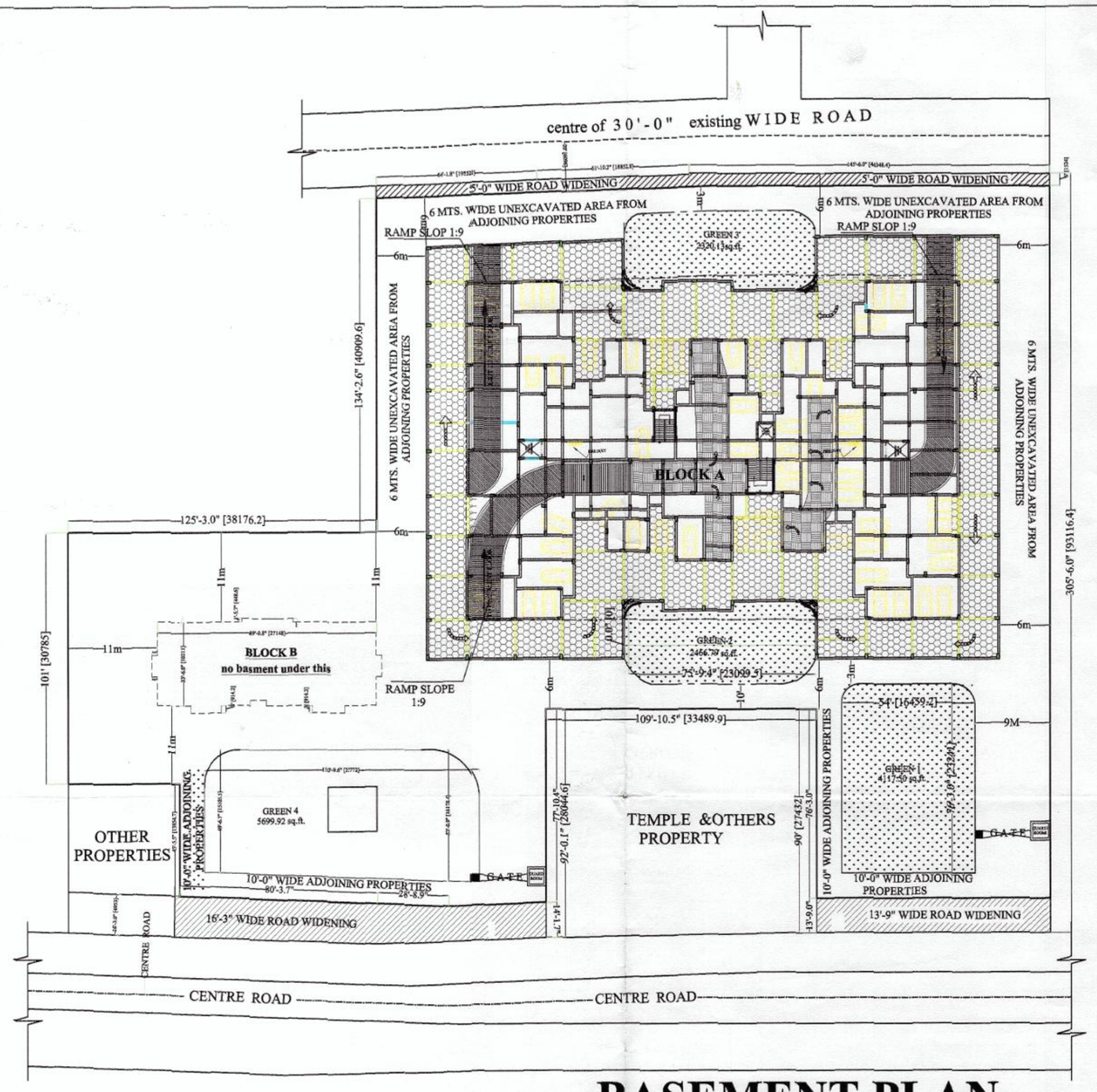
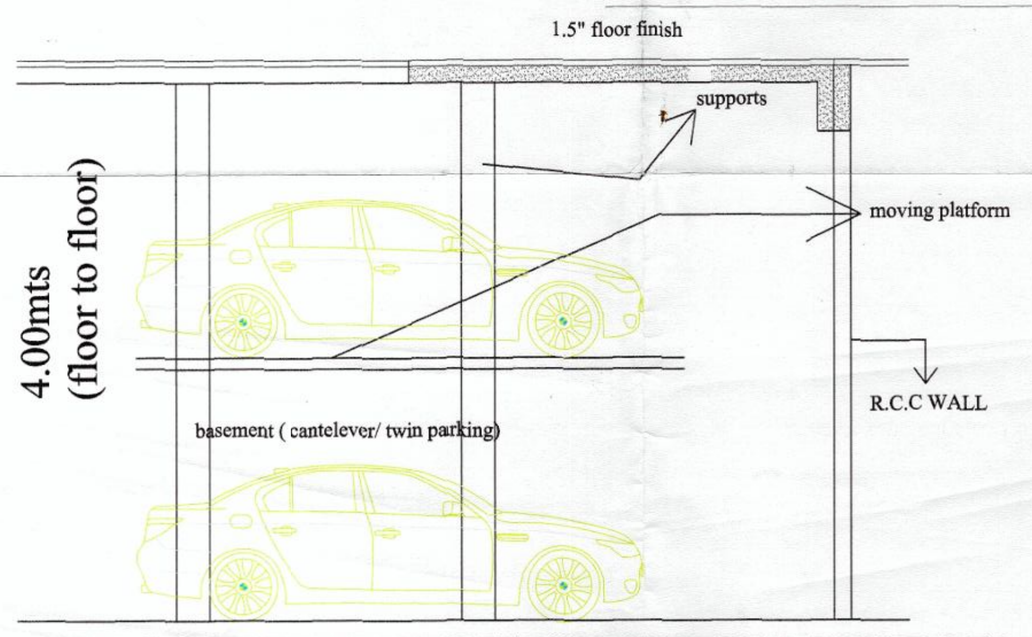
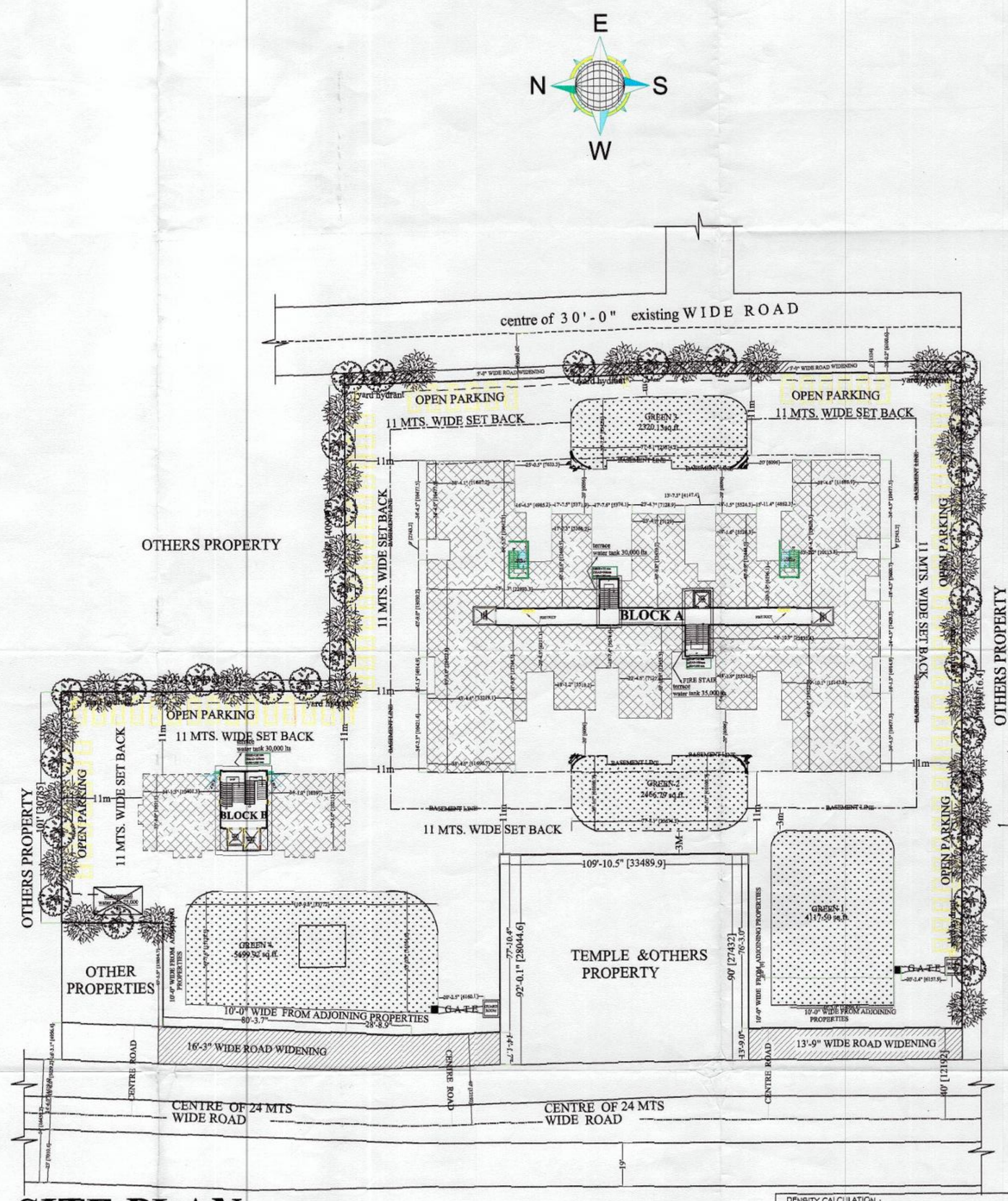


BASEMENT PLAN



MECHANISED PARKING SECTION DETAIL



SITE PLAN

calculation of EWS/LIG

NUMBER OF UNITS IN BASIC FAR 144 UNITS	
TOTAL NO OF EWS ,= 10% OF TOTAL NO. OF UNITS	14.4 units or say15 EWS UNITS
TOTAL NO OF LIG ,= 10% OF TOTAL NO. OF UNITS	14.4units or say 15LIG UNITS
AREA FOR 15.0 EWS	25 SQ. MTS X 15 = 375 SQ. MTS
AREA FOR 15.0 LIG	35 SQ. MTS X 15 = 525 SQ. MTS
TOTAL AREA IN EWS + LIG	900 sq. mts is equal to 9684.0 sq. ft.

DENSITY CALCULATION :

PERMISSIBLE 200 UNITS PER 10,000 SQ. MTS
FOR 6769.38 SQ. MTS
135 UNITS ON BASIC FAR and with purchasable +67.5 = 202.5 units

TOTAL NUMBER OF UNITS IN BLOCK A = 154+10=164
TOTAL NUMBER OF UNITS IN BLOCK B =22
TOTAL NUMBER OF UNITS IN TOTAL = 186
(ths includes (basic+ purchasable+ from lig/ews)

calculation of green area

GREEN 01	4117.50 sq.ft. or 382.66 sq. mts
GREEN 02	2466.79 sq.ft. or 229.25 sq. mts
GREEN 03	2320.13sq.ft. or 215.62 sq. mts
GREEN 04	5699.92 sq.ft. or 529.73 sq. mts
TOTAL GREEN PROVIDED = 14604.34 SQ.FT OR 1357.28 SQ. MTS	

APPROVAL OF G.D.A.

गोरखपुर विकास प्राधिकरण
मानचित्र सं. 1851/2012
स्वीकृत
1.-मानचित्र इस शर्त के साथ स्वीकृत किया जाता है कि प्रत्येक निर्माण कर्ता अपने आवास के अंदर या आवासीय परिसर में 2 वृक्षों का आरोपण अवश्य करेगा।
2.-मानचित्र की स्वीकृति से किसी के स्वामित्व पर कोई प्रतिकूल प्रभाव नहीं होगा।
सहायक अभि०

project title:

PROPOSED RESIDENTIAL APARTMENT
AT MIRZAPUR PACHPEDWA,
RANI SATI MANDIR ROAD GORAKHPUR
arazi number : 101 mi& 101/2

OWNERS NAME :
SITARAM JALAN
BHAGWATI PRASAD
RAGHUNANDAN JALAN
RAJKUMAR JALAN
VIJAI KUMAR JALAN
PAWAN KUMAR JALAN
ANIRUDH KUMAR JALAN
AJAI KUMAR JALAN

AREA STATEMENT AFTER FAR PURCHASE

AREA DETAIL	SQ.FT.	SQ.MT.
TOTAL PLOT AREA as per ownership 1.201 bestem nikaa 2700 sq.ft. sold	126527.6	11759.07
NET PLOT AREA AFTER R/W	85692.45	7963.98
15% GREEN AREA	12853.86	1194.59
NET PLOT AREA AFTER GREEN AREA	72838.59	6769.38
PERMISSIBLE GR. COVERAGE 40% ON NET PLOT AREA AFTER GREEN AREA	29135.43	2707.75
PERMISSIBLE FAR = 2.5 OR SAY 182096.47 sq.ft or 16923.46 sq. mts		
PERMISSIBLE FAR + purchase = 3.75 OR 273144.71 sq.ft or25385.1 9sq.mt (50% of fsi)		

(BLOCK A)

FLOOR NAME	SQ.FT	SQ.MTS
BASEMENT FLOOR PARKING (FREE FROM FAR)	36288.87	3372.10
GROUND FLOOR (BLOCK A) (FOR ews/lig+ parking+ service) 9684.0sq.ft for lig/ews + 1000sq.ft for ews/lig parking +7432.99sq.ft (services)	18116.99	1683.73
FIRST FLOOR AREA (BLOCK A)	18116.99	1683.73
SECOND FLOOR AREA(BLOCK A)	18116.99	1683.73
THIRD FLOOR AREA (BLOCK A)	18116.99	1683.73
FOURTH FLOOR AREA (BLOCK A)	18116.99	1683.73
FIFTH FLOOR AREA (BLOCK A)	18116.99	1683.73
SIX FLOOR AREA (BLOCK A)	18116.99	1683.73
SEVENTH FLOOR AREA(BLOCK A)	18116.99	1683.73
EIGHTH FLOOR AREA (BLOCK A)	18116.99	1683.73
NINTH FLOOR AREA (BLOCK A)	18116.99	1683.73
TENTH FLOOR AREA (BLOCK A)	18116.99	1683.73
ELEVENTH FLOOR AREA(BLOCK A)	18116.99	1683.73
TWELTH FLOOR AREA (BLOCK A)	14632.14	1359.86
3 LIFT + 1 STAIR (BLOCK A)	336.78	31.29
TOTAL AREA IN RESIDENTIAL excluding EWS+LIG (BLOCK A)	214255.81	19912.25

(BLOCK B)

GROUND FLOOR(BLOCK B) (GYM+ LIBRARY ETC)	2728.65	253.59
1ST FLOOR TO 11TH FLOOR 2728.65 sq. ft. X 11 FLOORS	30015.15	2789.51
2 LIFT + 1 STAIR (BLOCK B)	271.37	25.22
TOTAL AREA IN RESIDENTIAL (excluding gym+ library)(BLOCK B)	30286.52	2814.73
TOTAL AREA CALCULATION		
RESIDENTIAL IN (A+B) 214255.81sq.ft + 30286.52sq.ft	244542.33	22726.98
GR. FLOOR IN BLOCK(A) 1000sq.ft(ews +lig)+8684.0sq. mts(EWS + 15 LIG@ 35 sq. mts) LIG	9684.0	900.0
GR. FLOOR IN BLOCK(B) (GYM+ LIBRARY ETC)	2728.65	253.59
TOTAL AREA IN FAR	256954.98	23880.57
TOTAL GR COV. ACHIEVED 28.61%	TOTAL FAR ACHIEVED= 3.52 2.5(BASIC) +0.13(ews/lig)+0.60(purchasable)	

PARKING REQUIRED
TOTAL E.C.S residential=22726.98 SQ. MTS or say 254 ecs @ 1.25 per 100 sq. mts
TOTAL E.C.S gym+lib etc =253.59 SQ. MTS or say 6 E.C.S @ 2 per 100 sq. mts
TOTAL E.C.S IN PROJECT =254 + 6 = 290 E.C.S
for E.W.S+ L.I.G =@ 2 sq. mtsr EWS and 13.75sq.mts/4 units of LIG
(2x15= 30 sq. mts) + 55 sq. mts= 85 sq.mts(total)

PARKING PROVIDED :
BASMENT PARKING = 3372.10sq. mts
BASMENT (MECHANISED) @ 16sq. mts / e.c.s or say = 210.30 e.c.s
IN OPEN @ 23 / E.C.S IN 1926.25 SQ. MTS OR SAY = 83.75 E.C.S
TOTAL E.C.S PROVIDED = 210 + 83 = 293 E.C.S
TOTAL E.C.S PROVIDED for ews+lig = 1000sq.ft or 92.93 sq. mts

sheet number 01

DWN BY: imtiyaz	CKD BY: ashish
OWNER SIGN.	SCALE:

ACORE ARCHITECTURAL SERVICES PVT. LTD
ARCHITECT:ASHISH SRIVASTAVA (B. ARCH)
BRANCH OFFICE : 935/D MATRI ANCHAL NEAR GORAKHNATH RAILWAY CROSSING GORAKHPUR
ASHISH SRIVASTAVA B.ARCH. ARCHITECT C.O.A. Reg. No CA/97/21613
TEL: OFF:3294813,RESI:2255290, MOBILE:9415321836.

Sitaram Jalan
Bhagwati Prasad
Raghunandan Jalan
Rajkumar Jalan
Vijay Kumar Jalan
Pawan Kumar Jalan
Anirudh Kumar Jalan