Bldg. plan for R-3.5, EWS (G+7), Bldg. no.11,12,13 & 14 with 4th & 8th Floor plan, Site Plan, Area calculation

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	55.069	
A'	3.470	X	3.000	2	20.820	
B'	5.240	X	1.480	2	15.510	
C	4.250	X	1.000	6	38.250	
E	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**

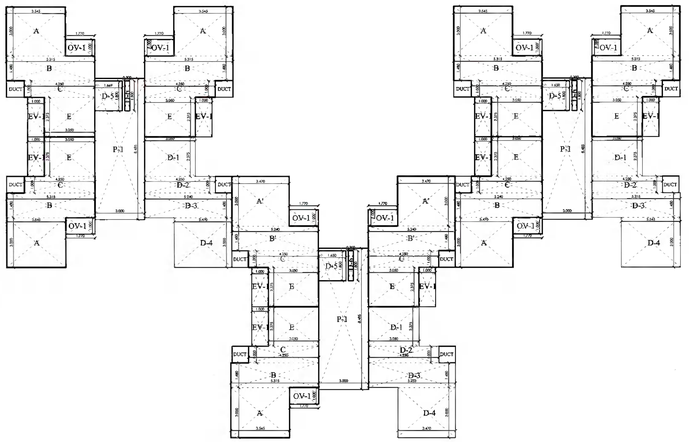
TOTAL BUILTUP AREA FOR POCKET NO: R-3.5 (1BHK G+7 BUILDING)

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**

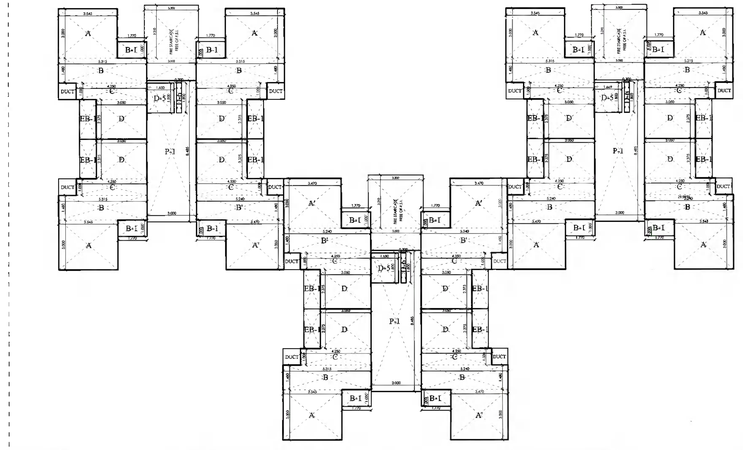
PARKING CALCULATIONS FOR <> CLUSTER OF 1BHK (G+7) : R-3.5
FOR RESIDENTIAL MULTI FAMILY in NON-CONGESTED AREA
AS PER BYLAWS :

(a) FOR EVERY 04 TENAMENT HAVING CARPET AREA UP TO 40.00 Sq.M	REQUIREMENTS : CAR	SCOOTER	CYCLE	Visitors Parkingin addition to Prescribed Parking Spaces
	nos	nos	nos	nos
	1	4	4	5%
hence, FOR 372 Nos TENAMENTS HAVING CARPET AREA UP TO 40.00 Sq.M				
tenaments nos	nos	nos	nos	
REQUIRED 372.00	93	372	372	5%
add 5% for Visitors Parking	5	19	19	
So, TOTAL REQUIRED	98	391	391	
TOTAL PARKING PROVIDED	98	391	391	

AREA CALCULATIONS

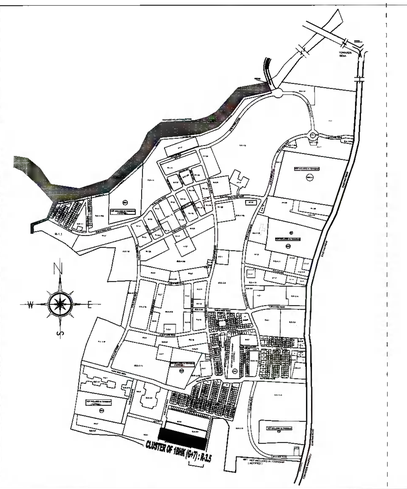


AREA CALCULATION OF GROUND FLOOR (SCALE 1:100)

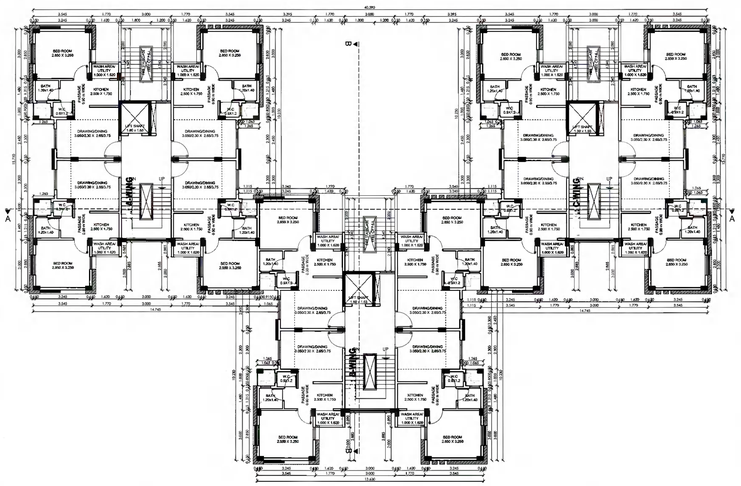


AREA CALCULATION OF TYPICAL FLOOR (1st TO 7th) (SCALE 1:100)

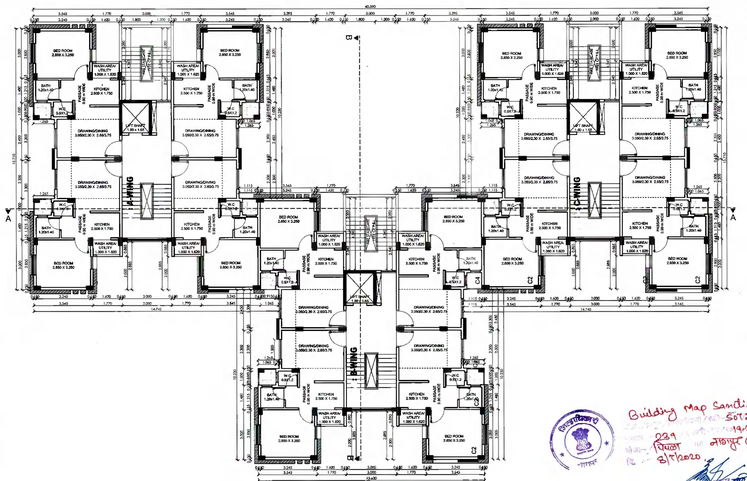
PARKING CALCULATIONS



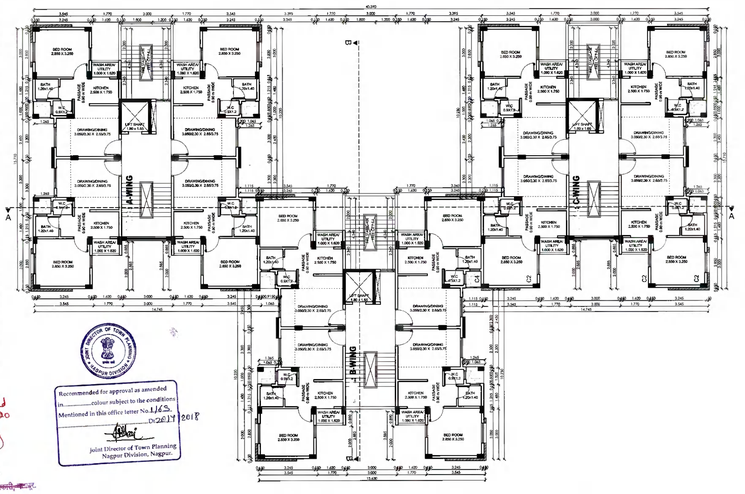
SITE LOCATION PLAN (SCALE N.T.S.)



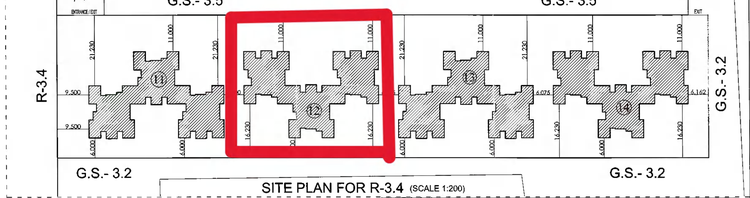
THIRD FLOOR PLAN (SCALE 1:100)

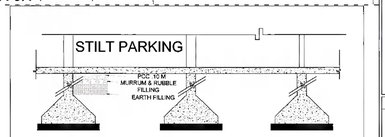


FOURTH FLOOR PLAN (SCALE 1:100)

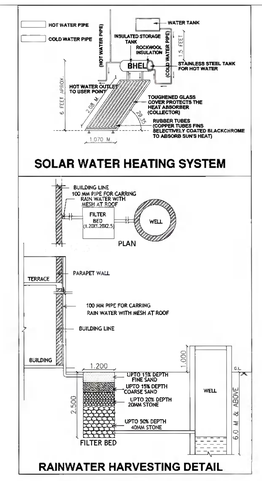


FIFTH FLOOR PLAN (SCALE 1:100)





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



SOLAR WATER HEATING SYSTEM

RAINWATER HARVESTING DETAIL

G : \ LIPL Encl \ 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, 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 Gov't. 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. 155/MISC 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 126.81 Hec. (100.62 + 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(1) (Special concession),Building 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.]

AS PER REVISED LAYOUT SANCTION BY Hon. COLLECTOR VIDE

आदेश पत्र क्र. भूसंपादन/विशेष भाग्य संपादन पुनर्वसन कार्य/विशेषित/कार्य-866/2017 दि.वि.क्र. 2 (ISR.NO.81/1+2+3+4,82/1,2,3,4,83/1,2,3,4,84/1,2,3,4,85/1,2,3,4,86/1/1,2,86/2,87/1,2,3,4,88/1,2,3,4,90/1,2,91,92,93,94,95/A,95/B,96/1,2,3,4,97/1,2,3,98,99/1,2,100/2,101/1,2,102,103,104/1,2,3,105/1,2,106/1,2,107,108/1,2,3,109/3,110/1,2) मौजे पिपला, ता.-नागपुर (ग्रामीण), जि.-नागपुर. यांच्या ताब्यातील, वापरा बाबत आदेश, आदेश 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. - 66, 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.ngp2@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 : 100 / 1 : 200		DEALT BY S.G./UTKARSHA
DATE 28/8/2017		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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Recommended for approval as amended in ..... colour subject to the conditions Mentioned in this office letter No.1/45 Dt.29/1/2018
Joint Director of Town Planning Nagpur Division, Nagpur

Building Map Sanctioned Vide No. SDT/2830 Dt. 19-20 Date 29/1/2020 Valid upto (31)