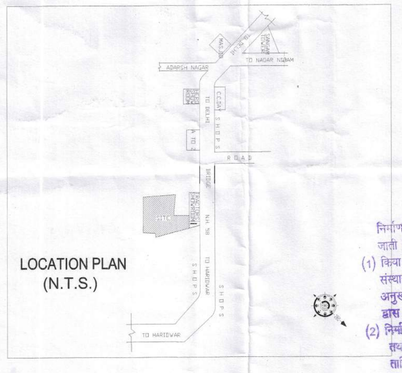
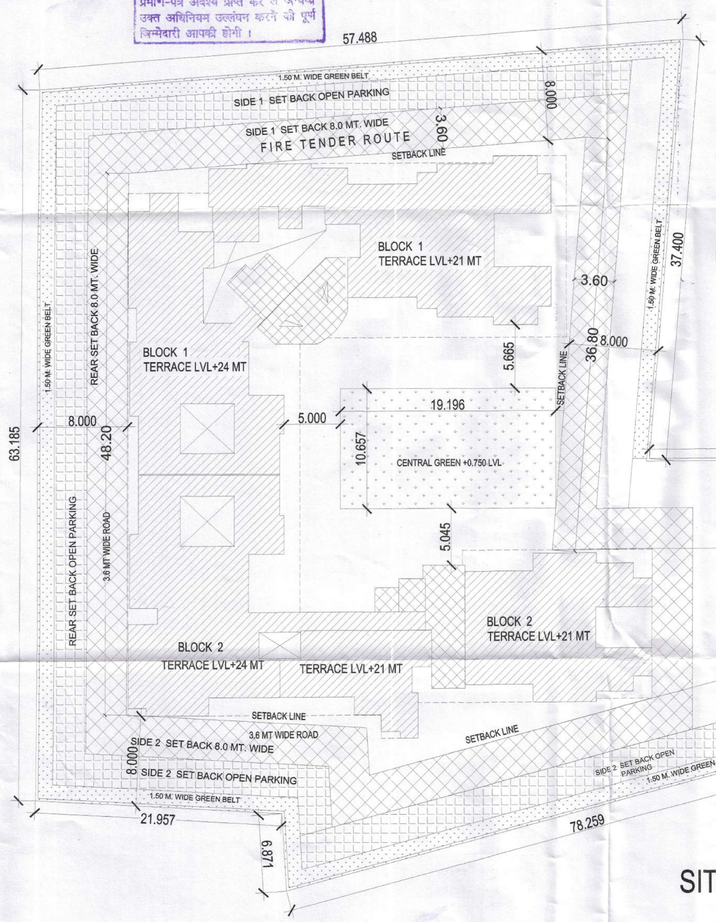
मानचित्र स्वीकृत

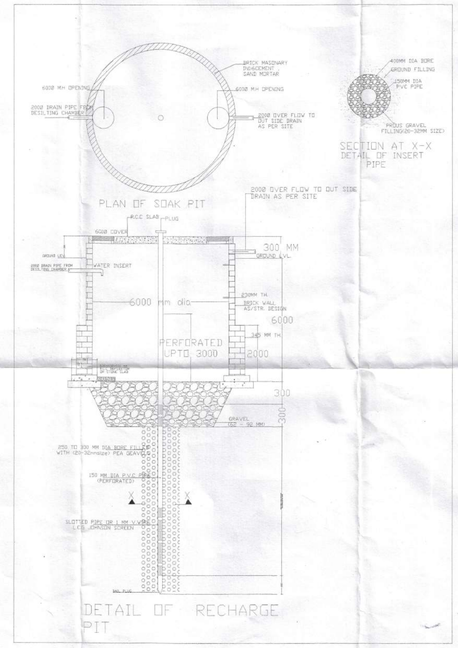


LOCATION PLAN
(N.T.S.)



OPEN PARKING

SITE PLAN



PARKING

PARKING REQUIRED
FLAT AREA BETWEEN 50 TO 150 SQ.M. = 80 UNITS
E.C.S. REQD. FOR 80 UNITS @ 1 E.C.S. = 80 E.C.S.

TOTAL PARKING REQUIRED = 80.0 E.C.S.

PARKING PROVIDED
BASEMENT PARKING AREA = 2914.642 SQ.M.
PROVIDE BASEMENT PARKING = $\frac{1280}{32}$ = 40.000 E.C.S
STILT PARKING AREA = 1395.737 SQ.M.
PROVIDED STILT PARKING = $\frac{560}{28}$ = 20.00 E.C.S
OPEN PARKING = $\frac{476.362}{23}$ = 20.711 E.C.S

TOTAL PARKING PROVIDED = 80.0 E.C.S.

OPEN PARKING AREA (AS SHOWN IN PLAN)

SETBACK	AREA	50% OF SET BACK AREA	LESS 50% OF SET BACK AREA PROVIDED
REAR SET BACK	$\frac{(63.185 + 64.232)}{2}$ = 63.708 SQ.M. 63.708 X 8 = 509.664 SQ.M.	$\frac{509.664}{2}$ = 254.832 SQ.M.	63.708 X2.9 = 184.75 SQ.M.
SIDE SET BACK 1	$\frac{(41.360 + 40.821)}{2}$ = 41.090 SQ.M. 41.090 X 8 = 328.720 SQ.M.	$\frac{328.720}{2}$ = 164.360 SQ.M.	41.090 X2.9 = 119.161 SQ.M.
SIDE SET BACK 2	$\frac{(13.373 + 13.948)}{2}$ = 13.660 SQ.M. $\frac{45.554 + 46.058}{2}$ = 45.806 SQ.M. = 59.466 SQ.M. 59.466 X 8 = 475.728 SQ.M.	$\frac{475.728}{2}$ = 237.864 SQ.M.	59.466 X2.9 = 172.451 SQ.M.
		TOTAL	476.362 SQ.M.

OPEN PARKING AS SHOWN IN SITE PLAN
PARKING SHALL BE 3.6 M. AWAY FROM THE BUILDING LINE

SITE PLAN SHEET NO : 1

TOTAL PLOT AREA (AS PER DEED) = 4226.000 SQ.M.
TOTAL PLOT AREA (AS PER SITE) = 4000.000 SQ.M.

COVD. AREA CHART
1.) COVD. AREA AT BASEMENT (PARKING) = 2914.642 SQ.M.
2.) COVD. AREA AT STILT FLOOR (PARKING) = 1395.737 SQ.M.
3.) COVD. AREA AT FIRST FLOOR (LESS STAIRCASE & LIFT) (72.983 + 23.084) = 978.072 SQ.M.
4.) COVD. AREA AT SECOND FLOOR = 978.072 SQ.M.
5.) COVD. AREA AT THIRD FLOOR = 978.072 SQ.M.
6.) COVD. AREA AT FORTH FLOOR = 978.072 SQ.M.
7.) COVD. AREA AT FIFTH FLOOR = 977.538 SQ.M.
8.) COVD. AREA AT SIXTH FLOOR = 977.538 SQ.M.
9.) COVD. AREA AT SEVENTH FLOOR = 817.918 SQ.M.
10.) COVD. AREA AT EIGHTH FLOOR = 469.357 SQ.M.
11.) GUARD ROOM COVD. AREA = 3.840 SQ.M.
TOTAL COVD. AREA = 11468.858 SQ.M.

E.W.S.
NO. OF E.W.S. = 15% OF NO. OF UNITS
= 80 X $\frac{15}{100}$ = 12.00 UNITS
FOR SHELTER FEES

GROUND COVERAGE (PERMISSIBLE = 35.0 % OF PLOT AREA)
MAIN BUILDING + GUARD ROOM
= 1395.737 + 3.84 = 1399.577 SQ.M.
$\frac{1399.577}{4000.000}$ X 100 = 34.98 %

OPEN AREA AT GROUND = 4000.00 - 1399.577 = 2600.423 SQ.M.

F.A.R.
TOTAL COVD. AREA - (BASEMENT AREA + STILT AREA)
= 11468.858 - (2914.642 + 1395.737) = 7158.479 SQ.M.
$\frac{7158.479}{4000.00}$ = 1.78

PERMISSIBLE F.A.R. UP TO 1.80 AREA = 7200.000 SQ.M.
PROPOSED F.A.R. @ 1.78 = 7158.479 SQ.M

DENSITY
REQUIRED 300 UNITS / HECT.
(PLOT AREA = 0. 4000 HECT.)
= 300 X 0.4000 = 120 UNITS
PROVIDED 80 UNITS AS UNDER
10 UNITS/ FLOOR FROM FIRST TO FOURTH FLOOR = 40 UNITS
12 UNITS/FLOOR FROM FIFTHTH TO SIXTH FLOOR = 24 UNITS
10 UNITS/FLOOR ON SEVENTH FLOOR = 10 UNITS
06 UNITS/FLOOR ON EIGHTH FLOOR = 6 UNITS
TOTAL = 80 UNITS

LANDSCAPING / GREEN AREA
(REQUIRED 5% OF TOTAL LAND IN THE PROJECT)
TOTAL LAND AREA = 4000.00 SQ.M.
5% OF 4000.00 = 4000 X $\frac{5}{100}$ = 200.00 SQ.M.(REQUIRED)
GREEN AREA = 204.572 SQ.M.(PROPOSED)
GREEN BELT = 309.717 SQ.M.
PROVIDED LANDSCAPE AREA = 514.289 SQ.M.

SET BACKS
FRONT = 8.50 M., REAR = 8.00 M.
SIDE 1 = 8.00 M., SIDE 2 = 8.00 M.

PROPOSED GROUP HOUSING PLAN FOR SHRI NIRAJ KUMAR GUPTA S/O SHRI GYAN PRAKASH GUPTA & SHRI SUDHEER KUMAR AGGARWAL S/O SHRI AMARNATH AGGARWAL AT PLOT IN PART OF KHASRA NO-21/1 M. & 33/1 M. SITUATED AT VILL- MALAKPUR LATEEFPUR (UNDER NAGAR NIGAM LIMITS) ROORKEE PARGANA & TEHSIL ROORKEE , DISTT- HARIDWAR (U.K.)

ARCHITECT

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SIG. OWNER

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