

IMPORTANT NOTES :

Special Township Under Regulations Sanctioned By Govt.
U.D. Notification No.TPS-2405-Nagpur R.P.DICR-UD-9-84;
17/06/85, 18/06/85 & R.P. Act 1966, Regarding Development of
Township Area Under Regional Plan for Nagpur District Region
Locational Clearance Under Section 18(3)(F) R.P. Act 1966
At Mouja Pija, Tah-Nagpur(Gramin),District Nagpur. Township
Notified By Govt. U.D. D. Notification No.TPS/2407/2005/CR-233/
07/10/05, D.29/02/2008 & D.04/12/2008.

Letter of Intent By Collector, Nagpur Vide Order prasthakar i
Jhadihkar i kavi - 1029/2011 R.M. No. 158MR36 i; EMTRP/
Vishakh Nagar/ Vishakh (2011/2011) D. 27/5/2010

As Per Locational Clearance (Note: 2011/2011) Township Notified Area
Of Special Township Under Regulations Sanctioned By Govt.
P.M. Ltr. Is 126.61 Hm. (100.62 + 25.99 Hm.) Due To Constrained
On Availability of Land Company Have Prepared A Master Plan
For 116.00 Hm.

NOTE : Urban development dept notification No-TPS-2405- Nagpur R.P. DCR UD-9 dated 17-02-2006, w.r.t. Development Control Regulation (DCR) for special townships, Rule no. 21(i) (Special conservation/feeling FSI) There will be feeling FSI of 1:100000 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 enclosing 50% of the land with gross area of 100000 sq built up area/ FSI of 0.50 work out of c/n 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 Hqs. COLLECTOR VIDE :
आदेश क्र प्र. प्रमुख/विशेष नगर सहायक सुभाष गंगुली/विशेषाधिकारी/एडी-865/2017
प्र.प्र.सं.-०१/प्र.प्र.सं.-८१/प्र.प्र.सं.टी.पी.सी.विशेष नगर सहायक/२००८-२००९ दिनांक
तीक्ष्ण-०५/१४, टह-नमगूर (बकीजी), प.व.अ-३९ सिद्धिचिमटी, नमगूर गाँव कार्यलय,
नमगूर. दिनांक- ११/०८/२०१७

Door shedule		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		Description
W1	0 600 X 0 600	Aluminium louvered ventilator
W2	1 500 X 1 200	Aluminium glazed window
W2	0 750 X 0 900	Aluminium glazed window

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.
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SATYENDRA GUPTA
DIRECTOR
P.O. Box No. R-155
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
NAVYBHARAT PRESS BUILDING, WARDH. ROAD, NAGPUR-15.
Phone : 9011015528, 9011016273 & 0712-2293834
E-Mail : arsatyengupta@gmail.com & sanrachna.ngp@gmail.com

C.O.A. REG. NO CA / 2001 / 28453	N.I.T. REG. NO 1621	N.M.C. REG. NO R-156
SCALE 1 : 100 / 1 : 200		DEAL. 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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Budding Map Sanctioned
 राज. प्र. / पर्यावरण / सी-58/2020
 दि. 29 / एप्रिल - 24 / 2020
 नौजा - रिफा लड. नोरापुर (रा)
 दि. 27/2020

Recommended for approval as amended
 by the collector subject to the conditions
 Mentioned in this office letter No.1163
 2020

Joint Director of Town Planning
 Nagpur Division, Nagpur.