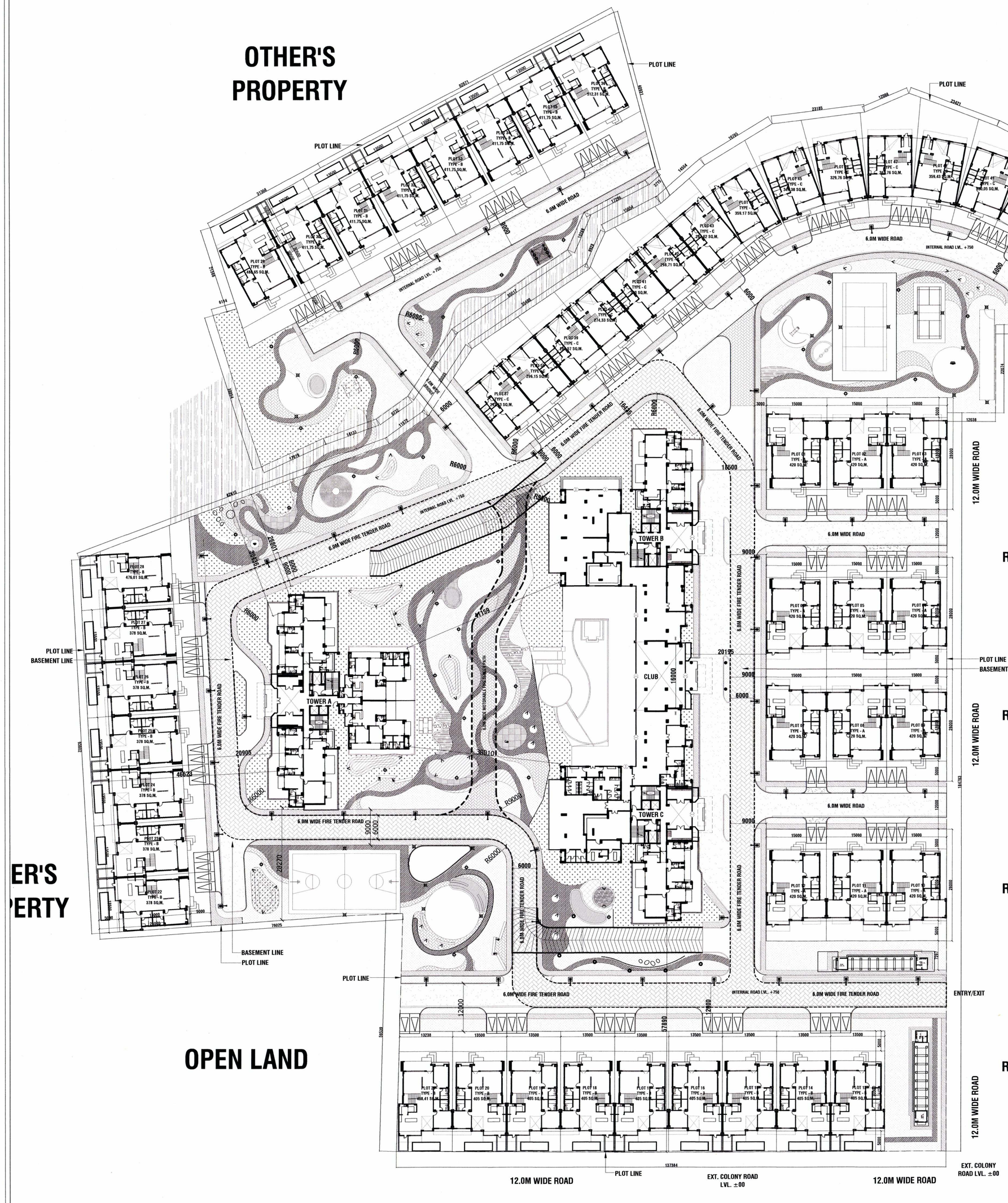
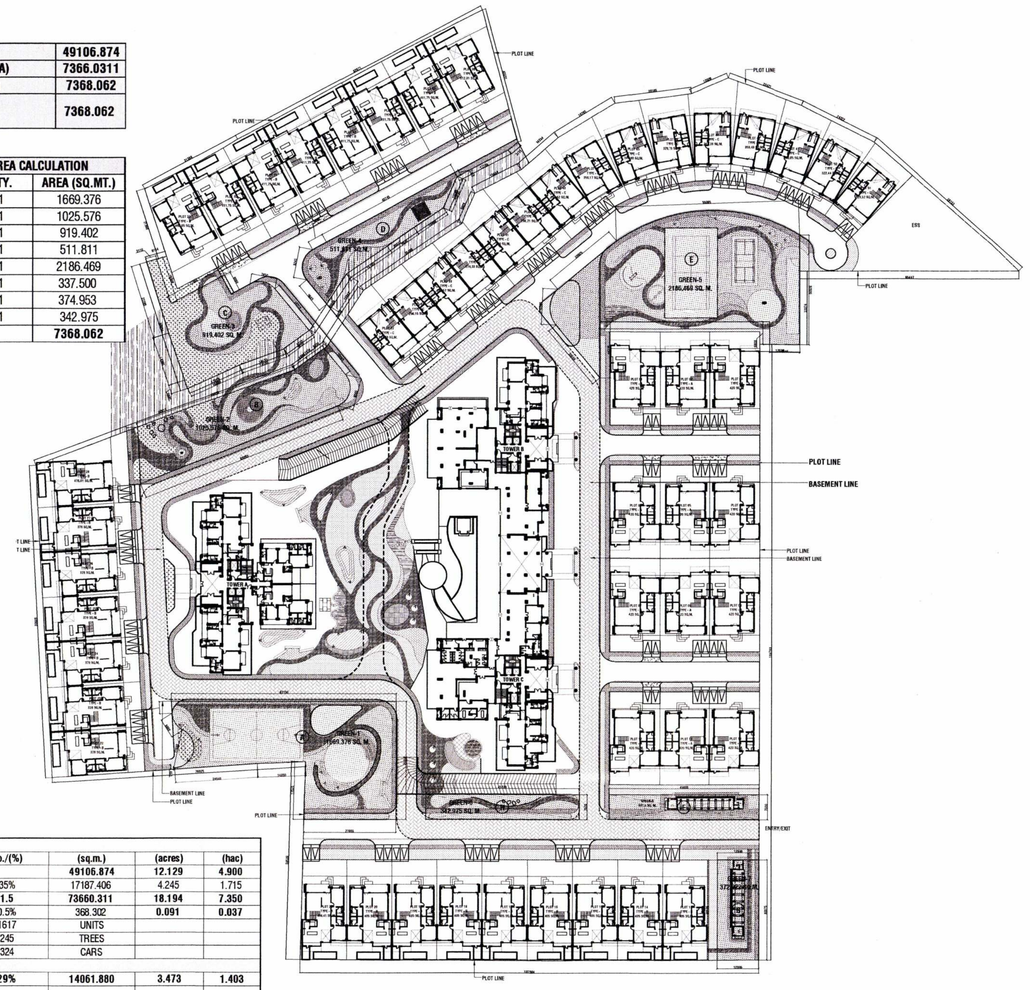


01 SITE PLAN
SCALE 1:400

SITE AREA	49106.874
PERMISSIBLE GREEN AREA (15% SITE AREA)	7366.0311
ACHIEVED GREEN AREA (15% SITE AREA)	7366.062
ACHIEVED GREEN ON VIRGIN SOIL (A+B+C+D+E+F+G) (15% OF SITE)	7368.062

GREEN AREA CALCULATION

TYPE	QTY.	AREA (SQ.MT.)
A	1	1669.376
B	1	1025.576
C	1	919.402
D	1	511.811
E	1	2186.469
F	1	337.500
G	1	374.953
H	1	342.975
TOTAL		7368.062



02 GREEN AREA DIAGRAM
SCALE 1:850

PLOT AREA STATEMENT

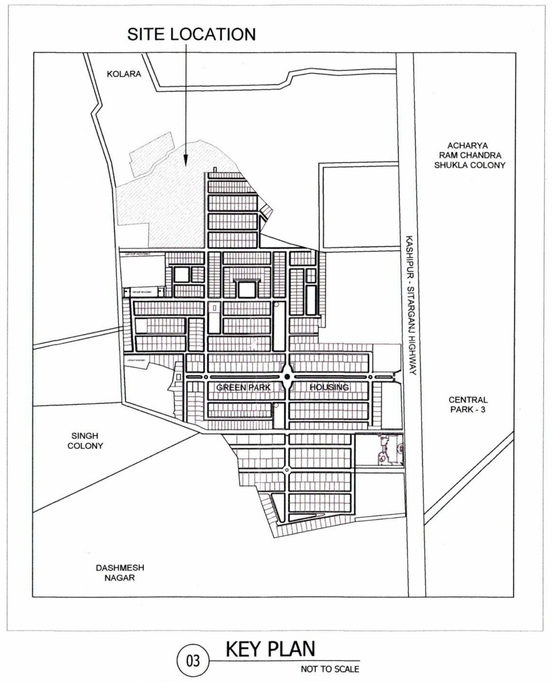
S. NO.s	DESCRIPTION	No./(%)	(sq.m.)	(acres)	(hac)
1	PLOT AREA		**49106.874**	**12.129**	**4.900**
2	PERMISSIBLE GROUND COVERAGE (35% OF PLOT AREA)	35%	17187.406	4.245	1.715
3	PERMISSIBLE BASIC FAR (**1.5 OF PLOT AREA**)	**1.5**	**73660.311**	**18.194**	**7.350**
4	PERMISSIBLE SHOPPING @ 0.5% OF PERMISSIBLE FAR	0.5%	368.302	**0.091**	**0.037**
5	PERMISSIBLE DENSITY @ 330 UNITS/HAC	1617	UNITS		
6	REQUIRED NO. OF TREES@ 50 NOS./HAC	245	TREES		
7	REQUIRED NO. OF CAR PARKING AS PER NORMS (ECS)	324	CARS		
	ACHIEVED AREAS				
8	**ACHIEVED GROUND COVERAGE**	**29%**	**14061.880**	**3.473**	**1.403**
9	**ACHIEVED FAR**				
a)	BASIC FAR	1.5	73660.311	18.194	7.350
	TOTAL ACHIEVED FAR	**1.074**	**52716.981**	**13.021**	**5.261**
10	NO. OF UNITS PROVIDED	162	NOS.	810	PERSONS
11	NO. OF PLOTS PROVIDED	51	NOS.	255	PERSONS
12	PROVIDED DENSITY			88	217
13	SHOPPING AREA PROVIDED	0.4%	314.757	0.08	0.03
14	PROVIDED GREEN	15%	7368.062	1.820	0.735
15	PROVIDED NO. OF CAR PARKING (ECS) (Basement)	378	-	CARS	
16	BASEMENT AREA		12800.147	3.162	1.277

AREA SCHEDULE

	PARTICULARS	GROUND	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	TOTAL FAR (SQM.) "X"	BUILT AREA EXEMPTED FROM FAR (SQM.) "Y"	MUMTY & MACHINE ROOM BUA (SQM.) "Z"	TOTAL BUILT UP AREA (SQM.)	GROUND COVERAGE	TOTAL NO. OF DWELLING UNITS	NO. OF OCCUPANTS (5 PER DU)
		FLOORWISE FAR (SQM.)																				
TOWER A	AREA	881.674	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268		10414.157	0.000	165.510	12597.008	881.674		
	DU/FLOOR	4	4	4	4	4	4	4	4	4	4	4	4	4							56	280
TOWER B	AREA	536.390	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	10068.873	0.000	165.510	12029.556	536.390		
	DU/FLOOR	1	4	4	4	4	4	4	4	4	4	4	4	4	4						53	265
TOWER C	AREA	536.390	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	733.268	10068.873	0.000	165.510	12029.556	536.390		
	DU/FLOOR	1	4	4	4	4	4	4	4	4	4	4	4	4	4						53	265
VILLA TYPE A	AREA	230.148	220.033													5402.045		21.840	5736.373	2761.772		
	NO. OF DU	12																			12	60
VILLA TYPE B	AREA	215.614	205.863													10115.425		21.840	10798.855	5174.725		
	NO. OF DU	24																			24	120
VILLA TYPE C	AREA	159.722	167.215													4904.814		21.840	5562.432	2396.586		
	NO. OF DU	15																			15	75
CLUB	AREA	1428.038														1428.038			1459.586	1459.586		
	NO. OF UNITS	0																				
COMMERCIAL	AREA	314.757														314.757			314.757	314.757		
	NO. OF UNITS	0																				
BASEMENT	AREA	0														0	12800.147		12800.147			
GRAND TOTAL																52716.981			73330.270	14061.880	213	1065

PLOT DETAILS

TYPE	PLOT	WIDTH	DEPTH	SHAPE	PLOT AREA	BUILT-UP AREA
TYPE A (12 UNITS)	PLOT 01	15	28	REGULAR	420	15.000
	PLOT 02	15	28	REGULAR	420	15.000
	PLOT 03	15	28	REGULAR	420	15.000
	PLOT 04	15	28	REGULAR	420	15.000
	PLOT 05	15	28	REGULAR	420	15.000
	PLOT 06	15	28	REGULAR	420	15.000
	PLOT 07	15	28	REGULAR	420	15.000
	PLOT 08	15	28	REGULAR	420	15.000
	PLOT 09	15	28	REGULAR	420	15.000
	PLOT 10	15	28	REGULAR	420	15.000
	PLOT 11	15	28	REGULAR	420	15.000
	PLOT 12	15	28	REGULAR	420	15.000
TYPE B (24 UNITS)	PLOT 13	13.5	30	REGULAR	405	0.000
	PLOT 14	13.5	30	REGULAR	405	0.000
	PLOT 15	13.5	30	REGULAR	405	0.000
	PLOT 16	13.5	30	REGULAR	405	0.000
	PLOT 17	13.5	30	REGULAR	405	0.000
	PLOT 18	13.5	30	REGULAR	405	0.000
	PLOT 19	13.5	30	REGULAR	405	0.000
	PLOT 20	13.5	30	REGULAR	405	0.000
	PLOT 21	13.5	30	IRREGULAR	408.45	0.000
	PLOT 22	13.5	28	REGULAR	378	0.000
	PLOT 23	13.5	28	REGULAR	378	0.000
	PLOT 24	13.5	28	REGULAR	378	0.000
	PLOT 25	13.5	28	REGULAR	378	0.000
	PLOT 26	13.5	28	REGULAR	378	0.000
	PLOT 27	13.5	28	REGULAR	378	0.000
	PLOT 28	13.5	28	IRREGULAR	476.01	0.000
	PLOT 29	13.5	30.5	IRREGULAR	480.65	0.000
	PLOT 30	13.5	30.5	REGULAR	411.75	0.000
	PLOT 31	13.5	30.5	REGULAR	411.75	0.000
	PLOT 32	13.5	30.5	REGULAR	411.75	0.000
	PLOT 33	13.5	30.5	REGULAR	411.75	0.000
	PLOT 34	13.5	30.5	REGULAR	411.75	0.000
	PLOT 35	13.5	30.5	REGULAR	411.75	0.000
	PLOT 36	13.5	30.5	IRREGULAR	512.31	0.000
TYPE C (15 UNITS)	PLOT 37	11	25	IRREGULAR	292.63	0.000
	PLOT 38	11	25	IRREGULAR	296.15	0.000
	PLOT 39	11	25	IRREGULAR	289.57	0.000
	PLOT 40	11	25	IRREGULAR	274.33	0.000
	PLOT 41	11	25	IRREGULAR	300	0.000
	PLOT 42	11	25	IRREGULAR	298.71	0.000
	PLOT 43	11	25	IRREGULAR	283.62	0.000
	PLOT 44	11	25	IRREGULAR	359.17	0.000
	PLOT 45	11	25	IRREGULAR	347.38	0.000
	PLOT 46	11	25	IRREGULAR	325.76	0.000
	PLOT 47	11	25	IRREGULAR	363.76	0.000
	PLOT 48	11	25	IRREGULAR	359.43	0.000
	PLOT 49	11	25	IRREGULAR	330.05	0.000
	PLOT 50	11	25	IRREGULAR	322.44	0.000
	PLOT 51	11	25	IRREGULAR	323.52	0.000
TOTAL = 51	(REGULAR PLOT = 32) & (IRREGULAR PLOT = 19)				**19662.4**	**180.000**



03 KEY PLAN
NOT TO SCALE

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K-47, KAILASH COLONY, NEW DELHI-110048
PHONE NO.: 011-46556600

OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
	ANOJ DEVATIA B. Arch (Hons) CA/94/12129

PROJECT NAME:

SOBITS GREENPARK

CLIENT NAME AND ADDRESS:

GATA NO.47 VILL-DIBDIBA, TEH-BILASHPUR, DIST-RAMPUR, U.P. AT HOUSING SCHEME FOR OWNERS M/S UNITRUTH PROJECTS PVT LTD., GATA NO. 66 MIN, 67 MIN, 106 MIN, 110 MIN, 113 MIN, VILL-DIBDIBA, TEH-BILASHPUR, DIST-RAMPUR, U.P. AT HOUSING SCHEME FOR OWNERS MR. CHARANPAL SINGH SOBTI S/O LATE HEERA SINGH SOBTI 80-A MODEL TOWN COLONY BAREILLY., GATA NO. 140 MIN, 142 MIN, 143 MIN, VILL-DIBDIBA, TEH-BILASHPUR, DIST-RAMPUR, U.P. HOUSING SCHEME FOR OWNERS M/S AMAR DEVELOPER PVT. LTD.

7/12/22
अतिरिक्त जिला मजिस्ट्रेट, रामपुर

DRAWING TITLE:

SITE PLAN @ GROUND FLOOR LEVEL

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SCALE : 1:400

DATE :30.11.2022

SHEET NO. 01