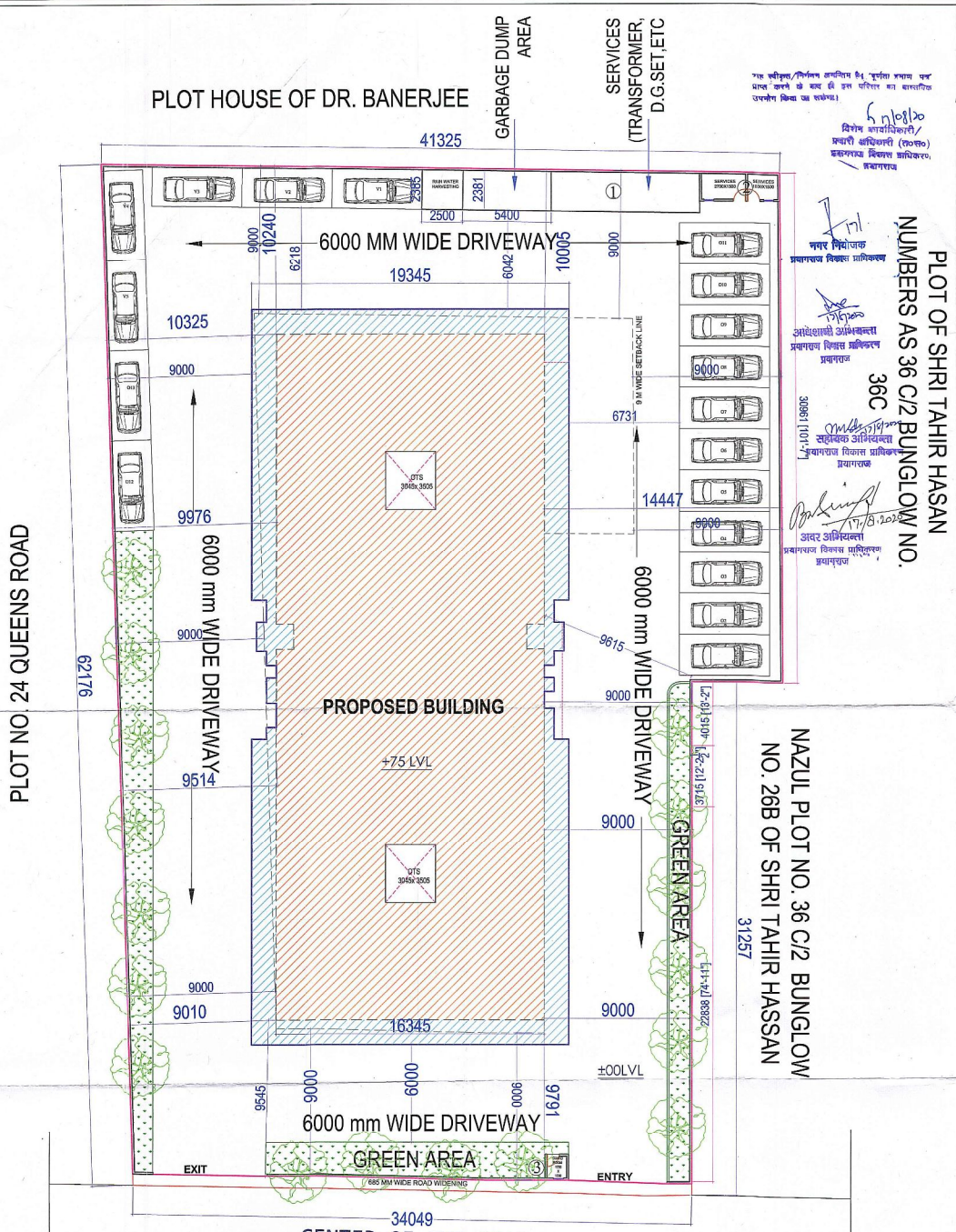


SITE PLAN

AREA STATEMENT

S. NO.	REFERENCE	SQM.	%
1	AREA OF PLOT -1 AREA OF PLOT-2 AREA OF PLOT-3 (extra purchased area)	1067.79 (A) 1119.83 (B) 203.62 (C)	
	TOTAL PLOT AREA (A+B+C)	2391.24	
2	Area Of Road Widening (already excluded from total plot area)	24.57	
3	GROUND COVERAGE	691.53 (ref.3A+ 8.69 FOR SERVICES NEAR GARBAGE DUMP IN SETBACK+1.8 FOR GUARD ROOM)	28.91%
3A-	BASEMENT (NOT IN F.A.R.)	835.03	

3B-	STILT	IN F.A.R.	NOT IN F.A.R.	TOTAL AREA
		41.86	639.49	681.35

4	PERMISSIBLE F.A.R. @ 1.5 (BASIC) = 2391.24 X 1.5 = 3586.86 m² (D)
5	PERMISSIBLE AREA FOR COMMUNITY HALL, LIFT LOBBY ETC @ 5% OF F.A.R = 0.05 X 5380.29 = 269.01 m² (E)
6	PURCHASABLE FAR AREA @ 50% = 1793.43 (F)
7	TOTAL PERMISSIBLE AREA (D+E+F) = 5649.3m² (G)
8	ACCORDING TO PERMISSIBLE DENSITY NORMS NO. OF UNITS = 150 UNITS/HECTARE SO, FOR 2391.24 SQM , NO. OF PERMISSIBLE UNITS IN BASIC F.A.R. =35.86 ≈ 36 COMPENSATORY F.A.R. FOR E.W.S. & L.I.G = 0.1 X 35 X 76 = 266 m² (H) NO. OF UNIT FROM COMPENSATORY F.A.R. =(35 X 266) /3586.86=2.59 ≈ 3 TOTAL NO. UNITS ALLOWED = 36 + 3 =39 TOTAL NO. UNITS PROPOSED = 36
9	NET PERMISSIBLE AREA (including compensatory & purchasable FAR area) (G+H) = 5915.3m² (I)
10	ALL FLOORS AREA

FLOORS	(AREA SQM.)
STILT FLOOR (NOT IN FAR)	660.42
STILT FLOOR (AREA OF SHOP + COMMUNITY HALL+ COMMUNITY OFFICE)	41.86
FIRST FLOOR	615.94
SECOND FLOOR	615.94
THIRD FLOOR	615.94
FOURTH FLOOR	615.94
FIFTH FLOOR	615.94
SIXTH FLOOR (PURCHASABLE FAR + BASE FAR) (45.65 from purchase + balance from basic FAR)	615.94
SEVENTH FLOOR (PURCHASABLE FAR)	615.94
EIGHTH FLOOR (PURCHASABLE FAR)	615.94
NINTH FLOOR (PURCHASABLE FAR + COMPENSATORY) 515.7 sqm from purchase +57.32 sqm from compensatory FAR)	573.02
TENTH FLOOR (COMPENSATORY) (208.68 sqm FROM COMPENSATORY FAR)	208.68
BALCONY AREA EXCEEDING 1600 MM (7.175 X 0.25 X 9)	16.14 m²
WARDROBE AREA (12.41 X 9)	111.72 m²
MUMTY AREA	17.13 m²
LIFT ROOM	19.23 m²
TOTAL AREA OF ALL FLOORS (IN FAR)	5915.3m²

11	TYPE AND NO. OF FLATS
	TYPE 1 - 153.53 m² EACH = 2 FLATS (1st to 8th Floor)
	TYPE 2 - 132.61 m² EACH = 2 FLAT (1st to 8th Floor)
	TYPE 3 - 156.83 m² EACH = 1 FLAT (9th Floor)
	TYPE 4 - 145.72 m² EACH = 1 FLAT (9th Floor)
	TYPE 5 - 226.81 m² EACH = 1 FLAT (9th Floor)
	TYPE 6 - 175.13 m² EACH = 1 FLAT (10 th Floor)
	TOTAL FLATS = 36 FLATS

12		PERMISSIBLE	ACHIEVED
	GROUND COVERAGE	40 %	28.91%

REQUIRED PARKING AREA

		PARKING REQUIRED
100 SQM. - 150 SQM.	1.25 CAR SPACE	16X1.25 = 20 NOS.
ABOVE 150 SQM.	1.50 CAR SPACE	20X1.50 =30NOS.
	TOTAL	= 50 NOS.
VISITORS' PARKING(10% OF TOTAL PARKING)		= 5
TOTAL REQUIRED PARKING		= 55NOS.

PROVIDED PARKING

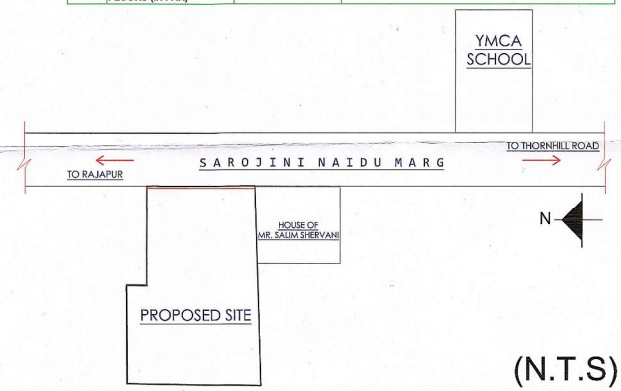
	AREA (SQ.M.)	NO. OF CARS THAT CAN BE PROVIDED	PROVIDED CARS
STILT PARKING	560.87 (EXCLUDING SERVICES, LIFT, ETC)	560.87/28 =20.03 =20SAY	17 Cars
BASEMENT PARKING	835.03	835.03/32 =26.09 =26SAY	20 Cars
OPEN PARKING	1709.89	1709.89/23 =74	13 Cars
VISITOR PARKING			5 Cars
TOTAL NOS. OF PARKING PROVIDED			55 Cars

5% AREA FOR LIFT LOBBIES, WARDRORE CALCULATION

LIFT LOBBY 10 SQM x (10 FLOOR)	100 SQM (INCLUDED IN TOTAL FLOOR AREA)
COMMUNITY HALL	20.93 SQM
WARDROBE	111.72 SQM
MUMTY AREA	17.13SQM
LIFT ROOM AREA	19.23 SQM
TOTAL	269.01 SQM

PERMISSIBLE AREA FOR SERVICES (GUARD ROOM ,GUARD TOILET, D.G. SET, AMF PANEL,TRANSFORMER, VCB ROOM, METER ROOM)	MAXIMUM ALLOWED	PROVIDED
	50 SQ.M	49.99 SQ.M

OPEN	22.58 SQ.M
COVERED	27.41 SQ.M
TOTAL	49.99 SQ.M



(N.T.S)

LOCATION PLAN

PROPOSED GROUP HOUSING ON NAZUL PLOT NO.26-C(PART) CIVIL STATION, PRESENTLY NUMBERED AS 26-C/1, 26-C/3 & 26-C/4 , NASIBPUR BAKHTIARA (MAUZA) CHIKATPUR, PARGANA & TAHSIL SADAR, DISTRICT ALLAHABAD.

LINE SHOWING 9 METER DISTANCE FROM THE SITE BOUNDARY

LANDSCAPE
TREE CALCULATION
NORMS-50 TREES PER HECTARE (10000 SQ M)

2391.24 SQ M = $\frac{50}{10000}$ X 2391.24 = 11.95 TREES
= 12 TREES

TREES PROVIDED = 17

प्रयागराज विकास प्राधिकरण
पत्रांक 116/मा0मा0(रा0प्र0) जोन-1/मु0हा0/2019-2020
दिनांक 17-9-2020
प्रयागराज

NOTE: THIS PROPOSAL CONFIRMS WITH THE STANDARDS OF "UPVIDHI 2008" and "MAHAYOJANA 2021"

Drawing Title
SUBMISSION DRAWING
SITE PLAN

OWNERS:
MR. A.Q. KHAN
MR. SALEEM IQBAL SHERVANI
M/S SHERVANI INDUSTRIAL SYNDICATE LIMITED

Sadiq Husain Siddiqui
Director
(Corporate Affairs)
Shervani Industrial Syndicate Ltd.
2, Kanpur Road, Allahabad-211001

Drg. No. 01/04
SITE PLAN

Scale 1 : 200

Date 06 FEB' 2020

N
North

MANISH GUJRAL ARCHITECT CA/97/21360

ARCHITECT SIGN.

Architect
MANISH GUJRAL
(B. Arch, F.I.V.)
TARANA NASEER
(B.Arch, M.Plan)
Architects and Interior Designers
52/ 25 B MUIR ROAD, ALLAHABAD