

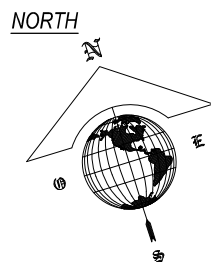
MAP DEMARCATION		LEGENDS
	SQ.MT	
AREA UNDER ROAD WIDENING	552.57	
OWNER'S LAND	2821.66	
RUDRA SAUBHAGYAM PHASE -01	5081	
FUTURE EXTENSION [GROUP HOUSING]	4605.15	
FUTURE EXTENSION [COMMERCIAL PLOT AREA]	375.62	
TOTAL AREA	13436	

CERTIFICATE
I CERTIFY THAT THERE IS NO PROP. OR ROAD
MAINTAINED BY ANY GOVT. DEPTT. OR BELONGING
TO RLY ADMINT. WITH IN 30.48 MT FROM
THE SITE IN QUESTION
2- PLAN. HAS BEEN PREPARED AS PER
BUILDING BYE LAWS 2008 &
MASTER PLAN 2021.

PROJECT:
PROPOSED GROUP HOUSING OF ARAZI NO. 21,
22, part-22, 24 part-24 MAUZA- DHANESARI,
PARAGANA - ATHGANWA - TEHSIL, PINDRA
DISTRICT VARANASI.

DETAIL OF DOOR'S & WINDOW'S

DRG. TITLE
SITE PLAN,
PARK DETAIL AND AREA STATEMENT
SCALE: 1:200
DATED: 21/08/2019
DRN. BY: SHAILESH PANDEY

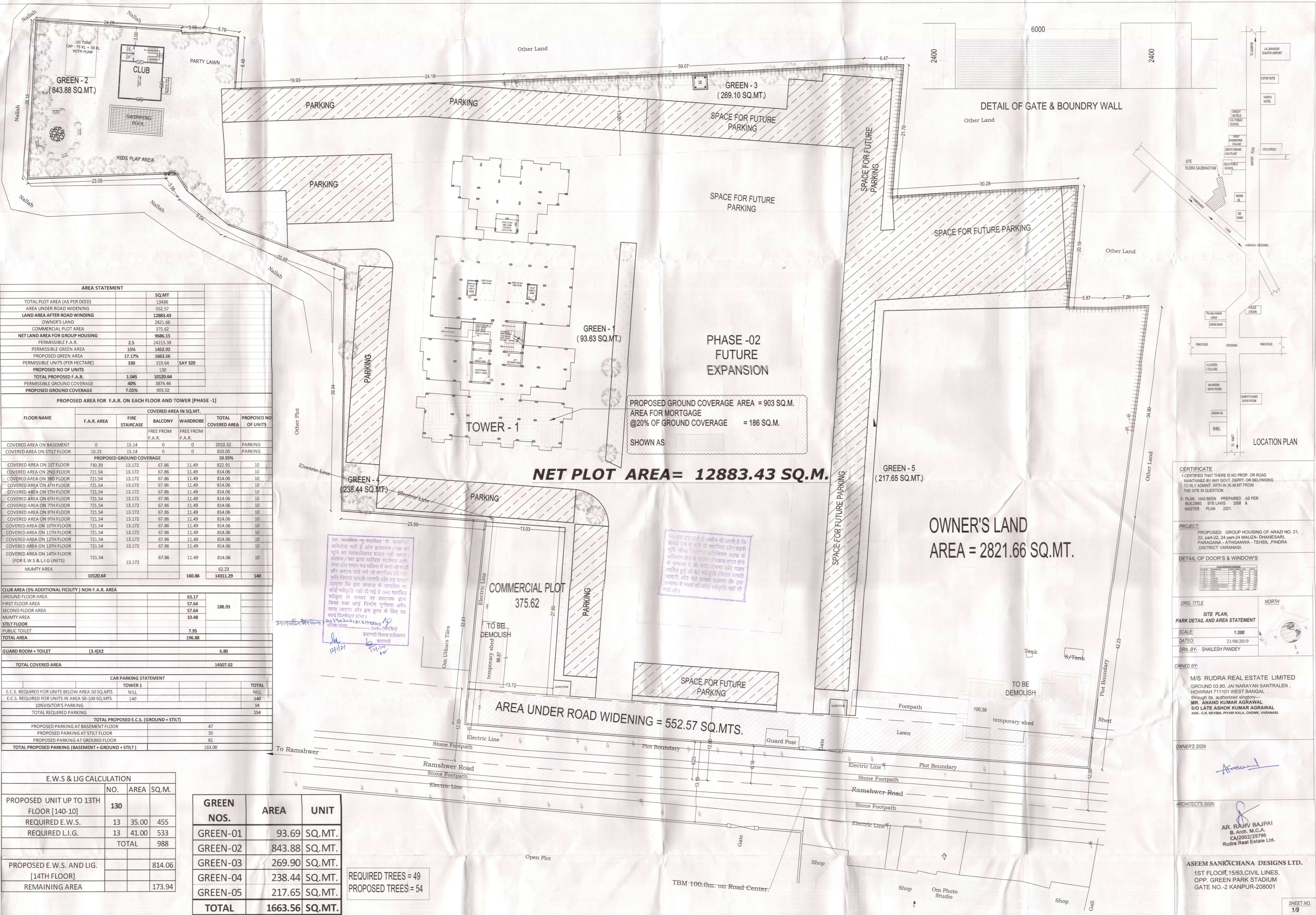


OWNED BY:
M/S RUDRA REAL ESTATE LIMITED
GROUND 03.80, JAI NARAYAN SANTRALEN,
HOWRAH 71101 WEST BANGAL .
through its authorized singlory--
MR. ANAND KUMAR AGRAWAL
S/O LATE ASHOK KUMAR AGRAWAL
ADD.- C.K. 60159A, PIYARI KALA, CHOWK, VARANASI.

OWNER'S SIGN

ARCHITECT'S SIGN

ASEEM SANRACHANA DESIGNS LTD.
1ST FLOOR,15/63,CIVIL LINES,
OPP. GREEN PARK STADIUM
GATE NO.-2 KANPUR-208001



AREA STATEMENT			
		SQ.MT.	
TOTAL PLOT AREA (AS PER DEED)		13436	
AREA UNDER ROAD WIDENING		552.57	
LAND AREA AFTER ROAD WIDENING		12883.43	
OWNER'S LAND		2821.66	
COMMERCIAL PLOT AREA		375.62	
NET LAND AREA FOR GROUP HOUSING		9686.15	
PERMISSIBLE F.A.R.	2.5	24215.38	
PERMISSIBLE GREEN AREA	15%	1482.92	
PROPOSED GREEN AREA	17.17%	1663.56	
PERMISSIBLE UNITS (PER HECTARE)	330	319.64	SAY 320
PROPOSED NO OF UNITS		130	
TOTAL PROPOSED F.A.R.	1.045	10120.64	
PERMISSIBLE GROUND COVERAGE	40%	3874.46	
PROPOSED GROUND COVERAGE	7.01%	903.02	

PROPOSED AREA FOR F.A.R. ON EACH FLOOR AND TOWER [PHASE -1]					
FLOOR NAME	COVERED AREA IN SQ.MT.				PROPOSED NO OF UNITS
	F.A.R. AREA	FIRE STAIRCASE	BALCONY	WARDROBE	
			FREE FROM F.A.R.	FREE FROM F.A.R.	
COVERED AREA ON BASEMENT	0	15.14	0	0	2010.32
COVERED AREA ON STILT FLOOR	10.23	15.14	0	0	833.05
PROPOSED GROUND COVERAGE					10.55%
COVERED AREA ON 1ST FLOOR	730.39	13.172	67.86	11.49	822.91
COVERED AREA ON 2ND FLOOR	721.54	13.172	67.86	11.49	814.06
COVERED AREA ON 3RD FLOOR	721.54	13.172	67.86	11.49	814.06
COVERED AREA ON 4TH FLOOR	721.54	13.172	67.86	11.49	814.06
COVERED AREA ON 5TH FLOOR	721.54	13.172	67.86	11.49	814.06
COVERED AREA ON 6TH FLOOR	721.54	13.172	67.86	11.49	814.06
COVERED AREA ON 7TH FLOOR	721.54	13.172	67.86	11.49	814.06
COVERED AREA ON 8TH FLOOR	721.54	13.172	67.86	11.49	814.06
COVERED AREA ON 9TH FLOOR	721.54	13.172	67.86	11.49	814.06
COVERED AREA ON 10TH FLOOR	721.54	13.172	67.86	11.49	814.06
COVERED AREA ON 11TH FLOOR	721.54	13.172	67.86	11.49	814.06
COVERED AREA ON 12TH FLOOR	721.54	13.172	67.86	11.49	814.06
COVERED AREA ON 13TH FLOOR	721.54	13.172	67.86	11.49	814.06
COVERED AREA ON 14TH FLOOR (FOR E.W.S & L.I.G UNITS)	721.54	13.172	67.86	11.49	814.06
MUMTY AREA					62.23
	10120.64		160.86	14311.29	140

CLUB AREA (5% ADDITIONAL FACILITY) NON F.A.R. AREA			
GROUND FLOOR AREA		63.17	
FIRST FLOOR AREA		57.64	
SECOND FLOOR AREA		57.64	188.93
MUMTY AREA		10.48	
STILT FLOOR			
PUBLIC TOILET		7.95	
TOTAL AREA		196.88	

GUARD ROOM + TOILET			
	[3.4]X2		6.80
TOTAL COVERED AREA			
			14507.02

CAR PARKING STATEMENT			
	TOWER 1		TOTAL
E.C.S. REQUIRED FOR UNITS BELOW AREA 50 SQ.MTS	NILL		NILL
E.C.S. REQUIRED FOR UNITS IN AREA 50-100 SQ.MTS	140		140
10% VISITOR'S PARKING			14
TOTAL REQUIRED PARKING			154
TOTAL PROPOSED E.C.S. (GROUND + STILT)			
PROPOSED PARKING AT BASEMENT FLOOR		47	
PROPOSED PARKING AT STILT FLOOR		35	
PROPOSED PARKING AT GROUND FLOOR		81	
TOTAL PROPOSED PARKING (BASEMENT + GROUND + STILT)		163.00	

E.W.S & LIG CALCULATION			
	NO.	AREA	SQ.M.
PROPOSED UNIT UP TO 13TH FLOOR [140-10]	130		
REQUIRED E.W.S.	13	35.00	455
REQUIRED L.I.G.	13	41.00	533
	TOTAL		988
PROPOSED E.W.S. AND LIG. [14TH FLOOR]			814.06
REMAINING AREA			173.94

GREEN NOS.	AREA	UNIT
GREEN-01	93.69	SQ.MT.
GREEN-02	843.88	SQ.MT.
GREEN-03	269.90	SQ.MT.
GREEN-04	238.44	SQ.MT.
GREEN-05	217.65	SQ.MT.
TOTAL	1663.56	SQ.MT.

REQUIRED TREES = 49
PROPOSED TREES = 54

DETAIL OF GATE & BOUNDARY WALL

CERTIFICATE

1. CERTIFIED THAT THERE IS NO PROP. OR ROAD MAINTAINED BY ANY GOVT. DEPTT. OR BELONGING TO RLY. ADMINT. WITH IN 30.48 MT FROM THE SITE IN QUESTION

2. PLAN HAS BEEN PREPARED AS PER BUILDING BYE LAWS 2008 & MASTER PLAN 2021.

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DETAIL OF DOOR'S & WINDOWS

DOOR	1
WINDOW	1

DRG. TITLE

SITE PLAN, PARK DETAIL AND AREA STATEMENT

SCALE: 1:200

DATED: 21/08/2019

DRN. BY: SHAILESH PANDEY

OWNED BY:

M/S RUDRA REAL ESTATE LIMITED

GROUND 03.80, JAI NARAYAN SANTRALEN, HOWRAH 711101 WEST BANGAL.

through its authorized singtry- MR. ANAND KUMAR AGRAWAL S/O LATE ASHOK KUMAR AGRAWAL ADD- C/A: 85198A, PIPARI KALA, CHOWK, VARANASI.

OWNER'S SIGN

AR. RAJIV BAJPAI
B. Arch. M.C.A.
CA/2052/29796
Rudra Real Estate Ltd.

ARCHITECT'S SIGN

ASEEM SANRACHANA DESIGNS LTD.

1ST FLOOR, 15/63, CIVIL LINES, OPP. GREEN PARK STADIUM GATE NO.-2 KANPUR-208001

SHEET NO. 1/9