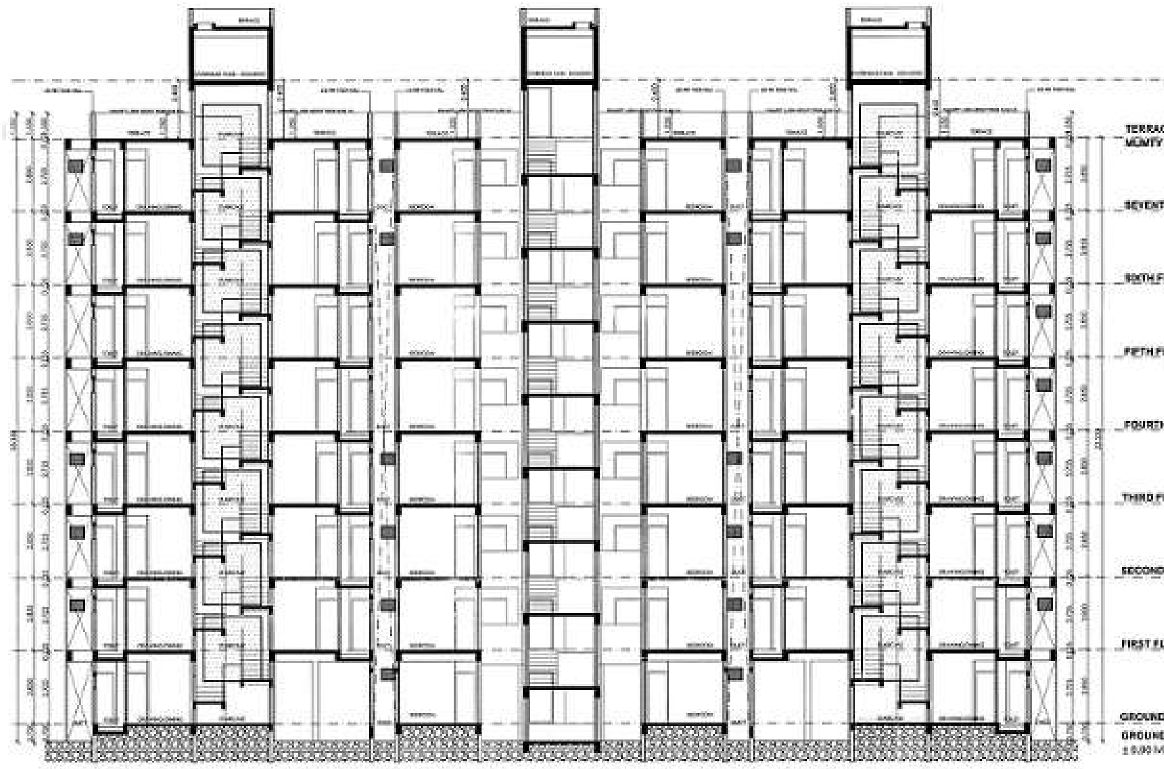
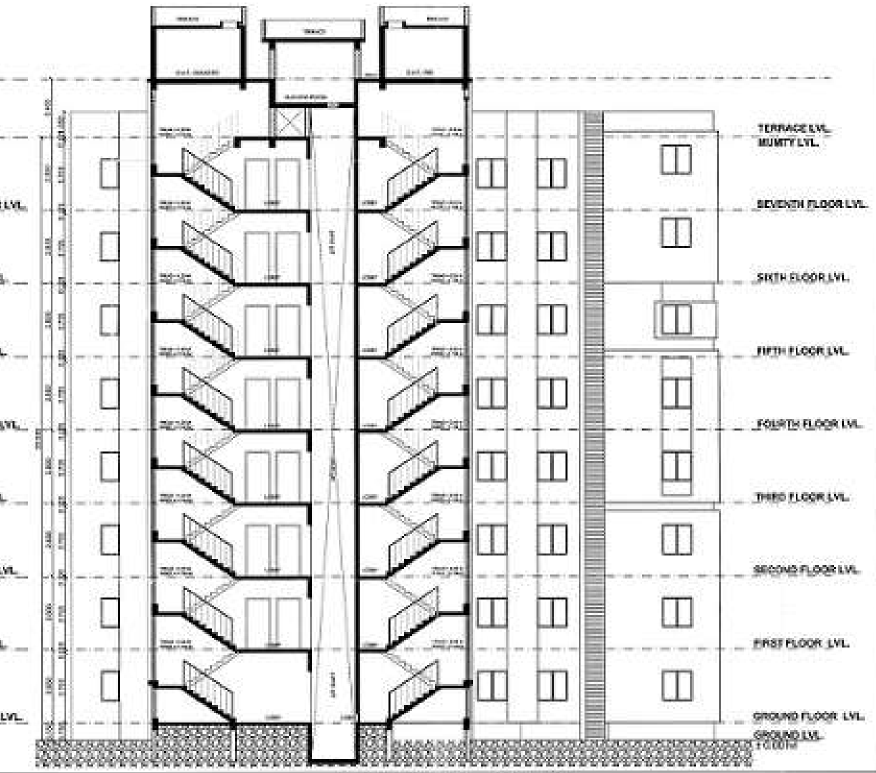
Bldg. ... R-3.5 EWS (G+7) Bldg. No.- 11,12,13 & 14 ground, 1st & 2nd floor plan, Elevation & sections



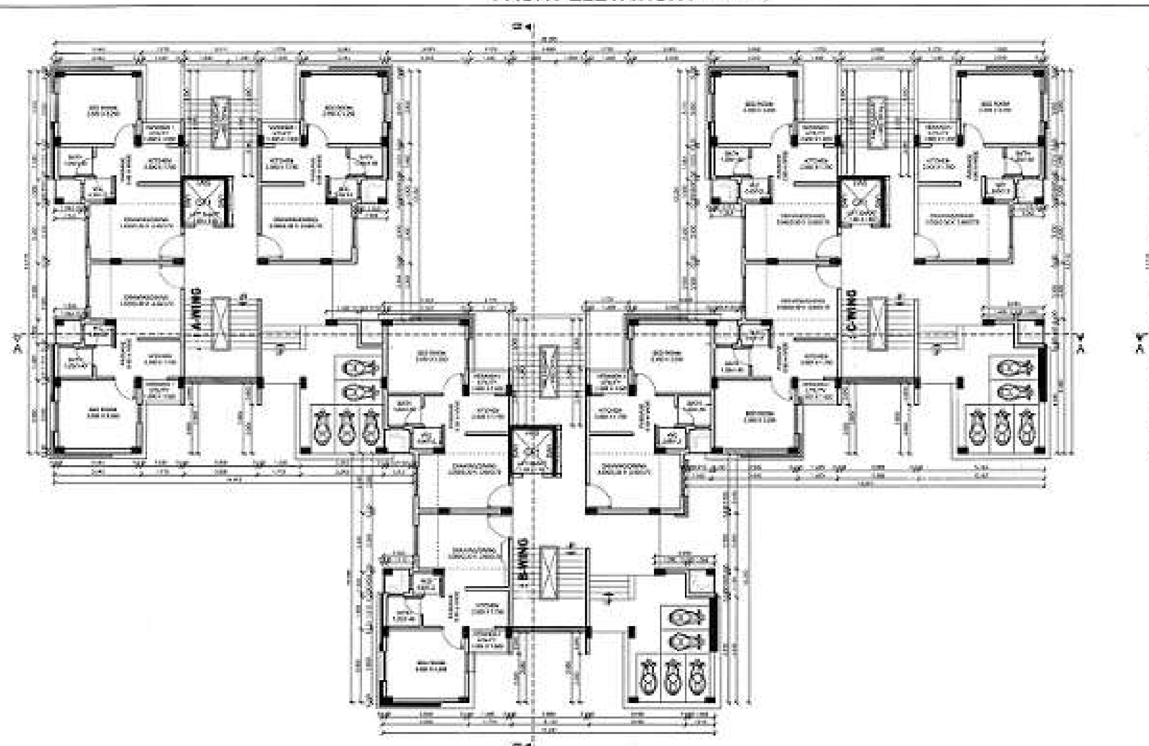
FRONT ELEVATION (SCALE 1:100)



SECTION A-A (SCALE 1:100)



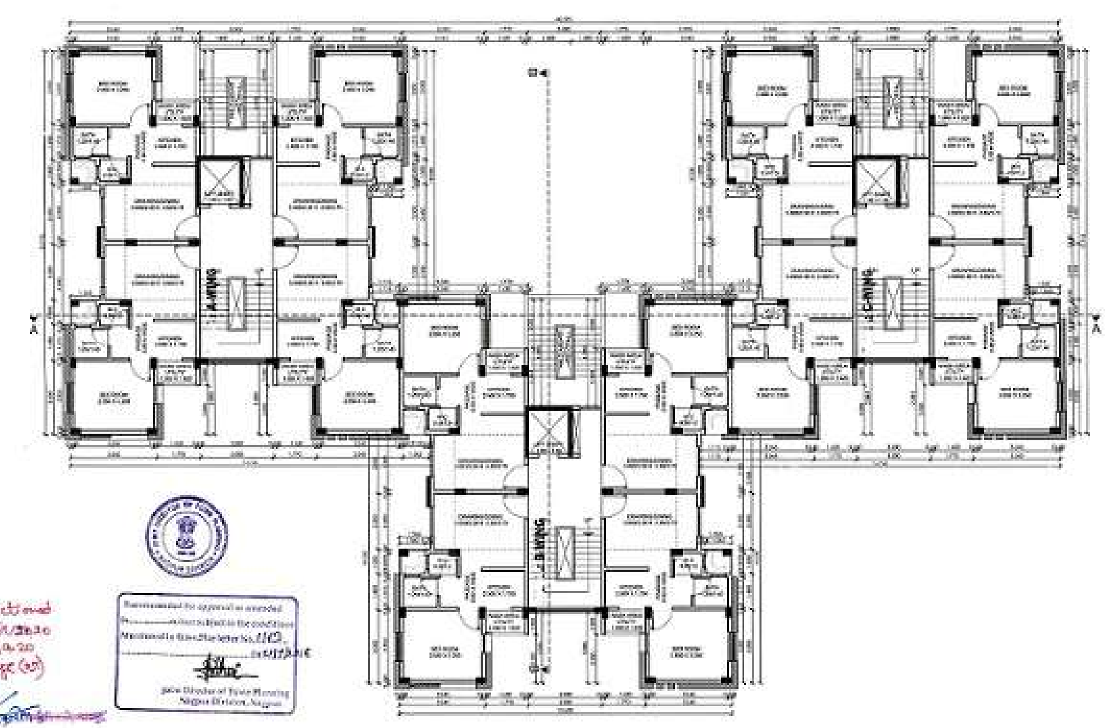
SECTION B-B (SCALE 1:100)



GROUND FLOOR PLAN (SCALE 1:100)



FIRST FLOOR PLAN (SCALE 1:100)



SECOND FLOOR PLAN (SCALE 1:100)

Building Map Sanctioned

Recommended for approval as amended ... subject to the conditions ... Joint Director of Town Planning Nagpur Division, Nagpur

G:\LIPL (Pipla)\SUBMISSION\BUILDING PLANS\JOINT DIRECTOR & COLLECTOR OFFICE.

JOB TITLE

DRAWING SHOWING PROPOSED 1BHK BUILDING 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, 95A, 95B, 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.

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 M.R & T.P Act 1966 At Mouza Pipla, Tah Nagpur(Gramin), Distric Nagpur. Township Notified By Govt. U.D.D. Notification No TPS / 2407/2045/CR-293/07/UD-9, Dt 29/02/2008 & Dt 04/12/2008.
3. Letter Of Intent By Collector, Nagpur Vide Order prasthaBav / Jilhadhikari karv - 1029/2011/ R. M. No. 186/MRC 81/68/RTP/ Vishesh Nagar Vasahat / 2010 - 2011, Dt 27/09/2011.
4. As Per Locational Clearance (Note - 2), The Total Notified Area Of Special Township Project Submitted By Luxora Infrastructure Pvt. Ltd. Is 126.01 Hec. (100.62 + 25.39 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-9 dt 17-02-2006, w.r.t. Development Control Regulation (DCR) for special townships, Rule no. 20(i) (Special concession), floating 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 30% of gross area of the project shall be kept open while the project of special township shall be executed on the remaining 30% of the land with gross built up area/ FSI of 0.50 work out on the entire gross area of the project. [Gross area of the project = 116.00 hect. proposed area of township = 58.00 hect.]

AS PER REVISED LAYOUT SANCTION BY Hon. COLLECTOR VIDE : [Hindi text, partly illegible] 11-08-2017

Door shedule

Door no.	Opening size	Description
D1	1.000 X 2.100	Single shutter flush door
D2	0.900 X 2.100	Single shutter flush door
D3	0.750 X 2.100	Single shutter flush door
SD-1	2.100 X 2.100	Aluminum glazed sliding door

Window shedule

Window no.	Opening size	Description
V1	0.600 X 0.600	Aluminium louvered ventilator
W1	1.500 X 1.200	Aluminum glazed window
W2	0.750 X 0.900	Aluminum glazed window

AREA CALCULATIONS :

AREA OF POCKET No. R-3.5 = 8417.198 Sq.M

DRAWING TITLE

BUILDINGS SUBMISSION FOR CLUSTER R-3.5, 1BHK (G+7) BLDG. NOs : 11, 12, 13 & 14

Architect's Sign.	Client's Sign.
AR. SATYENDRA GUPTA	Authorised Signatory, for - LUXORA INFRASTRUCTURE PVT. LTD.

ARCHITECTS

AR. SATYENDRA GUPTA

architects • interiors • landscape designers

PLOT NO. - 08, S.B.I. COLONY, OLD SNEH NAGAR, BEHIND NAVBHARAT PRESS BUILDING, WARDHA ROAD, NAGPUR-15.

Phone : 0-9011015528, 0-9011016273 & 0712-2293834

E-Mail: arsatyengupta@gmail.com & sanrachna.ngp@gmail.com

C.O.A. REG. NO	N.I.T. REG. NO	NMC REG. NO
CA / 2001 / 28403	1921	R-158
SCALE 1 : 100 / 1 : 200		DEALT BY S.G.UTKARSHA
DATE 28/08/2017		CHECKED BY S.G.

JOB NO. ARCH. DWG. NO. REV.

SAN - LIPL - A - 01 - 00

Note - ALL DIMENSIONS ARE IN METERS.

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