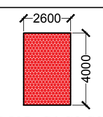
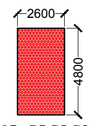
TOTAL PLOT AREA = 18479.65 SQ MTS.			
WIDTH OF ROAD WIDENING STRIP = 9.8 MTS.			
PLOT AREA AFTER ROAD WIDENING = 17610.20 SQ MTS.			
S.NO.	DESCRIPTION	PERMISSIBLE	ACHIEVED
01	FAR	64678.78 mt² (3.5)	28648.59mt² (1.61)
02	GROUND COVERAGE	8871.13mt² (50%)	7754.92 mt² (42.61%)
03	TOTAL NO. OF UNITS	1479	956
04	TOTAL NO. OF POPULATION @5 PERSON /UNIT	7395	4780
05	TOTAL GREEN / OPEN AREA (G1+G2+G4+G5)	2566.53 mt² (15%)	2642.83 mt² (15.44%)
06	PARKING AREA	1957.22 mt²	2018.94 mt²
07	PLOT FOR NUR. SCHOOL	500 mt² (1.2)	599.49 mt²
08	NO. OF SHOPS(1 SHOP/400 PER)	$\frac{4780}{400}$ = 11.95	12 NO.s

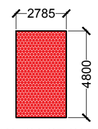
NOTE : TDR = PERMISIBLE FAR - ACHIEVED FAR
=(64678.78 - 28648.59) = 36030.19 SQ MTS. OR AS PER PMAY POLICY



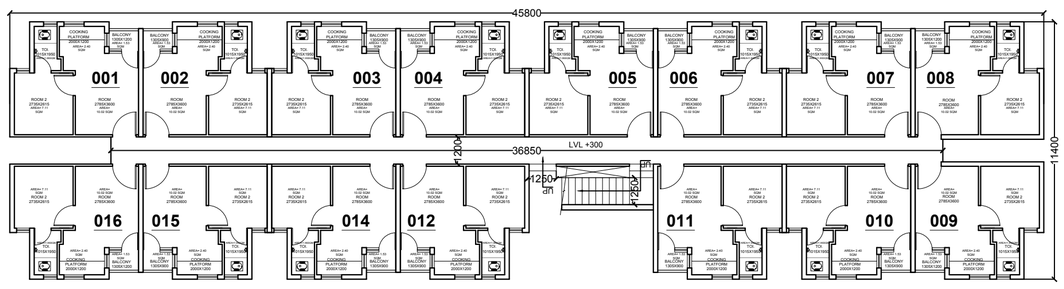
SHOP NO. S1,S2,S3 & S4
(TOTAL 4 SHOPS)
AREA OF 1 SHOP = 10.40 SQ MTS.
HEIGHT OF 1 SHOP = 2.9 MTS.



SHOP NO. S5,S8,S9 & S12
(TOTAL 4 SHOPS)
AREA OF 1 SHOP = 12.48 SQ MTS.
HEIGHT OF 1 SHOP = 2.9 MTS.

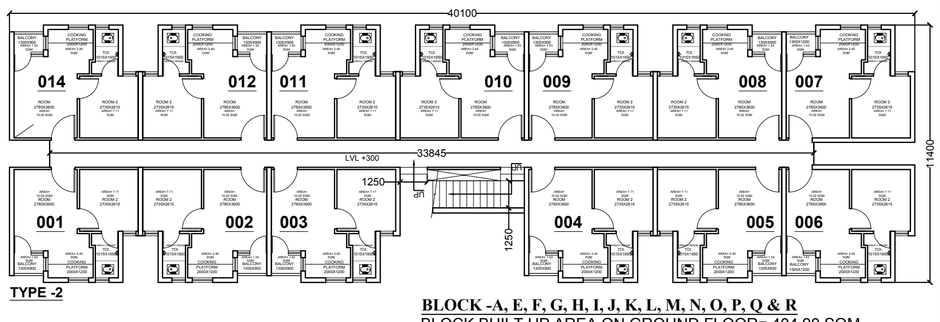


SHOP NO. S6,S7,S10 & S11
(TOTAL 4 SHOPS)
AREA OF ONE SHOP = 13.37 SQ MTS.
HEIGHT OF ONE SHOP = 2.9 MTS.



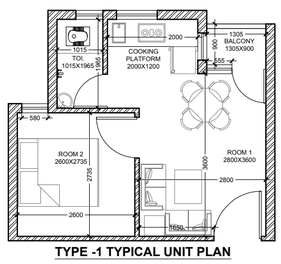
BLOCK -B, C & D
BLOCK BUILT UP AREA ON GROUND FLOOR= 463.24 SQM
CARPET AREA = 22.77 SQM.

CIRCULATION AREA= 53.63 SQM.
SUPER BUILT UP AREA OF 1 UNIT = 27.30 +3.57SQM. = 30.88SQM
F.A.R OF 1 BLOCK = 1777.83 SQ MTS.

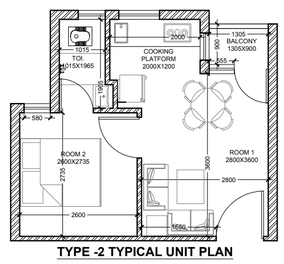


TYPE -2

BLOCK -A, E, F, G, H, I, J, K, L, M, N, O, P, Q & R
BLOCK BUILT UP AREA ON GROUND FLOOR= 404.90 SQM
CARPET AREA = 22.77 SQM.
CIRCULATION AREA= 49.85 SQM.
SUPER BUILT UP AREA OF 1 UNIT = 27.30 +3.83SQM. = 31.13SQM
F.A.R OF 1 BLOCK = 1554.34 SQ MTS.



TYPE -1 TYPICAL UNIT PLAN



TYPE -2 TYPICAL UNIT PLAN

DRAWING NAME:
SITE PLAN

PROJECT:
AFFORDABLE HOUSING AT KHASRA NO. 30, PATHOLI, AGRA

CLIENT:
MR. SHOBHIK GOYYAL
M/S ATUL INFRAESTATE PVT LTD

DATE: 19/05/2018

DRAWING NO.: NCPL - PAT -01

N

SCALE: 1:300

ARCHITECTS : nexus architects

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