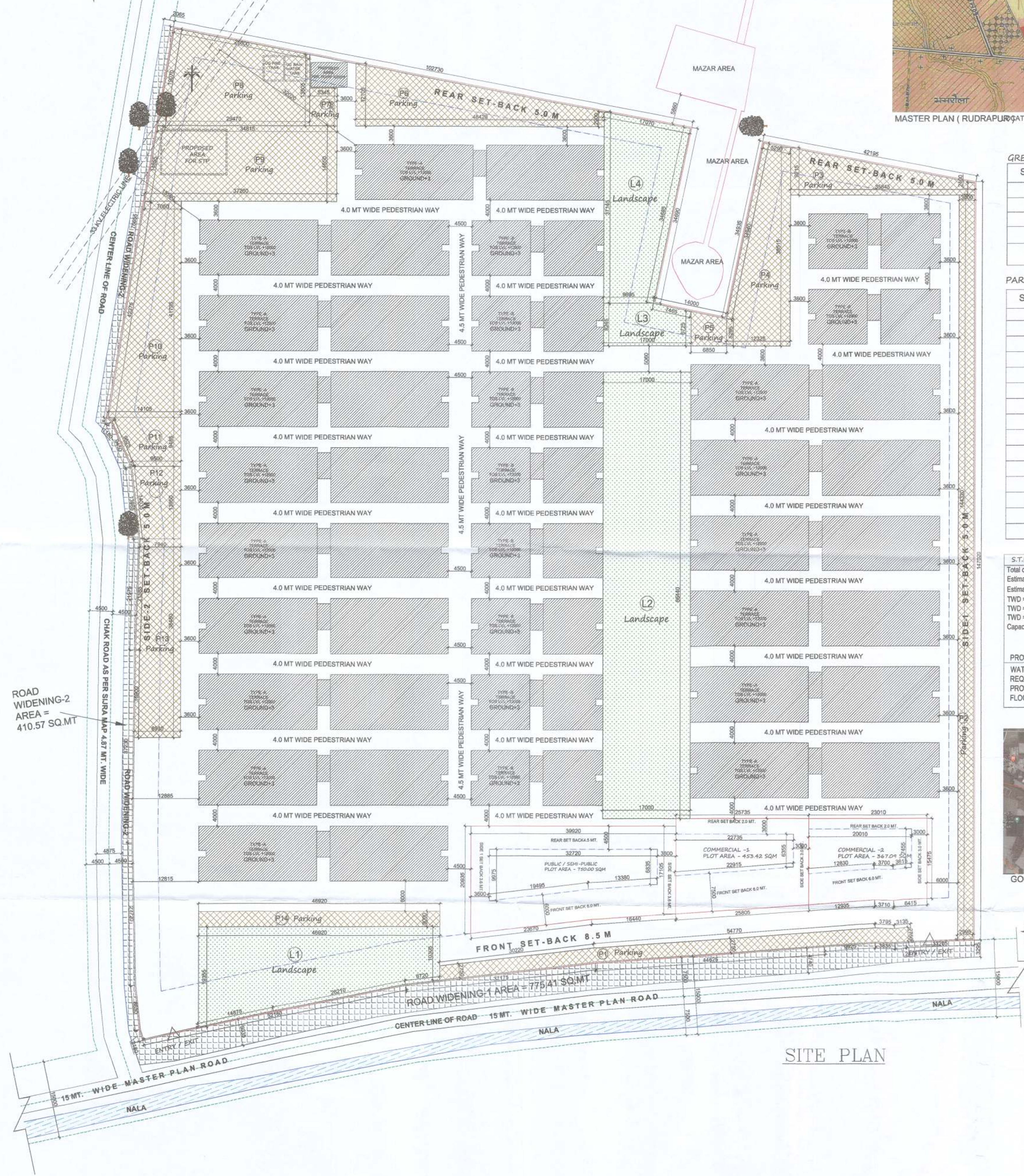
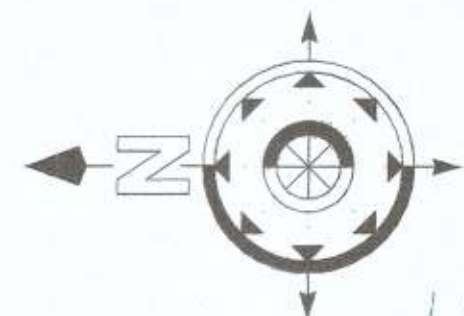




SITE PLAN



MASTER PLAN (RUDRAPUR) LOCATION IN MASTER PLAN RUDRAPUR

GREEN / LANDSCAPE	
SYMBOL	AREA (IN SQ.MT)
L-1	681.82
L-2	1469.50
L-3	134.61
L-4	476.06
TOTAL	2761.99

PARKING AREA CALCULATION	
SYMBOL	AREA (IN SQ.MT)
P-1	292.93
P-2	432.79
P-3	208.14
P-4	362.41
P-5	41.16
P-6	363.26
P-7	39.03
P-8	498.90
P-9	182.62
P-10	443.54
P-11	110.13
P-12	121.65
P-13	329.33
P-14	140.75
TOTAL	3911.97

S.T.P AREA CALCULATION
Total domestic (rw) water demand = TWD
Estimated Sewage X = 90 % of TWD
Estimate Sewage X = 90/100 * TWD
TWD = 675 L Per Flat X 1344 Flats
TWD = 907200 L
TWD = 907.2 CUM
Capacity Of S.T.P= 90/100 X TWD
= 90/100 X 907.2
= 816 CUM
PROVIDED = 850 CUM
WATER TANK OF 500 L
REQUIREMENT FOR EACH HOUSE
PROVIDED AT THE TERRACE
FLOOR FOR 12 HOURS



GOOGLE MAP LOCATION

AREA STATEMENT			
S.NO.	DESCRIPTION	AREA IN SQM	REMARK
1	TOTAL SITE AREA	28343.76	
2	ROAD WIDENING-1 AREA	775.41	
3	ROAD WIDENING-2 AREA	410.57	
3	NET PLOT AREA	27157.78	Total Plot Area - Roads widening
4	PERMISSIBLE GREEN AREA	2715.77	10% OF SITE AREA
5	PROVIDED GREEN AREA	2761.99	10.17% OF SITE AREA
6	MAXIMUM COMMERCIAL PLOT AREA	4073.66	7.5% OF PERMISSIBLE FAR
7	PROPOSED COMMERCIAL PLOT AREA	820.51	
	COMMERCIAL-1	453.42	1.51 % OF PERMISSIBLE FAR
	COMMERCIAL-2	367.09	
8	PERMISSIBLE PUBLIC /SEMI-PUBLIC PLOT AREA	750.00	FOR UPTO 15000 PERSONS
9	PROPOSED PUBLIC /SEMI-PUBLIC PLOT AREA	750.00	
10	PUBLIC /SEMI-PUBLIC GROUND COVERAGE	450.00	60 % OF PERMISSIBLE GROUND COVERAGE
11	COMMERCIAL GROUND COVERAGE (COM-1 + COM-2)	369.22	45 % OF PERMISSIBLE GROUND COVERAGE
12	RESIDENTIAL GROUND COVERAGE	9874.7	
15	RESIDENTIAL TOTAL COVERED AREA	39498.8	
16	TOTAL COVERED AREA RESIDENTIAL + COMMERCIAL(2.0 FAR) + PSP (1.8 FAR)	42489.82	
17	PERMISSIBLE GROUND COVERAGE	13578.89	50 %
18	PROPOSED GROUND COVERAGE RESIDENTIAL + COMMERCIAL + PSP	10693.92	39.37 %
19	PERMISSIBLE F.A.R	54315.56	2.0
20	PROPOSED F.A.R	42489.82	1.56
21	UNIT PERMISSIBLE (1HECT=500 UNIT)	1361 UNITS	
22	UNIT PROVIDED (EWS)	1344 UNITS	
23	POPULATION DENSITY (5 PERSON / UNIT)	6720 PAX.	5 X 1344 = 6720
24	PARKING AREA		
	(EWS) 1 ECS (23 SQM) FOR 8 UNITS	1344 / 8 = 168 ECS	
	PARKING AREA PROVIDED (ECS)	170 ECS	
	PARKING AREA PERMISSIBLE	3864.0 SQM	
	PARKING AREA PROVIDED	3911.97 SQM	

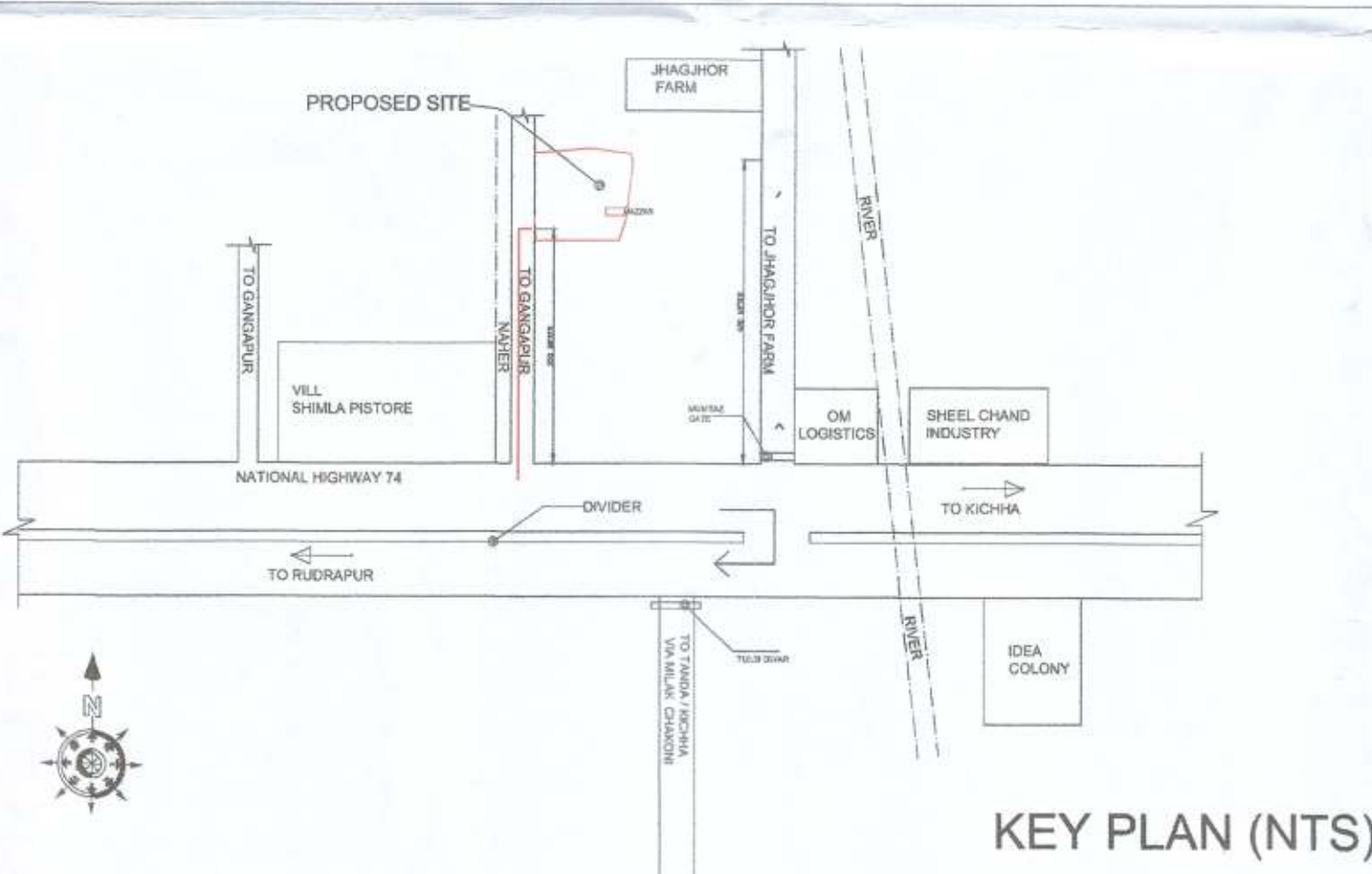
RAIN WATER HARVESTING CALCULATION		
GROUND COVERAGE AREA(ROOF AREA)	10693.92	SQM
RWHT VOLUME TILL 400 SQM	3.5	CUM
RWHT VOLUME BALANCE COVERAGE	102.93	CUM
TOTAL RWHT VOLUME PERMISSIBLE	106.43	CUM
PROPOSED VOLUME	110	CUM

NUMBER OF UNITS CHART					
TYPE	NO. OF CLUSTERS	NUMBER OF UNITS			TOTAL
TYPE-A	16	GROUND	FIRST	SECOND	THIRD
TYPE-B	10	GROUND	FIRST	SECOND	THIRD
TOTAL NO. OF UNITS					1344 UNITS

CLUSTER AREA CHART					
TYPE	NO. OF CLUSTERS	AREA CHART (IN SQ.MT.)			TOTAL COVERED AREA OF EACH CLUSTER
TYPE-A	16	GROUND	FIRST	SECOND	THIRD
TYPE-B	10	GROUND	FIRST	SECOND	THIRD
TOTAL AREA OF ALL CLUSTERS					39498.8 SQM

PARKING AREA IN SET BACK		
AREA AT SET-BACK (IN SQM)	SET-BACK AREA USED IN PARKING	
TOTAL SET-BACK	4127.14	2063.33 (49.9 %)

SET - BACK		
SET BACK	PERMISSIBLE(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



KEY PLAN (NTS)

संलग्न पत्र में अंकित प्रतिबंधों एवं शर्तों का पालन किया जावेगा।
उत्तराखण्ड अध्यापक एवं विद्यालय परिषद्, देहरादून
संलग्न पत्र सं०.२५.६८...दिनांक.२३.०९.२०२३...में
वर्णित शर्तों एवं प्रस्तुत शर्तों के अनुसार।
मानचित्र पं० सं०.२२५/१५.८.२०१९...दिनांक.२३.०९.२०२३...में
वर्णित शर्तों एवं प्रस्तुत शर्तों के अनुसार।
निर्गत दिनांक.२३.०९.२०२३...दिनांक.२३.०९.२०२३...में
अभिप्रेत/सहचर अभिप्रेत
अभिप्रेत/सहचर अभिप्रेत

OWNER SIGN

ARCHITECT SIGN

HDC Architects
Ar. Rishav Chhabra
CA2018/6059
Adarsh Colony, Rudrapur (U.S.N.)

STRUCTURE ENG. SIGN

Dr. Rishav Chhabra
1. B.Tech. P.E. (P.E. License No. 13034/2018)
2. M.Tech. (Structural Engineering) (IIT)
3. Ph.D. (Structural Engineering) (IIT)
4. P.E. (Structural Engineering) (IIT)
5. P.E. (Structural Engineering) (IIT)

PROJECT TITLE

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

SITE AT :
KHASRA NO. : 463,
VILL. SHIMLA PISTORE , TEH. - RUDRAPUR
UDHAM SINGH NAGAR, UTTARAKHAND

KHASRA NO. : 463 - 2.83437 HEC
28343.7 SQM

APPLICANT :

OJAS TOWNSHIP PVT. LTD.
THROUGH Director Shri Ajay Mangal
G-127, 12TH FLOOR HIMALAYA HOUSE
KASTURBA GANDHI MARG, NEW DELHI, INDIA

LAND OWNER

MR. SANJAY CHHABRA,
MR. SATISH KUMAR CHHABRA,
MR. TILAK RAJ CHHABRA,
MS. SANTOSH RANI
MR. DEEPAK KUMAR,
MS. PRITI RANI
MS. MEENA RANI
MS. SEEMA RANI
MS. SUMAN RANI

R/O - VILL-SHIMLA PISTORE, TEH-RUDRAPUR DISTT.-
UDHAM SINGH NAGAR

ARCHITECT



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

DRWAWING TITLE

SITE PLAN

DATE	DWG. NO.	REV. NO.
	SUB/ARCH/SH/SP/PMAY/AI	