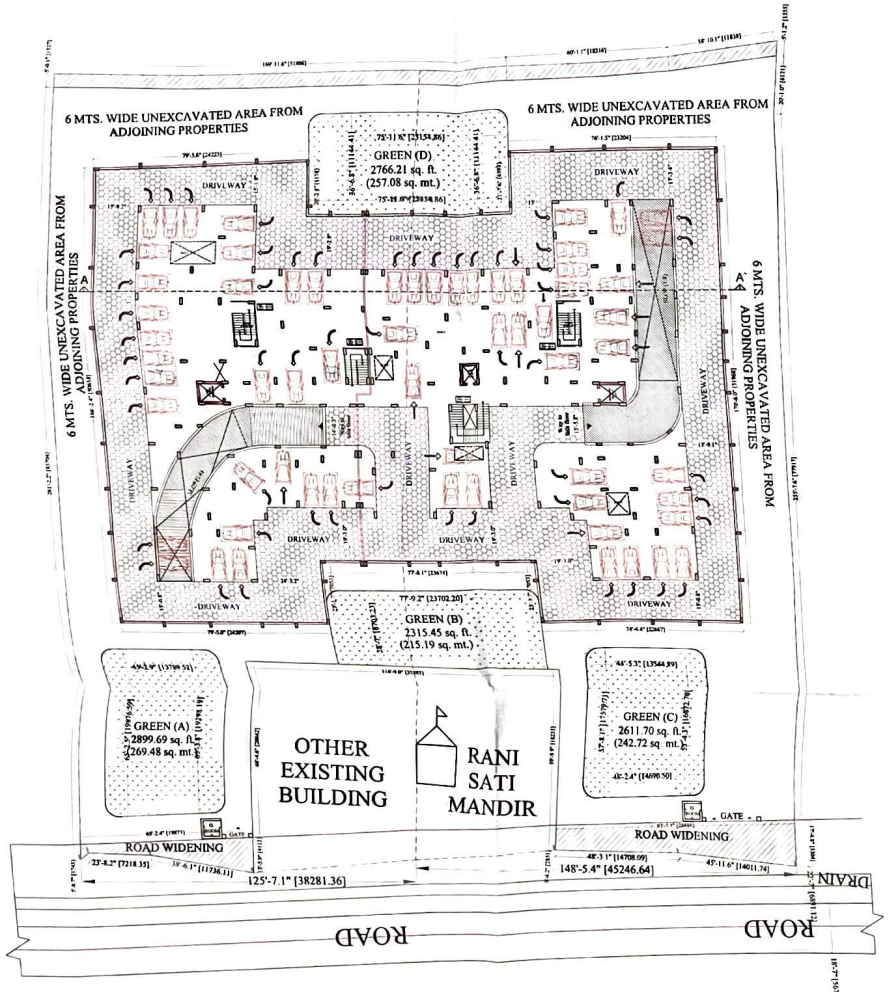
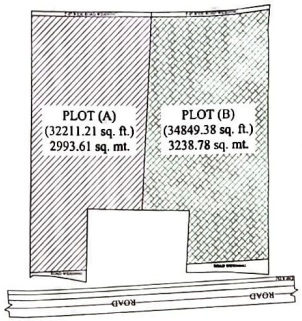


BASEMENT PLAN

COMPOUNDING AREA N SET BACK	
FLOOR'S	COMPOUNDING AREA
STILT FLOOR	00.00 sq. mt.
1st FLOOR	00.00 sq. mt.
2nd FLOOR	00.00 sq. mt.
3rd FLOOR	00.00 sq. mt.
4th FLOOR	00.00 sq. mt.
5th FLOOR	00.00 sq. mt.
6th FLOOR	00.00 sq. mt.
7th FLOOR	00.00 sq. mt.
8th FLOOR	00.00 sq. mt.
9th FLOOR	00.00 sq. mt.
10th FLOOR	8.22 sq. mt.
11th FLOOR	37.58 sq. mt.
12th FLOOR	37.58 sq. mt.
TOTAL	83.34 sq. mt.

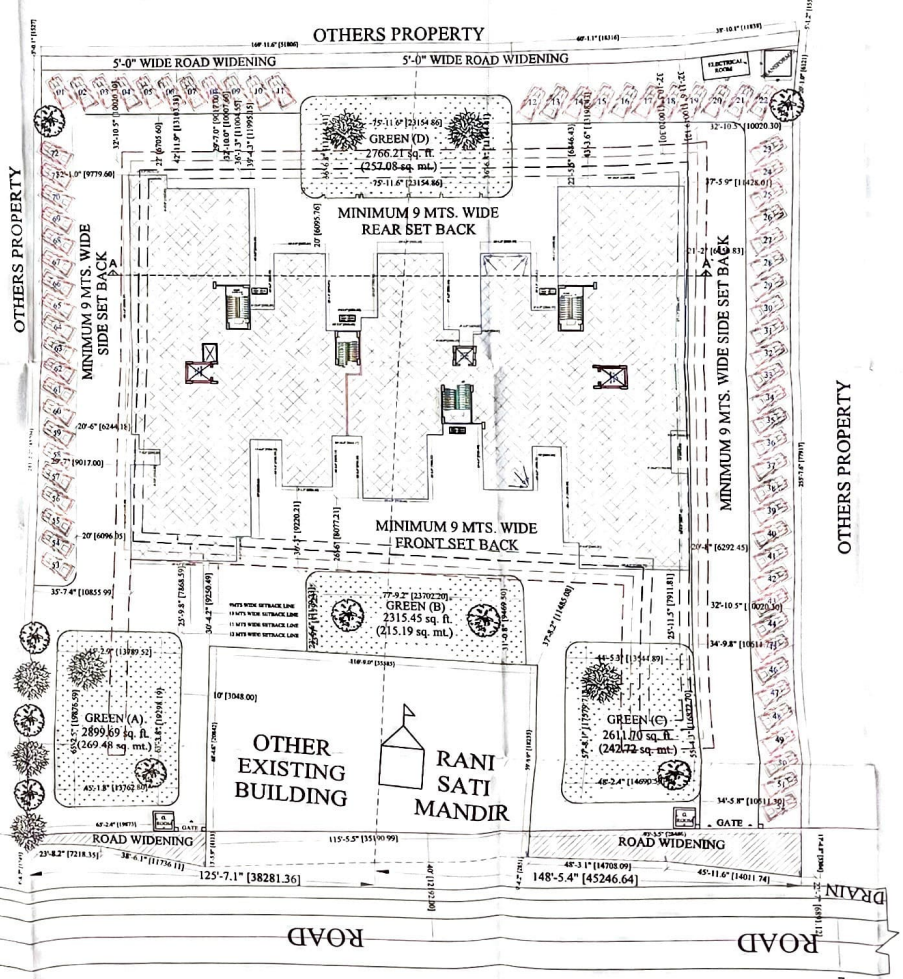
REFER FROM SHEET NUMBER 04B,04C,04D



SITE PLAN

PLOT AREA	
PLOT (A) AREA	PLOT (B) AREA
2993.61 sq. ft.	3238.78 sq. ft.

COMPOUNDING AREA IN SET BACK		
FLOOR'S	PLOT (A) COMPOUNDING AREA	PLOT (A) COMPOUNDING AREA
STILT + 1st TO 9th FLOOR	00.00 sq. mt.	00.00 sq. mt.
10th FLOOR	8.22 sq. mt.	00.00 sq. mt.
11th FLOOR	34.88 sq. mt.	2.68 sq. mt.
12th FLOOR	21.74 sq. mt.	15.82 sq. mt.
TOTAL	64.84 sq. mt.	18.50 sq. mt.
(A) 64.84 sq. mt. + (B) 18.50 sq. mt. = (A + B = 83.34 sq. ft.)		



SITE PLAN

APPROVAL OF G.D.A.:

गोरखपुर विकास प्राधिकरण
गोरखपुर
मानचित्र सं0.....9/2021
दिनांक 27-6-2022 से दिनांक 26-6-2027
स्वीकृत
1 -मानचित्र इन शर्तों के साथ स्वीकृत किया जाता है कि प्रत्येक निर्माण कर्ता अपने आवास के आगे या आवासीय परिसर में 2 वृक्षों का आरोपण अवश्य करेगा।
2 -मानचित्र की स्वीकृति से किसी के स्वामित्व पर कोई प्रतिकूल प्रभाव नहीं होगा।
सहा0 अभि0 गोरखपुर

project title:
EXISTING RESIDENTIAL APARTMENT
AT MIRZAPUR PA HPELWA
RANI SATI MANDIR ROAD GORAKHPUR
arazi number : 101 mi\ 101/2

OWNERS NAME :
SMT. PUSHPA DEVI JALAN
MADHAV PRASAD JALAN
RASBIHARI JALAN
RADHEJANLAN JALAN
RAJ KUMAR JALAN
VIJAY KUMAR JALAN
PAWAN KUMAR JALAN
ANIRUDH KUMAR JALAN
AJAY KUMAR JALAN

AREA STATEMENT AFTER FAR PURCHASE

AREA DETAIL	SQ.FT.	SQ.MT.
TOTAL PLOT AREA as per ownership 1.201 hectare minus 2700 sq ft sold) (AS PER PREVIOUS SANCTIONED PLAN)	126527.60	11759.07
TOTAL AREA AFTER R/W AND LAND LOSS WHICH IS NOT IN POSSESSION	67060.59	6232.39
15% GREEN AREA	10059.08	934.85
PERMISSIBLE GR. COVERAGE 40%	26824.23	2492.95

PERMISSIBLE FAR = 2.5 OR SAY 167651.47 sq ft or 15580.89 sq mts
PERMISSIBLE FAR + purchase = 3.75 OR 251477.21 sq ft or 23371.40 sq mt (50% of base)

FLOOR NAME	SQ.FT	SQ.MTS
BASEMENT FLOOR PARKING (FREE FROM FAR)	35798.58	3326.81
STILT FLOOR AREA	16873.47	1568.16
FIRST FLOOR AREA	16873.47	1568.16
SECOND FLOOR AREA	16873.47	1568.16
THIRD FLOOR AREA	16873.47	1568.16
FOURTH FLOOR AREA	16873.47	1568.16
FIFTH FLOOR AREA	16873.47	1568.16
SIX FLOOR AREA	16873.47	1568.16
SEVENTH FLOOR AREA	16873.47	1568.16
EIGHTH FLOOR AREA	16873.47	1568.16
NINTH FLOOR AREA	16873.47	1568.16
TENTH FLOOR AREA	16873.47	1568.16
ELEVENTH FLOOR AREA	16873.47	1568.16
TWELTH FLOOR AREA	13139.55	1221.14
3 LIFT + 1 STAIR	336.78	31.29
TOTAL COVERED AREA IN FAR	199084.50	18502.27
TOTAL GR.COV ACHIEVED 25.16%	TOTAL FAR ACHIEVED= 2.968	

AS PER APPLICATION F.A.R.	(Base: 2.5) 167651.47	(Purchasable: 0.60) 59583.92	TWSLLC: 0.16 10975.20
AS PER ACTUAL F.A.R.	(Base: 2.5) 167651.47	(Purchasable: 0.30) 20457.83	TWSLLC: 0.16 10975.20

PARKING REQUIRED
TOTAL E.C.S residential = 15470.97 SQ. MTS or say 230.55 ECS
@ 1.25 per 100 sq. mts
231 E.C.S (REQUIRED)

PARKING PROVIDED :
IN STILT : 1568.16 SQ. MTS.
FOR STILT PARKING E.C.S = 28SQ. MTS / car park
provided parking in stilt 1568.16/28 = 56.00 e.c.s
IN BASEMENT : 3326.81 SQ. MTS.
FOR NORMAL PARKING E.C.S = 32SQ. MTS / car park
provided parking in basement 3326.81/32 = 103.96 e.c.s
IN OPEN : 1670.75 SQ. MTS.
FOR OPEN PARKING E.C.S = 23SQ. MTS / car park
provided parking in open 1670.75/23 = 72.64 e.c.s
Parking provided =
STILT (56) + BASEMENT (103) + OPEN (72) = 231 e.c.s

sheet number 01

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

ACORE ARCHITECTURAL SERVICES PVT. LTD
ARCHITECT ASHISH SRIVASTAVA
ASHISH SRIVASTAVA
(B. ARCH., M.B.ARCH, A.I.I.A.
COA REG. NO. CA/97/21613
BRANCH OFFICE 935/D MATRI ANCHAL APARTMENT GORAKHNATH RAILWAY CROSSING GORAKHPUR
TEL: OFF:3294813,RES:2255290, MOBILE:9415321836