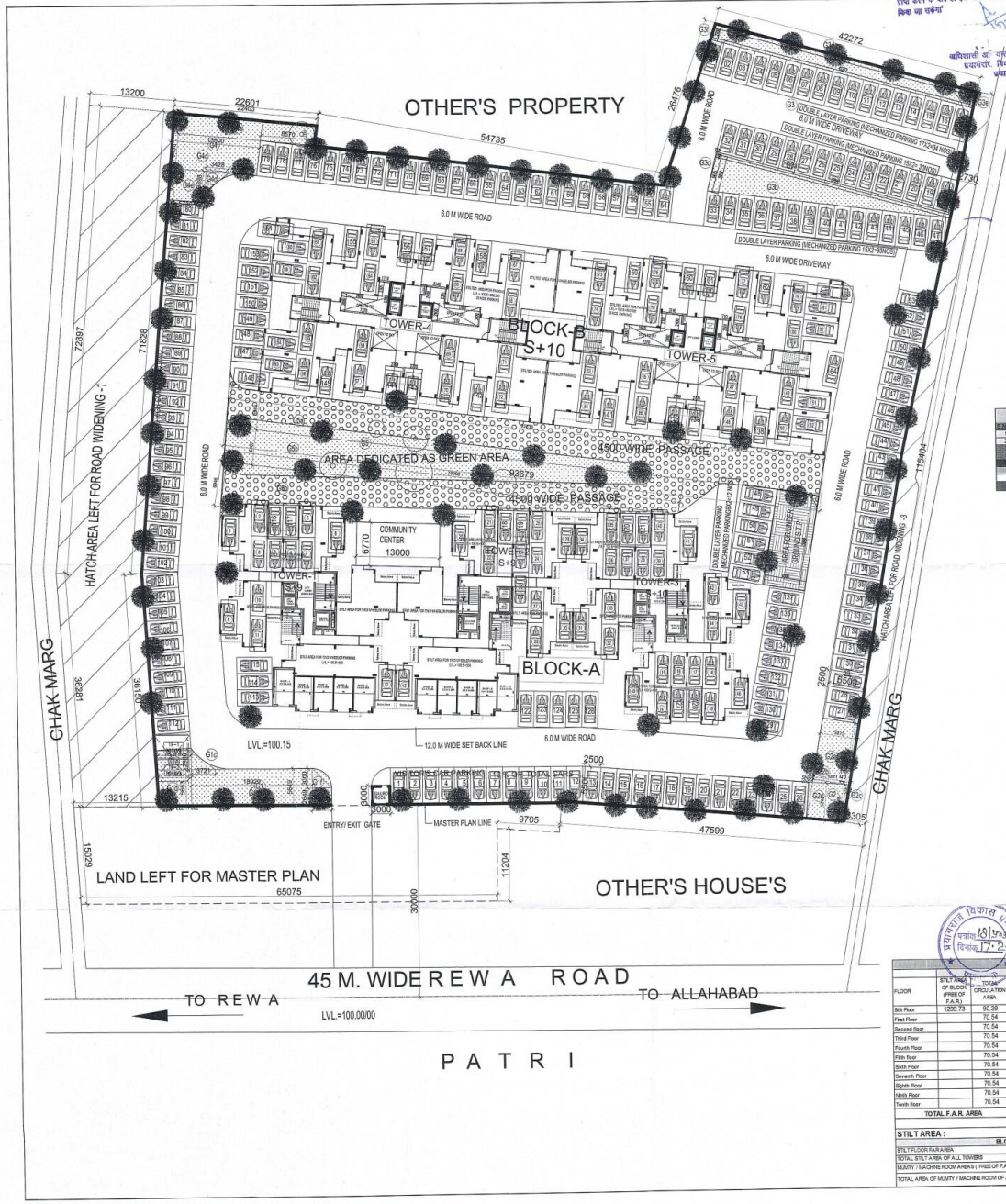


S.No	DESCRIPTION		sq.m.
1	Total plot area		14340.00
2	Area under road widening-2 & 3		1778.00
	Balance area		12562.00
	Green Area @15% of plot area		1884.30
4	F.A.R. (Permissible) @ 2.50		31405.00
	Compensatory FAR for road widening		889.00
	Compensatory Far against EWS/LIG		2356.00
5	TOTAL PERMISSIBLE F.A.R		34650.00
	F.A.R. (Proposed)		30898.39
6	Ground Coverage (Permissible) 40%		5024.80
7	Ground Coverage (Proposed)		
	PROPOSED COMMUNITY CENTER		88
	PROPOSED COMMERCIAL		176.82
	TOTAL STILT AREA		3004.5
	GUARD ROOM		9
	TOTAL GROUND COVERAGE (Proposed)		3278.32
8 (a)	Minimum Green Area (Required) 15%		1884.30
(b)	Green Area (Proposed)		1897.44
9	PER. DENSITY:- MAX. 330 UNITS PER HECT.		414.50
	PROP. UNITS		328
10	PARKING REQUIREMENT		
A	NO. OF UNIT HAVING COVERED AREA BETWEEN 50 SQM. TO 100 SQ.		328
B	REQUIRED PARKING 1 ECS PER UNIT		328
C	10% VISITER PARKING		33
	TOTAL REQUIRED PARKING		361
11	PROVIDE PARKING		
	SURFACE PARKING		164
	STILT AREA		92
	MECHNISED PARKING (TWO LAYER)		106
	TOTAL ECS PROVIDED		362
11	units provided		
	2 bhk		248
	3 bhk		80
	TOTAL NOS. OF 2 BHK + 3 BHK UNITS		328

GROUND COVERAGE AREA STATEMENT			
S.NO	PARTIC	TOTAL	
1	TOTAL AREA OF STILT FLOOR BLOCK-A	1576.90	SQ.M
2	TOTAL AREA OF STILT FLOOR BLOCK-B	1749.42	SQ.M
3	COMMUNITY BLOCK	88.00	SQ.M
4	GUARD ROOM AREA	9.00	SQ.M
5	COMMERCIAL	176.82	SQ.M
	TOTAL	3594.14	SQ.M
	TOTAL GROUND COVERAGE	3594.14	SQ.M

REQUIREMENT OF TREES		
REQUIREMENT OF TREES@ 50 NOS PER HECTARE		
TOTAL PLOT AREA	1.26	HEC.
TREES	63	NOS
PROPOSED TREES	89	NOS

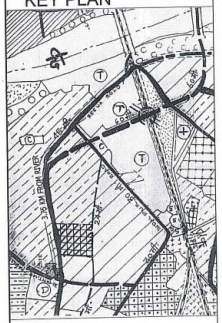
DENSITY CALCULATION						
Density Required = 330 UNITS per hectare.						
PLOT AREA AFTER ROAD WIDENING			12562	SQ.M.	1.26	HECT.
PERMISSIBLE UNITS						414.58 UNITS
BLOCK	NO. OF TOWER	NO. OF FLOOR	NO. OF UNITS IN ONE BLOCK	2BHK	3 BHK	TOTAL UNITS
BLOCK-A	2	S+9	6	108	-	108
	1	S+10	6	60	-	60
BLOCK-B	2	S+10	4+4	80	80	160
TOTAL				248	80	328
POPULATION			@ 5 person per unit			1640 PERSON
REQD. SHOP 5 NOS. PER 1000 PERSONS						8 NOS.
PROPOSED SHOPS						10 NOS.

SUMMARY OF AREAS : ALL BLOCKS (sq.mt.)													
	BLOCK - A				BLOCK - B								
FLOOR	STILT AREA OF BLOCK (FREE OF F.A.R.)	TOTAL CIRCULATION AREA	TOTAL UNIT AREA - F.A.R.(on A block)	Number of TOWERS	TOTAL FLOOR AREA - F.A.R. (ALL BLOCKS)	STILT AREA OF BLOCK (FREE OF F.A.R.)	TOTAL CIRCULATION AREA	TOTAL UNIT AREA - F.A.R.(on A block)	Number of TOWERS	TOTAL FLOOR AREA - F.A.R. (ALL BLOCKS)	COMMUNITY BUILDING	GUARD ROOM FREE FROM FAR	COMMERCIAL SPACE	TOTAL AREA (F.A.R.)OF ALL BLOCKS	
Stilt Floor	1299.73	90.39		3	271.17	1479.34	135.04		2	270.08	88	9	176.82	808.07	SQ.M
First Floor		70.54	439.2	3	1529.22		101.54	684.44	2	1571.96				3101.18	SQ.M
Second floor		70.54	439.2	3	1529.22		101.54	684.44	2	1571.96				3101.18	SQ.M
Third Floor		70.54	439.2	3	1529.22		101.54	684.44	2	1571.96				3101.18	SQ.M
Fourth Floor		70.54	439.2	3	1529.22		101.54	684.44	2	1571.96				3101.18	SQ.M
Fifth floor		70.54	439.2	3	1529.22		101.54	684.44	2	1571.96				3101.18	SQ.M
Sixth Floor		70.54	439.2	3	1529.22		101.54	684.44	2	1571.96				3101.18	SQ.M
Seventh Floor		70.54	439.2	3	1529.22		101.54	684.44	2	1571.96				3101.18	SQ.M
Eighth Floor		70.54	439.2	3	1529.22		101.54	684.44	2	1571.96				3101.18	SQ.M
Ninth Floor		70.54	439.2	3	1529.22		101.54	684.44	2	1571.96				3101.18	SQ.M
Tenth floor		70.54	439.2	1	509.74		101.54	684.44	2	1571.96				2061.7	SQ.M
TOTAL F.A.R. AREA					14543.89					15909.68	88	9	176.82	30798.39	SQ.M

STILT AREA :						
BLOCK-A			BLOCK-B			
STILT FLOOR F.A.R AREA	271.17		STILT FLOOR F.A.R. AREA	270.08		
TOTAL STILT AREA OF ALL TOWERS	1299.73		TOTAL STILT AREA FOR ALL TOWERS	1479.34		
MUMTY / MACHINE ROOM AREA-B (FREE OF F.A.R.)	86.18		MUMTY / MACHINE ROOM AREA-B (FREE OF F.A.R.)	80.09	TOTAL AREA OF MUMTY & MACHINE ROOM (BLOCK A + BLOCK B)	359.92 SQ.M.
TOTAL AREA OF MUMTY / MACHINE ROOM OF ALL TOWERS	340.54		TOTAL AREA OF MUMTY / MACHINE ROOM OF ALL TOWERS	119.38	**FIRE STAIRCASE FREE FROM F.A.R.	

DRAWING NO - SUB-01
SUBMISSION DRAWING

KEY PLAN



SAJRA PLAN:

PROPOSED AFFORDABLE GROUP HOUSING ON
Arazi No :- 140,141,143, 144,146,147
Village: Dabhon,
Tehsil : Karchhana, Allahabad.

DRG. TITLE :-
SITE PLAN

DRG. NO:- AFFRODABLE / GH / S-1

CHECKED BY:-

DEALT BY :-

SCALE	REVISION	DATE	NORTH POINT
1:300			N

NOTE:- ALL DIM. ARE IN MILIMETER.

CLIENT:-
TULSIANI HK INFRAHOUSING PRIVATE LIMITED
Registered Co. Address: 37, Elgin Road, Civil Lines, Allahabad-211001
Owner:- Dr. Mrs. Vandana Bansal & Dr. Mr. A.K. Bansal

THIS IS CERTIFIED THAT BUILDING PLAN IS AS PER BY LAWS OF 2008 AND MASTER PLAN 2021

OWNER'S SIGN.
TULSIANI HK INFRAHOUSING PVT. LTD.
Hemant Kumar Singh
DIRECTOR

ARCHITECT'S/ TOWN PLANNER SIGN.
AKHILESHWAR SINGH
ARCHITECT
B.Arch., M.E., C.O.A.