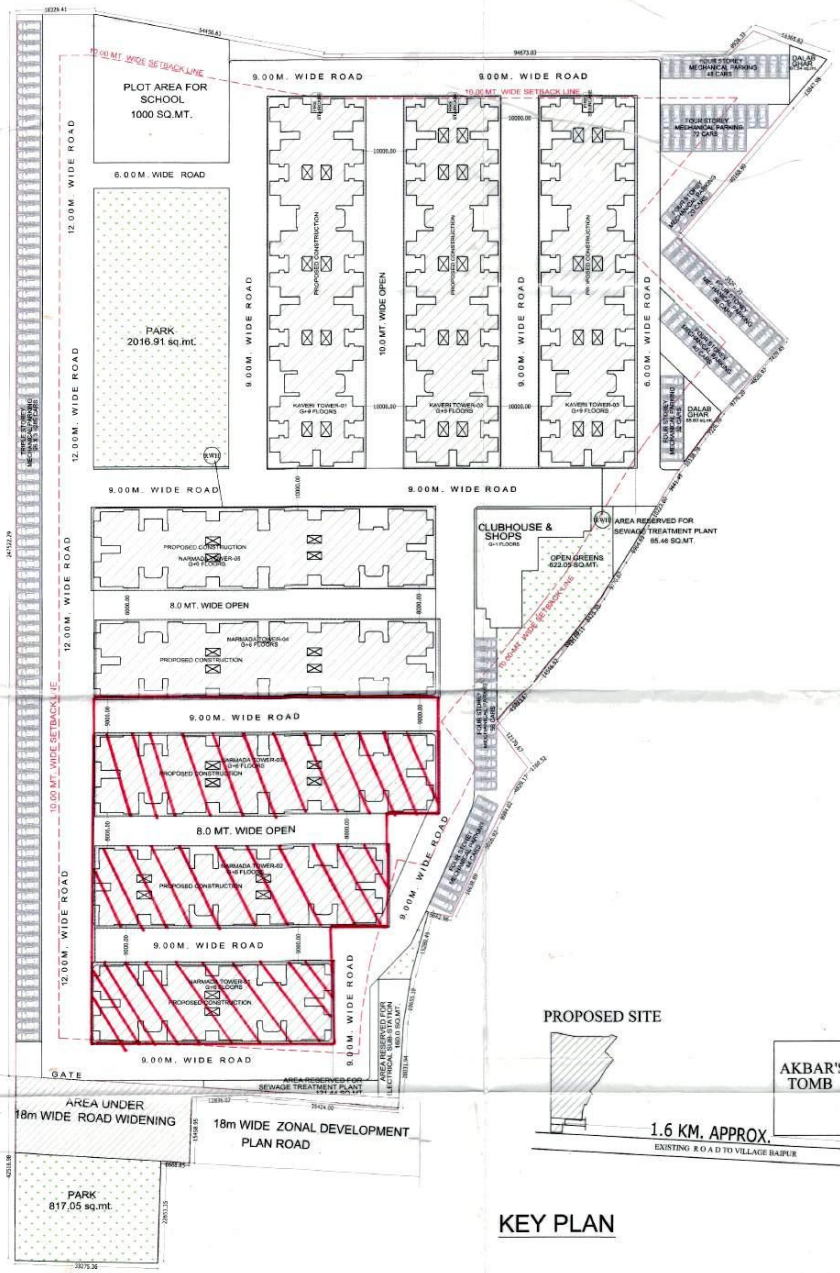
NARMADA 1,2,3,4,5 KAVERI NARMDA
Site Plan KAVERI 1,2,&3

SHEET NO. 01/07



SITE PLAN

S.NO	PARTICULARS	SQ.MTR.
1	TOTAL LAND AREA	35385.15
	AREA UNDER MASTER PLAN ROAD	831.36
	REMAINING LAND AREA	34553.79
	AREA UNDER PARK & OPEN GREENS (10% OF LAND AREA)	3455.37
	AREA UNDER NURSERY & PRIMARY SCHOOL	1000.00
	AREA FOR DALAB GHAR	150.00
	NET LAND AREA	29948.42
2.	PERMISSIBLE F.A.R	
	F.A.R. ALLOWABLE ON 29948.42 SQ.MT. @ 2.50 29948.42 X 2.5	74871.05
	TOTAL GROUND COVERAGE = 9460.30 SQ.MT.(32.12%)	
	TOTAL F.A.R ACHIEVED	73400.55 SQ.MT.
3.	AREA REQUIRED UNDER PARK & OPEN GREENS (10% OF LAND AREA)	3455.37
	AREA PROVIDED UNDER PARK & OPEN GREENS	3456.01

TOTAL PROPOSED RESIDENTIAL UNITS		918
	FLOOR	no. of units
	GROUND FLOOR	108
	FIRST FLOOR	108
	SECOND FLOOR	108
	THIRD FLOOR	108
	FOURTH FLOOR	108
	FIFTH FLOOR	108
	SIXTH FLOOR	108
	SEVENTH FLOOR	54
	EIGHTH FLOOR	54
	NINTH FLOOR	54
	MUMTY & MACHINE ROOM	0
	TOTAL	918

S.NO	BLOCK NOS.	GROUND FLOOR AREA(IN SQ.MT.)	TYPICAL FLOOR AREA(IN SQ.MT.)	TOTAL AREA	DEDUCTIONS UNDER 5% PROVISIONS FOR MISC. ON ALL FLOORS(IN SQ.MT)
1	NARMADA TOWER-01	776.12	759.35 X 6 = 4556.10	5332.22	94.64
2	NARMADA TOWER-02	956.60	939.83 X 6 = 5638.98	6595.58	94.64
3	NARMADA TOWER-03	1137.77	1121.00 X 6 = 6726.00	7863.77	94.64
4	NARMADA TOWER-04	1137.77	1121.00 X 6 = 6726.00	7863.77	94.64
5	NARMADA TOWER-05	1137.77	1121.00 X 6 = 6726.00	7863.77	94.64
6	KAVERI TOWER-01	1295.52	1278.88 X 9 = 11509.92	12805.44	305.70
7	KAVERI TOWER-02	1295.52	1278.88 X 9 = 11509.92	12805.44	305.70
8	KAVERI TOWER-03	1295.52	1278.88 X 9 = 11509.92	12805.44	305.70
9	CLUBHOUSE	247.71	247.71 X 1 = 247.71	495.42	0.00
10.	CONVENIENT SHOPS	180.00	180.00 X 1 = 180.00	360.00	0.00
	TOTAL AREA	9460.30		74790.85(A)	1390.30(B)

TOTAL PROPOSED F.A.R(A-B) = 74790.85 - 1390.30 = 73400.55 SQ.MT.

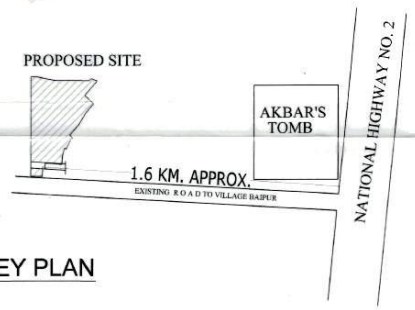
NOTE:- DEDUCTIONS UNDER 5% PROVISION FOR MISC. SERVICES I.E. AREA IN FRONT OF LIFT, SERVICE DUCTS FOR CABLES & FHC, WARDROBES ETC.

	BLOCK NOS.	Mumty &Machine room area (FREE FROM FAR)	Fire Staircase area (FREE FROM FAR)
1	NARMADA TOWER-01	82.73	22.33 X7=156.31
2	NARMADA TOWER-02	82.73	22.33 X7=156.31
3	NARMADA TOWER-03	82.73	22.33 X7=156.31
4	NARMADA TOWER-04	82.73	22.33 X7=156.31
5	NARMADA TOWER-05	82.73	22.33 X7=156.31
6	KAVERI TOWER-01	82.73	22.33X10=223.3
7	KAVERI TOWER-02	82.73	22.33X10=223.3
8	KAVERI TOWER-03	82.73	22.33X10=223.3
	TOTAL AREA	661.84 SQ.MT.	1451.45 SQ.MT.

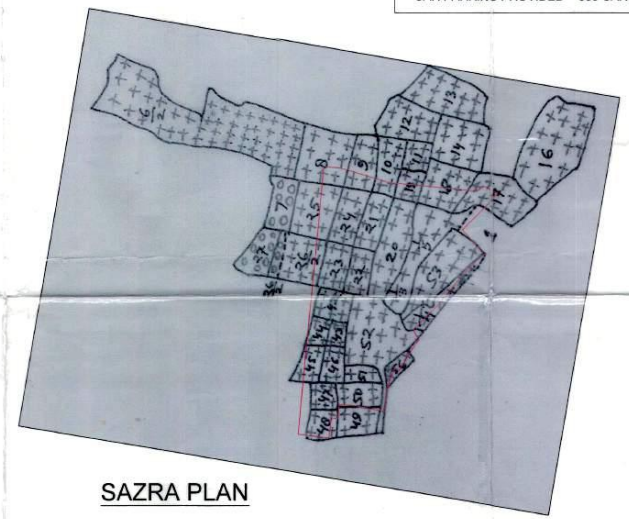
DETAIL OF PARKING

PARKING REQUIRED
FOR FLAT BUILT UP AREA > 70.00 SQ.MT =1.00 E.C.S PER FLAT
FOR FLAT BUILT UP AREA 50 - 70.00 SQ.MT = 1.00 E.C.S PER 2 FLAT
FOR FLAT BUILT UP AREA <50.00 SQ.MT = 2.00 SQ.MT. SPACE PER FLAT

NO.OF FLAT BUILT UP AREA > 70.00 SQ.MT =378 NOS.
PARKING REQUIRED = 378 CARS
NO.OF FLAT BUILT UP AREA 50 - 70.00 SQ.MT =540 NOS.
PARKING REQUIRED = 270 CARS
TOTAL CAR PARKING REQUIRED = 648 CARS
CAR PARKING PROVIDED = 653 CARS



KEY PLAN



SAZRA PLAN

सौर ऊर्जा अपनाओ बिजली बचाओ

श्रमविभाग में पंजीकृत श्रमिकों से कार्य कराना होगा।
मानचित्र की विधि मानचित्र निर्गत होने की दिनांक से पाँच वर्ष तक की होगी।
परमिट पर अंकित शर्तों का अनुपालन करना होगा।

नोट: लाल रंग से चिह्नित भूमि नक्शे में अंकित है।
नोट: शर्तें मानचित्र के पीछे अंकित हैं।
नोट: आवास बंधु योजना डी०पी०आर० की शर्तों का अनुपालन करना होगा। डी०पी०आर० नक्शे में संलग्न है।

AMIT JUNEJA B.ARCH

PROPOSED RESIDENTIAL AFFORDABLE HOUSING PROJECT "UNNATI AWAS YOJNA" AT "GANPATI SMART CITY", KHASRA NOS. 6/2, 1/4, 1/5, 1/13, 8 TO 14, 16 TO 26, 42 TO 53, 56,MAUZA BABARPUR MUSTKIL, TEHSIL & DISTRICT, AGRA, U.P. UNDER THE SCHEME OF SAMAJWADI AVAS YOJNA.
OWNER'S NAME :- GANPATI INFRASTRUCTURE DEVELOPMENT COMPANY LIMITED (GIDCO)

AUTH. SIGNATORY

SCALE:- 1: 600

NORTH

AADHARSHILA
ARCHITECTS, INTERIOR DESIGNERS, VAASTU CONSULTANTS
106/1, G. G. MEDICAL INSTT. BUILDING SANJAY PLACE AGRA-2 PH.NO. 4000820

Validity of Map extended upto 24 Oct 2026.
The rules, conditions and restrictions stated earlier in map and letter will be same