

NOTE FOR DRAIN CHANNEL:

1. WIDTH OF THE NALA AND SETBACK TO BE CONSIDERED AS PER TDD & HYDROLOGY SURVEY FINDINGS.
2. LENGTH OF REROUTED NALA IS APPROX. 600 M.
3. RCC BOX DRAIN TO BE CONSTRUCTED FOR REROUTING OF THE EXISTING NALLA.
4. RCC BOX DRAIN DESIGN, CALCULATION AND SPECIFICATIONS SHALL BE APPROVED BY ESR TEAM.
5. RCC BOX DRAIN WORK METHOD STATEMENT TO BE APPROVED BY ESR TEAM.
6. RCC BOX DRAIN TO BE DESIGNED TO TAKE LOAD OF 40TON FOR DRIVEWAYS AND 2.5 TON FOR PEDESTRIAN AREA.
7. RCC BOX DRAIN TO DESIGN FOR HIGHEST RECORDED RAINFALL HAPPENED IN LAST 50 YEARS. MAXIMUM FLOOD LEVEL TO BE CONSIDERED WHILE DESIGN THE DRAIN.
8. RCC BOX DRAIN GRADIENT WILL BE BY MAINTAINING CLEANSING VELOCITY OF 0.7 M/S
9. RCC BOX DRAIN TO BE DESIGNED AS PER APPLICABLE IS CODES& NBC 2016 FOR STORM WATER DISPOSING REGULATIONS.
10. SELLER TO SHARE CALCULATIONS OF WATERFLOW RATE OF EXISTING CANAL CONSIDERING MAX. RAIN FALL FOR LAST 50 YEARS & DESIGN BASIS FOR NEW CANAL

BOUNDARY AS PER TDD SURVEY

BOUNDARY AS PER SURVEY MAP

NAGPUR TEST RY				
ESR INDIA - INDUSTRIAL AND LOGISTIC PARK				
AREA STATEMENT :				
	AREA IN SQM	REQUIRED AREA	PROPOSED AREA	AREA IN ACRES
OFFERED PLOT AREA	234796.41			58.00
OVERLAND / NO. OF	23479.54	10.00%	2347.95	
AMENITY SPACE	11739.77	5.00%	11850.35	
PARKING AREA	34230.81		14930	
LOADING UNLOADING SPACES (Nos)		123	127	
BUILDING AREAS [F]				
BUILDING B-01 (Industrial)	7615.26	82970.87		
BUILDING B-02 A (Warehouse)	10328.07	110274.47		
BUILDING B-02 B (Warehouse)	10785.96	110270.02		
BUILDING B-03 (Warehouse)	17037.31	189389.80		
BUILDING B-04A (Warehouse)	10980.00	118188.72		
BUILDING B-04B (Warehouse)	10980.00	118188.72		
BUILDING B-04C (Warehouse)	14596.56	137050.84		
BUILDING B-05A (Warehouse)	10515.86	113193.79		
BUILDING B-05B (Warehouse)	10980.00	118188.72		
BUILDING B-05C (Warehouse)	12614.02	135777.31		
BUILDING B-06 (Industrial)	6763.60	72781.86		
OFFICE MEZZANINE [G]				
BUILDING B-01 (Industrial)	533.07	5797.96		
BUILDING B-02 A (Warehouse)	722.39	7779.21		
BUILDING B-02 B (Warehouse)	794.74	8533.99		
BUILDING B-03 (Warehouse)	1182.81	12837.27		
BUILDING B-04A (Warehouse)	768.60	8278.21		
BUILDING B-04B (Warehouse)	768.60	8278.21		
BUILDING B-04C (Warehouse)	1011.35	10993.54		
BUILDING B-05A (Warehouse)	795.12	7613.57		
BUILDING B-05B (Warehouse)	768.60	8278.21		
BUILDING B-05C (Warehouse)	882.98	9504.41		
BUILDING B-06 (Industrial)	478.31	5094.73		
TOTAL GROUND COVERAGE EFFICIENCY	113361.56	52.55%	13,27,863.81	SQ FT
	113488.83	56.23%	14,35,674.18	SQ FT
SETUP AREA				
BUILDINGS (F+G)	131797.83			
AMENITY BUILDINGS (H)				
PROJECT OFFICE (K)	96.00			
SC (J)	13.00			
DRIVERS REST ROOM (M)	75.00			
TOTAL BUILT UP AREA	131980.83	0.56		
7% MEZZ AREA HAS BEEN CONSIDERED HERE.				

MASTER PLANNING ASSUMPTIONS:

1. SUBJECTED PLOT IS CONSIDERED FREE OF INTERNAL TELE COMMUNICATION WIRES PASSING THROUGH THE PROPERTY, ANY EXISTING STRUCTURE WITH IN THE PROPERTY, ANY EXISTING/PROPOSED INTERNAL ROAD PASSING THROUGH THE PROPERTY, ANY PHYSICAL AND GOVT. REGULATION/APPROVAL/DEVELOPMENT RELATED CONSTRAINTS THAT AFFECTS THE DEVELOPMENT.
2. AS SITE HAS NALA MARKED IN THE CAD DRAWING SHARED, HOWEVER LA TEAM HAS GIVEN THE CONFIRMATION TO PROVIDE U/G REROUTED NALLAH.
3. AS PER PIR SITE HAS DIRECT ACCESS FROM 30M WIDE FRONT ROAD
4. 18M WIDE SPINE ROAD IS CONSIDERED AS PER UDCPR NORMS.
5. 23M WIDE SETBACK IS CONSIDERED FROM THE PERIPHERY OF THE COMPOUND WALL AS PER UDCPR NORMS.
6. 10% OF THE TOTAL PLOT AREA IS CONSIDERED AS THE OPEN SPACE, 5% FOR AMENITIES & PARKING SPACE AS PER THE UDCPR NORMS.
7. PLOT BOUNDARY AS PER TDD SURVEY IS CONSIDERED FOR THE TEST FIT.
8. THE BUILDING AND ROAD LEVELS ARE REVISED AS PER THE TDD - CONTOUR SURVEY LAYOUT.
9. CURRENT SOIL HAS BEEN CONSIDERED AS POLLUTANT FREE AND HAVING SAFE BARING CAPACITY FOR WAREHOUSE AND HEAVY TRUCK MOVEMENT ROAD WAY CONSTRUCTION.
10. LAND USE IS CONFIRMED BY LA TEAM IS AGRICULTURAL AS MENTIONED IN PIR.
11. NO RIGHT OF WAY HAS BEEN CONSIDERED IN PLANNING FOR NON OFFERED LAND PARCELS.
12. 75 M ROAD WIDENING SETBACK IS CONSIDERED FROM CENTER OF HIGHWAY.
13. ACCESS PERMISSION FROM NATIONAL HIGHWAY WILL BE CP TO TRANSACTION

NOTE :

1. THE BUILDINGS EXCEEDING 95M WIDTH SHALL BE PROPOSED WITH FIRE CORRIDOR TO MEET THE FIRE DEPT REQUIREMENT.
2. THE PEB BLOCKS ARE NON - STANDARDS AND SAME WILL HAVE COST IMPACT

ESR INDIA : INDUSTRIAL AND LOGISTIC PARK		
PARKING STATEMENT		
Parking area Statement	Nos of Parking's	Area of parking
Industrial		
Three space for every 300 sqm floor area (one car parking space 3mx2.5m)	138.15	3181.31
Two space for every 300 sqm floor area (one bike parking space 1mx2m)	290.12	596.24
Total		3777.55
Storage		
One space for every 300 sqm floor area (one car parking space 3mx2.5m)	144.73	8137.39
Three space for every 300 sqm floor area (one bike parking space 1mx2m)	1013.44	2176.89
Total		14059.27

DESIGN BRIEF RECEIVED FROM LA TEAM:

1. THIS WILL BE TYPICALLY A WAREHOUSE PARK (3PL, E COMMERCE, LIGHT ASSEMBLY ETC) RATIO 80:20 WAREHOUSE: INDUSTRIAL
2. MINIMUM HEIGHT 10 MTR.
3. TRUCK PARKING SPACE COMMON (MINIMUM)
4. MEZZANINE 7%
5. MAIN PARK ROAD 12 MTR: A 5 PER UDCPR 18M ROAD PROVIDED.
6. OTHER ROADS CAN BE 6MTR TO 9 MTR
7. PLEASE CHECK ON THE BORE WELL REGULATIONS.
8. COMMON CANTEN IF POSSIBLE. FOR 25 - 30 PEOPLE.
9. BOX SIZES APPROX. 80K TO 140K
10. STP AND OTHER REQUIREMENTS AS PER THE NORM.
11. POWER SMV.
12. 40FT CONTAINERS TO BE ASSUMED.

- NOTES -
1. Do not scale the drawing. Work to figured dimensions only.
 2. All dimensions are in millimetres (mm) unless noted otherwise & levels in metres (m).
 3. This drawing to be read in conjunction with all relevant contract drawings and documentation.
 4. This drawing is to be carefully checked by contractor against architects drawings, and any discrepancy reported to the engineer before construction commences.

REVISIONS -

DATE	REVISIONS	DRAWN BY	UPDATE
25/09/23	R13A	ISMAIL	ROAD LEVEL REVISED WRT R13 VERSION
06/09/23	R13	ISMAIL	Road width between B01 & B02A revised to 12m


CONSULTANTS -

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ARCHITECT -

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PROJECT -

ESR NAGPUR-2				
 ESR				
PROPOSED ESR INDIA INDUSTRIAL AND LOGISTIC PARK PROJECT AT NAGPUR, MAHARASHTRA				
CLIENT - ESR				
SCALE	DATE	DRAWN BY	CHECKED BY	STATUS
AS SHOWN	31.08.2023	DHANARAJ	NIKHIL	FOR SIGNOFF
DRAWING NAME - 21_25_E1_MASTER PLAN				REVISIONS R13A
FILE NAME - 21_25_E1_ESR_NAGPUR_LAY_R0				
JOB NO - 21_25_E1				
DRAWING NO -				