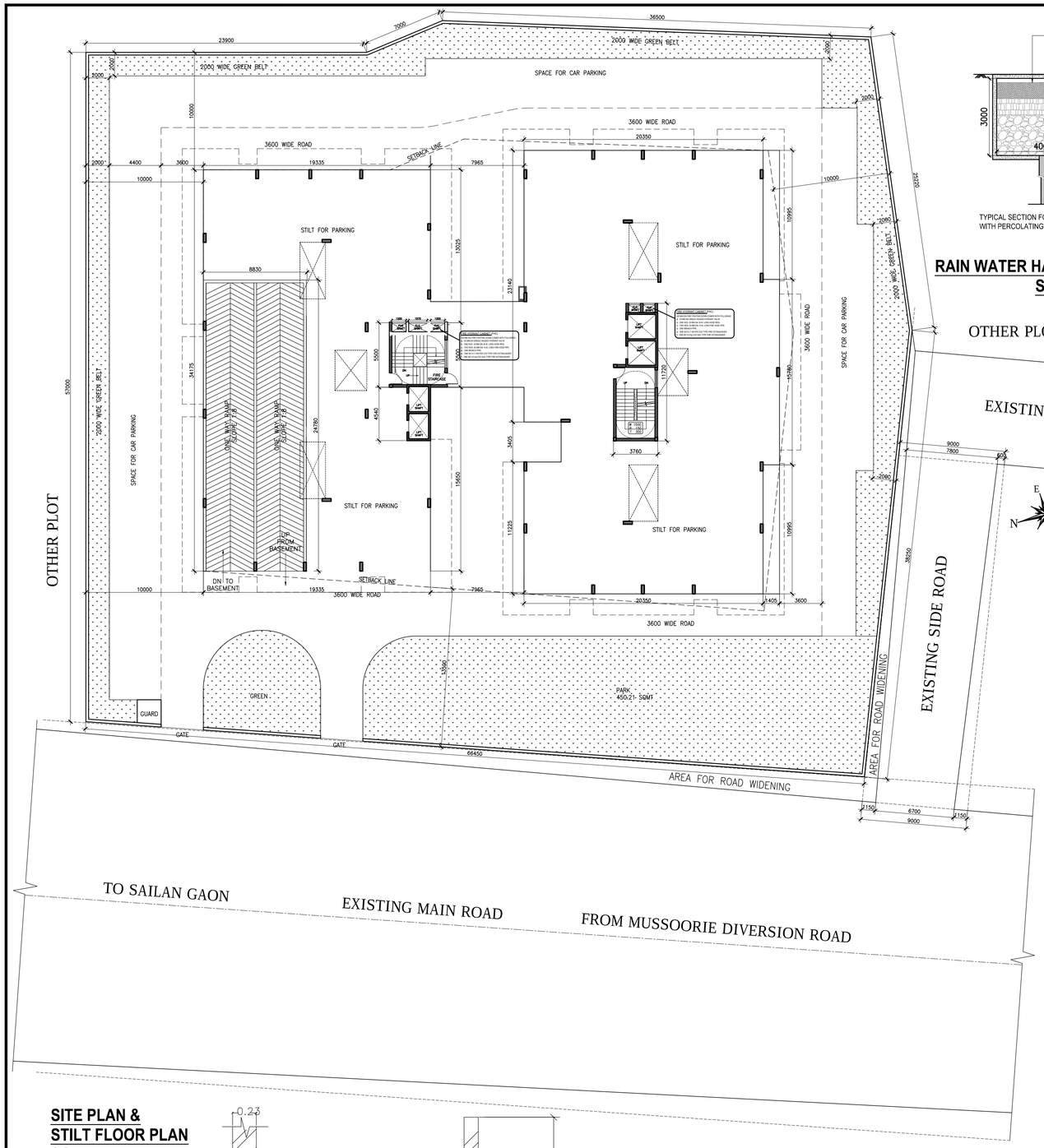
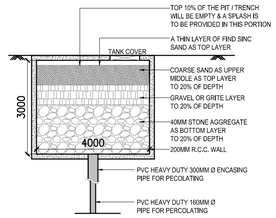
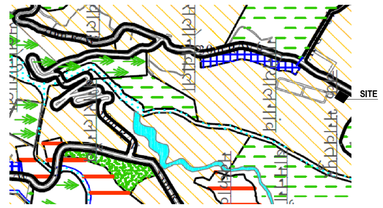


SITE PLAN & STILT FLOOR PLAN
SCALE - 1:200

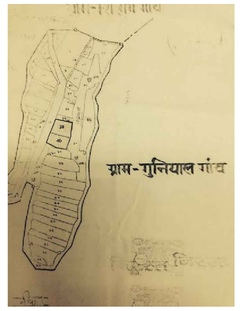


TYPICAL SECTION FOR RAIN WATER HARVESTING TANK WITH PERCOLATING BORE WELL (3M X 3M X 3M)

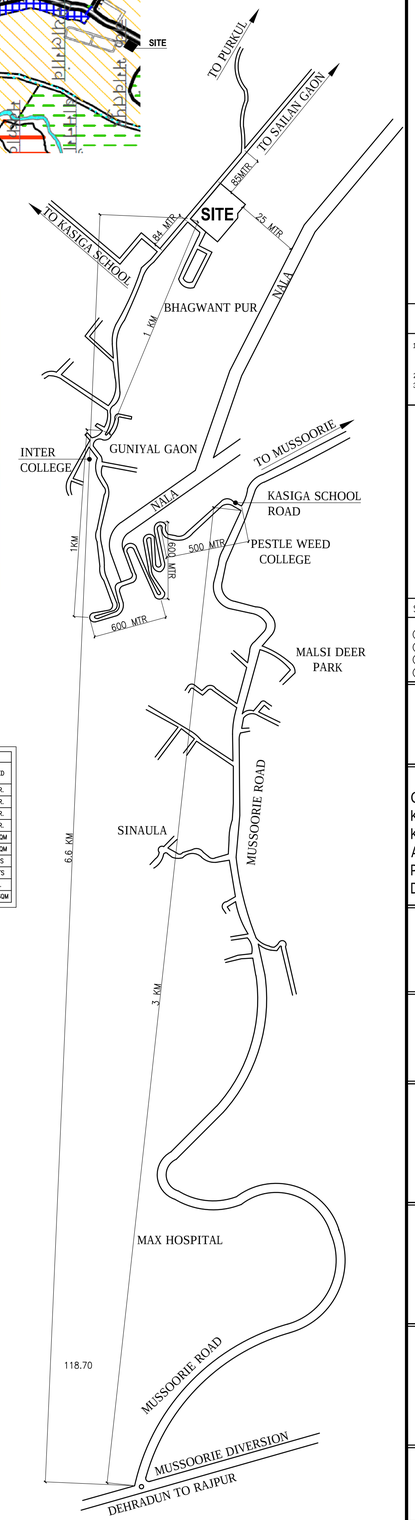
RAIN WATER HARVESTING TANK DETAIL
SCALE - NTS



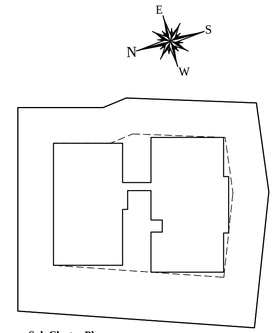
MASTER PLAN
SCALE - NTS



LOCATION PLAN
SCALE - NTS



KEY PLAN
SCALE - NTS



Sub Cluster Plan

GENERAL NOTES:

1. THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE ABOVE CONSULTANT'S AUTHORITY.
2. DO NOT SCALE FROM THE DRAWINGS.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.

ANIL TYAGI
The Map(R-0108/17-18) is approved by Dr. Ashish Kumar Srivastava, IAS (Vice Chairman) MDDA recommended for approval by Mr Prakash Chandra Dumka, PCS(Secy) MDDA,Mr. Anil Kumar Tyagi(SE) and Mr. Manoj Kumar (Junior Engr.) MDDA and is digitally signed by Mr Anil Kumar Tyagi(SE) MDDA Dated : 25/04/2018 04:11 PM

SANITARY NOTE :–

1. R.W.P SIZE 4"(100 MM) DIA G.I.
2. WATER SUP. INTAKE UP 1" DIA G.I.
3. W.P OF SIZE 3" (75 MM) DIA G.I.
4. S.P OF SIZE 6" (150) DIA G.I.

PROJECT TITLE :–

EDEN SENIOR LIVING

SITE :–

GROUP HOUSING SCHEME
KHASRA NO. 39 MEASURING .2180 HECTAREI
KHASRA NO. 40 MEASURING .2100 HECTARE
AT MAUJA CHAK BHAGWANTPUR,
PARGANA PACHWA DOON,
DISTT DEHRADUN ,UTTRAKHAND

OWNER:
EDEN RETIREMENT LIVING. AND
ASHWANI KHURANA

ARCHITECT:
V Y O M
ARCHITECTS & INTERIOR DESIGNER
2 SHAMBHU DAYAL BHAG,GF,OPP.MODI MILL, OKHLA PHASE 3,NEW DELHI 110020.
T: +91 11 26910018 / 0019
E: INFO@VYOM.IN W: WWW.VYOM.IN

OWNER'S SEAL & SIGN.

ARCHITECT SEAL & SIGN.

Ar. SACHIN SACHDEV
CA/2000/26738

STRUCTURE ENG. SEAL & SIGN.

ASHID KAMAL
Regd. No. Delhi-09/SE-02/2008
STRUCTURAL ENGINEER

DRAWING TITLE :-

SITE PLAN

Date :– 19–07–2017	Scale :– 1:200 & N.T.S	DRAWING NO :–
Drawn :–	CKD :– SACHIN SACHDEV	
File Name :– PROJECT/ EDEN SENIOR LIVING/ SUBMISSION/		SHT. 1 OF 26

AREA STATEMENT

TOTAL PLOT AREA	=	4,280.00 SQM.
ROAD WIDENING AREA		
FRONT	=	125 SQM.
RIGHT SIDE	=	05 SQM.
TOTAL ROAD WIDENING	=	130.00 SQM.
NET PLOT AREA = 4280–130	=	4,150.00 SQM.
SET BACK AREA	=	2710.05 SQM.

COVERED AREA STATEMENT

BASEMENT	=	1776.72 SQM.
STILT	=	1439.95 SQM.
1st FLOOR	=	1348.91 SQM.
2nd FLOOR	=	1348.91 SQM.
3rd FLOOR	=	1305.87 SQM.
4th FLOOR	=	1348.91 SQM.
5th FLOOR	=	1305.87 SQM.
6th FLOOR	=	1348.91 SQM.
7th FLOOR	=	1305.87 SQM.
8th FLOOR	=	1348.91 SQM.
9th FLOOR	=	1069.03 SQM.
10th FLOOR	=	718.08 SQM.
PERMISSIBLE GROUND COVERAGE (35% OF 4,150)	=	1452.50 SQM.
ACHEVED GROUND COVERAGE	=	1439.95 SQM. (34.70%)
PERMISSIBLE F.A.R (210 OF 4,150)	=	8715.00 SQM.
PURCHAGABLE F.A.R (90 OF 4,150)	=	3735.00 SQM.
TOTAL F.A.R (210+90) (8715+3735)	=	12450.00 SQM. (300)
ACHEVED F.A.R (1st TO 10th FLOOR)	=	12449.27 SQM (299.99)

AREA TABLE

S.NO.	DESCRIPTION	REQUIRED	PROPOSED
1	FRONT SET BACK	13.5 MTR.	13.5 MTR.
2	LEFT SET BACK	10.0 MTR.	10.0 MTR.
3	REAR SET BACK	10.0 MTR.	10.0 MTR.
4	RIGHT SET BACK	10.0 MTR.	10.0 MTR.
5	PARK	415 SQM	450.21 SQM
6	GREEN AREA	415 SQM	450.40 SQM
7	PARKING	119 E.C.S	122 E.C.S
8	DENSITY	124 UNITS	103 UNITS
9	APPROACH ROAD	18 MTR.	30 MTR.
10	BASEMENT	1793.71 SQM	1776.72 SQM

PARKING

PERMISSIBLE 1.25 E.C.S. PER 75–150 SQM.UNIT(64)	80 E.C.S.
PERMISSIBLE 1.0 E.C.S. PER 50–75 SQM.UNIT(39)	39 E.C.S.
REQUIRED PARKING	119 E.C.S.
OPEN PARKING @ 23 SQMT PER CAR	
=OP1+OP2+OP3+OP4+OP5+OP6+OP7+OP8 = 861.01	
=861.01/23 =37.44 SAYS	37 E.C.S.
STILT PARKING @ 28 SQMT PER CAR	
=1439.95– (STILT DEDUCTION + RAMP)	
=1439.95–(71.58+218.80)=1149.57/28=41.06 SAYS	41 E.C.S.
BASEMENT PARKING @ 32 SQMT PER CAR	
=1776.72– (BP1 + RAMP)	
=1776.72– (133.315 + 225.19)=1418.22/32=44.32	44 E.C.S.
PROPOSED PARKING (37+41+44)	122 E.C.S.

PARK

DESCRIPTION	TOTAL (SQM.)
PERMISSIBLE PARK	415.00
PROPOSED PARK	450.21
PERMISSIBLE GREEN AREA 10% OF NET PLOT AREA	415
PROPOSED GREEN AREA	450.40

INFORMAL AREA CALCULATION

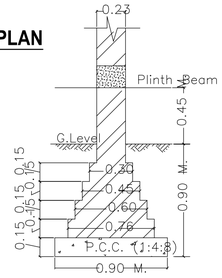
S. NO	TYPE	L (M)	W (M)	TOTAL (SQM)
1	UTILITIES			361.40
2	GUARD ROOM	2.500	2.000	5.00
3	(TS) FIRE STAIR CASE	4.960	5.500	27.28
	TOTAL			393.68

DENSITY (UNITS)

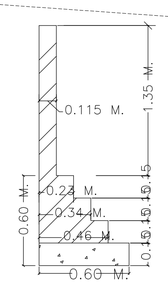
DESCRIPTION	UNITS
PERMISSIBLE 300 UNITS PER HECTARE (4150/10000)X300	124
PROPOSED UNITS	103

UNIT AREA CALCULATION

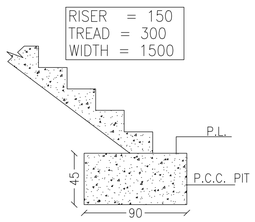
TAG. NO.	DESCRIPTION	AREA(SQM.)	UNITS
2RA	2 BHK	110.73	16 UNITS
2RB	2 BHK	109.87	48 UNITS
1RA	1 BHK	66.00	16 UNITS
1RB	1 BHK	71.58	2 UNITS
1RC	1 BHK	73.67	2 UNITS
1SA	STUDIO	51.67	16 UNITS
1SB	STUDIO	46.60	2 UNITS
1SC	STUDIO	37.32	1 UNITS
TOTAL			103 UNITS



FOUNDATION DETAIL



BOUNDARY WALL DETAIL



STAIRCASE DETAIL