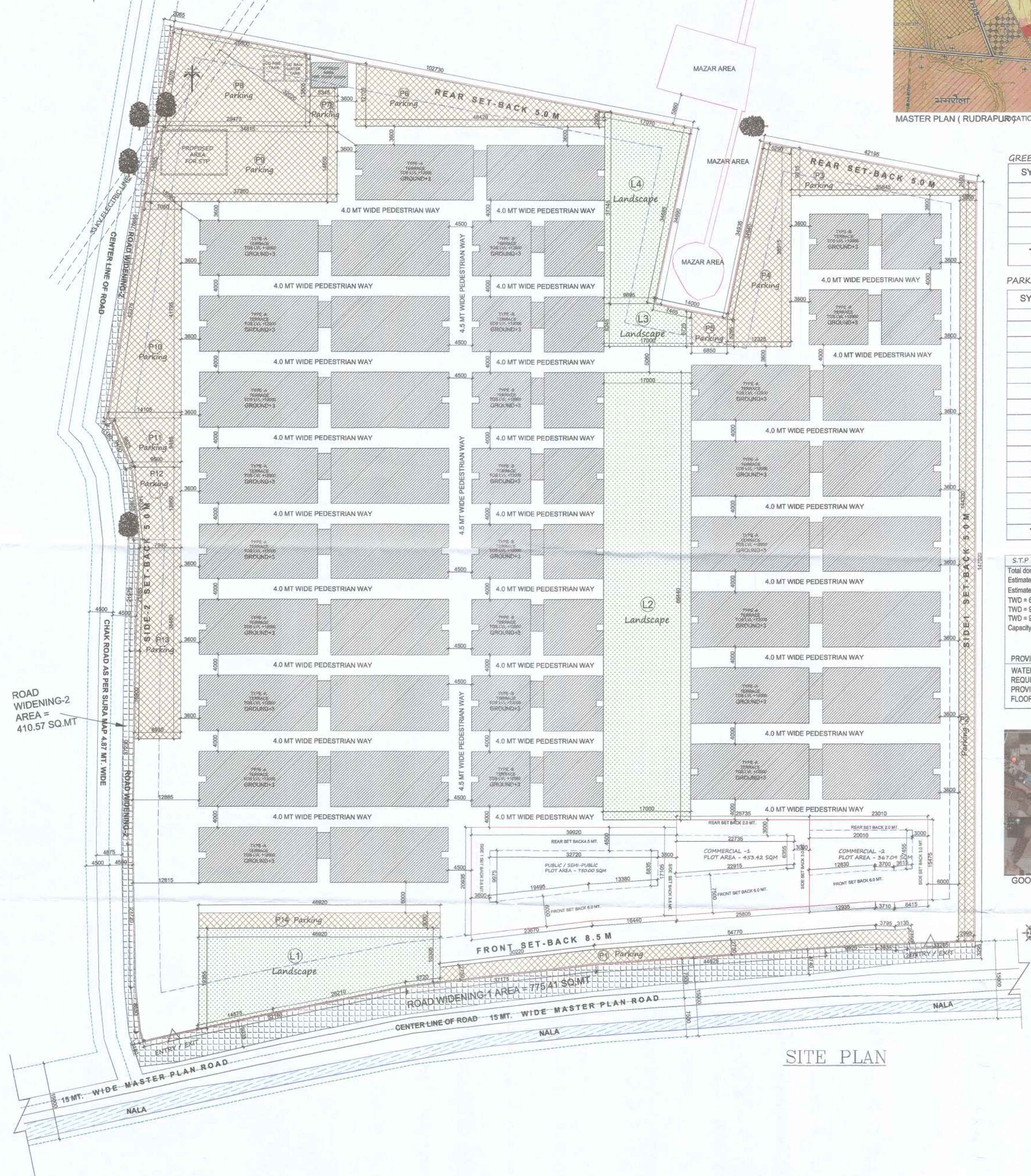




GOOGLE MAP LOCATION



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	
	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 FA
7	PROPOSED COMMERCIAL PLOT AREA	820.51	
	COMMERCIAL-1	453.42	1.51 % OF PERMISSIBLE FA
	COMMERCIAL-2	367.09	
8	PERMISSIBLE PUBLIC /SEMI-PUBLIC PLOT AREA	750.00	FOR UPTO 15000 PERSON
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(2.0FAR) + PSP (1.8FAR)	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 RPOVIDED	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
		GROUND	FIRST	SECOND	THIRD	
TYPE-A	16	16	16	16	16	1024 UNITS
TYPE-B	10	8	8	8	8	320 UNITS
TOTAL NO. OF UNITS						1344 UNITS

CLUSTER AREA CHART

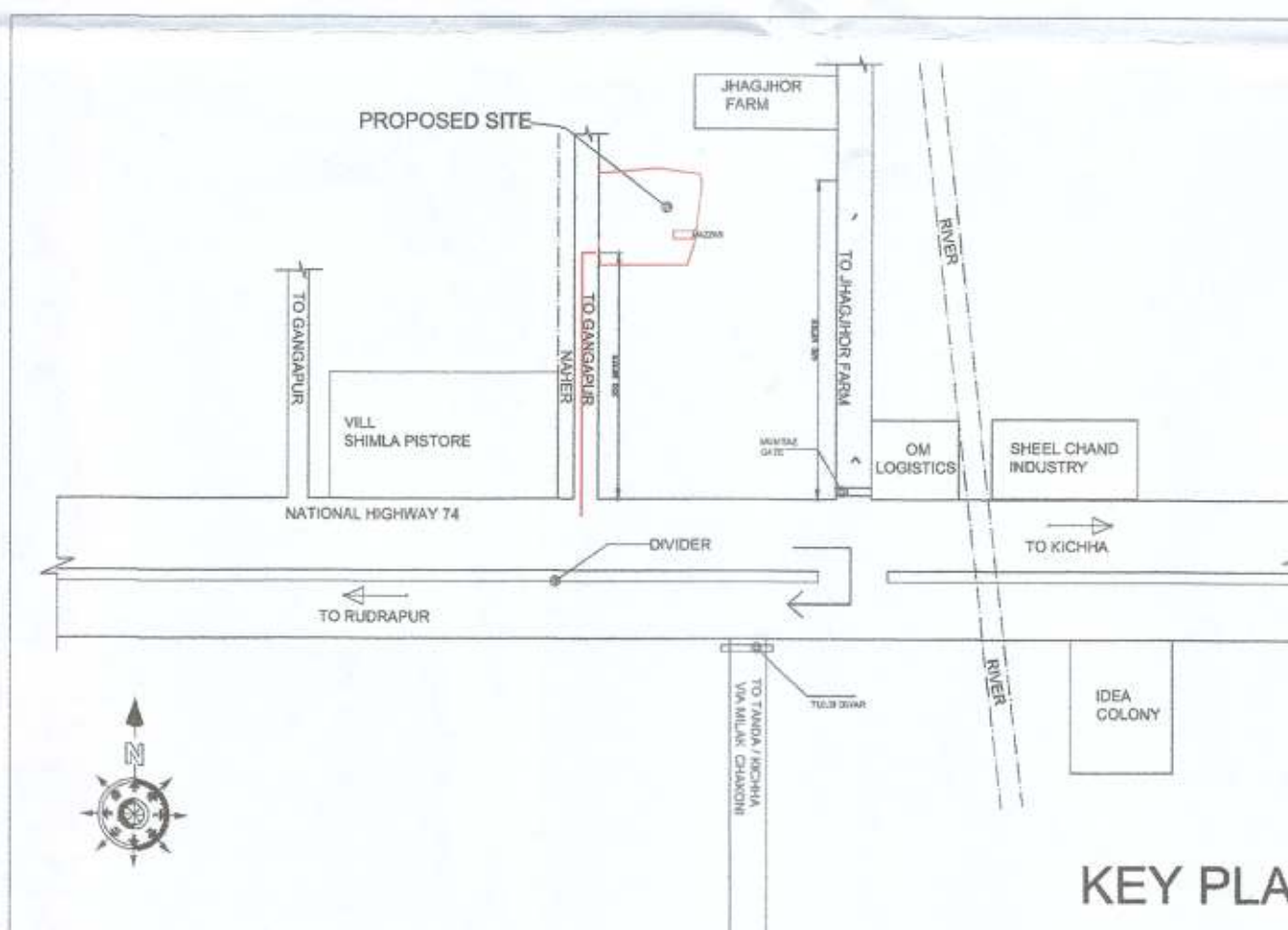
TYPE	NO. OF CLUSTERS	AREA CHART (IN SQ.MT.)				TOTAL COVERED AREA OF EACH CLUSTER	TOTAL COVERED AREA
		GROUND	FIRST	SECOND	THIRD		
TYPE-A	16	467.30	467.30	467.30	467.30	1869.2	29907.2 SQ.M
TYPE-B	10	239.79	239.79	239.79	239.79	959.16	9591.6 SQ.M
TOTAL AREA OF ALL CLUSTERS							39498.8 SQ.M

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 प्रतिक्रियाओं एवं क्षमयपत्र की शर्तों के
अधीन निर्गत।

उत्तराखण्ड आवास एवं विकास परिषद्, देहरादून

संलग्न पत्र सं०-74/8.....निर्गत, 22.09.2023 में

वर्गित शर्तों एवं प्रस्तुत क्षमयपत्रानुसार।

मानचित्र पत्र सं०-15/2019-मा.प्र.वि. (2019-20)

वैधता अवधि 23.09.2023 से 21.09.2027 तक

निर्गत तिथि 23.09.2023 (स्वीकृत/नवीनीकृत)

अधिवक्ता/साक्षक अधिवक्ता अधिवक्ता अधिवक्ता

OWNER SIGN _____

ARCHITECT SIGN

H D C Architects
Ar. Rishav Chhabra
CA/2018/96059
Adarsh Colony, Rudrapur (U.S.N.)

STRUCTURE ENG. SIGN

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, UTTRAKHAND

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

DRAWING TITLE

SITE PLAN

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