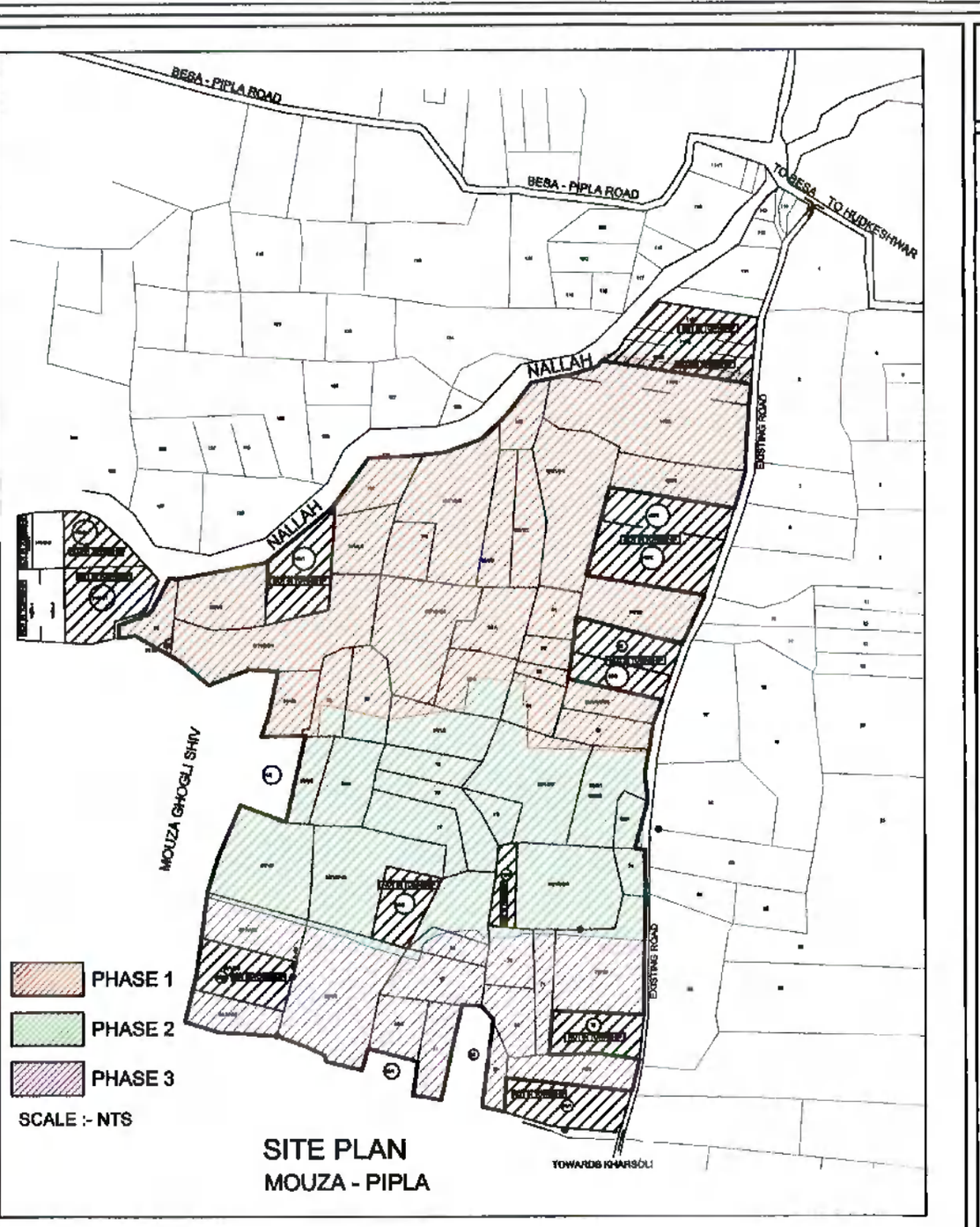
| AREA STATEMENT (TABLE NO. 1) | | |
|---|---|---|
| SR. NO. | DESCRIPTION | SQ.M. |
| 1 | AREA UNDER TOWNSHIP AS PER AMALGAMATION (REFER PLAN NO. 2/4) | 1160000.000 |
| 2 | REQUIRED GREEN SPACE AREA AS PER RULE NO. 5.2 FOR AREA OF TOWNSHIP IN NO DEVELOPMENT ZONE (50% OF GROSS AREA /SR.NO.1)) | 580000.000 |
| 3 | PROPOSED AREA OF TOWNSHIP | 580000.000 |
| 4 | PERMISSIBLE FSI/BUILT UP OF AREA (50%)=1160000X0.50 | 580000.000 |

PROJECT AREA STATEMENT (TABLE NO. 2)

1 - RESIDENTIAL AREA AS PER RULE NO. 4(A)

| SR NO. | PLOT NO. | AREA OF PLOT | (UNIT)DESCRIPTION | BUILT UP AREA | NO. OF UNITS/BUILDINGS | BUILT UP AREA AS PER PLAN IN SQ.M. |
|---|---|---|---|---|---|---|
| 1 | PHASE 1 | | | | | |
| | R-1.1 | 9327.514 | MID RISE BUILDING | 7692.737 | 2 | 15385.474 |
| | R-1.2 | 12693.978 | MID RISE BUILDING | 7692.737 | 3 | 23078.211 |
| | R-1.4 | 3006.945 | ROW HOUSE HOLISTIC | 208.000 | 10 | 2080.000 |
| | R-1.5 | 2316.919 | ROW HOUSE HOLISTIC | 208.000 | 6 | 1248.000 |
| | R-1.6 | 2937.852 | ROW HOUSE SECRET GARDEN | 167.926 | 11 | 1847.186 |
| | R-1.6 a | 1345.985 | ROW HOUSE SECRET GARDEN | 167.926 | 4 | 671.704 |
| | R-1.7 | 2038.322 | VILLA HARMONIC | 303.250 | 1 | 303.250 |
| | | | VILLA BLESSINGS | 316.051 | 1 | 316.051 |
| | | | VILLA WITH IN | 293.333 | 1 | 293.333 |
| | R-1.8 | 1394.778 | VILLA BLESSINGS | 316.051 | 1 | 316.051 |
| | | | VILLA HARMONIC | 303.250 | 1 | 303.250 |
| | R-1.9 | 1864.254 | VILLA BLESSINGS | 316.051 | 1 | 316.051 |
| | | | VILLA WITH IN | 293.333 | 1 | 293.333 |
| | | | VILLA BLESSINGS | 316.051 | 1 | 316.051 |
| | R-1.10 | 1946.624 | VILLA BLESSINGS | 316.051 | 1 | 316.051 |
| | | | VILLA WITH IN | 293.333 | 1 | 293.333 |
| | | | VILLA WITH IN | 293.333 | 1 | 293.333 |
| | R-1.11 | 7617.926 | MID RISE BUILDING | 7692.737 | 2 | 15385.474 |
| | R-1.12 | 2719.545 | ROW HOUSE SECRET GARDEN | 167.926 | 10 | 1679.260 |
| | R-1.13 | 2781.124 | ROW HOUSE HOLISTIC | 208 | 10 | 2080.000 |
| | R-1.14 | 2576.242 | ROW HOUSE SECRET GARDEN | 167.926 | 10 | 1679.260 |
| | R-1.15 | 2689.940 | ROW HOUSE SECRET GARDEN | 167.926 | 10 | 1679.260 |
| | R-1.16 | 1730.434 | ROW HOUSE HOLISTIC | 208.000 | 6 | 1248.000 |
| | R-1.17 | 1556.006 | ROW HOUSE HOLISTIC | 208.000 | 5 | 1040.000 |
| | R-1.18 | 2027.435 | VILLA HARMONIC | 303.250 | 1 | 303.250 |
| | | | VILLA WITH IN | 293.333 | 1 | 293.333 |
| | | | VILLA BLESSINGS | 316.051 | 1 | 316.051 |
| | R-1.19 | 1476.48 | VILLA BLESSINGS | 316.051 | 1 | 316.051 |
| | | | VILLA WITH IN | 293.333 | 1 | 293.333 |
| | R-1.20 | 6105.640 | LOW RISE BUILDING | 7033.072 | 1 | 7033.072 |
| | R-1.21 | 5913.088 | SKY VILLA BUILDING | 8183.490 | 1 | 8183.490 |
| | R-1.22 | 5807.729 | SKY VILLA BUILDING | 8183.490 | 1 | 8183.490 |
| | R-1.23 | 6104.925 | LOW RISE BUILDING | 7033.072 | 1 | 7033.072 |
| | R-1.24 | 6036.886 | LOW RISE BUILDING | 7033.072 | 1 | 7033.072 |
| | R-1.25 | 16846.446 | EWS BUILDING | 4921.937 | 7 | 34453.559 |
| | R-1.26 | 5940.276 | EWS BUILDING | 4921.937 | 2 | 9843.874 |
| | R-1.27 | 3003.521 | EWS BUILDING | 4921.937 | 1 | 4921.937 |
| | R-1.28 | 1985.100 | SEMI DETACHED & BUNGALOW | 1985.022 | 1 | 1985.022 |
| | R-1.29 | 3290.250 | SEMI DETACHED & BUNGALOW | 3290.250 | 1 | 3290.250 |
| | R-1.30 | 2170.190 | SEMI DETACHED & BUNGALOW | 2170.190 | 1 | 2170.190 |
| | R-1.31 | 1021.072 | SEMI DETACHED & BUNGALOW | 1021.072 | 1 | 1021.072 |
| | | 128273.426 | | | | 169136.034 |
| | RESIDENTIAL AREA OF PHASE 1 | 128273.426 | | | | 169136.034 |
| | PHASE 2 | | | | | |
| | R-2.1 | 5786.383 | MID RISE BUILDING | 11539.106 | 1 | 11539.106 |
| | R-2.2 | 5531.931 | MID RISE BUILDING | 11539.106 | 1 | 11539.106 |
| | R-2.6 | 5808.011 | MID RISE BUILDING | 11539.106 | 1 | 11539.106 |
| | R-2.7 | 2989.452 | VILLA BLESSINGS/ WITH IN | 293.333 | 5 | 1466.665 |
| | R-2.8 | 2467.187 | VILLA BLESSINGS/ WITH IN | 293.333 | 4 | 1173.332 |
| | R-2.9 | 3080.205 | VILLA BLESSINGS/ WITH IN | 293.333 | 5 | 1466.665 |
| | R-2.10 | 2479.902 | VILLA BLESSINGS/ WITH IN | 293.333 | 4 | 1173.332 |
| | R-2.11 | 3947.994 | ROW HOUSE HOLISTIC | 208.000 | 14 | 2912.000 |
| | R-2.12 | 1693.512 | ROW HOUSE HOLISTIC | 208.000 | 6 | 1248.000 |
| | R-2.13 | 3959.825 | ROW HOUSE HOLISTIC | 208.000 | 14 | 2912.000 |
| | R-2.15 | 5695.937 | MID RISE BUILDING | 11539.106 | 1 | 11539.106 |
| | R-2.16 | 2672.370 | SEMI DETACHED & BUNGALOW | 2672.37 | 1 | 2672.370 |
| | R-2.17 | 706.500 | SEMI DETACHED & BUNGALOW | 706.5 | 1 | 706.500 |
| | R-2.18 | 531.300 | SEMI DETACHED & BUNGALOW | 531.3 | 1 | 531.300 |
| | R-2.19 | 2056.200 | SEMI DETACHED & BUNGALOW | 2056.2 | 1 | 2056.200 |
| | R-2.20 | 3369.520 | SEMI DETACHED & BUNGALOW | 3369.52 | 1 | 3369.520 |
| | R-2.21 | 1474.920 | SEMI DETACHED & BUNGALOW | 1474.92 | 1 | 1474.920 |
| | R-2.22 | 1288.700 | SEMI DETACHED & BUNGALOW | 1288.7 | 1 | 1288.700 |
| | R-2.23 | 1778.310 | SEMI DETACHED & BUNGALOW | 1778.31 | 1 | 1778.310 |
| | R-2.24 | 3727.230 | SEMI DETACHED & BUNGALOW | 3727.23 | 1 | 3727.230 |
| | R-2.25 | 1917.900 | SEMI DETACHED & BUNGALOW | 1917.9 | 1 | 1917.900 |
| | R-2.26 | 1786.500 | SEMI DETACHED & BUNGALOW | 1786.5 | 1 | 1786.500 |
| | R-2.27 | 1962.4400 | SEMI DETACHED & BUNGALOW | 1962.44 | 1 | 1962.440 |
| | R-2.28 | 1248.300 | SEMI DETACHED & BUNGALOW | 1248.3 | 1 | 1248.300 |
| | R-2.29 | 1219.200 | SEMI DETACHED & BUNGALOW | 1219.2 | 1 | 1219.200 |
| | R-2.30 | 1345.900 | SEMI DETACHED & BUNGALOW | 1345.9 | 1 | 1345.900 |
| | R-2.31 | 4536.220 | SEMI DETACHED & BUNGALOW | 4536.22 | 1 | 4536.220 |
| | R-2.32 | 3444.000 | SEMI DETACHED & BUNGALOW | 3444 | 1 | 3444.000 |
| | R-2.33 | 3444.000 | SEMI DETACHED & BUNGALOW | 3444 | 1 | 3444.000 |
| | R-2.34 | 2321.470 | SEMI DETACHED & BUNGALOW | 2321.47 | 1 | 2321.470 |
| | | 96740.548 | | | | 104041.324 |
| | RESIDENTIAL AREA OF PHASE 2 | 96740.548 | | | | 104041.324 |
| | PHASE 3 | | | | | |
| | R-3.1 | 15027.949 | LIG (G+4) | 21499.524 | 1 | 21499.524 |
| | R-3.2 | 8595.630 | EWS (G+4) | 9105.396 | 1 | 9105.396 |
| | R-3.3 | 13010.124 | LIG (G+4) | 17916.27 | 1 | 17916.270 |
| | R-3.4 | 12360.086 | EWS (G+4) | 13658.094 | 1 | 13658.094 |
| | R-3.5 | 8417.198 | EWS (G+7) | 13558.776 | 1 | 13558.776 |
| | R-3.6 | 9282.639 | LIG (G+7) | 15973.857 | 1 | 15973.857 |
| | R-3.7 | 1515.600 | SEMI DETACHED & BUNGALOW | 1515.600 | 1 | 1515.600 |
| | R-3.8 | 1515.600 | SEMI DETACHED & BUNGALOW | 1515.600 | 1 | 1515.600 |
| | R-3.9 | 2676.300 | SEMI DETACHED & BUNGALOW | 2676.300 | 1 | 2676.300 |
| | R-3.10 | 1876.500 | SEMI DETACHED & BUNGALOW | 1876.500 | 1 | 1876.500 |
| | R-3.11 | 1686.300 | SEMI DETACHED & BUNGALOW | 1686.300 | 1 | 1686.300 |
| | R-3.12 | 2290.730 | SEMI DETACHED & BUNGALOW | 2290.730 | 1 | 2290.730 |
| | R-3.13 | 1656.300 | SEMI DETACHED & BUNGALOW | 1656.300 | 1 | 1656.300 |
| | R-3.14 | 2151.900 | SEMI DETACHED & BUNGALOW | 2151.900 | 1 | 2151.900 |
| | R-3.15 | 1656.300 | SEMI DETACHED & BUNGALOW | 1656.300 | 1 | 1656.300 |
| | R-3.16 | 2446.950 | SEMI DETACHED & BUNGALOW | 2446.950 | 1 | 2446.950 |
| | R-3.17 | 1656.300 | SEMI DETACHED & BUNGALOW | 1656.300 | 1 | 1656.300 |
| | R-3.18 | 2708.700 | SEMI DETACHED & BUNGALOW | 2708.700 | 1 | 2708.700 |
| | | 90531.106 | | | | 115549.397 |
| | RESIDENTIAL AREA OF PHASE 3 | 90531.106 | | | | 115549.397 |
| | TOTAL RESIDENTIAL AREA OF PHASE 1,2 AND 3 EXCLUDING 15% OPEN SPACE | 315545.080 | | | | 388726.755 |
| | | | | | | 67.02% |

| SR.NO | PLOT NO. | DESCRIPTION | AREA SQ M | BUILT UP AREA AS PER PLAN |
|---|---|---|---|---|
| 2 | 2- COMMERCIAL AREA AS PER RULE NO. 4 (B) | | | |
| | C-1.1 (PHASE 1) | COMMERCIAL PLOT | 16588.192 | 14541.334 |
| | C-1.2 (PHASE 1) | COMMERCIAL PLOT | 1917.201 | 326.616 |
| | C-1.3 (PHASE 1) | PETROL STATION | 1651.304 | 326.616 |
| | C-2.1 (PHASE 2) | COMMERCIAL PLOT | 10738.303 | 26845.758 |
| | C-2.3 (PHASE 2) | COMMERCIAL PLOT | 1990.102 | 326.616 |
| | TOTAL COMMERCIAL AREA OF PHASE 1,2 AND 3 | | 32885.102 | 42366.940 |
| | | | | 7.30% |
| 3 | 3 - EDUCATIONAL AS PER RULE NO. 4 (C) | | | |
| | I-1.1 (P.S. & H.S.)PHASE 1 | (P.S & H.S.) | 32913.546 | 12550.000 |
| | TOTAL EDUCATIONAL AREA | | 32913.546 | 12550.000 |
| | | | | 2.16% |
| 4 | 4 - AREA OS AMENITY SPACE AS PER RULE NO.4 (D) (MINIMUM 5 % OF GROSS AREA UNDER TOWNSHIP) | | | |
| | A - 1.3 (PHASE 1) | LAKE SIDE RETAIL,ESSENTIAL SHOPING | 3387.184 | 5080.776 |
| | A - 1.4 (PHASE 1) | POLICE STATION | 1086.416 | 1629.624 |
| | A - 1.5 (PHASE 1) | AMENITY | 9195.522 | 9195.522 |
| | A - 1.6 (PHASE 1) | AMENITY | 717.584 | 717.584 |
| | A - 2.2 (PHASE 2) | AMENITY | 3177.100 | 3177.100 |
| | A - 2.3 (PHASE 2) | AMENITY | 448.119 | 448.119 |
| | A - 2.4 (PHASE 2) | AMENITY | 1367.361 | 1367.361 |
| | TOTAL AMENITIES SPACE PROVIDED | | 19379.286 | 21616.086 |
| | | | | 3.73% |
| | AREA OF HEALTH FACILITIES AS PER RULE NO. 4(E) | | | |
| | A - 2.1 (PHASE 2) | HOSPITAL | 10751.203 | 26878.008 |
| | | | | 4.63% |
| 5 | TOWN LEVEL OPEN AMENITIES PERMISSIBLE GREEN SPACES AS PER RULE NO. 4(G)& 5.2 | | | |
| | U - 1.1 (PHASE 1) | ELECTRIC SUB STATION | 1150.007 | |
| | U - 1.2 (PHASE 1) | STP + VERMI-COMPOSITION PIT 1 | 5500.000 | |
| | U - 1.3 (PHASE 1) | BUS DEPOT | 3753.805 | |
| | U - 1.4 (PHASE 1) | FIRE STATION | 1281.074 | |
| | U - 1.5 (PHASE 1) | ELECTRIC SUB STATION | 394.430 | 376.000 |
| | U - 1.6 (PHASE 1) | STP | 856.723 | |
| | U - 1.7 (PHASE 1) | STP | 481.907 | |
| | U - 2.1 (PHASE 2) | STP + VERMI-COMPOSITION PIT 2 | 3020.887 | |
| | U - 3.1(PHASE 3) | STP + VERMI-COMPOSITION PIT 3 | 3700.000 | |
| | U - 3.2(PHASE 3) | ELECTRIC SUB STATION | 415.696 | |
| | U - 3.3(PHASE 3) | ELECTRIC SUB STATION | 725.325 | |
| | A - 1.7 (PHASE 1) | NEIGHBOURHOOD CLUB | 4173.145 | |
| | A - 3.1 (PHASE 2) | TOWN HALL & LIBRARY (PERMISSIBLE IN GREEN SPACE) D | 2897.430 | |
| | TOTAL AREA PROVIDED FOR TOWN LEVEL AMENITIES(B) | | 28350.429 | |
| 6 | PHASE 1 | TOTAL GREEN SPACE AREA OF G.S - 1.1 TO G.S - 1.21 | 275859.031 | |
| | PHASE 2 | TOTAL GREEN SPACE AREA OF G.S - 2.1 TO G.S - 2.21 | 162790.06 | |
| | PHASE 3 | 5TOTAL GREEN SPACE AREA OF G.S - 3.1 TO G.S - 3.13 | 113283.263 | |
| | TOTAL AREA PROVIDED FOR GREEN SPACES(A) | | 551932.354 | |
| | AREA PROVIDED FOR TOWN LEVEL AMENITIES(B) | | 28350.429 | |
| | TOTAL | | 580282.783 | |
| 7 | TRANSPORT & COMMUNICATION AS PER RULE NO. 4(h) | | | |
| | ROADS | AREA OF ALL ROADS AS PER PROVIDED WIDTH | | |
| | TOTAL AREA PROVIDED FOR ROAD | | 95061.325 | 95061.325 |
| GRAND TOTAL AREA | TOTAL | (RESIDENTIAL AREA + COMMERCIAL AREA +INSTITUTE+AMENITY+HOSPITAL+GREEN SPACE+ROAD AREA) | 1160000.000 | |



SITE PLAN
MOUZA - PIPLA

जिल्हाधिकारी नागपूर यांचे कार्यालय
उपसंचालक नगर रचना, नागपूर विभाग, नागपूर यांचे
[illegible]
कावि-865/2017 ... दिनांक 11/08/2017 मौजा-पिपळा, तह. नागपूर (ग्रामीण) ...
[illegible]
जिल्हाधिकारी नागपूर करिता

Recommended for approval as amended in ..........colour subject to the conditions Mentioned in this office letter No. 820 Dt 14.6.2017
Joint Director of Town Planning Nagpur Division, Nagpur.

G : \ LIPL_Ensaara \ SUBMISSION \ (0.50 F.S.I.) LAYOUT \ JOINT DIRECTOR & COLLECTOR OFFICE | 01

JOB TITLE

# DRAWING SHOWING REVISED / PROPOSED MASTER 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, 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.

PROVIDED GREEN SPACE AND PLAY GROUND IN NO DEVELOPMENT ZONE (i.e 58.00 HECTARES) AS PER RULE 6.2

PART 1

| SR.NO. | DESCRIPTION | AREA (SQ.M.) |
|---|---|---|
| 1 | G.S. - 1.1 | 3423.640 |
| 2 | G.S. - 1.1 a | 12104.544 |
| 3 | G.S. - 1.1 b | 596.545 |
| 4 | G.S. - 1.2 | 522.553 |
| 5 | G.S. - 1.3 | 5892.320 |
| 6 | G.S. - 1.4 | 39021.057 |
| 7 | G.S. - 1.5 | 93758.672 |
| 8 | G.S. - 1.5a | 2029.246 |
| 9 | G.S. - 1.6 | 6803.354 |
| 10 | G.S. - 1.7 | 4014.130 |
| 11 | G.S. - 1.7a | 954.152 |
| 12 | G.S. - 1.7b | 654.583 |
| 13 | G.S. - 1.7c | 1051.693 |
| 14 | G.S. - 1.7d | 369.836 |
| 15 | G.S. - 1.8 | 845.824 |
| 16 | G.S. - 1.9 | 3434.594 |
| 17 | G.S. - 1.10 | 7640.057 |
| 18 | G.S. - 1.11 | 5053.294 |
| 19 | G.S. - 1.12 | 2853.973 |
| 20 | G.S. - 1.13 | 6995.470 |
| 21 | G.S. - 1.14 | 22973.639 |
| 22 | G.S. - 1.15 | 28070.856 |
| 23 | G.S. - 1.16 | 19874.600 |
| 24 | G.S. - 1.17 | 497.945 |
| 25 | G.S. - 1.18 | 2594.007 |
| 26 | G.S. - 1.20 | 2377.924 |
| 27 | G.S. - 1.21 | 1450.523 |
| 28 | G.S. - 2.1 | 5157.438 |
| 29 | G.S. - 2.1 a | 14243.310 |
| 30 | G.S. - 2.2 | 18367.771 |
| 31 | G.S. - 2.2 a | 824.908 |
| 32 | G.S. - 2.3 | 28122.076 |
| 33 | G.S. - 2.4 | 3531.546 |
| 35 | G.S. - 2.4 a | 6296.951 |
| 36 | G.S. - 2.6 | 12166.491 |
| 37 | G.S. - 2.7 | 3565.554 |
| 38 | G.S. - 2.8 | 3935.583 |
| 39 | G.S. - 2.9 | 3275.099 |
| 40 | G.S. - 2.10 | 22060.570 |
| 41 | G.S. - 2.11 | 26925.165 |
| 42 | G.S. - 2.12 | 3315.759 |
| 43 | G.S. - 2.13 | 455.324 |
| 44 | G.S. - 2.14 | 495.172 |
| 45 | G.S. - 2.15 | 874.522 |
| 46 | G.S. - 2.16 | 1025.407 |
| 47 | G.S. - 2.17 | 954.260 |
| 48 | G.S. - 2.18 | 3826.114 |
| 49 | G.S. - 2.19 | 956.801 |
| 50 | G.S. - 2.20 | 1921.813 |
| 51 | G.S. - 2.21 | 492.426 |
| 52 | G.S. - 3.1 | 4451.578 |
| 53 | G.S. - 3.1 a | 1794.353 |
| 54 | G.S. - 3.2 | 15904.114 |
| 55 | G.S. - 3.3 | 1864.151 |
| 56 | G.S. - 3.4 | 5861.219 |
| 57 | G.S. - 3.5 | 5875.827 |
| 58 | G.S. - 3.6 | 597.796 |
| 59 | G.S. - 3.7 | 435.224 |
| 60 | G.S. - 3.8 | 300.00 |
| 61 | G.S. - 3.9 | 300.00 |
| 62 | G.S. - 3.10 | 300.00 |
| 63 | G.S. - 3.11 | 300.00 |
| 64 | G.S. - 3.12 | 27328.91 |
| 65 | G.S. - 3.13 | 47970.10 |
| | | 551932.354 |
| TOTAL OF PART 1 (A) | | |

| PART B PROVIDED AREA OF TOWN LEVEL AMENITIES IN GREEN SPACE PERMISSIBLE AS PER RULE NO. 5.2 | | |
|---|---|---|
| U - 1.1 (PHASE 1) | ELECTRIC SUB STATION | 1150.007 |
| U - 1.2 (PHASE 1) | STP + VERMI-COMPOSITION PIT 1 | 5500.000 |
| U - 1.3 (PHASE 1) | BUS DEPOT | 3753.805 |
| U - 1.4 (PHASE 1) | FIRE STATION | 1281.074 |
| U - 1.5 (PHASE 1) | ELECTRIC SUB STATION | 394.430 |
| U - 1.6 (PHASE 1) | STP | 856.723 |
| U - 1.7 (PHASE 1) | STP | 481.907 |
| U - 2.1 (PHASE 2) | STP + VERMI-COMPOSITION PIT 2 | 3020.887 |
| U - 3.1(PHASE 3) | STP + VERMI-COMPOSITION PIT 3 | 3700.000 |
| U - 3.2(PHASE 3) | ELECTRIC SUB STATION | 415.696 |
| U - 3.3(PHASE 3) | ELECTRIC SUB STATION | 725.325 |
| A - 1.7 (PHASE 1) | NEIGHBOURHOOD CLUB | 4173.145 |
| A - 3.1 (PHASE 2) | TOWN HALL & LIBRARY (PERMISSIBLE IN GREEN SPACE) D | 2897.430 |
| TOTAL AREA PROVIDED FOR TOWN LEVEL AMENITIES(B) | | 28350.429 |
| | | 580282.783 |

PROVIDED GREEN SPACE AREA IS 50 % OF THE TOTAL PLOT AREA THAT IS 580282.783 SQ M.




| CLUSTER | PLOT Nos. | PLOT AREA (Sq.M) | BUILTUP AREA (Sq.M) |
|---|---|---|---|
| R-1.28 | 1 | 165.00 | 165.00 |
| | 2 | 112.50 | 112.50 |
| | 3 | 112.50 | 112.50 |
| | 4 | 112.50 | 112.50 |
| | 5 | 112.50 | 112.50 |
| | 6 | 112.50 | 112.50 |
| | 7 | 135.00 | 135.00 |
| | 8 | 135.00 | 135.00 |
| | 9 | 112.50 | 112.50 |
| | 10 | 112.50 | 112.50 |
| | 11 | 112.50 | 112.50 |
| | 12 | 112.50 | 112.50 |
| | 13 | 112.50 | 112.50 |
| | 14 | 135.00 | 135.00 |
| | 15 | 290.10 | 290.10 |
| TOTAL | | 1985.10 | 1985.10 |
| R-1.29 | 16 | 112.50 | 112.50 |
| | 17 | 112.50 | 112.50 |
| | 18 | 112.50 | 112.50 |
| | 19 | 112.50 | 112.50 |
| | 20 | 135.00 | 135.00 |
| | 21 | 135.00 | 135.00 |
| | 22 | 112.50 | 112.50 |
| | 23 | 112.50 | 112.50 |
| | 24 | 112.50 | 112.50 |
| | 25 | 112.50 | 112.50 |
| | 26 | 112.50 | 112.50 |
| | 27 | 112.50 | 112.50 |
| | 28 | 112.50 | 112.50 |
| | 29 | 145.65 | 145.65 |
| | 30 | 145.65 | 145.65 |
| | 31 | 112.50 | 112.50 |
| | 32 | 112.50 | 112.50 |
| | 33 | 112.50 | 112.50 |
| | 34 | 112.50 | 112.50 |
| | 35 | 112.50 | 112.50 |
| | 36 | 112.50 | 112.50 |
| | 37 | 112.50 | 112.50 |
| | 38 | 135.00 | 135.00 |
| | 39 | 135.00 | 135.00 |
| | 40 | 112.50 | 112.50 |
| | 41 | 112.50 | 112.50 |
| | 42 | 112.50 | 112.50 |
| | 43 | 96.45 | 96.45 |
| TOTAL | | 3290.25 | 3290.25 |
| R-1.30 | 44 | 112.50 | 112.50 |
| | 45 | 112.50 | 112.50 |
| | 46 | 135.00 | 135.00 |
| | 47 | 135.00 | 135.00 |
| | 48 | 112.50 | 112.50 |
| | 49 | 112.50 | 112.50 |
| | 50 | 112.50 | 112.50 |
| | 51 | 112.50 | 112.50 |
| | 52 | 145.65 | 145.65 |
| | 53 | 145.65 | 145.65 |
| | 54 | 112.50 | 112.50 |
| | 55 | 112.50 | 112.50 |
| | 56 | 112.50 | 112.50 |
| | 57 | 112.50 | 112.50 |
| | 58 | 135.00 | 135.00 |
| | 59 | 135.00 | 135.00 |
| | 60 | 112.50 | 112.50 |
| | 61 | 101.39 | 101.39 |
| TOTAL | | 2170.19 | 2170.19 |
| R-1.31 | 62 | 306.45 | 306.45 |
| | 63 | 114.53 | 114.53 |
| | 64 | 114.15 | 114.15 |
| | 65 | 113.78 | 113.78 |
| | 66 | 113.40 | 113.40 |
| | 67 | 113.03 | 113.03 |
| | 68 | 145.75 | 145.75 |
| TOTAL | | 1021.07 | 1021.07 |

| CLUSTER | PLOT Nos. | NET PLOT AREA (Sq.M) | BUILTUP AREA (Sq.M) |
|---|---|---|---|
| R-3.7 | 152 | 150.15 | 150.15 |
| | 153 | 112.50 | 112.50 |
| | 154 | 112.50 | 112.50 |
| | 155 | 112.50 | 112.50 |
| | 156 | 112.50 | 112.50 |
| | 157 | 157.65 | 157.65 |
| | 158 | 157.65 | 157.65 |
| | 159 | 112.50 | 112.50 |
| | 160 | 112.50 | 112.50 |
| | 161 | 112.50 | 112.50 |
| | 162 | 112.50 | 112.50 |
| | 163 | 150.15 | 150.15 |
| TOTAL | | 1515.60 | 1515.60 |
| R-3.8 | 140 | 150.15 | 150.15 |
| | 141 | 112.50 | 112.50 |
| | 142 | 112.50 | 112.50 |
| | 143 | 112.50 | 112.50 |
| | 144 | 112.50 | 112.50 |
| | 145 | 157.65 | 157.65 |
| | 146 | 157.65 | 157.65 |
| | 147 | 112.50 | 112.50 |
| | 148 | 112.50 | 112.50 |
| | 149 | 112.50 | 112.50 |
| | 150 | 112.50 | 112.50 |
| | 151 | 150.15 | 150.15 |
| TOTAL | | 1515.60 | 1515.60 |
| R-3.9 | 118 | 135.00 | 135.00 |
| | 119 | 112.50 | 112.50 |
| | 120 | 112.50 | 112.50 |
| | 121 | 112.50 | 112.50 |
| | 122 | 135.00 | 135.00 |
| | 123 | 135.00 | 135.00 |
| | 124 | 112.50 | 112.50 |
| | 125 | 112.50 | 112.50 |
| | 126 | 112.50 | 112.50 |
| | 127 | 112.50 | 112.50 |
| | 128 | 145.65 | 145.65 |
| | 129 | 145.65 | 145.65 |
| | 130 | 112.50 | 112.50 |
| | 131 | 112.50 | 112.50 |
| | 132 | 112.50 | 112.50 |
| | 133 | 112.50 | 112.50 |
| | 134 | 135.00 | 135.00 |
| | 135 | 135.00 | 135.00 |
| | 136 | 112.50 | 112.50 |
| | 137 | 112.50 | 112.50 |
| | 138 | 112.50 | 112.50 |
| | 139 | 135.00 | 135.00 |
| TOTAL | | 2676.30 | 2676.30 |
| R-3.10 | 91 | 436.50 | 436.50 |
| | 92 | 135.00 | 135.00 |
| | 93 | 112.50 | 112.50 |
| | 94 | 112.50 | 112.50 |
| | 95 | 112.50 | 112.50 |
| | 96 | 112.50 | 112.50 |
| | 97 | 135.00 | 135.00 |
| | 112 | 135.00 | 135.00 |
| | 113 | 112.50 | 112.50 |
| | 114 | 112.50 | 112.50 |
| | 115 | 112.50 | 112.50 |
| | 116 | 112.50 | 112.50 |
| | 117 | 135.00 | 135.00 |
| TOTAL | | 1876.50 | 1876.50 |
| R-3.11 | 98 | 135.00 | 135.00 |
| | 99 | 112.50 | 112.50 |
| | 100 | 112.50 | 112.50 |
| | 101 | 112.50 | 112.50 |
| | 102 | 112.50 | 112.50 |
| | 103 | 112.50 | 112.50 |
| | 104 | 145.65 | 145.65 |
| | 105 | 145.65 | 145.65 |
| | 106 | 112.50 | 112.50 |
| | 107 | 112.50 | 112.50 |
| | 108 | 112.50 | 112.50 |
| | 109 | 112.50 | 112.50 |
| | 110 | 112.50 | 112.50 |
| | 111 | 135.00 | 135.00 |
| TOTAL | | 1686.30 | 1686.30 |

| | | | |
|---|---|---|---|
| R-3.12 | 61 | 308.70 | 308.70 |
| | 62 | 150.00 | 150.00 |
| | 63 | 135.00 | 135.00 |
| | 64 | 112.50 | 112.50 |
| | 65 | 112.50 | 112.50 |
| | 66 | 112.50 | 112.50 |
| | 67 | 112.50 | 112.50 |
| | 68 | 135.00 | 135.00 |
| | 83 | 135.00 | 135.00 |
| | 84 | 112.50 | 112.50 |
| | 85 | 112.50 | 112.50 |
| | 86 | 112.50 | 112.50 |
| | 87 | 112.50 | 112.50 |
| | 88 | 135.00 | 135.00 |
| | 89 | 150.00 | 150.00 |
| | 90 | 242.03 | 242.03 |
| TOTAL | | 2290.73 | 2290.73 |
| R-3.13 | 69 | 135.00 | 135.00 |
| | 70 | 112.50 | 112.50 |
| | 71 | 112.50 | 112.50 |
| | 72 | 112.50 | 112.50 |
| | 73 | 112.50 | 112.50 |
| | 74 | 112.50 | 112.50 |
| | 75 | 130.65 | 130.65 |
| | 76 | 130.65 | 130.65 |
| | 77 | 112.50 | 112.50 |
| | 78 | 112.50 | 112.50 |
| | 79 | 112.50 | 112.50 |
| | 80 | 112.50 | 112.50 |
| | 81 | 112.50 | 112.50 |
| | 82 | 135.00 | 135.00 |
| TOTAL | | 1656.30 | 1656.30 |
| R-3.14 | 32 | 486.90 | 486.90 |
| | 33 | 135.00 | 135.00 |
| | 34 | 112.50 | 112.50 |
| | 35 | 112.50 | 112.50 |
| | 36 | 112.50 | 112.50 |
| | 37 | 112.50 | 112.50 |
| | 38 | 112.50 | 112.50 |
| | 39 | 135.00 | 135.00 |
| | 54 | 135.00 | 135.00 |
| | 55 | 112.50 | 112.50 |
| | 56 | 112.50 | 112.50 |
| | 57 | 112.50 | 112.50 |
| | 58 | 112.50 | 112.50 |
| | 59 | 112.50 | 112.50 |
| | 60 | 135.00 | 135.00 |
| TOTAL | | 2151.90 | 2151.90 |
| R-3.15 | 40 | 135.00 | 135.00 |
| | 41 | 112.50 | 112.50 |
| | 42 | 112.50 | 112.50 |
| | 43 | 112.50 | 112.50 |
| | 44 | 112.50 | 112.50 |
| | 45 | 112.50 | 112.50 |
| | 46 | 130.65 | 130.65 |
| | 47 | 130.65 | 130.65 |
| | 48 | 112.50 | 112.50 |
| | 49 | 112.50 | 112.50 |
| | 50 | 112.50 | 112.50 |
| | 51 | 112.50 | 112.50 |
| | 52 | 112.50 | 112.50 |
| | 53 | 135.00 | 135.00 |
| TOTAL | | 1656.30 | 1656.30 |
| R-3.16 | 1 | 511.95 | 511.95 |
| | 2 | 135.00 | 135.00 |
| | 3 | 135.00 | 135.00 |
| | 4 | 112.50 | 112.50 |
| | 5 | 112.50 | 112.50 |
| | 6 | 112.50 | 112.50 |
| | 7 | 112.50 | 112.50 |
| | 8 | 112.50 | 112.50 |
| | 9 | 135.00 | 135.00 |
| | 24 | 135.00 | 135.00 |
| | 25 | 112.50 | 112.50 |
| | 26 | 112.50 | 112.50 |
| | 27 | 112.50 | 112.50 |
| | 28 | 112.50 | 112.50 |
| | 29 | 112.50 | 112.50 |
| | 30 | 135.00 | 135.00 |
| | 31 | 135.00 | 135.00 |
| TOTAL | | 2446.95 | 2446.95 |

| | | | |
|---|---|---|---|
| R-3.17 | 10 | 135.00 | 135.00 |
| | 11 | 112.50 | 112.50 |
| | 12 | 112.50 | 112.50 |
| | 13 | 112.50 | 112.50 |
| | 14 | 112.50 | 112.50 |
| | 15 | 112.50 | 112.50 |
| | 16 | 130.65 | 130.65 |
| | 17 | 130.65 | 130.65 |
| | 18 | 112.50 | 112.50 |
| | 19 | 112.50 | 112.50 |
| | 20 | 112.50 | 112.50 |
| | 21 | 112.50 | 112.50 |
| | 22 | 112.50 | 112.50 |
| | 23 | 135.00 | 135.00 |
| TOTAL | | 1656.30 | 1656.30 |
| R-3.18 | 164 | 184.35 | 184.35 |
| | 165 | 112.50 | 112.50 |
| | 166 | 112.50 | 112.50 |
| | 167 | 112.50 | 112.50 |
| | 168 | 112.50 | 112.50 |
| | 169 | 112.50 | 112.50 |
| | 170 | 112.50 | 112.50 |
| | 171 | 135.00 | 135.00 |
| | 172 | 135.00 | 135.00 |
| | 173 | 112.50 | 112.50 |
| | 174 | 112.50 | 112.50 |
| | 175 | 112.50 | 112.50 |
| | 176 | 112.50 | 112.50 |
| | 177 | 112.50 | 112.50 |
| | 178 | 112.50 | 112.50 |
| | 179 | 135.00 | 135.00 |
| | 180 | 135.00 | 135.00 |
| | 181 | 112.50 | 112.50 |
| | 182 | 112.50 | 112.50 |
| | 183 | 112.50 | 112.50 |
| | 184 | 112.50 | 112.50 |
| | 185 | 184.35 | 184.35 |
| TOTAL | | 2708.70 | 2708.70 |
| R-2.25 | 128 | 147.90 | 147.90 |
| | 129 | 112.50 | 112.50 |
| | 130 | 112.50 | 112.50 |
| | 131 | 112.50 | 112.50 |
| | 132 | 112.50 | 112.50 |
| | 133 | 112.50 | 112.50 |
| | 134 | 112.50 | 112.50 |
| | 135 | 135.00 | 135.00 |
| | 136 | 135.00 | 135.00 |
| | 137 | 112.50 | 112.50 |
| | 138 | 112.50 | 112.50 |
| | 139 | 112.50 | 112.50 |
| | 140 | 112.50 | 112.50 |
| | 141 | 112.50 | 112.50 |
| | 142 | 112.50 | 112.50 |
| | 143 | 150.00 | 150.00 |
| TOTAL | | 1917.90 | 1917.90 |
| R-2.26 | 114 | 186.15 | 186.15 |
| | 115 | 112.50 | 112.50 |
| | 116 | 112.50 | 112.50 |
| | 117 | 112.50 | 112.50 |
| | 118 | 112.50 | 112.50 |
| | 119 | 112.50 | 112.50 |
| | 120 | 150.00 | 150.00 |
| | 121 | 150.00 | 150.00 |
| | 122 | 112.50 | 112.50 |
| | 123 | 112.50 | 112.50 |
| | 124 | 112.50 | 112.50 |
| | 125 | 112.50 | 112.50 |
| | 126 | 112.50 | 112.50 |
| | 127 | 175.35 | 175.35 |
| TOTAL | | 1786.50 | 1786.50 |

| | | | |
|---|---|---|---|
| R-2.27 | 84 | 184.32 | 184.32 |
| | 85 | 135.00 | 135.00 |
| | 86 | 135.00 | 135.00 |
| | 87 | 135.00 | 135.00 |
| | 88 | 175.65 | 175.65 |
| | 111 | 262.50 | 262.50 |
| | 112 | 374.85 | 374.85 |
| | 113 | 560.12 | 560.12 |
| TOTAL | | 1962.44 | 1962.44 |
| R-2.28 | 46 | 138.15 | 138.15 |
| | 47 | 112.50 | 112.50 |
| | 48 | 112.50 | 112.50 |
| | 49 | 112.50 | 112.50 |
| | 50 | 145.65 | 145.65 |
| | 79 | 145.65 | 145.65 |
| | 80 | 112.50 | 112.50 |
| | 81 | 112.50 | 112.50 |
| | 82 | 112.50 | 112.50 |
| | 83 | 143.85 | 143.85 |
| TOTAL | | 1248.30 | 1248.30 |
| R-2.29 | 8 | 123.90 | 123.90 |
| | 9 | 112.50 | 112.50 |
| | 10 | 112.50 | 112.50 |
| | 11 | 112.50 | 112.50 |
| | 12 | 145.65 | 145.65 |
| | 41 | 145.65 | 145.65 |
| | 42 | 112.50 | 112.50 |
| | 43 | 112.50 | 112.50 |
| | 44 | 112.50 | 112.50 |
| | 45 | 129.00 | 129.00 |
| TOTAL | | 1219.20 | 1219.20 |
| R-2.30 | 5 | 441.17 | 441.17 |
| | 6 | 256.75 | 256.75 |
| | 7 | 647.98 | 647.98 |
| TOTAL | | 1345.90 | 1345.90 |
| R-2.31 | 89 | 175.65 | 175.65 |
| | 90 | 135.00 | 135.00 |
| | 91 | 135.00 | 135.00 |
| | 92 | 135.00 | 135.00 |
| | 93 | 135.00 | 135.00 |
| | 94 | 135.00 | 135.00 |
| | 95 | 162.00 | 162.00 |
| | 96 | 162.00 | 162.00 |
| | 97 | 135.00 | 135.00 |
| | 98 | 135.00 | 135.00 |
| | 99 | 135.00 | 135.00 |
| | 100 | 135.00 | 135.00 |
| | 101 | 162.00 | 162.00 |
| | 102 | 191.49 | 191.49 |
| | 103 | 258.44 | 258.44 |
| | 104 | 231.54 | 231.54 |
| | 105 | 338.03 | 338.03 |
| | 106 | 315.53 | 315.53 |
| | 107 | 362.07 | 362.07 |
| | 108 | 297.60 | 297.60 |
| | 109 | 303.68 | 303.68 |
| | 110 | 361.21 | 361.21 |
| TOTAL | | 4536.22 | 4536.22 |

| | | | |
|---|---|---|---|
| R-2.32 | 51 | 145.65 | 145.65 |
| | 52 | 112.50 | 112.50 |
| | 53 | 112.50 | 112.50 |
| | 54 | 112.50 | 112.50 |
| | 55 | 112.50 | 112.50 |
| | 56 | 112.50 | 112.50 |
| | 57 | 135.00 | 135.00 |
| | 58 | 135.00 | 135.00 |
| | 59 | 135.00 | 135.00 |
| | 60 | 112.50 | 112.50 |
| | 61 | 112.50 | 112.50 |
| | 62 | 112.50 | 112.50 |
| | 63 | 135.00 | 135.00 |
| | 64 | 158.85 | 158.85 |
| | 65 | 158.85 | 158.85 |
| | 66 | 135.00 | 135.00 |
| | 67 | 112.50 | 112.50 |
| | 68 | 112.50 | 112.50 |
| | 69 | 112.50 | 112.50 |
| | 70 | 112.50 | 112.50 |
| | 71 | 135.00 | 135.00 |
| | 72 | 135.00 | 135.00 |
| | 73 | 112.50 | 112.50 |
| | 74 | 112.50 | 112.50 |
| | 75 | 112.50 | 112.50 |
| | 76 | 112.50 | 112.50 |
| | 77 | 112.50 | 112.50 |
| | 78 | 145.65 | 145.65 |
| TOTAL | | 3444.00 | 3444.00 |
| R-2.33 | 13 | 145.65 | 145.65 |
| | 14 | 112.50 | 112.50 |
| | 15 | 112.50 | 112.50 |
| | 16 | 112.50 | 112.50 |
| | 17 | 112.50 | 112.50 |
| | 18 | 112.50 | 112.50 |
| | 19 | 135.00 | 135.00 |
| | 20 | 135.00 | 135.00 |
| | 21 | 112.50 | 112.50 |
| | 22 | 112.50 | 112.50 |
| | 23 | 112.50 | 112.50 |
| | 24 | 112.50 | 112.50 |
| | 25 | 135.00 | 135.00 |
| | 26 | 158.85 | 158.85 |
| | 27 | 158.85 | 158.85 |
| | 28 | 135.00 | 135.00 |
| | 29 | 112.50 | 112.50 |
| | 30 | 112.50 | 112.50 |
| | 31 | 112.50 | 112.50 |
| | 32 | 112.50 | 112.50 |
| | 33 | 135.00 | 135.00 |
| | 34 | 135.00 | 135.00 |
| | 35 | 112.50 | 112.50 |
| | 36 | 112.50 | 112.50 |
| | 37 | 112.50 | 112.50 |
| | 38 | 112.50 | 112.50 |
| | 39 | 112.50 | 112.50 |
| | 40 | 145.65 | 145.65 |
| TOTAL | | 3444.00 | 3444.00 |
| R-2.34 | 1 | 934.56 | 934.56 |
| | 2 | 559.80 | 559.80 |
| | 3 | 365.70 | 365.70 |
| | 4 | 461.40 | 461.40 |
| TOTAL | | 2321.47 | 2321.47 |

| | | | |
|---|---|---|---|
| R-2.16 | 78 | 160.65 | 160.65 |
| | 79 | 150.00 | 150.00 |
| | 80 | 112.50 | 112.50 |
| | 81 | 112.50 | 112.50 |
| | 82 | 112.50 | 112.50 |
| | 83 | 112.50 | 112.50 |
| | 84 | 112.50 | 112.50 |
| | 85 | 162.00 | 162.00 |
| | 86 | 207.00 | 207.00 |
| | 87 | 251.23 | 251.23 |
| | 88 | 146.48 | 146.48 |
| | 89 | 126.23 | 126.23 |
| | 90 | 128.74 | 128.74 |
| | 91 | 130.58 | 130.58 |
| | 92 | 132.56 | 132.56 |
| | 93 | 134.70 | 134.70 |
| | 94 | 182.05 | 182.05 |
| | 95 | 197.67 | 197.67 |
| TOTAL | | 2672.37 | 2672.37 |
| R-2.17 | 43 | 135.00 | 135.00 |
| | 44 | 198.38 | 198.38 |
| | 45 | 238.13 | 238.13 |
| | 46 | 135.00 | 135.00 |
| TOTAL | | 706.50 | 706.50 |
| R-2.18 | 41 | 130.65 | 130.65 |
| | 42 | 135.00 | 135.00 |
| | 47 | 135.00 | 135.00 |
| | 48 | 130.65 | 130.65 |
| TOTAL | | 531.30 | 531.30 |
| R-2.19 | 25 | 130.65 | 130.65 |
| | 26 | 112.50 | 112.50 |
| | 27 | 112.50 | 112.50 |
| | 28 | 112.50 | 112.50 |
| | 29 | 112.50 | 112.50 |
| | 30 | 112.50 | 112.50 |
| | 31 | 135.00 | 135.00 |
| | 32 | 180.08 | 180.08 |
| | 33 | 219.83 | 219.83 |
| | 34 | 135.00 | 135.00 |
| | 35 | 112.50 | 112.50 |
| | 36 | 112.50 | 112.50 |
| | 37 | 112.50 | 112.50 |
| | 38 | 112.50 | 112.50 |
| | 39 | 112.50 | 112.50 |
| | 40 | 130.65 | 130.65 |
| TOTAL | | 2056.20 | 2056.20 |
| R-2.20 | 13 | 239.96 | 239.96 |
| | 14 | 135.00 | 135.00 |
| | 15 | 135.00 | 135.00 |
| | 16 | 135.00 | 135.00 |
| | 17 | 135.00 | 135.00 |
| | 18 | 130.65 | 130.65 |
| | 19 | 162.00 | 162.00 |
| | 20 | 162.00 | 162.00 |
| | 21 | 162.00 | 162.00 |
| | 22 | 162.00 | 162.00 |
| | 23 | 216.96 | 216.96 |
| | 24 | 1593.96 | 1593.96 |
| TOTAL | | 3369.52 | 3369.52 |

| | | | |
|---|---|---|---|
| R-2.21 | 73 | 135.00 | 135.00 |
| | 74 | 112.50 | 112.50 |
| | 75 | 112.50 | 112.50 |
| | 76 | 112.50 | 112.50 |
| | 77 | 186.45 | 186.45 |
| | 96 | 232.88 | 232.88 |
| | 97 | 139.84 | 139.84 |
| | 98 | 139.43 | 139.43 |
| | 99 | 138.68 | 138.68 |
| | 100 | 165.15 | 165.15 |
| TOTAL | | 1474.92 | 1474.92 |
| R-2.22 | 68 | 135.00 | 135.00 |
| | 69 | 112.50 | 112.50 |
| | 70 | 112.50 | 112.50 |
| | 71 | 112.50 | 112.50 |
| | 72 | 135.00 | 135.00 |
| | 101 | 158.31 | 158.31 |
| | 102 | 129.30 | 129.30 |
| | 103 | 126.64 | 126.64 |
| | 104 | 123.45 | 123.45 |
| | 105 | 143.51 | 143.51 |
| TOTAL | | 1288.70 | 1288.70 |
| R-2.23 | 61 | 185.48 | 185.48 |
| | 62 | 112.50 | 112.50 |
| | 63 | 112.50 | 112.50 |
| | 64 | 112.50 | 112.50 |
| | 65 | 112.50 | 112.50 |
| | 66 | 112.50 | 112.50 |
| | 67 | 135.00 | 135.00 |
| | 106 | 135.54 | 135.54 |
| | 107 | 112.61 | 112.61 |
| | 108 | 113.29 | 113.29 |
| | 109 | 114.79 | 114.79 |
| | 110 | 117.11 | 117.11 |
| | 111 | 120.30 | 120.30 |
| | 112 | 181.69 | 181.69 |
| TOTAL | | 1778.31 | 1778.31 |
| R-2.24 | 1 | 265.40 | 265.40 |
| | 2 | 221.13 | 221.13 |
| | 3 | 192.60 | 192.60 |
| | 4 | 176.09 | 176.09 |
| | 5 | 161.10 | 161.10 |
| | 6 | 150.35 | 150.35 |
| | 7 | 142.92 | 142.92 |
| | 8 | 142.70 | 142.70 |
| | 9 | 152.33 | 152.33 |
| | 10 | 165.56 | 165.56 |
| | 11 | 179.19 | 179.19 |
| | 12 | 350.64 | 350.64 |
| | 49 | 144.75 | 144.75 |
| | 50 | 112.50 | 112.50 |
| | 51 | 112.50 | 112.50 |
| | 52 | 112.50 | 112.50 |
| | 53 | 112.50 | 112.50 |
| | 54 | 112.50 | 112.50 |
| | 55 | 135.00 | 135.00 |
| | 56 | 135.00 | 135.00 |
| | 57 | 112.50 | 112.50 |
| | 58 | 112.50 | 112.50 |
| | 59 | 112.50 | 112.50 |
| | 60 | 112.50 | 112.50 |
| TOTAL | | 3727.23 | 3727.23 |

## 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),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 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 17-02-2006, w.r.t. Development Control Regulation (DCR) for special townships, Rule no. 2(H) (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 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.]

## REFERENCE / LEGENDS :

GREEN SPACE :
RESIDENTIAL AREA :
COMMERCIAL AREA :
AMINITY AREA :
INSTITUTIONAL LAND :
PUBLIC UTILITIES :
PHASE 1 BOUNDARY :
PHASE 2 BOUNDARY :
PHASE 3 BOUNDARY :

DRAWING TITLE

## MASTER LAYOUT (0.50 F.S.I.) SUBMISSION

| Architect's Sign. | Client's Sign. |
|---|---|
| Ar. SATYENDRA GUPTA | MR. HEMANT KASHIKAR 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 & sanrachna.ngp@gmail.com


| C.O.A. REG. NO | N.I.T. REG. NO | N.M.C. REG. NO |
|---|---|---|
| CA / 2001 / 28453 | 1621 | R-156 |
| SCALE 1 : 2000 | DEALT BY H.B. / R.P. / S.G. | |
| DATE 08/06/2017 | CHECKED BY S.G. | |
| JOB NO. SAN-LIPL---A-01-01 | ARCH. DWG. NO. | REV. |

Note - ALL DIMENSIONS ARE IN METRE.


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