Bldg. cluster R-3.5, EWS (G+7), Bldg-no-11,12,13 &
3rd, 4th & 5th floor plan, site plan, area calc. dtg. & det

AREA CALCULATIONS <=> TYPICAL BUILDING OF 1BHK (G+7)

TOTAL BUILT-UP AREA ON GROUND FLOOR						
SR.NO.	DIMENSION			NO.	AREA	
A	3.545	X	3.000	7	74.445	
B	5.315	X	1.480	7	55.065	
A'	3.470	X	3.000	2	20.820	
B'	5.240	X	1.480	2	15.510	
C	4.250	X	1.000	9	38.250	
D	3.050	X	2.375	9	65.194	
TOTAL					269.283	SQ.M.

TOTAL BUILT-UP AREA PROVIDED ON TYPICAL FLOORS						
A	3.545	X	3.000	8	85.080	
B	5.315	X	1.480	8	62.930	
A'	3.470	X	3.000	4	41.640	
B'	5.240	X	1.480	4	31.021	
C	4.250	X	1.000	12	51.000	
D	3.050	X	2.375	12	86.925	
TOTAL BUILT-UP AREA PROVIDED ON TYPICAL FLOORS					358.595	SQ.M.

PERMISSIBLE BALCONY ON GROUND FLOOR				
PERMISSIBLE BALCONY	=	15% OF GROSS AREA		
	=	15%	OF	269.283
	=	40.392		SQ.M.

ENCLOSED VERANDA PROVIDED ON GROUND FLOOR						
SR.NO.	DIMENSION			NO.	AREA	
EV-1	2.375	X	1.000	9	21.375	
TOTAL ENCLOSED VERANDA AREA PROVIDED					21.375	SQ.M.

OPEN VERANDA PROVIDED ON GROUND FLOOR						
SR.NO.	DIMENSION			NO.	AREA	
OV-1	1.770	X	1.000	9	15.930	
TOTAL OPEN VERANDA AREA PROVIDED					15.930	SQ.M.

PERMISSIBLE BALCONY ON TYPICAL FLOORS				
PERMISSIBLE BALCONY	=	15% OF GROSS AREA		
	=	15%	OF	358.595
	=	53.789		SQ.M.

ENCLOSED BALCONY PROVIDED ON TYPICAL FLOORS						
SR.NO.	DIMENSION			NO.	AREA	
EB-1	2.375	X	1.000	12	28.500	
TOTAL ENCLOSED BALCONY AREA PROVIDED					28.500	SQ.M.

OPEN BALCONY PROVIDED ON TYPICAL FLOORS						
SR.NO.	DIMENSION			NO.	AREA	
OB-1	1.770	X	1.000	12	21.240	
TOTAL BALCONY AREA PROVIDED					21.240	SQ.M.

PREMIUM AREA PROVIDED ON GROUND FLOOR						
SR.NO.	DIMENSION			NO.	AREA	
P-1	3.000	X	8.485	3	76.365	
D-5	1.650	X	1.800	3	8.910	
TOTAL					85.275	SQ.M.

PREMIUM AREA PROVIDED ON TYPICAL FLOORS						
SR.NO.	DIMENSION			NO.	AREA	
P-1	3.000	X	8.485	3	76.365	
DEDUCTIONS						
D-5	1.650	X	1.800	3	8.910	
D-6	0.300	X	1.800	3	1.620	
TOTAL DEDUCTION					10.530	SQ.M.
TOTAL PREMIUM AREA PROVIDED ON TYPICAL FLOORS					65.835	SQ.M.

FLOOR	BUILT-UP AREA	AREA UNDER PREMIUM AREA	PERMISSIBLE BALCONY @ 15 %	PROPOSED VERANDA		PROPOSED BALCONY AREA		TOTAL BALCONY AREA	EXCESS BALCONY AREA	TOTAL BUILT-UP AREA (CONSUMED)
				OPEN	ENCLOSED	OPEN	ENCLOSED			
	A	B	C	D	E	F	G	H=(F+G)	I	J=(A+B+D+E+G+I)
	Sq.M	Sq.M	Sq.M	Sq.M	Sq.M	Sq.M	Sq.M	Sq.M	Sq.M	Sq.M
GROUND FLOOR	269.283	85.275	40.392	15.930	21.375	0.000	0.000	0.000	0.000	391.863
FIRST FLOOR	358.595	65.835	53.789	0.000	0.000	21.240	28.500	49.740	0.000	452.930
SECOND FLOOR	358.595	65.835	53.789	0.000	0.000	21.240	28.500	49.740	0.000	452.930
THIRD FLOOR	358.595	65.835	53.789	0.000	0.000	21.240	28.500	49.740	0.000	452.930
FOURTH FLOOR	358.595	65.835	53.789	0.000	0.000	21.240	28.500	49.740	0.000	452.930
FIFTH FLOOR	358.595	65.835	53.789	0.000	0.000	21.240	28.500	49.740	0.000	452.930
SIXTH FLOOR	358.595	65.835	53.789	0.000	0.000	21.240	28.500	49.740	0.000	452.930
SEVENTH FLOOR	358.595	65.835	53.789	0.000	0.000	21.240	28.500	49.740	0.000	452.930
TOTAL	2779.450	546.120	416.918	15.930	21.375	148.680	199.500	348.180	0.000	3562.375

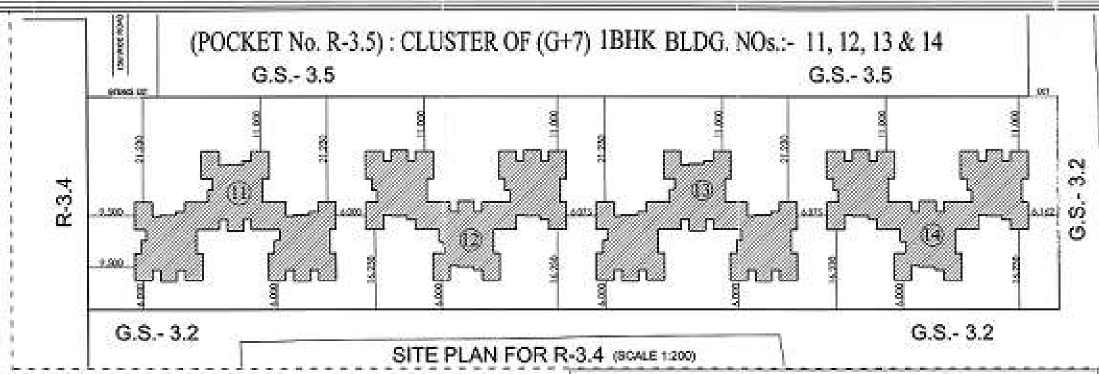
TOTAL BUILTUP AREA FOR POCKET NO: R-3.5 (1BHK G+7 BUILDING)				
BUILDING DESCRIPTION	BUILT-UP AREA	TOTAL PREMIUM AREA	TOTAL ENCL. BALCONY /VER. AREA	TOTAL BUILT-UP AREA
	Sq.M	Sq.M	Sq.M	Sq.M
BUILDING NO- 11	2779.450	546.120	236.805	3562.375
BUILDING NO- 12	2779.450	546.120	236.805	3562.375
BUILDING NO- 13	2779.450	546.120	236.805	3562.375
BUILDING NO- 14	2779.450	546.120	236.805	3562.375
TOTAL BUILT-UP AREA CONSUMED IN POCKET NO: R-3.5				14249.501

PARKING CALCULATIONS FOR <=> CLUSTER OF 1BHK (G+7) : R-3.5
FOR RESIDENTIAL MULTI FAMILY in NON-CONGESTED AREA
AS PER BYLAWS :

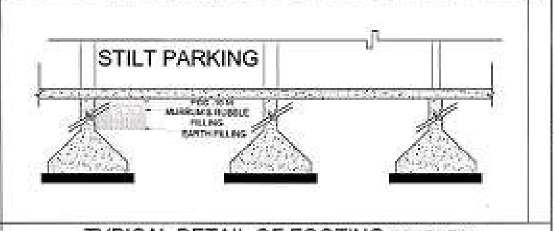
		REQUIREMENTS :			
(a) FOR EVERY 04 TENEMENT HAVING CARPET AREA UP TO 40.00 Sq.M		CAR	SCOOTER	CYCLE	Visitors Parking in addition to Prescribed Parking Space
		[illegible]	[illegible]	[illegible]	[illegible]
		1	4	4	5%
Hence, FOR 372 Nos TENEMENTS HAVING CARPET AREA UP TO 40.00 Sq.M					
REQUIRED	372.00	93	372	372	5%
Add 5% for Visitors Parking		5	19	19	
TOTAL REQUIRED		98	391	391	
TOTAL PARKING PROVIDED		98	391	391	

AREA CALCULATIONS

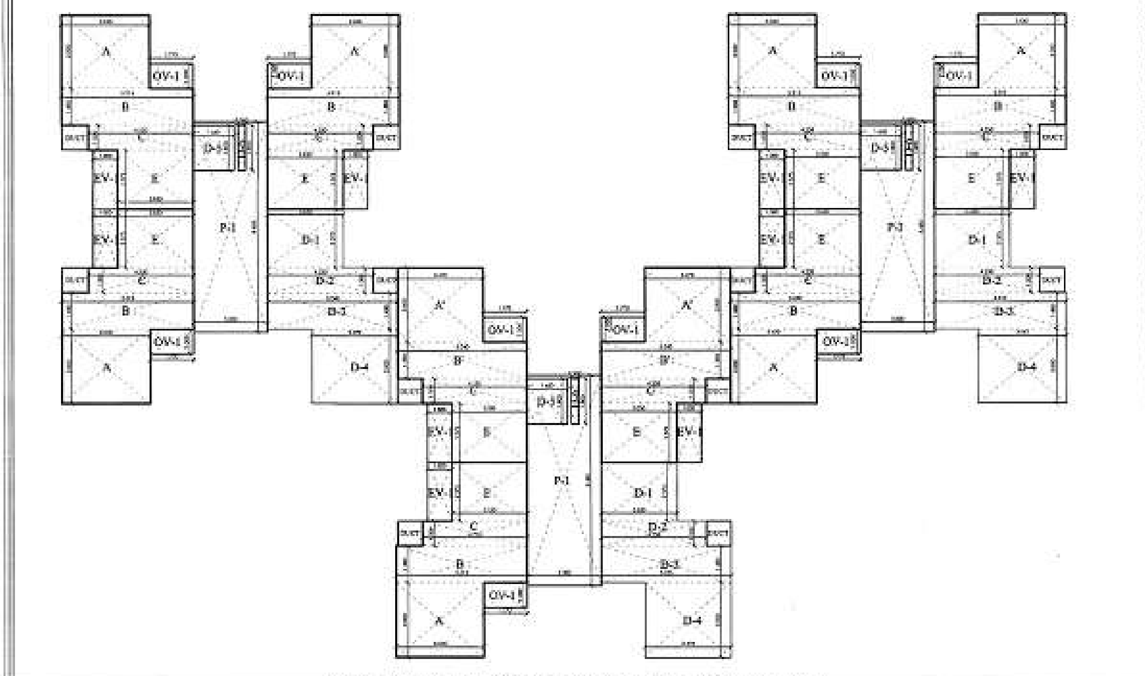
PARKING CALCULATIONS


(POCKET No. R-3.5) : CLUSTER OF (G+7) 1BHK BLDG. NOs.:- 11, 12, 13 & 14
G.S.- 3.5
G.S.- 3.5
R-3.4
G.S.- 3.2
G.S.- 3.2
G.S.- 3.2
11
12
13
14

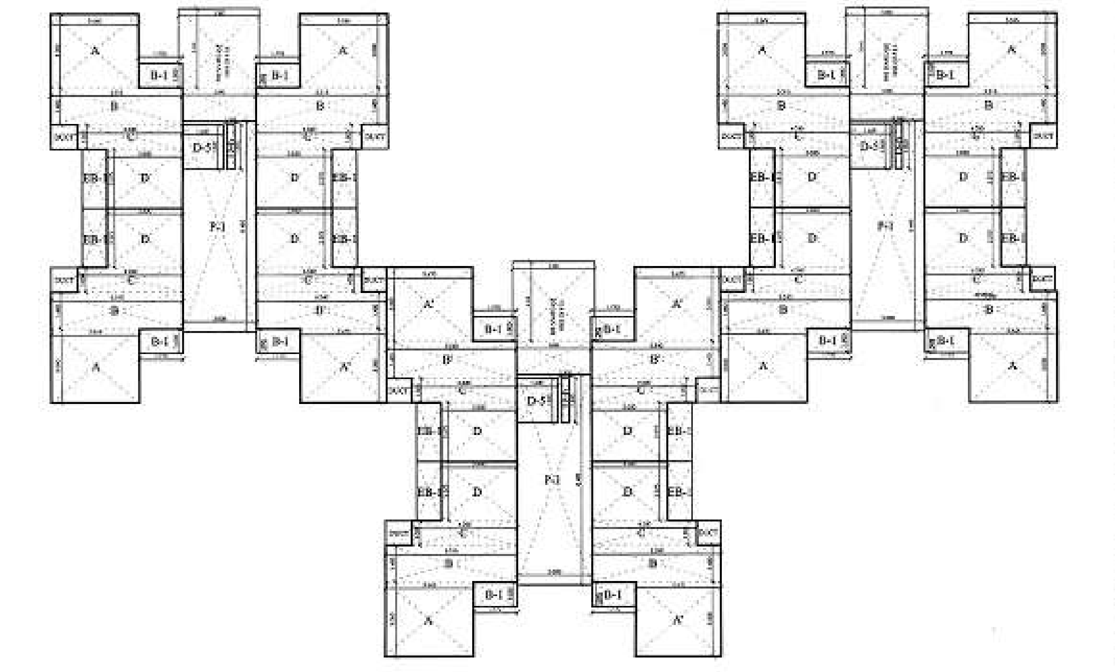
SITE PLAN FOR R-3.4 (SCALE 1:200)



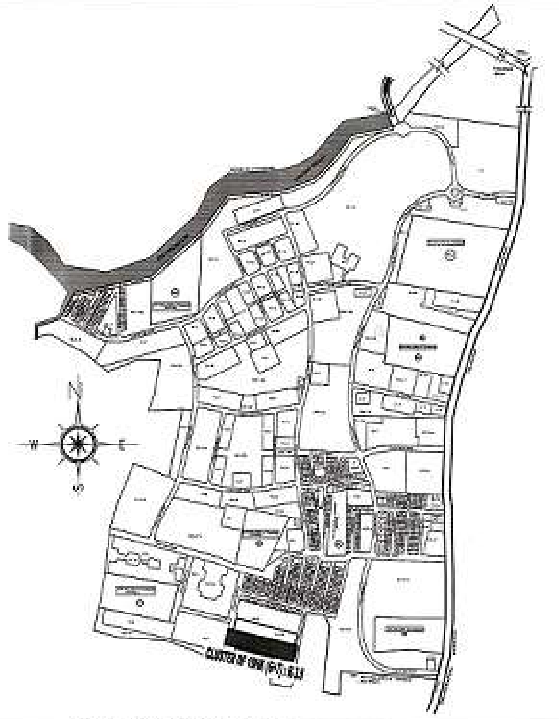
TYPICAL DETAIL OF FOOTING (SCALE N.T.S.)



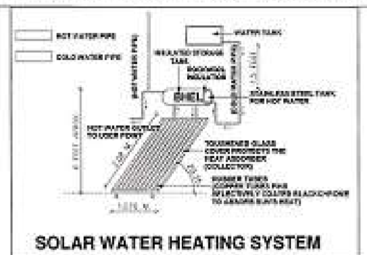
AREA CALCULATION OF GROUND FLOOR (SCALE 1:100)



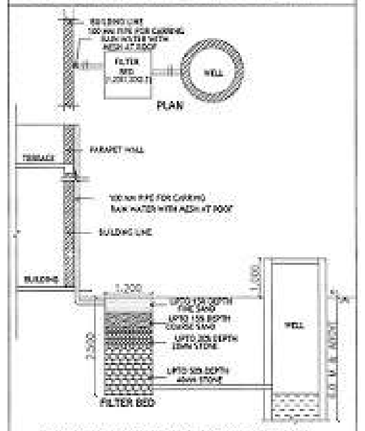
AREA CALCULATION OF TYPICAL FLOOR (1st TO 7th) (SCALE 1:100)



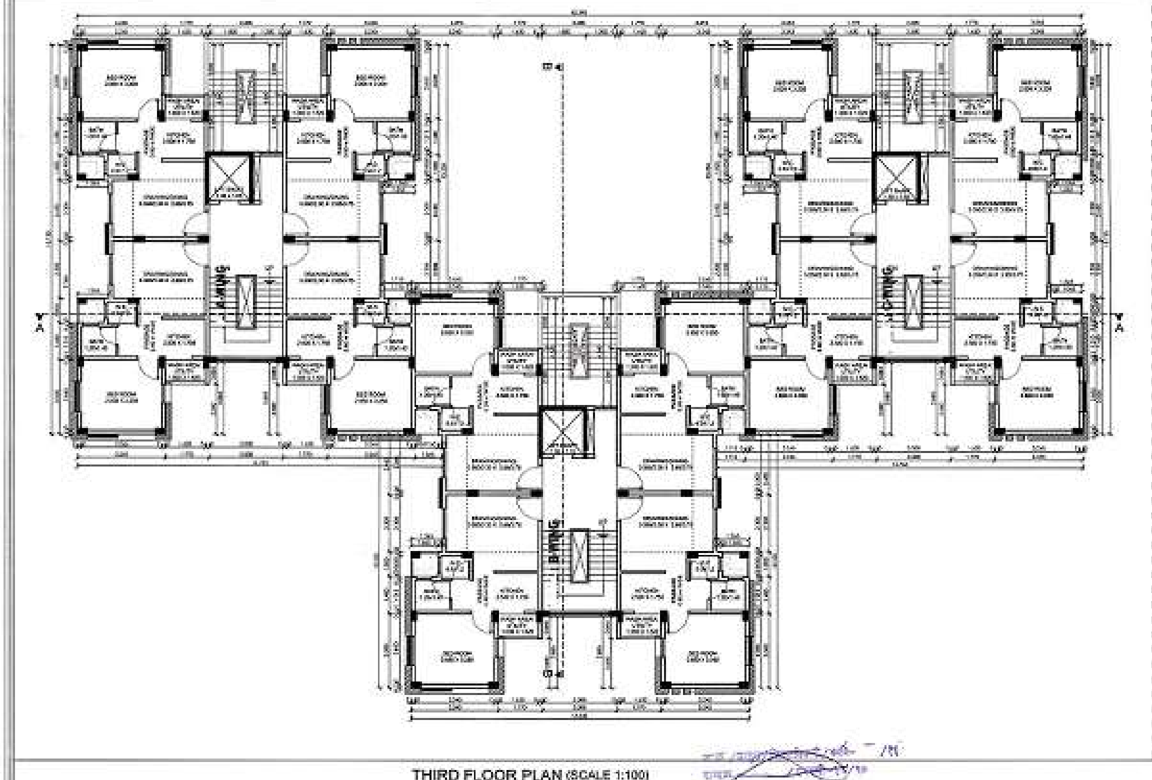
SITE LOCATION PLAN (SCALE N.T.S.)


HOT WATER PIPE
COLD WATER PIPE
WATER TANK
INSULATED STORAGE TANK
ROCKWOOL INSULATION
STAINLESS STEEL TANK FOR HOT WATER
TOUGHENED GLASS COVER PROTECTS THE HEAT ABSORBER (COLLECTOR)
COPPER TUBES
HOT WATER OUTLET TO USER POINT

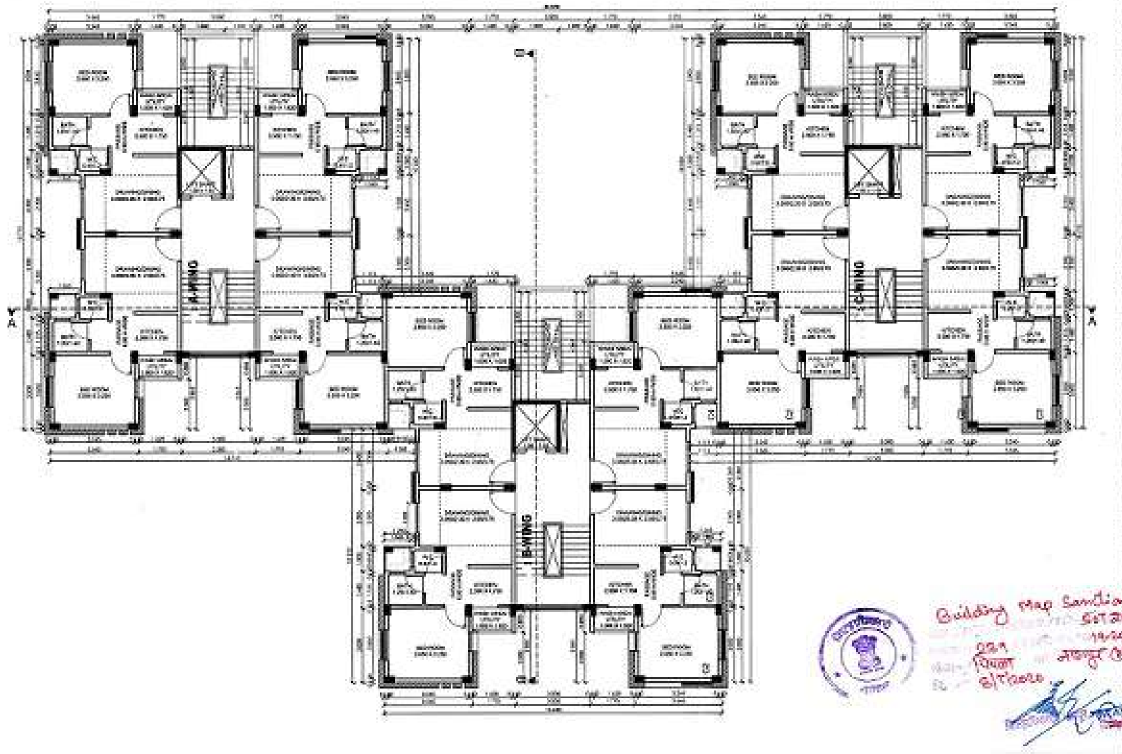
SOLAR WATER HEATING SYSTEM


BUILDING LINE
FILTER BED
WELL
PLAN
PARAPET WALL
TERRACE
100 MM PIPE FOR CARRYING RAIN WATER WITH MESH AT ROOF
BUILDING
UPTO 15% DEPTH FINE SAND
UPTO 15% DEPTH COARSE SAND
UPTO 20% DEPTH 10MM STONE
UPTO 50% DEPTH 40MM STONE
FILTER BED
WELL

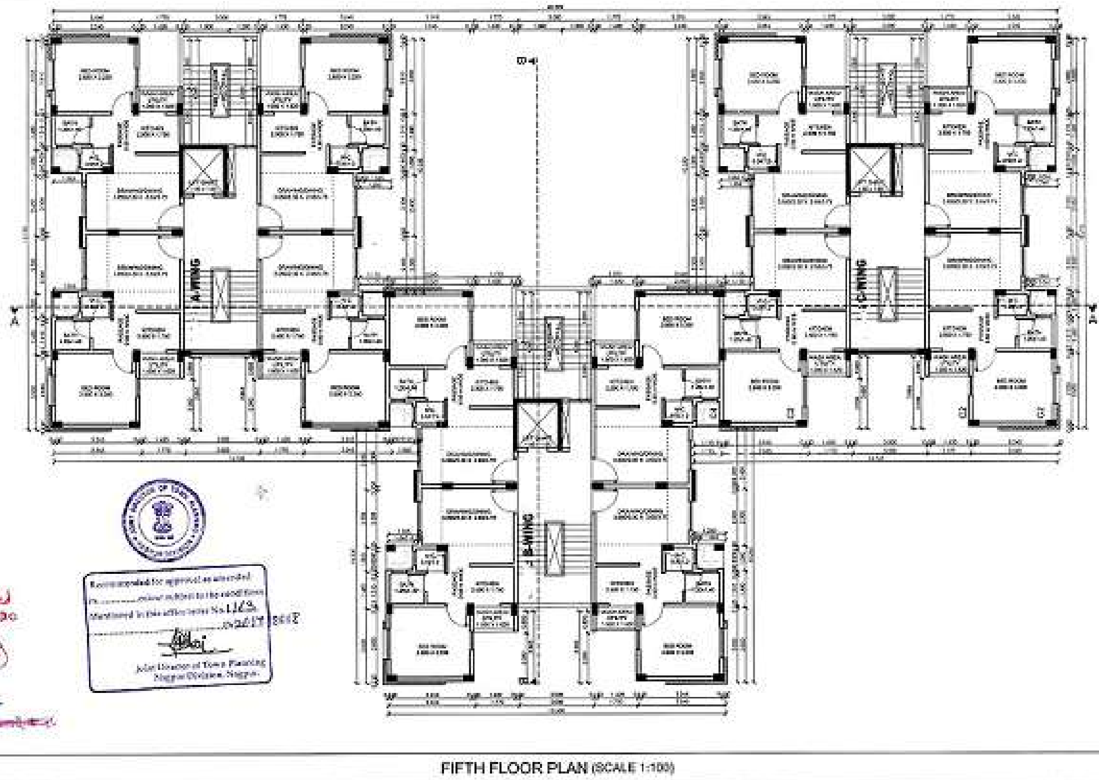
RAINWATER HARVESTING DETAIL



THIRD FLOOR PLAN (SCALE 1:100)



FOURTH FLOOR PLAN (SCALE 1:100)



FIFTH FLOOR PLAN (SCALE 1:100)

Building Map Sanctioned
SST 2020
14/26
221
दिनांक
8/7/2020
नागपुर (ग्रा)

Recommended for approval as amended
in .... colour subject to the conditions
Mentioned in this office letter No. 1123
.... Dt. 28/08/2017 2017
Joint Director of Town Planning
Nagpur Division, Nagpur.

G:\LIPL_Ensaara\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: 49/2, 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, 95/A, 95/B, 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 Mouja Pipla , Tah-Nagpur(Gramin),District Nagpur, Township Notified By Govt. U.D.D. Notification No.TPS-I 2407/2045/CR-233/ 07/UD-9, Dt 26/02/2008 & Dt 04/12/2008.
3. Letter Of Intent By Collector, Nagpur Vide Order prasutikari / Jilhadhikari/ kavi - 1029/2011/ R. M. No. 108/MRC 81 /CM/RTP/ Vignesh Nagar Vasahat / 2010 - 2011, Dt 27/06/2011.
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. (100.02 + 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-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 Agricultural/no-development zone ,permitted 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. [Gross area of the project = 116.00 hect. proposed area of township = 58.00 hect.]

AS PER REVISED LAYOUT SANCTION BY Hon. COLLECTOR VIDE :
आदेश क्र. [illegible] दिनांक [illegible]
[illegible]
नागपुर. दिनांक- 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	Aluminium 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	Aluminium glazed window
W2	0.750 X 0.900	Aluminium 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.

ARCHITECT'S

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 & sansachnangp@gmail.com

C.O.A. REG. NO C.A / 2001 / 28453	N.I.T. REG. NO 1521	N.M.C. REG. NO R-156
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	02	00

Note - ALL DIMENSIONS ARE IN METERS.

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