

AREA CALCULATION DETAILS (EXISTING)											
S.NO.	TYPE	AREA CALCULATION DETAILS					POPULATION DENSITY CALCULATION DETAILS				
		PLOT NO.	SIZE (M.)		AREA (Sq.M.)	NO. OF PLOT/D.U.	TOTAL AREA	PERSON/D.U.	NO. OF D.U./PLOT	TOTAL NO. OF D.U.	TOTAL POPULATION
W	D		A = WxD	B							
1	A	A1,A14,A15,A28,A35 [CORNER PLOT]	12.25	22.00	269.50	5	1347.50	5	3	15	75
		A29 [CORNER PLOT]	12.20	22.00	268.40	1	268.40	5	3	3	15
		A2-A13,A16-A27,A30-A34	9.15	22.00	201.30	29	5837.70	5	3	87	435
		A51 [CORNER PLOT]	12.25	22.00	269.50	1	269.50	5	3	3	15
		A52-A55	9.15	22.00	201.30	4	805.20	5	3	12	60
		A56	9.15	22.00	200.29	1	200.29	5	3	3	15
		A57	9.15	21.135	174.68	1	174.68	5	2	2	10
		A58	9.15	17.135	145.09	1	145.09	5	2	2	10
		A59	9.15	14.87	127.82	1	127.82	5	2	2	10
		A59	9.15	14.87	127.82	1	127.82	5	2	2	10
TOTAL AREA					64	5176.18			129	645	
2	B	B1,B32 [CORNER PLOT]	12.62	19.30	243.57	2	487.13	5	2	4	20
		B5,B28 [CORNER PLOT]	12.64	19.30	243.95	2	487.90	5	2	4	20
		B6,B27 [CORNER PLOT]	12.50	19.30	241.25	2	482.50	5	2	4	20
		B2-B4,B7-B16,B17-B26,B29-B31	8.00	19.30	154.40	26	4014.40	5	2	52	260
		TOTAL AREA					32	5212.96			64
3	C	C1,C34 [CORNER PLOT]	12.00	17.30	207.60	2	415.20	5	2	4	20
		C2-C17,C18-C33	8.00	17.30	138.40	32	4428.80	5	2	64	320
		C1,C2,C25,C26	8.00	17.30	138.40	4	553.60	5	2	8	40
		C3,C34 [CORNER PLOT]	11.52	17.30	199.39	2	398.78	5	2	4	20
		TOTAL AREA					40	5796.12			80
4	D	D1,D40,D41,D53,D54,D66,D67 [CORNER PLOT]	9.00	15.30	137.70	7	963.90	5	2	14	70
		D2-D20,D21-D29,D32-D35,D36,D38-D41,D42-D49	7.00	15.30	107.10	68	7282.80	5	2	136	680
		D71	10.50	15.30	160.65	1	111.28	5	2	2	10
		D72	10.50	8.77/12.9	113.82	1	113.82	5	2	2	10
		D75	7.00	12.9/15.3	101.88	1	101.88	5	2	2	10
		Dn1-Dn2,Dn5-Dn6,Dn8-Dn9,Dn12-Dn13,Dn16-Dn20	7.00	15.30	107.10	13	1392.30	5	2	26	130
		Dn3,Dn4 [CORNER PLOT]	11.50	15.30	175.95	2	351.90	5	2	4	20
		Dn7,Dn14 [CORNER PLOT]	9.75	15.30	149.18	2	298.35	5	2	4	20
		Dn15,Dn21 [CORNER PLOT]	9.00	15.30	137.70	2	275.40	5	2	4	20
		TOTAL AREA					97	10893.63			194
TOTAL AREA UNDER RESIDENTIAL PLOTS					213	3137.94			467	2335	
5	G.H.	AREA UNDER GROUP HOUSING (G.H.)				3645.89					
GRAND TOTAL (RESIDENTIAL AREA)							5	60		527	2635
TOTAL PROPOSED EWS (10% OF TOTAL DWELLING UNITS) (TOTAL NO. OF PLOTS-213+G.H. UNITS-60)					27			1	27	135	
TOTAL PROPOSED LIG (10% OF TOTAL DWELLING UNITS) (TOTAL NO. OF PLOTS-213+G.H. UNITS-60)					27			1	27	135	
TOTAL POPULATION DENSITY (RESIDENTIAL + EWS + LIG)										581	2905
6	COMMERCIAL	COMMERCIAL (C1) CONVENIENT SHOP				669.75					
		COMMERCIAL (C2)				1367.77					
		TOTAL AREA UNDER COMMERCIAL				2037.52					
7	CLUB	AREA UNDER CLUB				813.62					
8	SCH	AREA UNDER NURSERY SCHOOL				500.0					

AREA CALCULATION DETAILS (EXISTING)												
S.NO.	TYPE	AREA CALCULATION DETAILS					POPULATION DENSITY CALCULATION DETAILS					
		PLOT NO.	SIZE (M.)		AREA (Sq.M.)	NO. OF PLOT/PLT	AREA	PERSON/D.U.	NO. OF D.U./PLOT	TOTAL NO. OF D.U.	TOTAL POPULATION	
1	TYPE-A	An1-An7 (CORNER PLOT)	14.725	22.00	324.05	7	2268.35	5	5	7	35	
		An8-An14 (CORNER PLOT)	14.725	24.855	366.05	2	732.10	5	5	2	10	
		An15-An18-An20	9.15	24.855	227.42	1	227.42	5	3	6	30	
		An19 (CORNER PLOT)	12.25	24.855	304.47	1	304.47	5	3	2	15	
		An21 (CORNER PLOT)	12.20	24.855	303.23	1	303.23	5	3	2	15	
		AX1,AX7,AX8,AX14,AX22,AX23 (CORNER PLOT)	12.40	22.90	283.96	6	1703.76	5	3	18	90	
		AX2-AX6,AX9-AX13,AX16-AX21,AX27-AX27	9.60	22.90	219.84	20	4396.80	5	3	60	300	
		AX15	9.60	26.69/23.48	242.90	1	242.90	5	3	3	15	
		AX28	12.56/19.2	22.90	310.63	1	310.63	5	3	3	15	
		TOTAL AREA				49	11755.52				187	735
2	TYPE-B	Bn1,Bn2 (CORNER PLOT)	10.67	19.30	205.93	2	411.86	5	2	4	20	
		TOTAL AREA				2	411.86				4	20
3	TYPE-C	CX1,CX14,CX15,CX28 (CORNER PLOT)	11.30	18.00	203.40	4	813.60	5	2	8	40	
		CX2-CX13,CX16-CX27	8.30	18.00	149.40	24	1985.60	5	2	48	240	
		CX29	8.30	23.47/20.18	180.71	1	180.71	5	2	2	10	
		CX30	8.30	20.18/17.03	154.88	1	154.88	5	2	2	10	
		CX31	8.30	17.03/15.1	132.47	1	132.47	5	2	2	10	
		CX32	8.30	15.1/12.5	142.11	1	142.11	5	2	2	10	
		TOTAL AREA				32	3527				64	320
		OB0 (CORNER PLOT)	12.60	15.30	192.78	1	192.78	5	2	2	10	
		Dn10,Dn11 (CORNER PLOT)	9.75	15.30	148.95	2	297.89	5	2	4	20	
		Dn22,Dn41 (CORNER PLOT)	8.50	15.30	130.05	2	260.10	5	2	4	20	
4	TYPE-D	Dn25	16.15/15.3	15.3	162.25	1	162.25	5	2	2	10	
		Dn23,Dn24, Dn26-Dn35,Dn36-Dn38,Dn46-Dn48	7.00	15.30	107.10	18	1927.80	5	2	36	180	
		Dn49	15.39/15.185	15.30	168.96	1	168.96	5	2	2	10	
		Dn40	11.16/19.06	15.30	211.88	1	211.88	5	2	2	10	
		DX1,DX16,DX17,DX32,DX33,DX41 (CORNER PLOT)	10.00	16.30	163.00	6	978.00	5	2	12	60	
		DX2-DX15,DX18-DX20,DX27-DX31,DX34-DX40	7.30	16.30	118.99	29	4552.71	5	2	58	290	
		TOTAL AREA				63	7512.72				122	610
		TOTAL AREA UNDER RESIDENTIAL PLOTS				184	29472.06				332	1660
		AREA UNDER GROUP HOUSING (GH2)				1	5995	5	101	101	505	
		GRAND TOTAL									438	2190
		TOTAL PROPOSED EWS (10% OF TOTAL DWELLING UNITS) (TOTAL NO. OF PLOTS-144+G.H. UNITS-103)				25			1	25	125	
		TOTAL PROPOSED LIG (10% OF TOTAL DWELLING UNITS) (TOTAL NO. OF PLOTS-144+G.H. UNITS-101)				25			1	25	125	
		TOTAL POPULATION DENSITY (RESIDENTIAL + ESW + LIG)								488	2440	
		AREA UNDER COMMERCIAL (C3)				2711.45						
		AREA UNDER NURSERY SCHOOL				500.0						
7	SCN	AREA UNDER NURSERY SCHOOL				500.0						
8	SCN	AREA UNDER PRIMARY SCHOOL				1056.96						
9	SCN	AREA UNDER ANGANWADI				250.0						

AREA STATEMENT

S.NO.	NAME	AREA (SQ.MT.)
1.	NET LAND AREA (EXISTING + PROPOSED)	66407.22+62448.78 (16.41+15.43) ACRE
2.	AREA UNDER RESIDENTIAL PLOTS (EXISTING+PROPOSED)	56285 (43.68%)
3.	AREA UNDER GROUP HOUSING	8740.89 (6.78%)
4.	AREA UNDER EWS	1285.16 (1.0%)
5.	AREA UNDER LIG	2312.31(1.79%)
6.	AREA UNDER COMMERCIAL+RAILWAY RESRVATION CENTER	4698.97+50.0 (3.69%)
7.	AREA UNDER NURSERY & PRIMARY SCHOOL + AGANBARI	2056.96+250.0 (1.79%)
8.	AREA UNDER CLUB	1432.80 (1.11%)
9.	AREA UNDER SERVICES	292.02 (0.23%)
10.	AREA UNDER GREEN	19870.87 (15.42%)
11.	AREA UNDER ROAD	31581.02(24.51%)



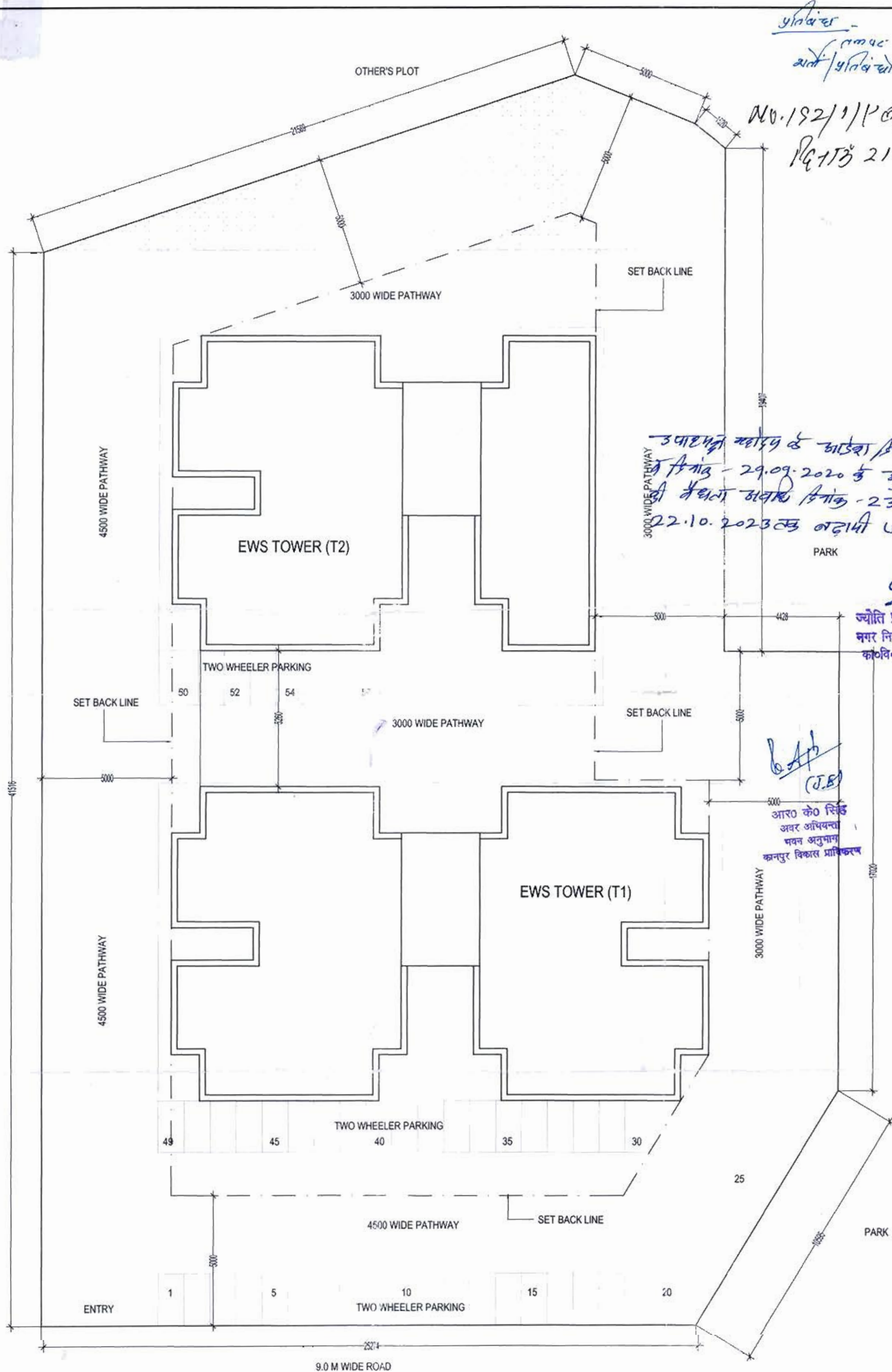
No. 192/11/2023/1475
21-11-23

GREEN AREA DETAILS		
S.NO.	PARK (G)	AREA (SQ.M.)
1	G1	1459.16
2	G2	836.0
3	G3	459.83
4	G4	344.63
5	G5	248.1
6	G6	250.37
7	G7	1012.21
8	G8	384.4
9	G9	1371.38
10	G10	1249.21
11	G11	6218.21
12	G12	334.3
13	G13	1749.72
14	G14	1261.52
15	G15	1261.52
16	G16	317.0
17	G17	561.8
18	G18	204.6
19	G19	202.7
20	TOTAL AREA	19870.87

LEGEND:-
G1 - GARBAGE BIN (AREA 15.0 SQ.M.)
K - KIOSK (AREA 7.5 SQ.M.)
S - SERVICES
GH - PARK
PT - PUBLIC TOILET (LADIES+GENTS)

SERVICES AREA DETAILS		
S.NO.	AREA (SQ.M.)	TOTAL
1	125.44	
2	168.58	
3	344.63	
4	202.7	
5	118.7	
6	118.7	
7	118.7	
8	118.7	
9	118.7	
10	118.7	
11	118.7	
12	118.7	
13	118.7	
14	118.7	
15	118.7	
16	118.7	
17	118.7	
18	118.7	
19	118.7	
20	118.7	

LAND AREA DETAILS AS PER ARAJI NOS (EXISTING+PROPOSED)					
S.NO.	VILLAGE	ARAJI NO.	AREA MEASUREMENT UNIT (SQ.M.)		TOTAL LAND
			LAND GIVEN BY KDA	LAND BOUGHT DIRECTLY BY ELUCO FROM FARMERS	
1	VILLAGE BARASHOH	465	5442.0	1060.0	6502.0
2		467	200.0		200.0
3		468	2777.03		2777.03
4		469	716.98		717.0
5		471		820.0	820.0
6		472	320.0	5110.0	5430.0
7		473	5390.0		5390.0
8		474	260.0	2000.0	2660.0
9		475	4000.0		4000.0
10		476	1330.0		1330.0
11		477	3560.0	640.0	4200.0
12		478		2560.0	2560.0
13		479		4120.0	4810.0
14		480	100.0	510.0	1010.0
15		481	12200.0		12200.0
16		482	2360.0		2360.0
17		483		1540.0	1540.0
18		484	2560.0		2560.0
19		485		4000.0	4000.0
20		486		200.0	200.0
21		487	2870.0		2870.0
22		488	100.0		100.0
23		490	18440.0	100.0	18540.0
24		491		7780.0	7780.0
25		492	3690.0		3690.0
26		493	3650.0		3650.0
27		495	1890.0		1890.0
28		496	2290.0	2370.0	5460.0
29		497	370.0	10.0	510.0
30		498	300.0	10.0	410.0
31		499	12700.0		12700.0
32		514+515	1230.0		1230.0
33		516	4200	1000.0	5260.0
34	517		1000.0	1000.0	
35	A	TOTAL ARAJI	95356.01	36740.0	132196.0
36			4000.0		4000.0
37	D	475			
38	C	NET PLOT AREA	97556.0	36740.0	138586.0



DETAIL OF PERMISSIBLE AREAS:-

- (1) - TOTAL PLOT AREA FOR EWS UNITS = 1285.16 SQ.M.
- (2) - PERMISSIBLE FAR (2.0) = 2570.32 SQ.M.
- (3) - PERMISSIBLE GROUND COVERAGE (75%) = 963.87 SQ.M.
- (3) - PERMISSIBLE DENSITY =
(EWS) = 650 DU PER HECTARE
(LIG) = 500 DU PER HECTARE
- (4) - PERMISSIBLE PLINTH AREA =
(EWS) = 20-35 SQ.M.
(LIG) = 35-45 SQ.M.
- (5) - PERMISSIBLE PARKING =
TWO WHEELER PER 2.0 SQ.M. FOR EACH EWS UNIT
CAR PARKING = 1 ECS FOR EVERY 3 LIG UNITS
- (6) - AREA OF ONE ECS = 1375 SQ.M.

DETAIL OF PARKING:-

- PARKING REQUIRED :-
- TOTAL NOS OF PROPOSED EWS UNITS = 56.0 NOS
 - TWO WHEELER PARKING REQUIRED (1 ECS PER D.U.) = 56.0
 - TOTAL TWO WHEELER PARKING PROPOSED = 57.0 NOS

FAR AREA CALCULATION (TOWER-T1,T2)

- TOTAL AREA OF TOWER-T1 = 846.92 SQ.M.
- TOTAL AREA OF TOWER-T2 = 643.92 SQ.M.
- FAR AREA OF ALL EWS TOWER (T1,T2) = 846.92+643.92
- TOTAL FAR(1.15) = 1481.84 SQ.M.

POPULATION DENSITY CALCULATION (TOWER-T1,T2)

- POPULATION OF TOWER-T1 = 160 PERSON
- POPULATION OF TOWER-T2 = 120 PERSON
- TOTAL POPULATION ALL EWS TOWER (T1,T2) = 160+120
- TOTAL FAR = 280 PERSONS

DETAILS OF GROUND COVERAGE:-

- TOTAL PROPOSED GROUND COVERAGE (28.8%) = 370.46 SQ.M.



SUBMISSION DRAWING

DRG. TITLE: EWS LAYOUT

CLIENT:- ELDECO TOWNSHIPS & HOUSING LTD.

ARCHITECT:- SPACE COMBINE
Architects, Engineers, Planners
A-1/112, SECOND FLOOR, SAFDARJUNG ENCLAVE,
NEW DELHI-110029, TEL: 46150000, TELEFAX: 46150000
space@touchtelindia.net, spacecombine@rediffmail.com

DRAWN BY- RAJEEV
SCALE: - 1:100

DRG. NO.

PROJECT: ELDECO TOWNSHIP IN JAWAHARPURAM SCHEME OF KANPUR DEVELOPMENT AUTHORITY IN SECTOR-09, (OLD SECTOR-14) REVENUE VILLAGE BARASIROH, TEHSIL & DISTRICT- KANPUR NAGAR,

SIGNATURE OF ARCHITECT

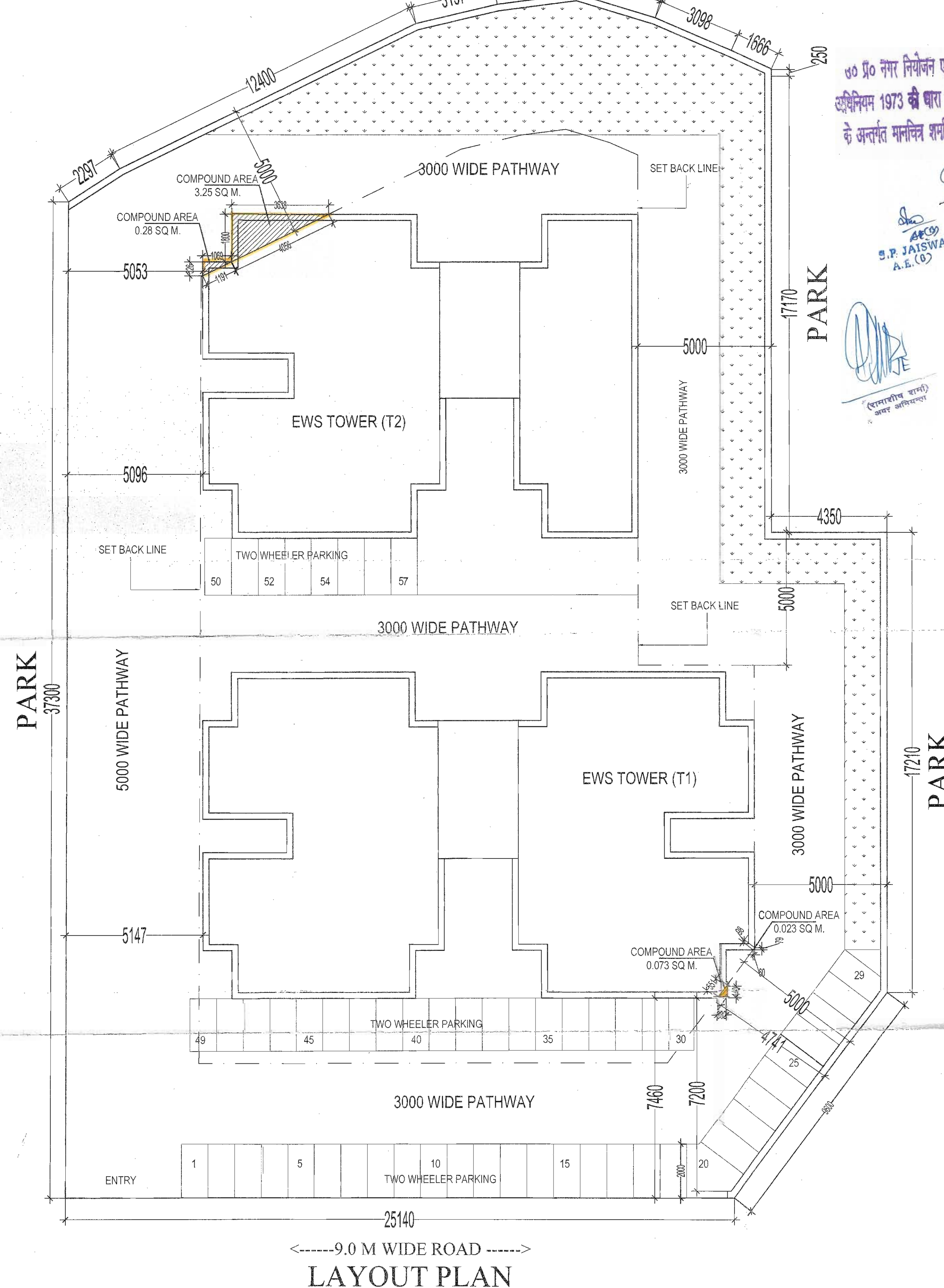
JYOTI SING HAL
ARCHITECT
CA/93/16250

SIGNATURE OF OWNER

ELDECO TOWNSHIPS & HOUSING LTD.

दिनांक- 18/02/22

OTHER'S PLOT



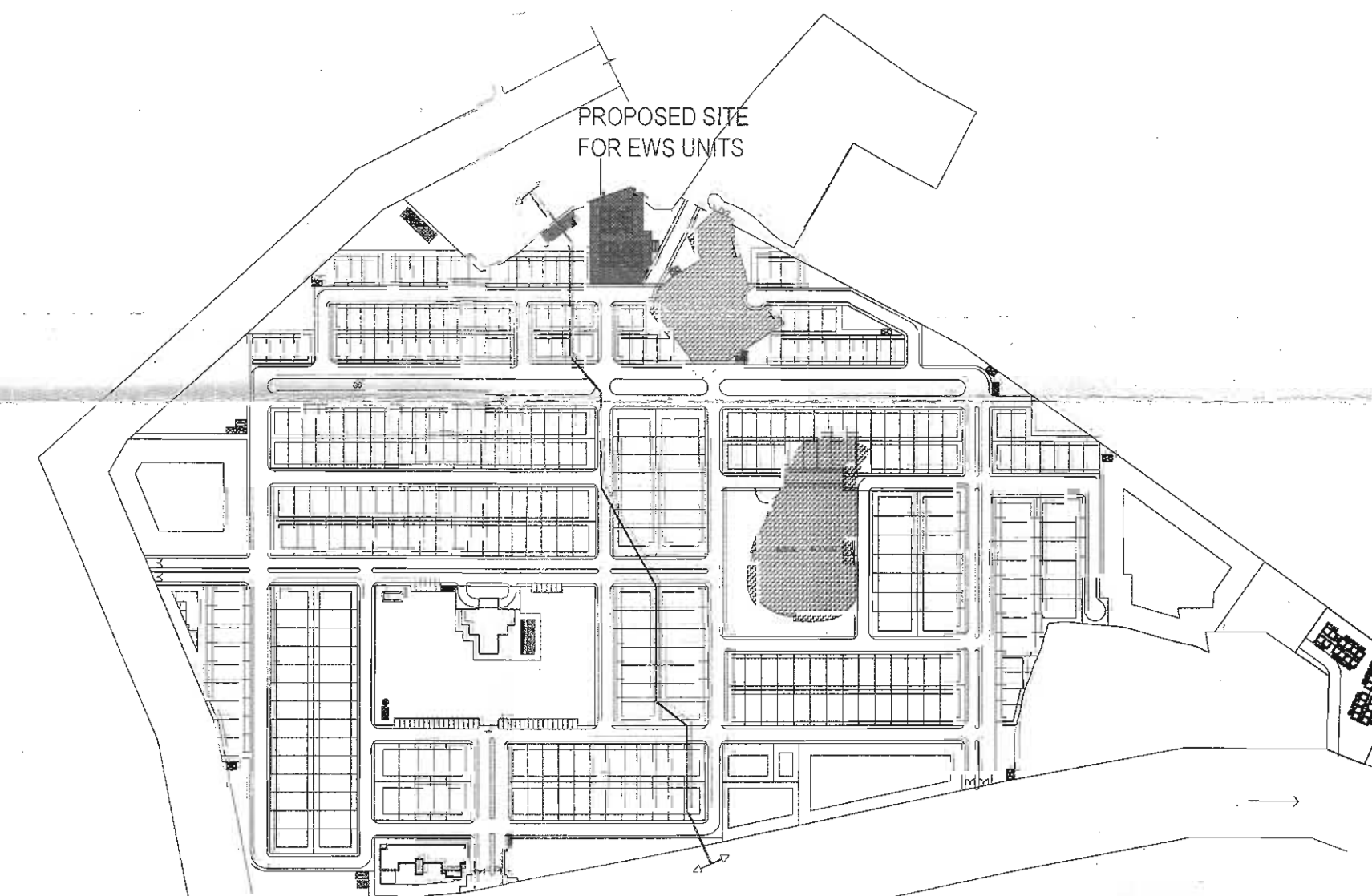
- (1) - TOTAL PLOT AREA FOR EWS UNITS AS PER SANCTIONED
= 1285.16 SQ.M.
- (1) - TOTAL PLOT AREA FOR EWS UNITS AS PER SITE
= 1211.46 SQ.M.
- (2) - PERMISSIBLE FAR (2.0) = 2422.92 SQ.M.
- (3) - PERMISSIBLE GROUND COVERAGE (75%) = 908.59 SQ.M.
- (3) - PERMISSIBLE DENSITY =
(EWS) = 650 DU PER HECTARE
(LIG) = 500 DU PER HECTARE
- (4) - PERMISSIBLE PLINTH AREA =
(EWS) = 20-35 SQ.M.
(LIG) = 35-45 SQ.M.
- (5) - PERMISSIBLE PARKING =
TWO WHEELER = 2.0 SQ.M. FOR EACH EWS UNIT
CAR PARKING = 1ECS FOR EVERY 3 LIG UNITS
- (6) - AREA OF ONE ECS = 1375 SQ.M.

PARKING REQUIRED :-
TOTAL NOS OF PROPOSED EWS UNITS = 56.0 NOS
TWO WHEELER PARKING REQUIRED (1 ECS PER D.U.) = 56.0
TOTAL TWO WHEELER PARKING PROPOSED = 57.0 NOS

TOTAL AREA OF TOWER-T1 = 846.92 SQ.M.
TOTAL AREA OF TOWER-T2 = 643.92 SQ.M.
FAR AREA OF ALL EWS TOWER (T1,T2) = 846.92+643.92
TOTAL FAR(1.15) = 1481.84 SQ.M.

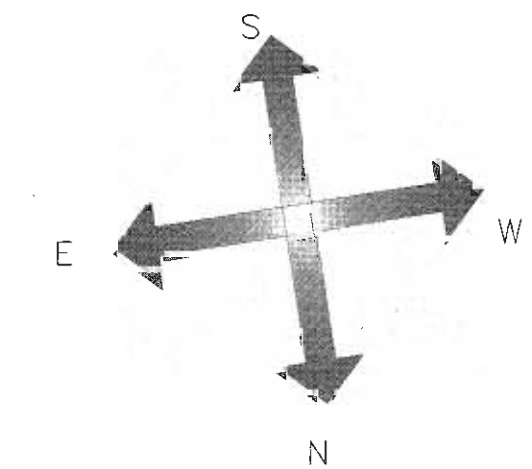
POPULATION OF TOWER-T1 = 160 PERSON
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TOTAL POPULATION ALL EWS TOWER (T1,T2) = 160+120
TOTAL FAR = 280 PERSONS

TOTAL PROPOSED GROUND COVERAGE (28.8%) = 370.46 SQ.M.



KEY PLAN

COMPOUNDING WORK



DOOR&S&WINDOWS SCHEDULE				
NO	TYPE	SIZE	SILL	LINTEL
1	D1	1050X2100	-	2100
2	D2	750X2100	-	2100
3	W1	1350X1600	1050	2650
4	W2	855X1750	900	2650
5	V1	450X450	2200	2650

EXISTING PORTION SHOWN THUS ☐

COMPOUND PORTION SHOWN THUS ☒

PORTION SHOWN THUS ☐

COMPOUNDING DRAWING

DRG. TITLE: EWS LAYOUT

CLIENT:- ELDECO TOWNSHIPS
&
HOUSING LTD.

ARCHITECT:-
SPACE COMBINE
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A-1/112 , SECOND FLOOR,SAFDARJUNG ENCLAVE ,
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space@touchtelindia.net , spacecombine@rediffmail.com

DRAWN BY- RAJEEV
SCALE: - 1:100

DRG. NO.	
1	

PROJECT:
ELDECO TOWNSHIP IN
JAWAHARPURAM SCHEME OF
KANPUR DEVELOPMENT AUTHORITY
IN SECTOR-14,
REVENUE VILLAGE BARASIROHI,
TEHSIL & DISTRICT- KANPUR NAGAR,

SIGNATURE OF
ARCHITECT

SIGNATURE OF
OWNER


Er. ARSLAN ARSHAD
B Tech (Civil)
Associate Member Institution
of Engineers (India)
AMIE-1962879
DBPAS ID-AM-1962879/26019029
105/27, Preeti Nagar, Kanpur

