SITE LOCATION IN GOOGLE MAP

LOCATION PLAN (NOT TO SCALE)

LANDSCAPE / GREEN AREA	
SYMBOL	AREA (IN SQ.MT)
L-1	1094.95
L-2	775.06
L-3	517.31
TOTAL	**2387.00**

PARKING AREA CALCULATION	
SYMBOL	AREA (IN SQ.MT)
P-1	85.20
P-2	149.04
P-3	482.14
P-4	338.76
P-5	1426.85
P-6	345.23
P-7	254.04
P-8	73.31
TOTAL	**3154.54**

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 1088 Flats TWD = 734400 L TWD = 734.44 CUM Capacity Of S.T.P = 90/100 X TWD = 90/100 X 734.44 = 660.99 CUM	Liquid Depth L = 3.5 Mtr Size Of STP= 660.99/ 3.5 = 188.85 =188.85 /15.0(Breath)= 12.60 Mtr(Width) TOTAL SPACE= 15.0 X 12.60 X 3.5 = 660.99 CUM

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

	AREA AT SET-BACK (in SQM)	SET-BACK AREA USED IN PARKING
TOTAL SET-BACK	4230.16	1341.33 (31.70 % OF SB)

NUMBER OF UNITS CHART

TYPE	NO. OF CLUSTERS	NUMBER OF UNITS				TOTAL
		GROUND	FIRST	SECOND	THIRD	
TYPE-A	15	16	16	16	16	960 UNITS
TYPE-B	4	8	8	8	8	128 UNITS
TOTAL NO. OF UNITS						1088 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	15	467.30	467.30	467.30	467.30	1869.2	28038.00 SQM
TYPE-B	4	239.79	239.79	239.79	239.79	959.16	3836.64 SQM
TOTAL AREA OF ALL CLUSTERS							31874.64 SQM

AREA STATEMENT

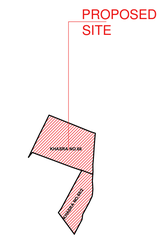
S.NO.	DESCRIPTION	AREA IN SQM	REMARK
1	TOTAL SITE AREA (AS REGISTRY)	23665.0	2.3665 HEC
2	TOTAL SITE AREA (AS SANCTIONED)	23665.0	2.3665 HEC
3	SITE AREA AS ON SITE	23465.0	2.3465 HEC
4	ROAD WIDENING AREA	508.0	
5	NET PLOT AREA (TOTAL SITE - ROAD WIDENING)	22957.0	2.2957 HEC
6	PERMISSIBLE GREEN AREA	2295.7	10% OF SITE AREA
7	PROVIDED GREEN AREA	2387.00	10.39% OF SITE AREA
8	MAXIMUM COMMERCIAL PLOT AREA	3443.55	7.5% OF PERMISSIBLE FAR
9	PROPOSED COMMERCIAL PLOT AREA	327.33	0.71% OF PERMISSIBLE FAR
10	PERMISSIBLE PUBLIC /SEMI-PUBLIC PLOT AREA	750	FOR UPTO 15000 PERSONS
11	PROPOSED PUBLIC /SEMI-PUBLIC PLOT AREA	752.41	
12	COMMERCIAL GROUND COVERAGE	180.03	55% GROUND COVERAGE
13	PUBLIC /SEMI PUBLIC GROUND COVERAGE	451.41	60% GROUND COVERAGE
14	RESIDENTIAL GROUND COVERAGE	7968.66	
15	PUBLIC SEMI / PUBLIC TOTAL COVERED AREA	1354.33	1.8 FAR
16	COMMERCIAL TOTAL COVERED AREA	490.99	1.5 FAR
17	RESIDENTIAL TOTAL COVERED AREA	31874.64	
18	TOTAL COVERED AREA	33719.96	
19	PERMISSIBLE GROUND COVERAGE	11487.5	50 %
20	PROPOSED GROUND COVERAGE	8600.1	37.46%
21	PERMISSIBLE F.A.R	45914.00	2.0
22	PROPOSED F.A.R	33719.96	1.46
23	UNIT REQUIRED (1HECT=500 UNIT)	1159 UNITS	2.3183 X 500 UNITS
24	UNIT PROVIDED (EWS)	1088 UNITS	
25	POPULATION DENSITY (5 PERSON / UNIT)	5440 PAX.	5 X 1088 = 5440
26	PARKING AREA		
	(EWS) 1 ECS (23 SQM) FOR 8 UNITS	1088 / 8 = 136 ECS	
	PARKING AREA PROVIDED (ECS)	137 ECS	
	PARKING AREA REQUIRED	3128.00 SQM	
	PARKING AREA PROVIDED	3154.79 SQM	

RAIN WATER HARVESTING CALCULATION

PLOT AREA	23183.70	SQM
GROUND COVERAGE AREA(ROOF AREA)	8600.13	SQM
RWHT VOLUME TILL 400 SQM	3.5	CUM
RWHT VOLUME BALANCE COVERAGE (Balance Area x 0.5 / 50)	82.00	CUM
TOTAL RWHT VOLUME REQUIRED	85.50	CUM
PROPOSED VOLUME OF SINGLE TANK	30.0	CUM
PROPOSED VOLOUME @ 3 NOS. TANK	3	NOS.

OFFICE USE

KHASRA NO	AREA
KHAS No. 66	1.6535 hec
KHAS No. 68/2	0.7565 hec
TOTAL =	2.3665 hec



SITE ON SIZRA PLAN

T.O.S.LVL = TOP OF SLAB LEVEL
F.F.LVL = FLOOR FINISH LEVEL
T.O.C.LVL = TOP OF CONCRET LEVEL

REVISIONS

NO.	DATE	CHECKED	VERIFIED	REMARKS

PROJECT TITLE :

PROPOSED EWS GROUP HOUSING
PMAY (EWS) AWASIYA YOJANA,
(UTTRAKHAND AWAS AVAM
VIKAS PARISHAD)

SITE AT - KHASRA NO. 66, 68/2, VILL- BELDI,
TEH. - ROORKEE, HARIDWAR . UTTARAKHAND

APPLICANT :

DEBIKAY SYSTEMS (p) Ltd.
Through Director Mr. Arjun Mangal

G-127, 12TH FLOOR, HIMALAYA HOUSE,
KASTURBA GANDHI MARG, NEW DEHLI

LAND OWNER :

SHRI SUDHIR KUMAR S/O MR. VIRENDRA KUMAR
R/O.- 27, BELDI SHALLAPUR, DHANDHEDI KHWAZGIPUR,
HARIDWAR, UTTARAKHAND-247667

SHRI DEVPAL S/O MR. AASHARAM
R/O.- BELDA, BELRA(M), HARIDWAR, ROORKEE,
UTTARAKHAND

DRG. TITLE

SITE PLAN (FOR APPROVAL)

ARCHITECT :

HDC ARCHITECTS
105A IDEA COLONY, RUDRAPUR, UTTRAKHAND
PHONE : +9-9870451193, 8077689005
EMAIL : habitatdesignc@gmail.com

DRG. NO:	REV:		DATE:
A-BLD-SP-FA-01	R0		APR 2022
DRAWN: CS	CHECKED: DR		
VERIFIED: RC	STATUS: FOR APPROVAL		

ARCHITECTS SIGN : | STRUCTURE SIGN : | CLIENT'S SIGN :