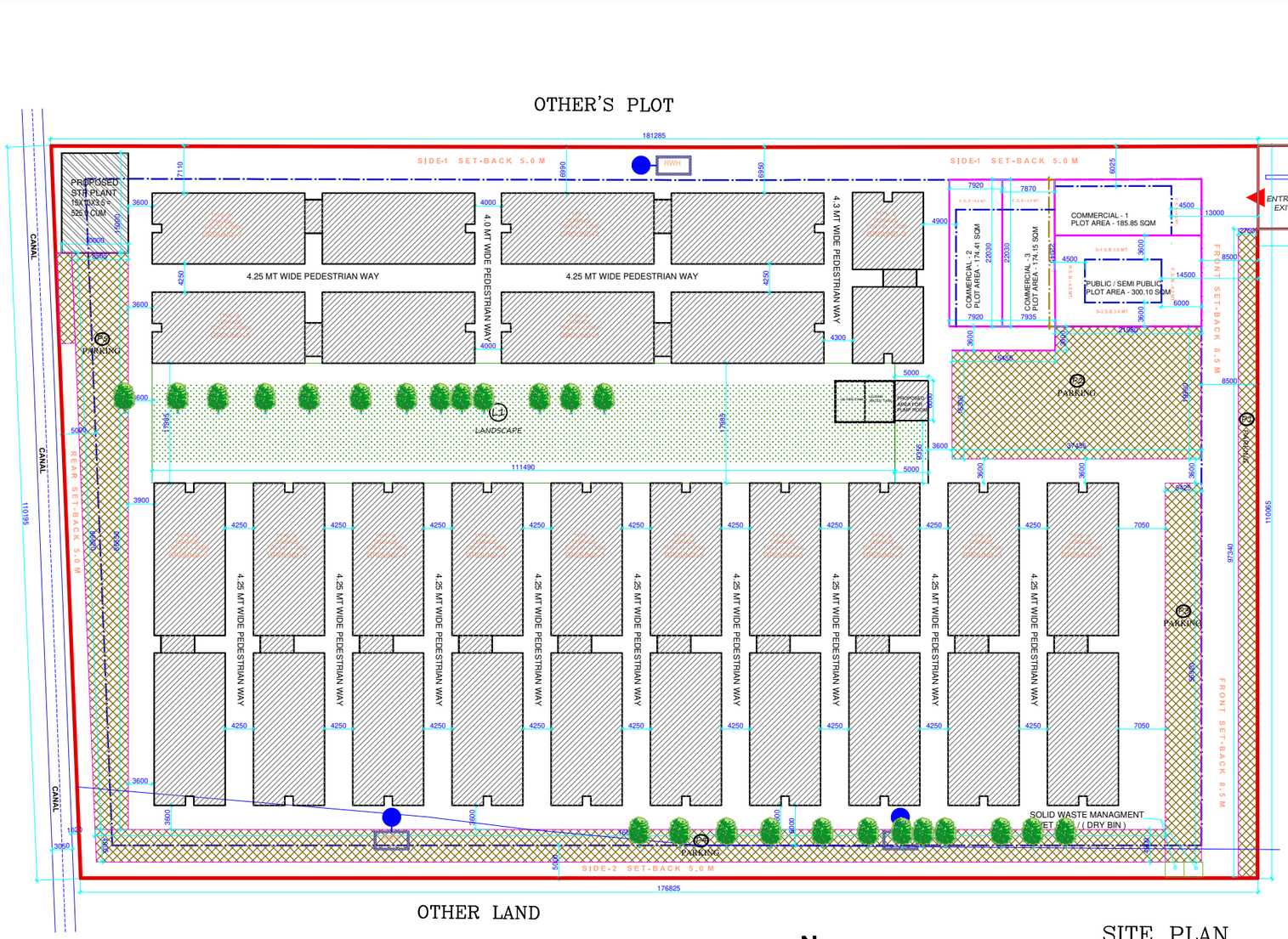
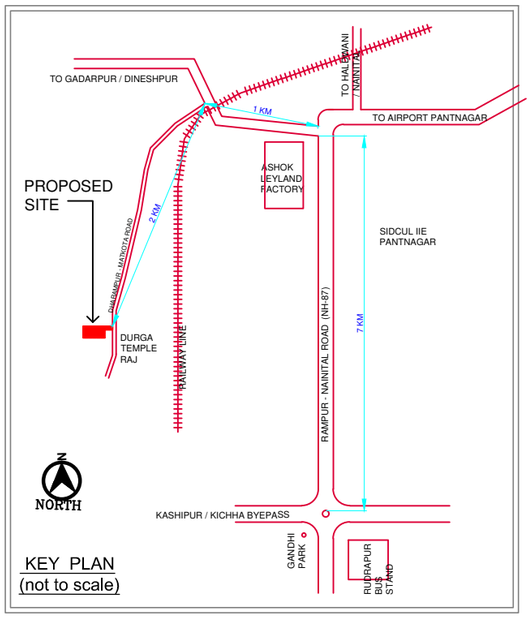
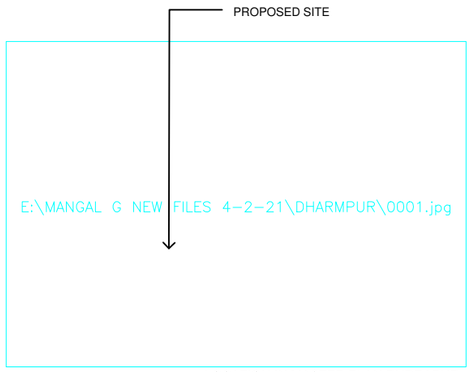


OTHER LAND

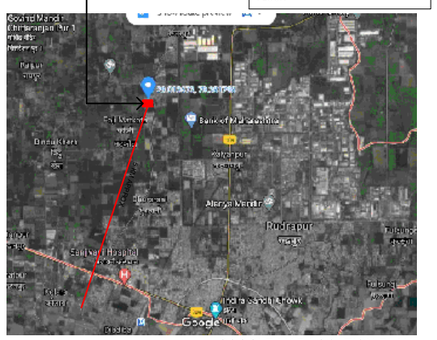
SITE PLAN



KEY PLAN
(not to scale)



LOCATION IN MASTER PLAN RUDRAPUR



GOOGLE MAP LOCATION PLAN

RAIN WATER HARVESTING CALCULATION

GROUND COVERAGE AREA(ROOF AREA)	7309.34	SQM
RWHT VOLUME TILL 400 SQM	3.5	CUM
RWHT VOLUME BALANCE COVERAGE (Balance Area x 0.5 / 50)	69	CUM
TOTAL RWHT VOLUME REQUIRED	72.5	CUM
PROPOSED VOLUME OF SINGLE TANK	25	CUM
PROPOSED VOLUME @ 3 NOS. TANK	75	CUM

O.H.T CALCULATION

Total domestic (raw) water demand = TWD
TWD = 675 L Per Flat X 928 Flats
TWD = 6,26,400L
TWD = 626.4 CUM

PROVIDED 500 LITER OVER HEAD TANK FOR EACH UNIT AT TERRACE FLOOR

LANDSCAPE / GREEN AREA

SYMBOL	AREA (IN SQ.MT)
L-1	2051.73
TOTAL	**2051.73**

PARKING AREA CALCULATION

SYMBOL	AREA (IN SQ.MT)
P-1	267.68
P-2	689.32
P-3	308.82
P-4	786.94
P-5	615.25
TOTAL	**2668.01**

S.T.P AREA CALCULATION

Total domestic (raw) water demand = TWD
Estimated Sewage X = 90 % of TWD
Estimate Sewerage X = 90/100 * TWD
TWD = 675 L Per Flat X 928 Flats
TWD = 626,400 L
TWD = 626.40 CUM
Capacity Of S.T.P= 90/100 X TWD
= 90/100 X 626.4
= 563.76 CUM

PROVIDED = 570.0 CUM

AREA STATEMENT

S.NO.	DESCRIPTION	AREA IN SQM	REMARK
1	TOTAL SITE AREA	20234.3	
2	ROAD WIDENING AREA		
3	NET PLOT AREA	20234.3	
4	REQUIRED GREEN AREA	2023.43	10% OF SITE AREA
5	PROVIDED GREEN AREA	2051.73	10.13% OF SITE AREA
6	MAXIMUM COMMERCIAL PLOT AREA	303.45	7.5% OF PERMISSIBLE FAR
7	PROPOSED COMMERCIAL PLOT AREA	534.41	1.32% OF PERMISSIBLE FAR
	COMMERCIAL -1 PLOT AREA	185.85	
	COMMERCIAL -2 PLOT AREA	174.41	
	COMMERCIAL -3 PLOT AREA	174.15	
8	REQUIRED PUBLIC /SEMI-PUBLIC PLOT AREA	300	FOR UPTO 500 PERSONS
9	PROPOSED PUBLIC /SEMI-PUBLIC PLOT AREA	300.1	
10	COMMERCIAL-1 GROUND COVERAGE	120.8	65% GROUND COVERAGE
11	COMMERCIAL-2 GROUND COVERAGE	113.36	65% GROUND COVERAGE
12	COMMERCIAL-3 GROUND COVERAGE	113.19	65% GROUND COVERAGE
13	PUBLIC /SEMI PUBLIC GROUND COVERAGE	180	60% GROUND COVERAGE
	RESIDENTIAL GROUND COVERAGE	6781.99	
	PUBLIC SEMI / PUBLIC TOTAL COVERED AREA	540.18	1.8 FAR
14	COMMERCIAL -1 TOTAL COVERED AREA	278.77	1.5 FAR
	COMMERCIAL -2 TOTAL COVERED AREA	261.61	1.5 FAR
	COMMERCIAL -3 TOTAL COVERED AREA	261.22	1.5 FAR
15	RESIDENTIAL TOTAL COVERED AREA	**27127.96**	
16	TOTAL COVERED AREA	**28469.74**	
17	REQUIRED GROUND COVERAGE	10117.15	50 %
18	PROPOSED GROUND COVERAGE	7309.34	36.13 %
19	REQUIRED F.A.R	40468.6	2.0
20	PROPOSED F.A.R	**28469.74**	1.40
21	UNIT REQUIRED (1HECT=500 UNIT)	1011 UNITS	
22	UNIT PROVIDED (EWS)	928 UNITS	
23	POPULATION DENSITY (5 PERSON / UNIT)	4640 PAX.	5 X 928 = 4640
24	PARKING AREA		
	(EWS) 1 ECS (23 SQM) FOR 8 UNITS	928 / 8 = 116 ECS	
	PARKING AREA PROVIDED (ECS)	117 ECS	
	PARKING AREA REQUIRED	2668.0 SQM	
	PARKING AREA RPOVIDED	2668.01 SQM	

SET - BACK

SET BACK	REQUIRED(MT.)	PROVIDE(MT.)
FRONT	8.5	8.5
REAR	5.0	5.0
SIDE-1	5.0	5.0
SIDE-2	5.0	5.0

PARKING AREA IN SET BACK

SET BACK	PROVIDE(MT.)	AREA AT SET-BACK (in SQM)	SET-BACK AREA USED IN PARKING
FRONT	8.5	935.43	267.68 (28.61% OF FSB)
REAR	5.0	550.96	228.81 (41.52% OF RSB)
SIDE-1	5.0	838.40	0
SIDE-2	5.0	817.12	408.68 (50.0% OF S2SB)

NUMBER OF UNITS CHART

TYPE	NO. OF CLUSTERS	NUMBER OF UNITS				TOTAL
		GROUND	FIRST	SECOND	THIRD	
TYPE-A	14	16	16	16	16	896 UNITS
TYPE-B	1	8	8	8	8	32 UNITS
TOTAL NO. OF UNITS						928 UNITS

CLUSTER AREA CHART

TYPE	NO. OF CLUSTERS	AREA CHART (IN SQ.MT.)				TOTAL COVERED AREA OF EACH CLUSTER	TOTAL COVERED AREA
		GROUND	FIRST	SECOND	THIRD		
TYPE-A	14	467.30	467.30	467.30	467.30	1869.2	26168.8 SQM
TYPE-B	1	239.79	239.79	239.79	239.79	959.16	959.16
TOTAL AREA OF ALL CLUSTERS							27127.96 SQM

PROJECT TITLE:

PROPOSED EWS GROUP HOUSING UNDER PRADHAN MANTRI AWASIYA YOJANA (MODEL 2)

SITE AT :
KHASRA NO. – 86/1, 87, 88/1 & 91

VILL. MATKOTA, TEH. – RUDRAPUR DISTT. UDHAM SINGH NAGAR, UTTRAKHAND

APPLICANT

OJAS BUILDWELL PVT. LTD.

G–127, 12TH FLOOR, HIMALAYA HOUSE KASTURBA GANDHI MARG, NEW DELHI

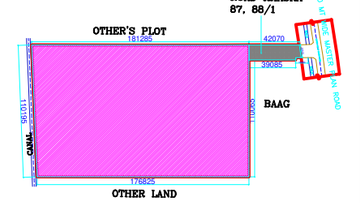
LAND OWNER

SHRI RANDHIR SINGH,
SHRI GURDEV SINGH

R/O – VILL–MATKOTA, TEH–RUDRAPUR DISTT.– UDHAM SINGH NAGAR

KHASRA NO	AREA	
86/1	2573.129 SQM	0.25731 HEC
87	8470 SQM	0.8470 HEC
88/1	466.871 SQM	0.04668 HEC
91	8724.3 SQM	0.87243 HEC
TOTAL	20234.3 SQM	

NOTES



OWNER SIGN

ARCHITECT SIGN

H D C Architects
Ar. Rishav Chhabra
CA/20 8/96059
Adarsh Colony, Rudrapur (U.S.N.)

ARCHITECT

HDC ARCHITECTS

C: +91- 8077689005, 9870451193
A : Adarsh colony, Opp. Suvidha Hotel, Rudrapur, U.S.Nagar, UK 263153

DRWAWING TITLE

SITE PLAN

DATE	SCALE	DWG. NO.	REV. NO.
		SUB/ARCH/DHM/SP/PMAY/AI	