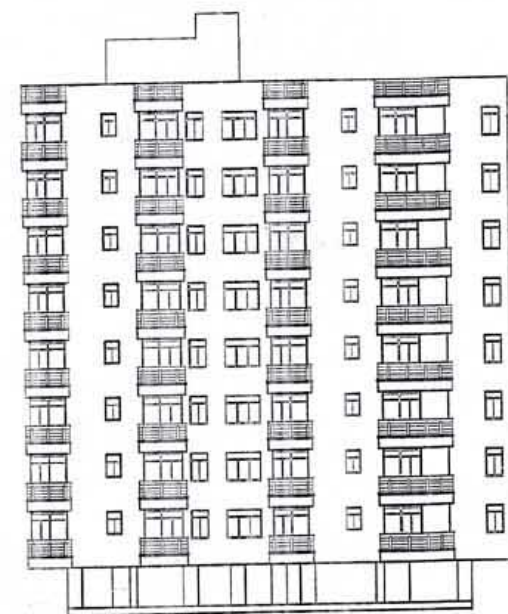
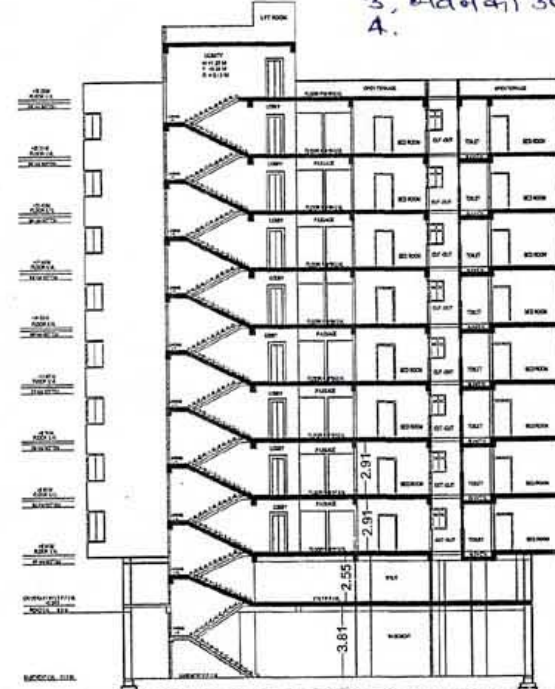
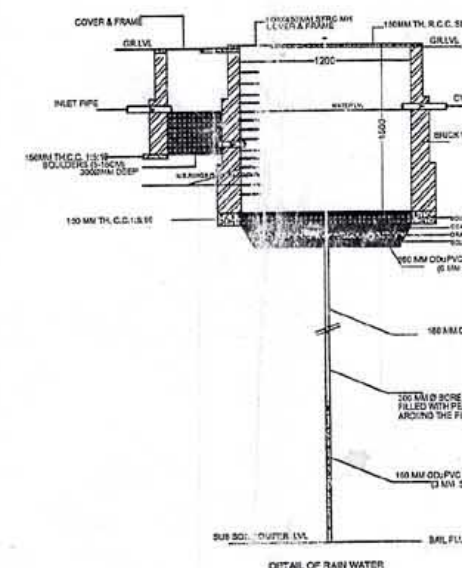




FRONT ELEVATION



SECTION AT A-A

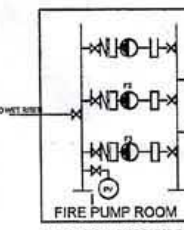


DETAIL OF RAIN WATER HARVESTING SYSTEM NOT TO SCALE

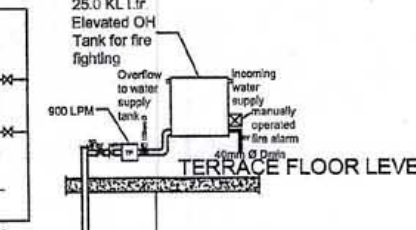
AREA STATEMENT	UNITS	PROPOSED AREA IN SQM	COMPOUND	TOTAL AREA IN SQM	AREAS	%
TOTAL PLOT AREA FOR GROUP HOUSING	SQ. MTR.	3,544.09		3,544.09		
LESS FOR ROAD WIDENING FOR GROUP HOUSING	SQ. MTR.	54.50		54.50		
NET LAND AREA	SQ. MTR.	3,489.59		3,489.59		
PERMISSIBLE PARK AREA	SQ. MTR.	317.44	15.00%	317.44		15.00%
ACHIEVED PARK AREA	SQ. MTR.	518.90	15.00%	518.90		15.00%
AREA FOR OPEN PARKING	SQ. MTR.	2,030.79		2,030.79		
AREA OF INDIVIDUAL FLOORS						
PERMISSIBLE GROUND COVERAGE	SQ. MTR.	1,026.25	35.00%	1,026.25		35.00%
ACHIEVED GROUND COVERAGE / STILLT FLOOR AREA FOR PARKING	SQ. MTR.	899.90	36.69%	899.90		36.69%
1ST FLOOR AREA	SQ. MTR.	1,190.59		1,190.59		
2ND FLOOR AREA	SQ. MTR.	899.90		899.90		
3RD FLOOR AREA	SQ. MTR.	899.90		899.90		
4TH FLOOR AREA	SQ. MTR.	899.90		899.90		
5TH FLOOR AREA	SQ. MTR.	899.90		899.90		
6TH FLOOR AREA	SQ. MTR.	899.90		899.90		
7TH FLOOR AREA	SQ. MTR.	899.90		899.90		
8TH FLOOR AREA	SQ. MTR.	899.90		899.90		
1ST LOBBY ETC SERVICE AREA	SQ. MTR.	48.70		48.70		
2ND FLOOR AREA	SQ. MTR.	48.70		48.70		
3RD FLOOR AREA	SQ. MTR.	48.70		48.70		
4TH FLOOR AREA	SQ. MTR.	48.70		48.70		
5TH FLOOR AREA	SQ. MTR.	48.70		48.70		
6TH FLOOR AREA	SQ. MTR.	48.70		48.70		
7TH FLOOR AREA	SQ. MTR.	48.70		48.70		
8TH FLOOR AREA	SQ. MTR.	48.70		48.70		
MUMTY FLOOR AREA	SQ. MTR.	43.40		43.40		
TOTAL COVERED AREA ACHIEVED	SQ. MTR.	7,342.60	247.01%	910.48		259.33%
TOTAL COVERED AREA PERMISSIBLE AS PER 2.5 FAR	SQ. MTR.	8,623.98		8,623.98		
TOTAL COMPENSATORY COVERED AREA FOR ROAD WIDENING AS PER 0.5 FAR	SQ. MTR.	47.25		47.25		
TOTAL COVERED AREA PERMISSIBLE INCLUDING COMPENSATORY COVERED AREA	SQ. MTR.	8,671.23		8,671.23		
TOTAL COVERED AREA FOR LEFT LOBBY ETC SERVICES AREA 5.0% OF TOTAL FAR	SQ. MTR.	9,104.79		9,104.79		
TOTAL COVERED AREA PERMISSIBLE INCLUDING SERVICES AREA	SQ. MTR.	10,015.26		10,015.26		
TOTAL COMPOUNDING AREA PERMISSIBLE @ 10%	SQ. MTR.	80.00		80.00		
GRAND TOTAL COVERED AREA PERMISSIBLE INCLUDING COMPOUNDING AREA	SQ. MTR.	10,095.26		10,095.26		
ACHIEVED UNITS	NOS.	64.00		64.00		
PERMISSIBLE UNITS	NOS.	113.84		113.84		
REQUIRED PARKING UNITS	NOS.	72.00		72.00		
ACHIEVED PARKING UNITS	NOS.	73.00		73.00		

Abbreviations

SV - Suction Valve
NRV - Non Return Valve
DV - Drain Valve
BPV - Butter Fly Valve
IH - Internal Hydrant
HR - Hose Reel
TP - Turbine Pump
OH - Over Head
PS - Pressure Switch
PG - Pressure Gauge



TYPICAL ARRANGEMENT OF DOWNCOMER FIRE HYDRANT



TERRACE FLOOR LEVEL

25.0 KLTR Elevated OH Tank for fire fighting

800 LPM

3.0M

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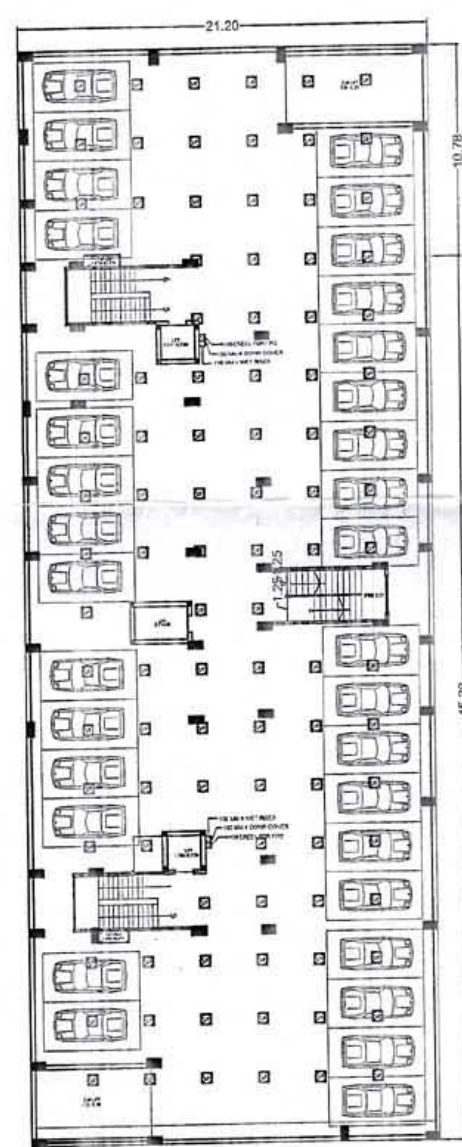
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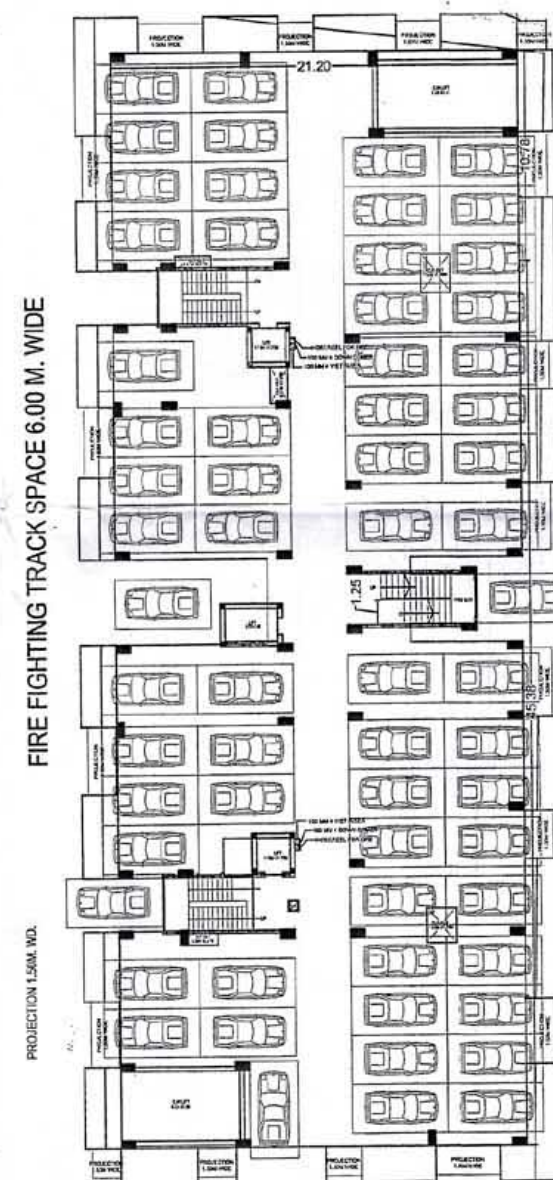
3.0M

3.0M



BASEMENT PLAN

FIRE FIGHTING TRACK SPACE 6.00 M. WIDE



STILT/G. F. FLOOR PLAN

PARK AREA - 517.44 SQ.MTR.

42.00

74.30

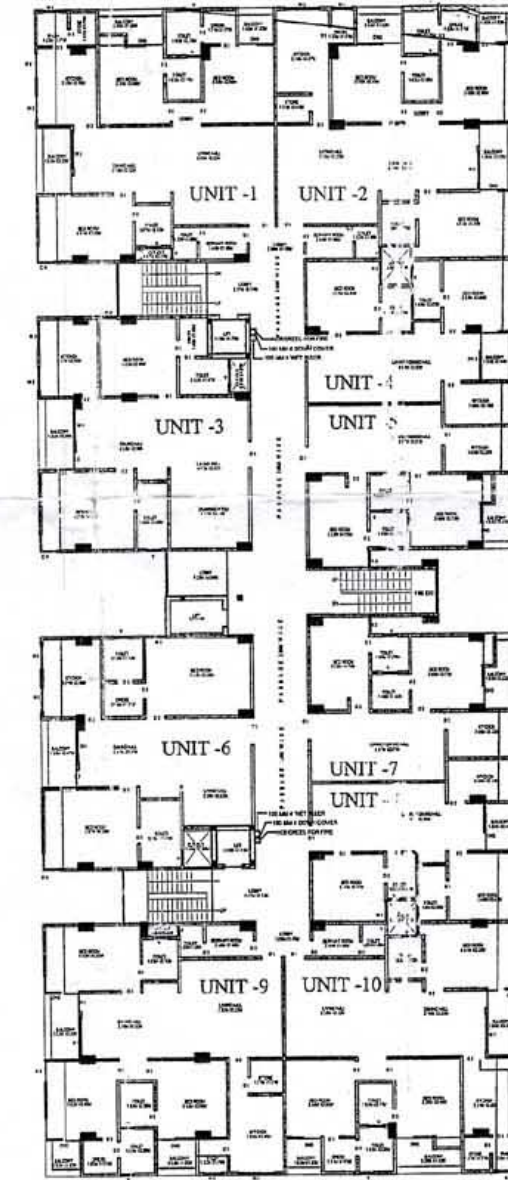
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74.30

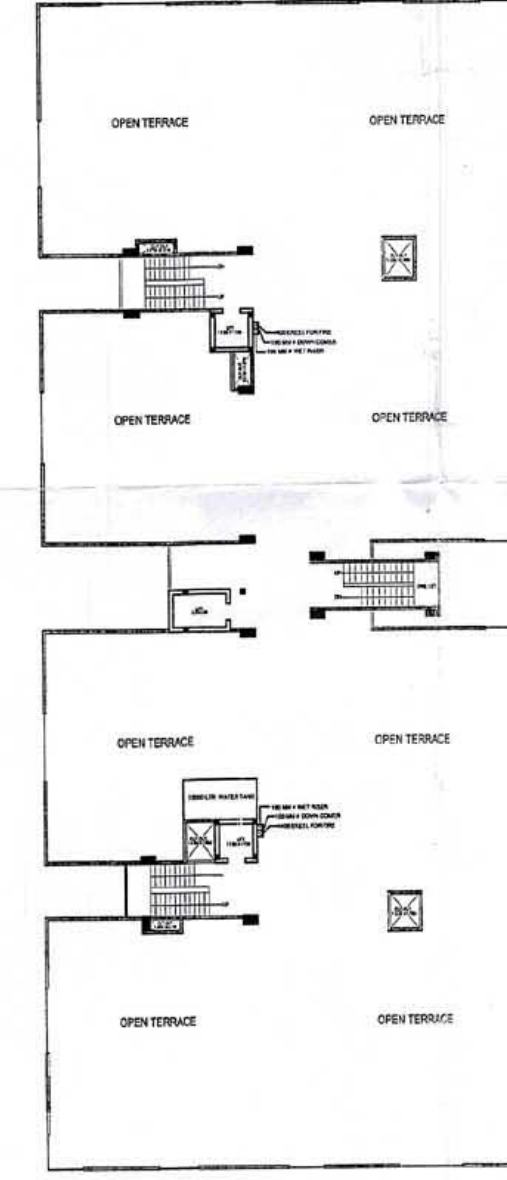
42.00

74.30

42.00

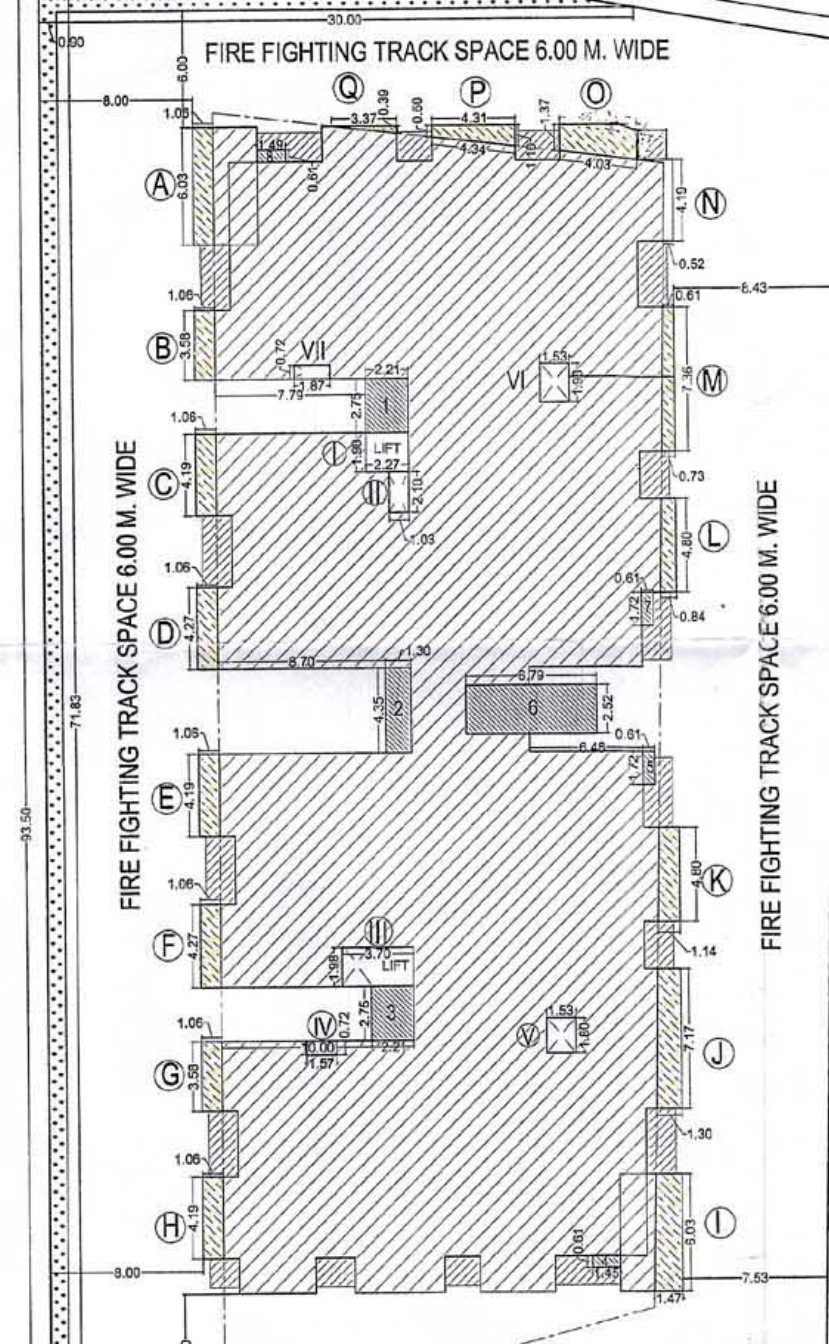


1st, 2nd, 3rd, 4th, 5th, 6th, 7th, & 8th FLRS. PLAN



TERRACE FLOOR PLAN

Compound area



FIRE FIGHTING TRACK SPACE 6.00 M. WIDE

30.40

7.50

1.40

1.40

1.40

1.40

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Er. Daya Shanker Sharma

Chartered Engineer, Chartered Structure Engineer

SE (Honors), MGA (Finance), M-Tech (Structure)

CAT-1022215-16, FIV (F-23555), MIE (M-146422)

MICE (M-30595), MISE (M-145), FIFITE (F-718)

21/11/17

21/11/17

21/11/17

21/11/17

21/11/17

21/11/17

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21/11/17

21/11/17

21/11/17

21/11/17

EXISTING RESIDENTIAL BUILDING PLAN FOR
H.R.C. GOLD APPARTMENTS
SITUATED AT KHASRA NO. - 101 & 102, MOJA
KALWARI BITCHPURI ROAD,
SHAH GANJ WARD, AGRA

OWNER:- H.R.C. HORIZON INFRA STRUCTURES PVT. LTD.

REFERENCES :-

EXISTING CONSTN.

DRAIN

SEWORAGE

TREE

PARKING DETAILS

PARKING UNDER BASEMENT

PARKING UNDER OPEN AREA

PARKING UNDER STILT

TOTAL ACHIEVED PARKING

S NO	UNIT	AREA IN SQMT	NO OF FLOORS	TOTAL AREA	PARKING PER UNIT	TOTAL PARKING
1	UNIT 1	140.64	8	1,125.12	1.25	10
2	UNIT 2	140.65	8	1,125.20	1.25	10
3	UNIT 3	120.10	8	960.80	1.25	10
4	UNIT 4	75.29	8	602.32	1.00	8
5	UNIT 5	75.29	8	602.32	1.00	8
6	UNIT 6	120.10	8	960.80	1.25	10
7	UNIT 7	75.29	8	602.32	1.00	8
8	UNIT 8	75.29	8	602.32	1.00	8
9	UNIT 9	140.65	8	1,125.20	1.25	10
10	UNIT 10	140.65	8	1,125.20	1.25	10
11	AREA UNDER COMMON PASSAGE	104.15	-	-	-	-
12	AREA UNDER LIFT LOBBY WAREHOB	48.70	-	-	-	-
13	AREA UNDER MUMTY	43.40	-	-	-	-
	TOTAL			8,749.04		92

DOOR WINDOW SCHEDULE	
DW1	3.04X2.13
DW2	2.13X2.13
D1	1.21X2.13
D2	1.06X2.13
D3	0.83X2.13
W1	1.21X2.13
W2	1.21X1.07
W3	0.76X2.13
V	0.76X0.76

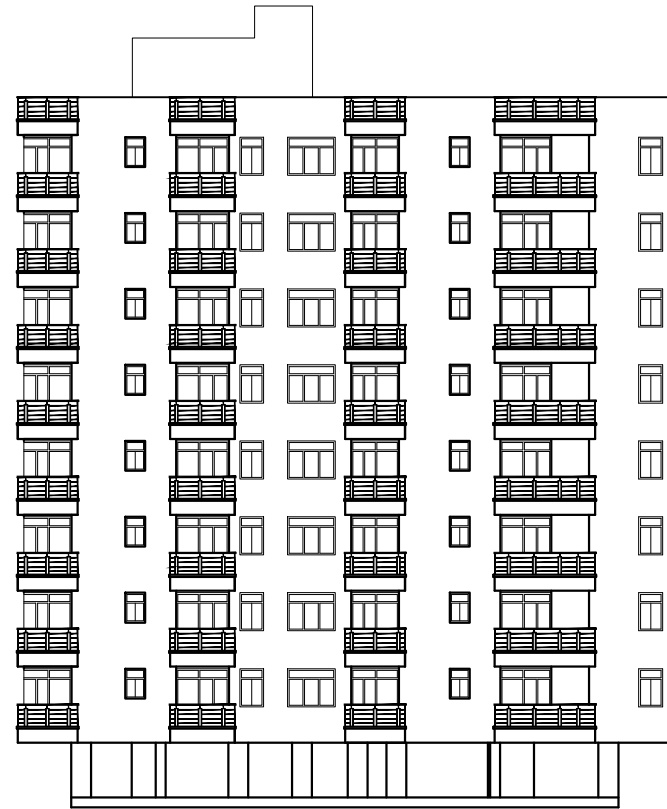
Owner's Sign
For HRC Horizons Infrastructure Pvt. Ltd.
Director

Modcon A GROUP OF ARCHITECTS ENGINEERS & VALUERS

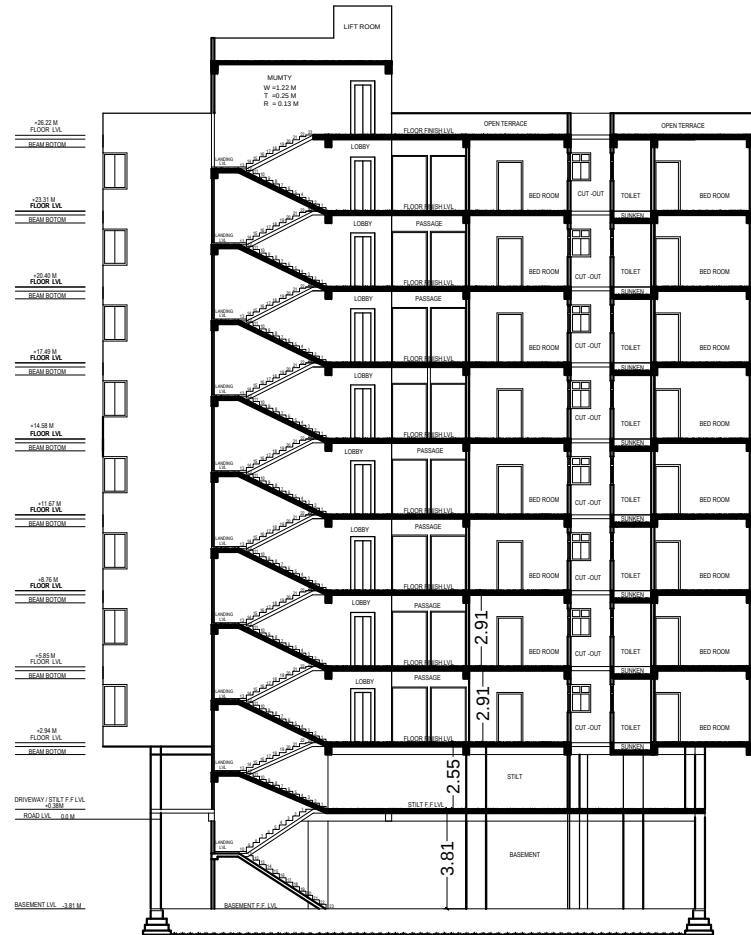
Corp. Office: 303, 3rd Floor, Maruti Tower, Sanjay Place, Agra. +91-9837522511
Regd. Office: G-5 Kaveri Center, Sanjay Place, Agra. +91-562-2522511

we are a creative architecture studio

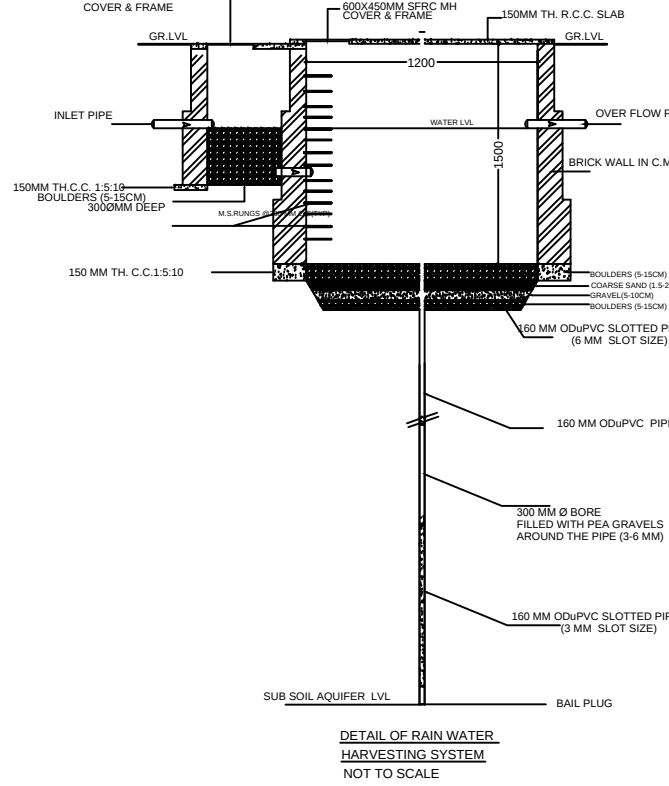
e/modconagra@gmail.com
w/modcon.in



FRONT ELEVATION



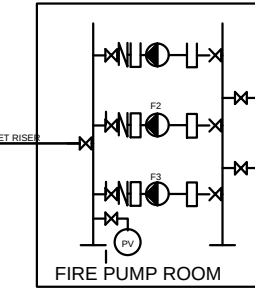
SECTION AT A-A



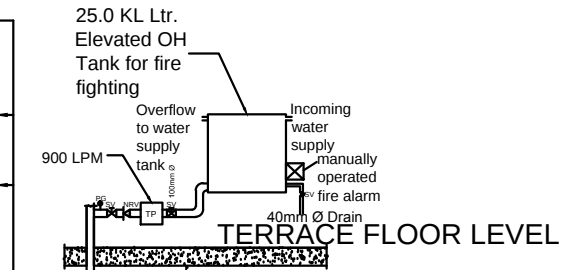
DETAIL OF RAIN WATER HARVESTING SYSTEM NOT TO SCALE

AREA STATEMENT		UNITS	PROVED AREA IN SQM	AREA IN SQMT	COMPUND	TOTAL AREA IN SQMT
1	TOTAL PLOT AREA FOR GROUP HOUSING	SQ. MTR	3,544.09	3,544.09		
2	LESS FOR ROAD WIDENING FOR GROUP HOUSING	SQ. MTR	94.50	94.50		
3	NET LAND AREA	SQ. MTR	3,449.59	3,449.59		
4	PERMISSIBLE PARK AREA	SQ. MTR	517.44	517.44	15.00%	
5	ACHIEVED PARK AREA	SQ. MTR	518.90	518.90	15.04%	
6	AREA FOR OPEN PARKING	SQ. MTR	2,030.79	2,030.79		
7	AREA OF INDIVIDUAL FLOORS					
8	PERMISSIBLE GROUND COVERAGE	SQ. MTR	1,026.25	1,026.25	35.00%	
9	ACHIEVED GROUND COVERAGE / STILT FLOOR AREA FOR PARKING	SQ. MTR	899.90	899.90	30.69%	
10	BASEMENT FLOOR AREA FOR PARKING	SQ. MTR	1,190.59	1,190.59		
11	FIRST FLOOR AREA	SQ. MTR	899.90	899.90		
12	SECOND FLOOR AREA	SQ. MTR	899.90	899.90		
13	THIRD FLOOR AREA	SQ. MTR	899.90	899.90		
14	FOURTH FLOOR AREA	SQ. MTR	899.90	899.90		
15	FIFTH FLOOR AREA	SQ. MTR	899.90	899.90		
16	SIXTH FLOOR AREA	SQ. MTR	899.90	899.90		
17	SEVENTH FLOOR AREA	SQ. MTR	899.90	899.90		
18	EIGHTH FLOOR AREA	SQ. MTR	899.90	899.90		
19	LIFT LOBBY ETC SERVICE AREA	SQ. MTR	899.90	899.90		
20	FIRST FLOOR AREA	SQ. MTR	48.70	48.70		
21	SECOND FLOOR AREA	SQ. MTR	48.70	48.70		
22	THIRD FLOOR AREA	SQ. MTR	48.70	48.70		
23	FOURTH FLOOR AREA	SQ. MTR	48.70	48.70		
24	FIFTH FLOOR AREA	SQ. MTR	48.70	48.70		
25	SIXTH FLOOR AREA	SQ. MTR	48.70	48.70		
26	SEVENTH FLOOR AREA	SQ. MTR	48.70	48.70		
27	EIGHTH FLOOR AREA	SQ. MTR	48.70	48.70		
28	MUMTY FLOOR AREA	SQ. MTR	43.40	43.40		
29	TOTAL COVERED AREA ACHIEVED	SQ. MTR	7,242.60	7,242.60	247.01%	
30	TOTAL COVERED AREA PERMISSIBLE AS PER 2.5 FAR	SQ. MTR	8,623.90	8,623.90		
31	TOTAL COMPENSATORY COVERED AREA FOR ROAD WIDENING AR PER 0.5 FAR	SQ. MTR	47.25	47.25		
32	TOTAL COVERED AREA PERMISSIBLE INCLUDING COMPENSATORY COVERED AREA	SQ. MTR	7,330.38	7,330.38		
33	TOTAL COVERED AREA FOR LIFT LOBBY ETC SERVICES AREA 5.0% OF TOTAL FAR	SQ. MTR	433.56	433.56		
34	TOTAL COVERED AREA PERMISSIBLE INCLUDING SERVICES AREA	SQ. MTR	9,104.79	9,104.79		
35	TOTAL COMPOUNDING AREA PERMISSIBLE @ 10%	SQ. MTR	910.48	910.48		
36	GRAND TOTAL COVERED AREA PERMISSIBLE INCLUDING COMPOUNDING AREA	SQ. MTR	10,015.26	10,015.26		
37	ACHIEVED UNITS	NOS.	64.00	64.00		
38	PERMISSIBLE UNITS	NOS.	113.84	113.84		
39	REQUIRED PARKING UNITS	NOS.	72.00	72.00		
40	ACHIEVED PARKING UNITS	NOS.	73.00	73.00		

Abbreviations
SV - Sluice Valve
NRV - Non Return Valve
DV - Drain Valve
BFV - Butter Fly Valve
IH - Internal Hydrant
HR - Hose Reel
TP - Terrace Pump
OH - Over Head
PS - Pressure Switch
PG - Pressure Gauge



TYPICAL ARRANGEMENT OF DOWNCOMER FIRE HYDRANT



TERRACE FLOOR LEVEL

EIGHTH FLOOR LEVEL

SEVENTH FLOOR LEVEL

SIXTH FLOOR LEVEL

FIFTH FLOOR LEVEL

FOURTH FLOOR LEVEL

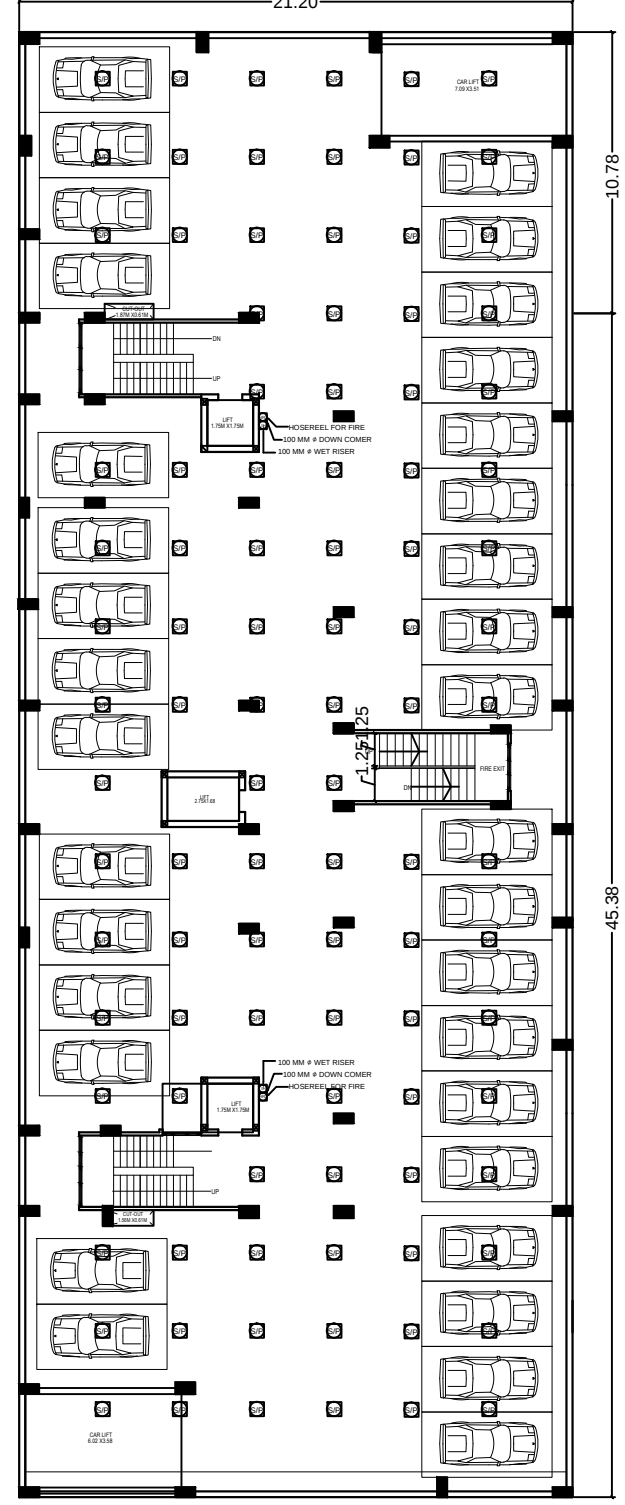
THIRD FLOOR LEVEL

SECOND FLOOR LEVEL

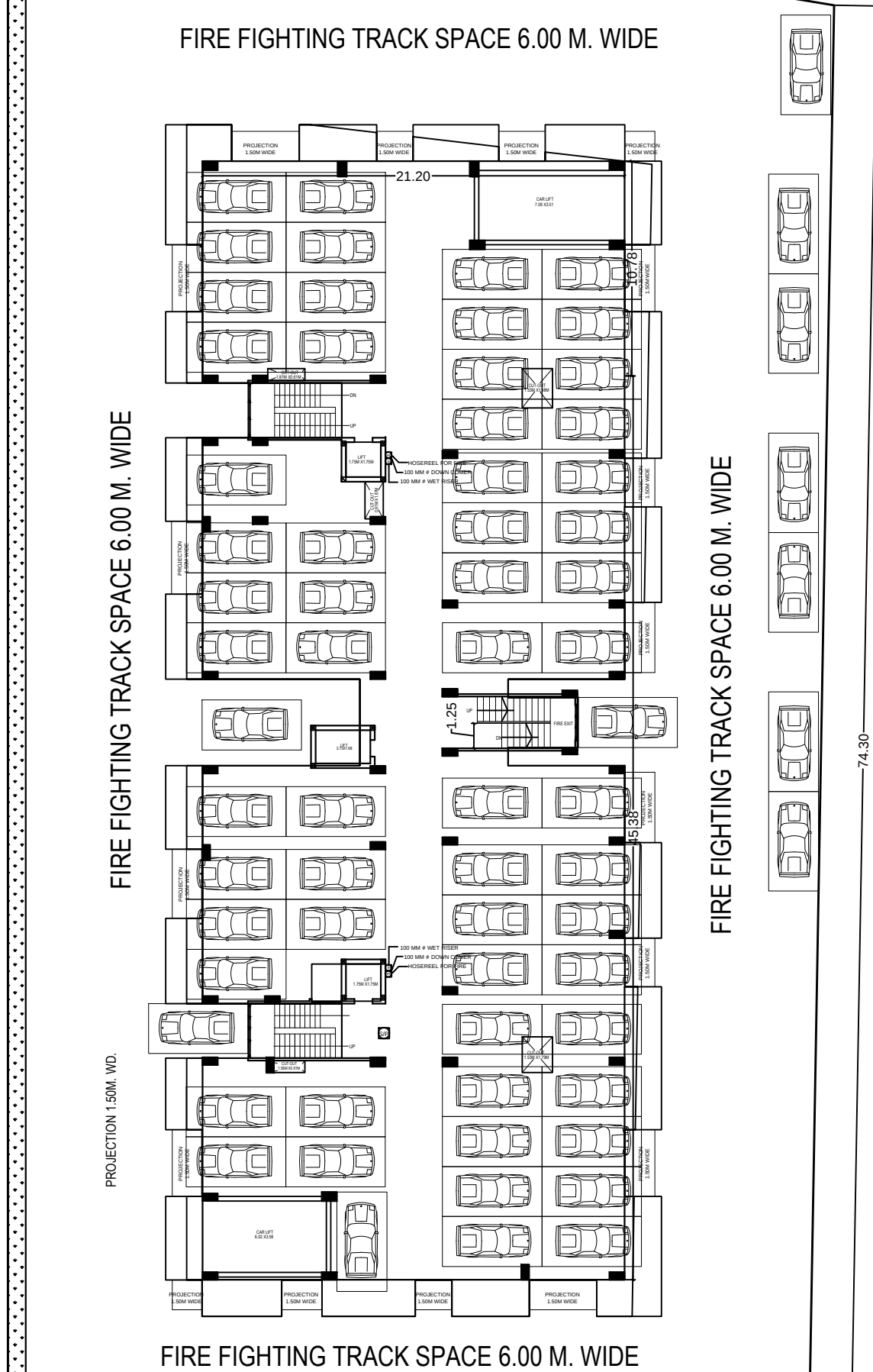
FIRST FLOOR LEVEL

STILT FLOOR LEVEL

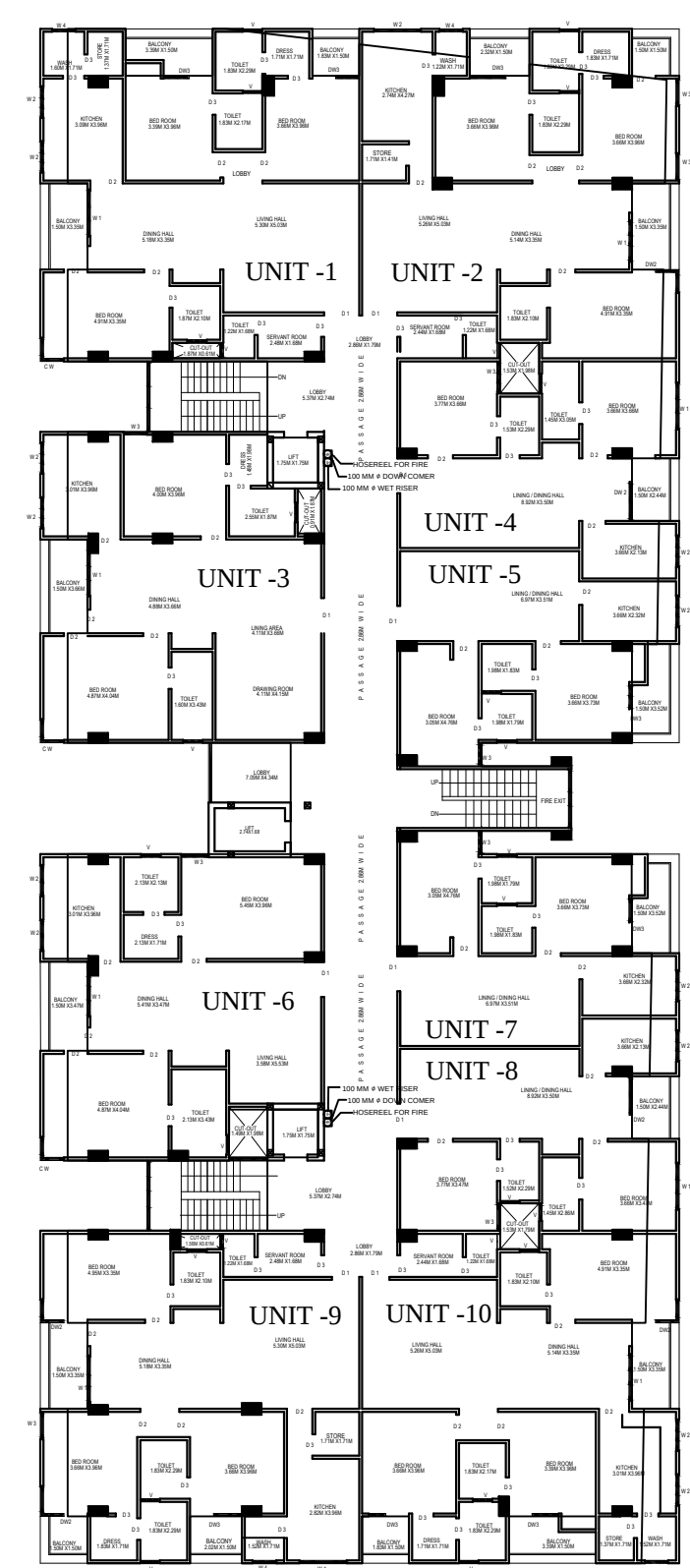
BASEMENT FLOOR LEVEL



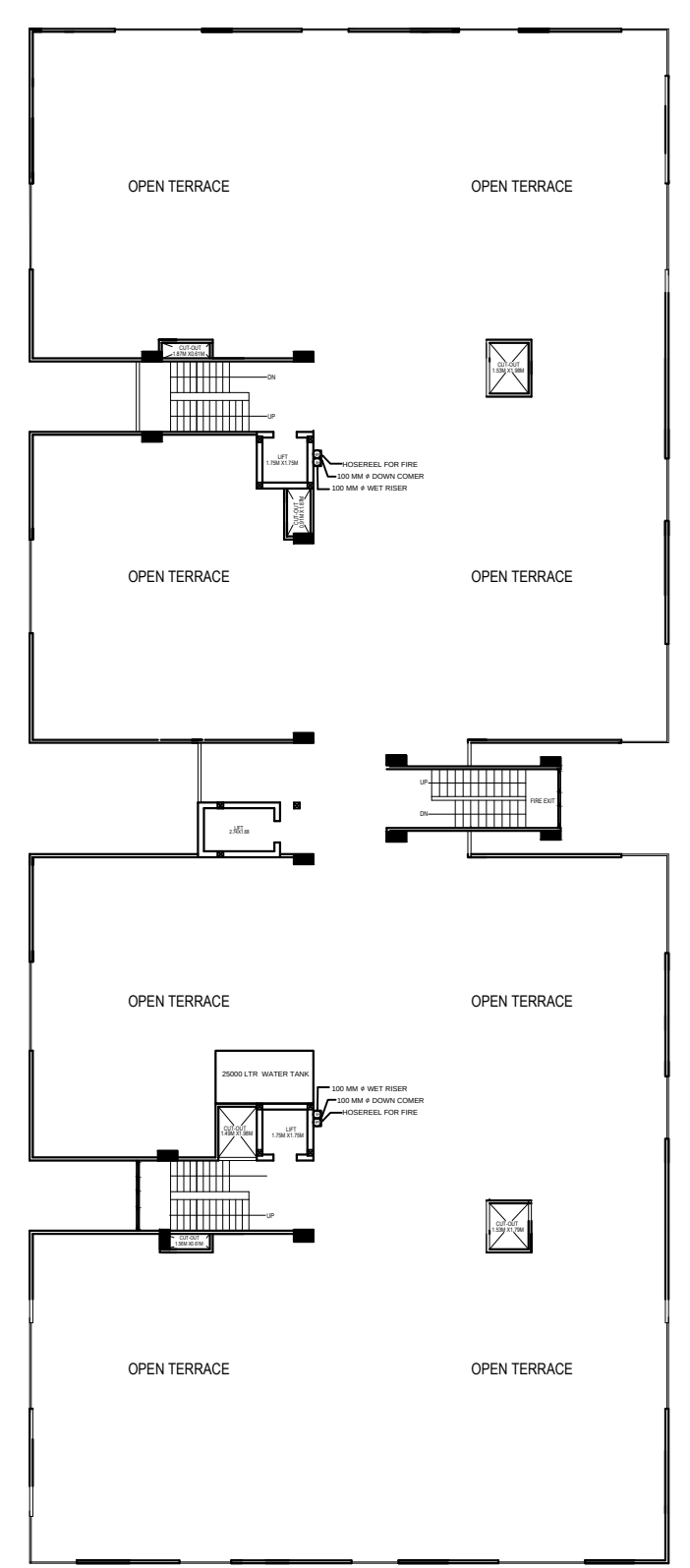
BASEMENT PLAN



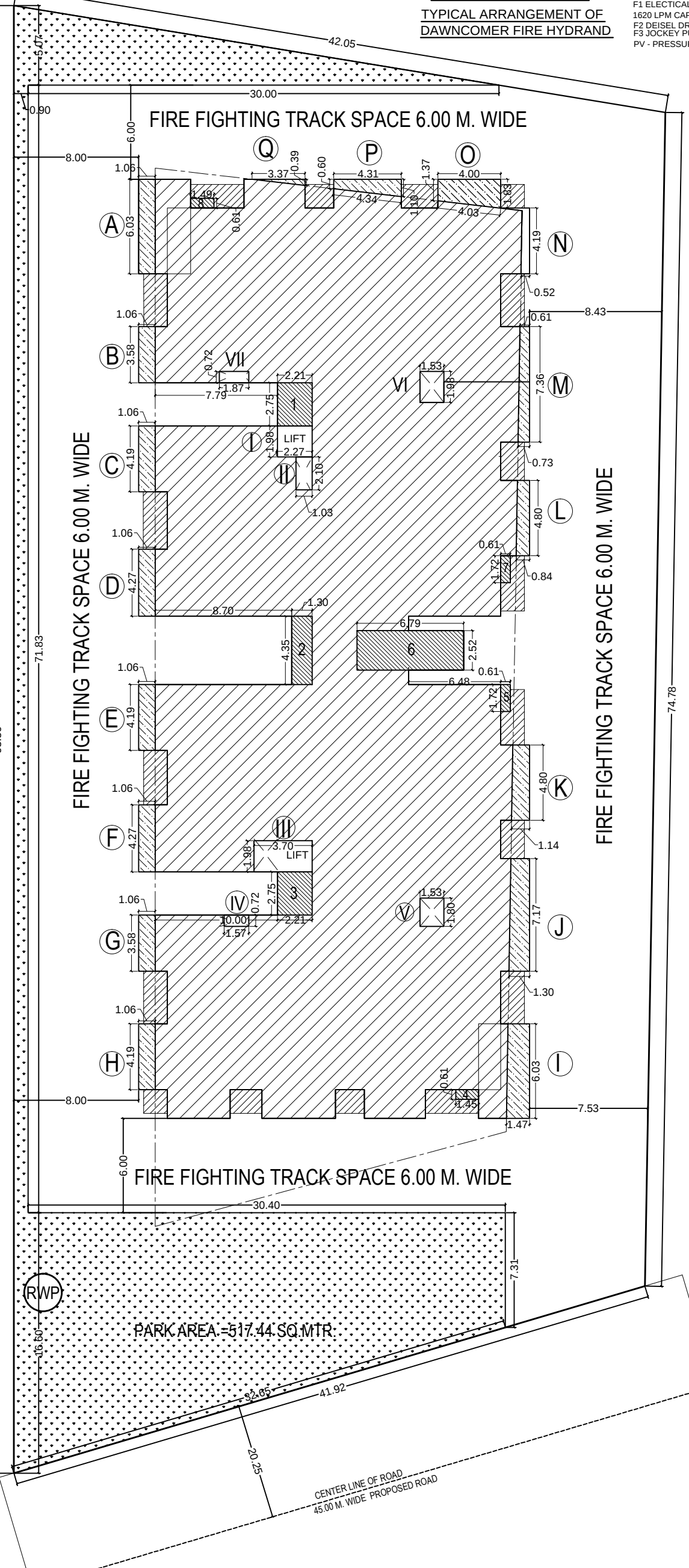
STILT/G. F. FLOOR PLAN



1st, 2nd, 3rd, 4th, 5th, 6th, 7th, & 8th FLRS. PLAN



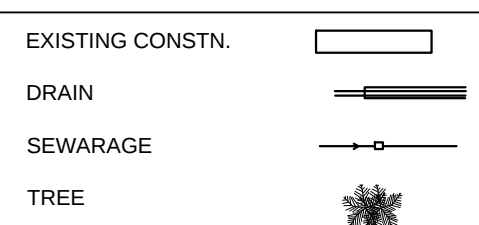
TERRACE FLOOR PLAN



EXISTING RESIDENTIAL BUILDING PLAN FOR
H.R.C. GOLD APPARTMENTS
SITUATED AT KHASRA NO. - 101 & 102 , MOJA
KALWARI BITCHPURI ROAD,
SHAH GANJ WARD, AGRA

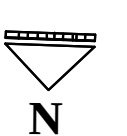
OWNER:- H.R.C. HORIZON INFRA STRUCTURES PVT. LTD.

REFERENCES :-



PARKING DETAILS	
PARKING UNDER BASEMENT	39 NOS
PARKING UNDER OPEN AREA	44 NOS
PARKING UNDER STILT	55 NOS
TOTAL ACHIEVED PARKING	105 NOS

S NO	UNIT	AREA IN SQMT	NO OF FLOORS	TOTAL AREA	PARKING PER UNIT	TOTAL PARKING
1	UNIT 1	140.64	8	1,125.12	1.25	10
2	UNIT 2	140.65	8	1,125.20	1.25	10
3	UNIT 3	120.10	8	960.80	1.25	10
4	UNIT 4	75.29	8	602.32	1.00	8
5	UNIT 5	70.13	8	561.04	1.00	8
6	UNIT 6	120.10	8	960.80	1.25	10
7	UNIT 7	70.13	8	561.04	1.00	8
8	UNIT 8	75.29	8	602.32	1.00	8
9	UNIT 9	140.65	8	1,125.20	1.25	10
10	UNIT 10	140.65	8	1,125.20	1.25	10
11	AREA UNDER COMMON PASSAGE	104.15	-	-	-	-
12	AREA UNDER LIFT LOBBY WAEDROB	48.70	-	-	-	-
13	AREA UNDER MUMTY	43.40	-	-	-	-
	TOTAL			8,749.04		92



SCALE :- 1 : 200

NO OF UNITS - 80

DOOR WINDOW SCHEDULE	
DW1	3.04X2.13
DW2	2.13X2.13
D1	1.21X2.13
D2	1.06X2.13
D3	0.83X2.13
W1	1.21X2.13
W2	1.21X1.07
W3	0.76X2.13
V	0.76X0.76

Owner's Sign

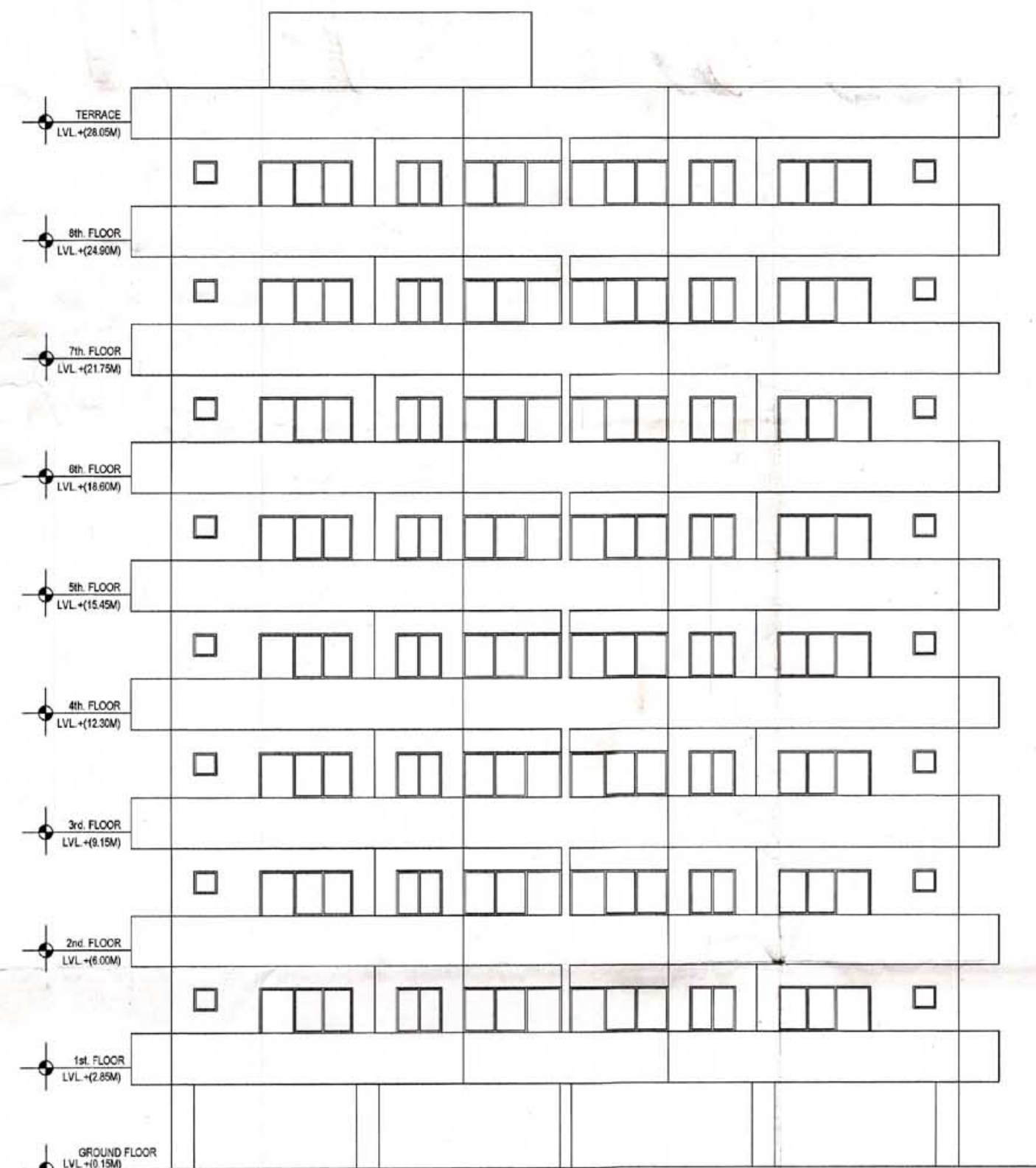


we are a creative architecture studio

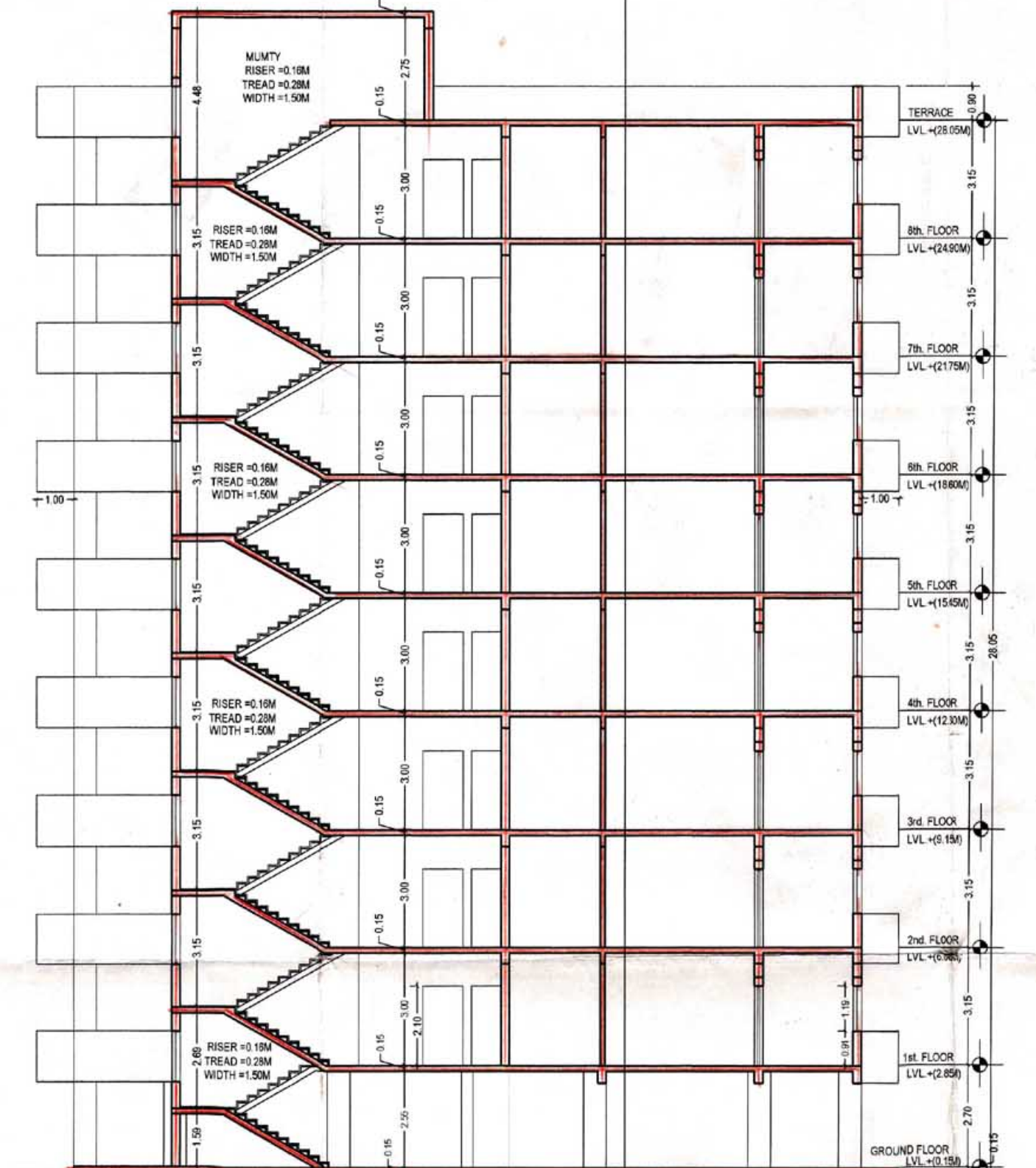
modconagra@gmail.com
modcon.in

Modcon A GROUP OF ARCHITECTS
ENGINEERS & VALUERS

Corp. Office: 303, 3rd Floor, Maruti Tower, Sanjay Place, Agra. +91-9837522511
Regd. Office: G-5 Kaveri Center, Sanjay Place, Agra. +91-562-2522511



FRONT ELEVATION



SECTION (A-A)

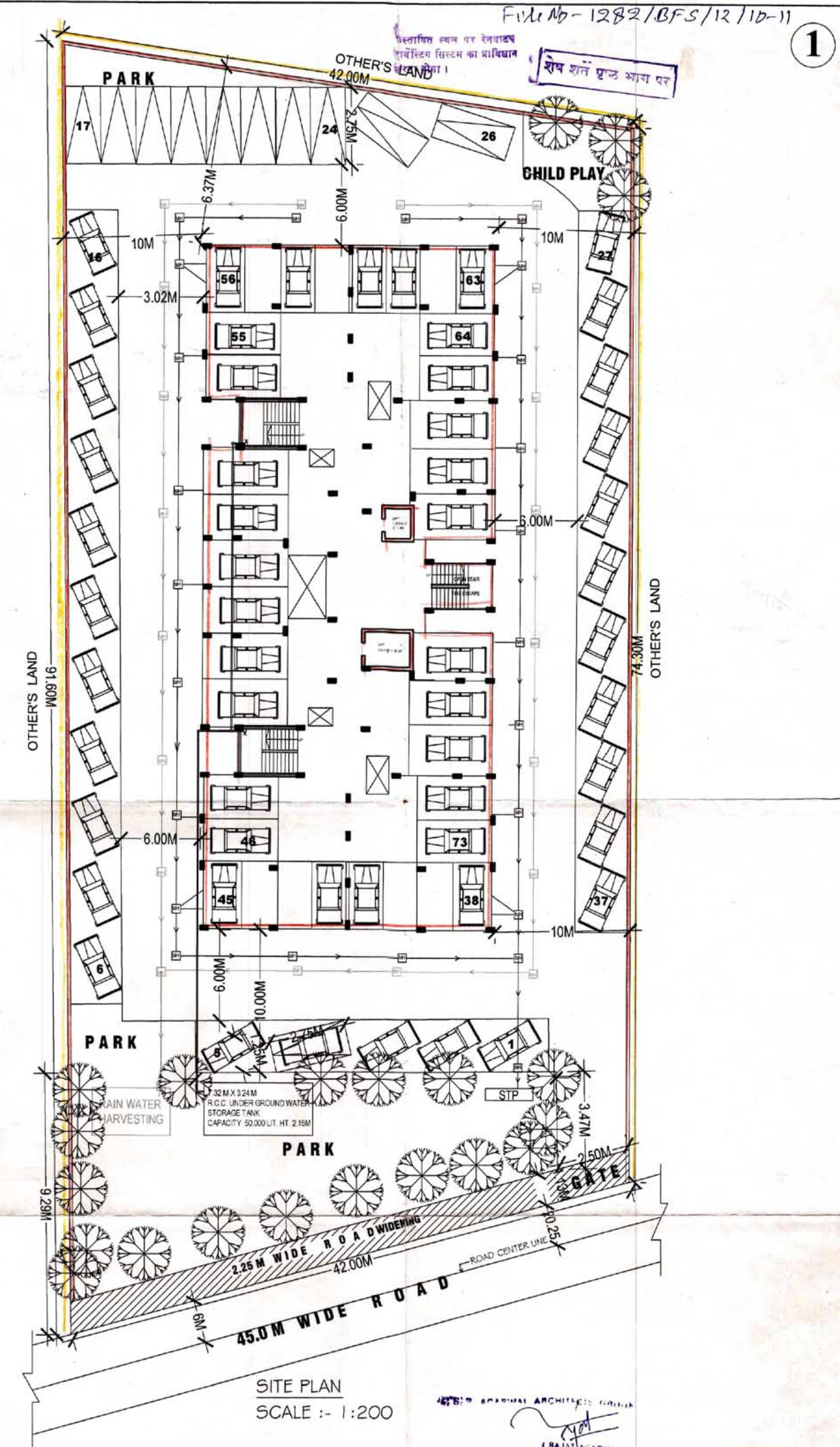
AREA	SQ.MT.
PLOT AREA	3544.09
AREA UNDER ROAD WIDENING	94.50
NET PLOT AREA (3544.09 - 94.50)	3449.59
PERMISSIBLE PARK AREA AT 15%	517.44
TOTAL NET PLOT AREA (3449.59 - 517.44)	2932.15
PERMISSIBLE FAR AT (2932.15 X 2.5)	7330.38
PROPOSED PARK AREA	518.90
PROPOSED FAR (899.90 X 8) + 43.40	7242.60
PERMISSIBLE GROUND COVERAGE AT 35%	1026.25
TOTAL PROP.CO.V. AREA AT STILTS (GROUND COV.) 30.69%	899.90
MUMTY AREA	43.40
PROPOSED NO. OF FLATS	64
PROPOSED THREE BED ROOM AREA	107.50
PROPOSED TWO BED ROOM AREA	73.90
NO. OF CAR PARKING REQUIRED (32 X 1.0) + (32 X 1.25)	72
NO. OF CAR PARKING PROVIDED (OPEN + COVERED)	73

UNIT AREA	SQ.MT.	NO. OF FLOORS	TOTAL AREA
UNIT NO.-1	107.50	8	860.00
UNIT NO.-2	107.50	8	860.00
UNIT NO.-3	73.90	8	591.20
UNIT NO.-4	73.90	8	591.20
UNIT NO.-5	73.90	8	591.20
UNIT NO.-6	73.90	8	591.20
UNIT NO.-7	107.50	8	860.00
UNIT NO.-8	107.50	8	860.00
PASSAGE & COMMON AREA	174.30	8	1394.40
TOTAL AREA BLOCK (A)	899.90	8	7199.20

NOTE:
ALL FIRE SAFETY PROVISION MADE AS PER I.S.
2190-92(REVISED 2005), U.P. FIRE EXTINGUISHING AND FIRE SAFETY
ACT. 2005 & NBC.2005.

SCHEDULE OF DOORS & WINDOWS			
D/W	2.59X2.10M	W	1.49X1.22M
D/W1	2.48X2.10M	W1	1.22X1.22M
D/W2	1.95X2.10M	W2	1.00X1.22M
D/W3	1.49X2.10M	W3	2.73X1.22M
D	1.07X2.10M		
D1	0.91X2.10M		
D2	0.76X2.10M	V	0.76X0.61M

REFERENCE :	
PROPOSED CONSTRUCTION SHOWN BY .	
OTHERS PROPERTY SHOWN BY.	
SEWER LINE SHOWN BY.	
RAIN HARVESTING	
TREES	



S.P. AGARWAL
G.D. ARCH., F.I.I.A., F.I.V.
RAJAT AGARWAL
B.Arch., A.I.A.
SANGEETA AGARWAL
B.Arch., A.I.A.
S.P. AGARWAL ARCHITECTS GROUP
ARCHITECTS . SURVEYORS . INT. DESIGNERS . REGD VALUER
43, OLD VIJAY NAGAR COLONY, AGRA. PH: 2852169, 2524493

**PROPOSED PLAN FOR H.R.C. GOLD APARTMENTS SITUATED AT KHATA NO- 93
KHASRA NO- 101,102 OF VILLAGE KALWARI.
OWNER:- H.R.C. HORIZON INFRA STRUCTURES PVT. LTD.**

