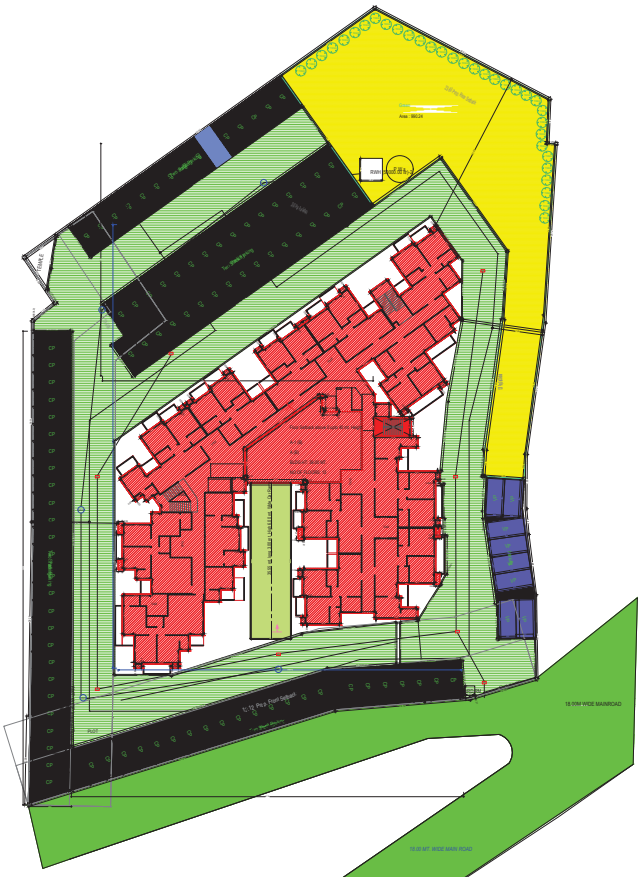
Project Title :PROPOSED GROUP HOUSING AT GATA NO. 41/1, 43MI, 536/ 221 CHAK DONDI PARGANA ARAIL TEHSIL KARCHHANA DISTT. , PRYAGRAJ (U.P.) (MAHALAKSHMI APPARTMENT)



SITE PLAN
(Scale - 1:200)

File No	PDA/BP/22-23/0022	Sheet	1 / 3
Date(Begun Date)	20-11-dda-21	Scale	1:100

Name of Owner	SUBHASH MIS. LEAR
Designer	DIWAKAR CHTE. 07/06/2022
Application Type	
Project Type	
Authority Name Category A	Prayagraj Development Authority
Authority(Green Category A	Red zone Receptor
Authority(Green Development Authority (GA)	Development Plan Master Plan
Land Use Regular	Land use Zone Residential use Zone
Road Type Group Development	and Inclusive Zone Residential Zone
Site on Development Nature	Apart Type MA
Development Area: Undeveloped Area	
Self Development Area: Nazul / Gy. Area	
Special Project: Affordable Housing under Policy 2021	
Site Area	
Site Address: Mahalakshmi Prayagraj, Mahalakshmi Allagarha	
AREA DETAILS	AS PER
Area of Plot As per record	
Area of Road	9863.00
Road left surrender	1000.00
Area of Plot Considered	8863.00
Allowable Ca.	
Compound Walls	0.00
Entry staircases	0.00
Cellar + GI	0.00
Net Area of plot (1 - 2) AREA OF PLOT	8863.00
Green and open space	886.00
Net Area of Plot (3-4)	7977.00
Plot Area For FAR	8863.00
Basic FAR Area (2.50)	19658.00
Incentive FAR against GRIH earn (A)	5898.00
Basic Paid FAR Area (5.85)	19658.00
Total Basic FAR area with Paid FAR (5.85)	25556.00
Total Basic FAR area (3.47)	25556.00
Total Paid Proposed FAR Area	6898.76
Maximum permissible ground coverage area (permitted at)	
Permissible Coverage area (35.00 %)	3104.05
Proposed Coverage Area (25.00 %)	1993.50
Total Prop. Coverage Area (25.00 %)	1993.50
Balance Coverage Area (34.00 %)	1110.55

	Proposed Built up	Existing Built up	Proposed F.A.R	Footing F.A.R
Basement Floor	3835.12	0.00	0.00	0.00
Ground Floor	1837.66	0.00	1837.66	0.00
First Floor	1837.66	0.00	1837.66	0.00
Second Floor	1813.99	0.00	1813.99	0.00
Third Floor	1813.99	0.00	1813.99	0.00
Fourth Floor	1813.99	0.00	1813.99	0.00
Fifth Floor	1813.99	0.00	1813.99	0.00
Sixth Floor	1813.99	0.00	1813.99	0.00
Seventh Floor	1813.99	0.00	1813.99	0.00
Eighth Floor	1813.99	0.00	1813.99	0.00
Ninth Floor	1813.99	0.00	1813.99	0.00
Tenth Floor	1813.99	0.00	1813.99	0.00
Eleventh Floor	1813.99	0.00	1813.99	0.00
Twelfth Floor	1813.99	0.00	1813.99	0.00
Thirteenth Floor	1813.99	0.00	1813.99	0.00
Terrace Floor	71.43	0.00	0.00	0.00
Total	28835.76	0.00	27943.66	0.00

Total FAR Area	17943.76
Permissible Extra Area Added in Building Area	10.00
Total Built Up Area	24530.72
No. of Dwelling Unit Proposed	192
Basement Stairs area	
Basement Proposed At	
DPT	2.00
All Floors	200.00
FAR Transferable (2 / 3)	00
Parking Stairs area	
Parking Space Required as per Regulations	3922.75
Proposed Parking Space	7056.00

Tree Details (Table 3h)

Plot			
	Name	No.of Trees	
		Prop	Prop
NOST	Tree	22	22

Required Parking(Table 7a)

Building Name	Type	Subtype	Area (Sq.mt.)	Units Nos. Required (as per norms)	Car Req.		Car Provided		Visitors Car		
					Req(Unit)	Req(Area)	Prop.	Req(Unit)	Req(Area)	Prop.	Req(Unit)	Prop.
A (B)	Residential	Affordable Housing	> 15	192.00	1.00	100	-					
			< 15	16.00				1.00	0			
	Community Facility	day care services	14.14	100	100.14	2.00	4					
	Total						100	2.00	0	4	0	0

Color Notes

COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD ALIGNMENT (ROAD WIDENING AREA)
- NOT TO BE CONSIDERED (RECTIFICATION AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

UnitBUA Table for Building A (B)

Floor	Name	Unit Type	Net Unit Area	Deduction (Ext.Wall+Lift+Stair+Ut.Sq.mt.) Ut.Sq.mt.	Gross Unit Area	Unit Balc Area	Deductions (Area in Sq.mt.) Balcony	Door	Window	Ext.Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	A1	FLAT	70.03	7.44	77.46	11.66	11.66	0.84	0.63	5.57	66.05	12
	A2	FLAT	50.12	5.32	55.44	8.35	8.35	0.60	0.45	3.99	47.28	
	A3	FLAT	84.64	8.99	93.63	14.10	14.10	1.01	0.76	6.73	79.85	
	A4	FLAT	82.12	8.72	90.84	13.68	13.68	0.98	0.74	6.53	77.43	
	A5	FLAT	83.97	8.92	92.89	13.99	13.99	1.00	0.75	6.68	79.19	
	Community Facility	CANOPY	126.43	0.00	126.43	0.00	0.00	0.00	0.00	0.00	120.35	
FIRST FLOOR PLAN	A1	FLAT	70.03	7.44	77.46	11.66	11.66	0.84	0.63	5.57	66.05	12
	A2	FLAT	50.12	5.32	55.44	8.35	8.35	0.60	0.45	3.99	47.28	
	A3	FLAT	84.64	8.99	93.63	14.10	14.10	1.01	0.76	6.73	79.85	
	A4	FLAT	82.12	8.72	90.84	13.68	13.68	0.98	0.74	6.53	77.43	
	A5	FLAT	83.97	8.92	92.89	13.99	13.99	1.00	0.75	6.68	79.19	
	Total per Floor	Total of Floor 2		139.12	1390.74	1390.74	166.13	4.21	0.63	66.73	1760.91	12
SECOND FLOOR PLAN	A1	FLAT	70.03	7.44	77.46	11.66	11.66	0.84	0.63	5.57	66.05	12
	A2	FLAT	50.12	5.32	55.44	8.35	8.35	0.60	0.45	3.99	47.28	
	A3	FLAT	84.64	8.99	93.63	14.10	14.10	1.01	0.76	6.73	79.85	
	A4	FLAT	82.12	8.72	90.84	13.68	13.68	0.98	0.74	6.53	77.43	
	A5	FLAT	83.97	8.92	92.89	13.99	13.99	1.00	0.75	6.68	79.19	
	Total per Floor	Total of Floor 3		139.12	1390.74	1390.74	166.13	4.21	0.63	66.73	1760.91	12
THIRD FLOOR PLAN	A1	FLAT	70.03	7.44	77.46	11.66	11.66	0.84	0.63	5.57	66.05	12
	A2	FLAT	50.12	5.32	55.44	8.35	8.35	0.60	0.45	3.99	47.28	
	A3	FLAT	84.64	8.99	93.63	14.10	14.10	1.01	0.76	6.73	79.85	
	A4	FLAT	82.12	8.72	90.84	13.68	13.68	0.98	0.74	6.53	77.43	
	A5	FLAT	83.97	8.92	92.89	13.99	13.99	1.00	0.75	6.68	79.19	
	Total per Floor	Total of Floor 4		139.12	1390.74	1390.74	166.13	4.21	0.63	66.73	1760.91	12
	Total			556.48	5563.00	5563.00	664.51	16.83	2.52	266.92	7043.64	48
Total:				252.28	17799.76	17799.76	2370.64	66.97	8.96	3811.81	101546.98	192

Balcony Calculations Table

FLOOR	DIM.	AREA	TOTAL AREA
GROUND FLOOR PLAN	1.80 X 2.12 X 2.5 X 1	9.18	188.13
	1.20 X 2.12 X 2.5 X 1	7.63	
	1.80 X 2.12 X 2.5 X 1	11.02	
	1.00 X 3.00 X 2.5 X 1	8.13	
	1.00 X 3.00 X 2.5 X 1	8.13	
	1.00 X 2.00 X 2.5 X 1	5.42	
	1.00 X 2.00 X 2.5 X 1	5.42	
	1.00 X 2.00 X 2.5 X 1	5.42