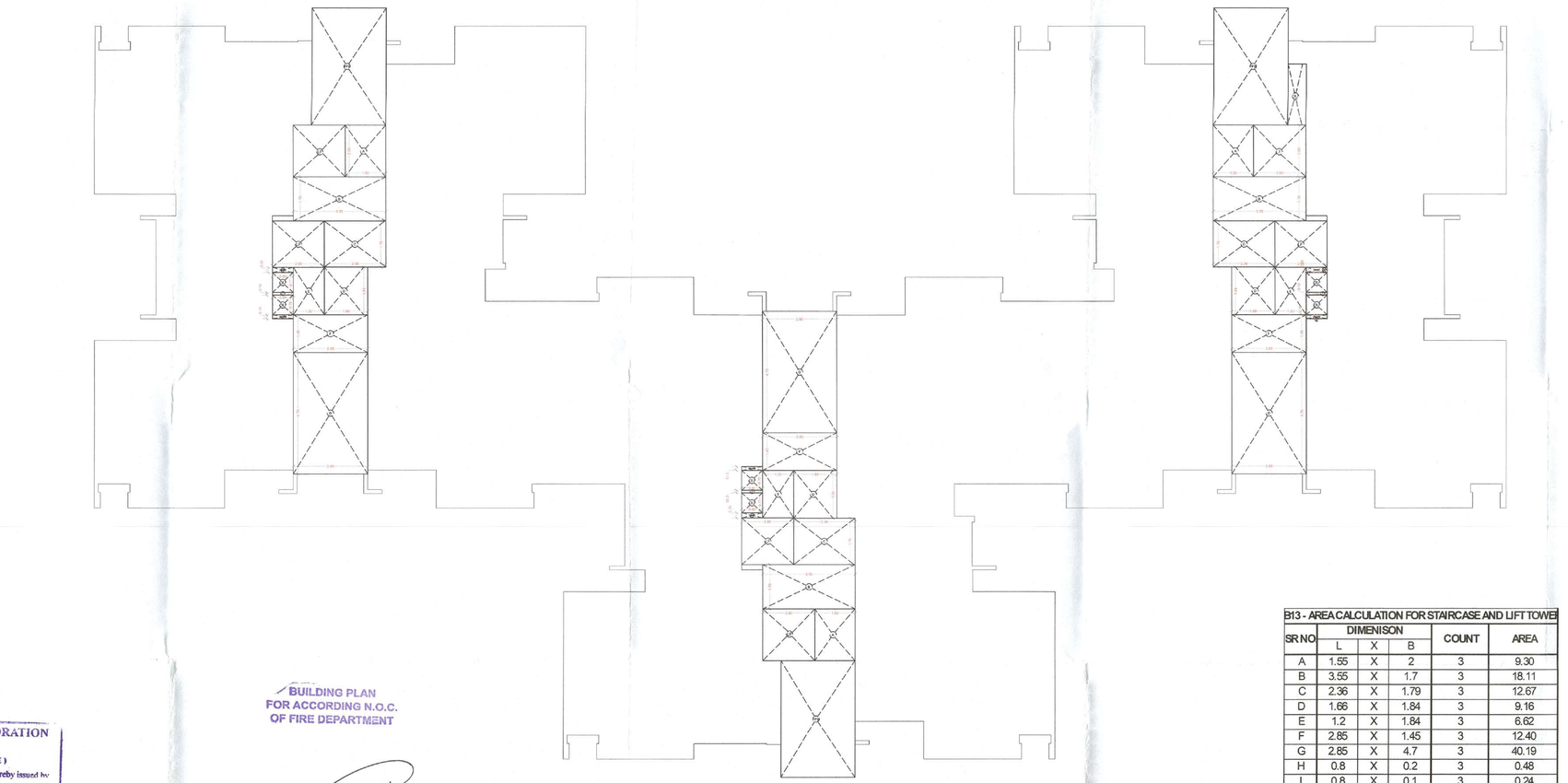
UNIT NO.3 (REFUGE)
TYPICAL FLOOR PLAN
(8TH)
(SCALE = 1:100)



BUILDING-13
REFUGE FLOOR PLAN
BUILT UP AREA CALCULATION
(8TH FLOOR)
(SCALE = 1:100)



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



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

Subject to the condition that Developer / Applicant Shall construct exempt / mitigat plant (STP) as per the required norms of the / the / the Pollution Control Board & shall obtain the N.O.C from MPCB without compliance of same occupation permission not to be issued.

SUBJECT TO THE PROVISION OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 24.05.2024 OF STRUCTURAL DESIGNER AND APPLICANT

- Subject to all terms & Conditions mentioned in SEIAA Environmental clearance dated 23/12/2024
- Subject to Bank NOC of BOB Bank dated 09/01/2025

BR3 - BUILT UP AREA CALCULATION OF REFUGE FLOOR					
SNO.	L	x	B	QUANTITY	AREA (SQMT)
A	5.04	X	5.55	7	195.80
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	6	19.25
G	2.79	X	1.45	3	12.14
H	3.46	X	1.84	3	19.10
H1	3.51	X	1.79	3	18.85
I	2.79	X	3.35	3	28.04
J	1.88	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	4.69	X	5.56	2	54.38
Z5	0.09	X	0.23	3	0.06
Z6	0.69	X	0.07	3	0.14
V	2.64	X	1.7	3	14.48
W	5.04	X	0.65	3	9.98
X	4.73	X	4.23	3	60.02
Y	5.04	X	0.65	3	9.83
	TOTAL BUA				604.69

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	604.69
15% OF THE GROSS	90.70

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	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
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	0.99	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	RD	0.9	X 1.8
8	SD	0.4	X 1.65
WINDOW SCHEDULE (IN METERS)			
SNO.	DOOR	LENGTH	HEIGHT
1	W	1.8	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

BUILDING 13 REFUGE AREA CALCULATION		
TOTAL BUA OF 3 WINGS	AS PER THE BUA TABLE	750.45
BUA OF 1 WINGS	735.76/3	250.15
BUA OF 11 FLOORS	245.20 X 2	500.30
TENAMENTS AS PER LOAD	490.51/12.5	40.02
REFUGE AREA	39.24 X 0.3	12.01
REQUIRED REFUGE AREA / PER WING		12.01
MINIMUM REFUGE AREA TO BE PROVIDED		15 SQMT

REFUGE UNIT NO. 3 - CARPET AREA CALCULATION - WING A,B& C							
WING & FLAT	NO.	DIMENSION L(M.)	X	B(M.)	COUNT	AREA (SQ.M)
UNIT 3	A	3.38	X	1.31	1	4.43
	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

BR3 - AREA CALCULATION FOR STAIRCASE AND LIFT TOWER						
SR NO.	DIMENSION 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

REVISED RESIDENTIAL BUILDING PLAN
FOR CLUSTER R-3,6 BUILDING NOS. - 13.
UNDER SPECIAL TOWNSHIPS
(INTEGRATED TOWNSHIP PROJECT) AT
KH.NO.- 51,56/2,65/1,66/2 & 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 / Jilhadhikari kavi - 1029/2011/R. M. No. 188/MRC 81 /EMRTP/ Vishesh Nagar Yasahat / 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 128.61 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.
(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.

Ar. Sachin K. Kukade
Regd. Architect
CA/2007/39368
Date:
IMC/A/483
Mr.: SACHIN K. KUKADE

STUDIO ELEVEN Architects & Interior
10, ALPS Residency, Central area Colony,
Chatrapati square, Ring Road, Nagpur.
440015 Tel.& Fax : 0712 2327644
Mob - 9922053069
info@studioeleven.in, www.studioeleven.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. 03/ 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 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

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-0-03 OF 07
SCALE - 1:100	APPROVED BY- ARVIND K.	

OFFICE OF THE NAGAR PANCHAYAT BESA-PIPLA
Building Permit no. ०८५ / BP-REVISED / SPECIAL / 2024 / 500
Date 25/04/2025
SANCTIONED

Nagar Panchayat Besa-Pipla

NAGPUR MUNICIPAL CORPORATION
NAGPUR
(FIRE AND EMERGENCY SERVICE)
Provisional Fire Safety Approval Certificate hereby issued to
Fire & Emergency Services Deptt. for the proposed construction
The scope of this approval is Restricted to Fire Prevention and
Life Safety Measures only
Please See conditions mentioned to
In Provisional Fire Safety Approval Certificate No. FES /
/ CFO Dated
Chief Fire Officer
Fire & Emergency Service
Nagpur Municipal Corporation

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

Assistant Town Planner
Nagar Panchayat Besa- Pipla

Assistant Director
Nagar Panchayat Besa- Pipla

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