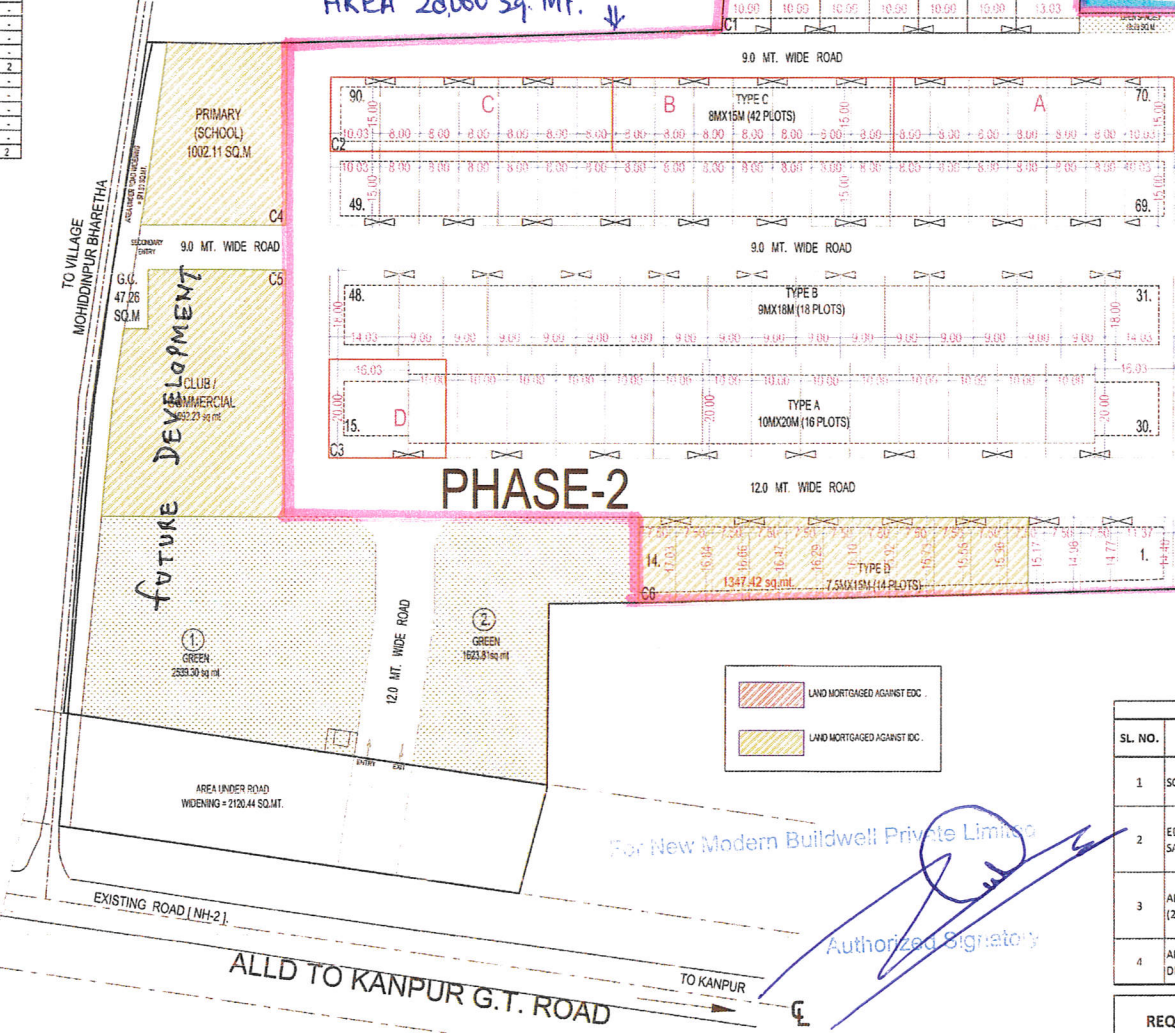


NAVYUG PHASE-2					SET BACK (m)				
PLOT NO.	PLOT DIMENSION (m)	FRONT	REAR	SIDE	FRONT	REAR	SIDE	FRONT	REAR
1.	11.37 x 14.48	3	3	3					
2.	7.59 x 14.77	2	2	-					
3.	7.59 x 14.77	2	2	-					
4.	7.59 x 15.17	2	2	-					
5.	7.59 x 15.38	2	2	-					
6.	7.59 x 15.58	2	2	-					
7.	7.59 x 15.73	2	2	-					
8.	7.59 x 15.92	2	2	-					
9.	7.59 x 16.10	2	2	-					
10.	7.59 x 16.29	2	2	-					
11.	7.59 x 16.47	2	2	-					
12.	7.59 x 16.66	2	2	-					
13.	7.59 x 16.84	2	2	-					
14.	7.59 x 17.03	2	2	-					
15.	16.03 x 20.0	4.5	4.5	3					
16.	10.0 x 20.0	3	3	-					
17.	10.0 x 20.0	3	3	-					
18.	10.0 x 20.0	3	3	-					
19.	10.0 x 20.0	3	3	-					
20.	10.0 x 20.0	3	3	-					

NAVYUG PHASE-2					SET BACK (m)				
PLOT NO.	PLOT DIMENSION (m)	FRONT	REAR	SIDE	FRONT	REAR	SIDE	FRONT	REAR
101	6.0 x 12.0	1.5	1.5	-					
102	6.0 x 12.0	1.5	1.5	-					
103	6.0 x 12.0	1.5	1.5	-					
104	6.0 x 12.0	1.5	1.5	-					
105	6.0 x 12.0	1.5	1.5	-					
106	6.0 x 12.0	1.5	1.5	-					
107	6.0 x 12.0	1.5	1.5	-					
108	6.0 x 12.0	1.5	1.5	-					
109	6.0 x 12.0	1.5	1.5	-					
110	6.0 x 12.0	1.5	1.5	-					
111	6.0 x 12.0	1.5	1.5	-					
112	6.0 x 12.0	1.5	1.5	-					
113	6.0 x 12.0	1.5	1.5	-					
114	6.0 x 12.0	1.5	1.5	-					
115	6.0 x 12.0	1.5	1.5	-					
116	6.0 x 12.0	1.5	1.5	-					
117	6.0 x 12.0	1.5	1.5	-					
118	6.0 x 12.0	1.5	1.5	-					
119	6.0 x 12.0	1.5	1.5	-					
120	6.0 x 12.0	1.5	1.5	-					

RERA APPLICATION ID 19504
NAVYUG PHASE 4 (NIRJHAR)
AREA 20,000 Sq. Mt. ↓



NAVYUG TOWER EWS/LIG
PHASE-1 (UPRERAPRT 7118)

NAVYUG T-15 PHASE-3
(UPRERAPRT 17474)

NAVYUG T-12A
PHASE-2
(UPRERAPRT 7092)

GREEN / OPEN AREA CALCULATION		
SL.NO.	TYPE	AREA IN SQ.M.
1	GREEN-1	2539.3
2	GREEN-2	1623.81
3	GREEN-3	1162.96
4	OPEN AREA-1	78.71
5	TOTAL	5404.78

PLOTS DETAIL			
SL.NO.	PLOT SIZE	AREA IN SQ.MT.	NOS
1	TYPE A (10X20)	200.00	23
2	TYPE B (9X18)	162.00	18
3	TYPE C (8X15)	120.00	42
4	TYPE D (7.5X15)	112.50	14
5	TYPE E (6X12)	72.00	16
6	TYPE F (6X15.37)	92.22	12
7	TOTAL		125

CALCULATIONS OF AREAS				
SL. NO.	PARTICULARS	AREA (sq.m.)	(acres)	(hec)
1	SCHEME AREA	50710.00	12.53	5.071
2	EDC ALREADY DEPOSITED ON SANCTIONED GROUP HOUSING AREA	12004.42	2.97	1.200
3	AREA UNDER ROAD WIDENING (2120.44+571.90)	2692.34	0.67	0.269
4	AREA REMAINING FOR DEVELOPMENT	36013.24	8.90	3.601

REQUIREMENT AND PROVISION DETAIL OF EWS / LIG				
NAME	PROPOSED UNITS / PLOTS		EWS / LIG REQUIRED	
	GROUP HOUSING	PLOTTED	EWS	LIG
PHASE-I	312	0	32	32
PHASE-II		125	13	13
TOTAL	312	125	45	45

DENSITY CALCULATION OF COMBINED LAYOUT (PHASE I & II)				
Group Housing (ALREADY SANCTIONED)				
Scheme area	12004.42	Sq.Mt.		
Achieved Units	312			
Achieved Population @ 5 Persons / Unit	1560			
Achieved Units of EWS	143			
Achieved Population @ 5 Persons / Unit	715			
Achieved Units of LIG	115			
Achieved Population @ 5 Persons / Unit	575			
Plotted				
Size	Area	No. of Plots	No. of units/Plot	Persons/unit
10X20	200	23	4	5
9X18	162	18	4	5
8X15	120	42	2	5
7.5X15	112.5	14	2	5
6X12	72	16	2	5
6X15.37	92.22	12	2	5
TOTAL	125			1660
Total Population				
Pop.Of GH + Plotted+ EWS/LIG	4510			4510

AREA DETAIL			
SL.NO.	LANDUSE	AREA (IN SQ.MT.)	%
1	PLOTTED	17506.22	48.611%
2	PUBLIC SEMI PUBLIC FACILITIES	1049.37	2.914%
3	COMMERCIAL	1692.23	4.699%
4	GREEN	5404.78	15.008%
5	ROAD	10360.64	28.769%
6	TOTAL	36013.24	

NOTES
This drawing is a "COPYRIGHT" contents of this drawing or part thereof may not be used or reproduced without the permission of the Architect

NORTH
LOCATION PLAN

KEY PLAN
SUBMISSION DRAWING

DEVELOPER
NEW MODERN BUILDWELL PVT. LTD.

ARCHITECT
ARSHAN ALAM ARCHITECT

CONSULTANT
RUDRABHISHEK ENTERPRISES PVT. LTD.

PROJECT
PROPOSED LAYOUT PLAN ON KHASRA NO. 23, 24, 25 & 84 IN VILLAGE WAJIDPUR & KHASRA NO. 46 P & 47 IN VILLAGE MUDDINPUR AT ALLAHABAD-KANPUR ROAD (NH-2), ALLAHABAD.

DRAWING TITLE
LAYOUT PLAN

SCALE
DATE
MAR. 2019

DRAWING NUMBER
NAVYUG/SUB/AR/01