

LEGEND	
01	SETBACK LINE
02	PODIUM LINE
03	MECHANICAL PARKING
04	NO CONSTRUCTION ZONE
05	15% GREEN AREA

**DETAILS OF LIEN**

IDC = Rs. 1,40,64,180/-  
 Required built up Area @ Rs. 11000/- per sq.mt. = 1276.36 sq.mt.

Tower -2  
 1st FLOOR UNIT No. 1 TO 6 AREA = 684.14 SQ.MT.  
 2nd FLOOR UNIT No. 1 TO 6 AREA = 684.14 SQ.MT.  
 TOTAL 12 UNIT = 1368.28 SQ.MT.

EOG = Rs. 2,35,00,000/-  
 Required built up Area @ Rs. 11000/- per sq.mt. = 2136.36 sq.mt.

Tower -2  
 3rd FLOOR UNIT No. 1 TO 6 AREA = 684.14 SQ.MT.  
 4th FLOOR UNIT No. 1 TO 6 AREA = 684.14 SQ.MT.  
 5th FLOOR UNIT No. 1 TO 6 AREA = 684.14 SQ.MT.  
 6th FLOOR UNIT No. 1 TO 6 AREA = 684.14 SQ.MT.  
 TOTAL 24 UNIT = 2736.56 SQ.MT.

**15% GREEN AREA CALCULATION**

PART-1 GREEN AREA	310.80 SQ.MT.
PART-2 GREEN AREA	633.20 SQ.MT.
PART-3 GREEN AREA	412.5 SQ.MT.
PART-4 LANDSCAPE AREA	680.3 SQ.MT.
TOTAL GREEN AREA	2036.8 SQ.MT.

**SURFACE CAR PARKING DETAIL:**

- OPEN CAR PARKING = 108 NOS
- MECHANICAL CAR PARKING = 48 NOS

ONE CAR PARKING SIZE = 2.5M X 5.5M

**SCHEDULE OF PLANTS**

ALONG BOUNDARY WALL		
1	TABEQUA ARGENTEA	PERMISSIBLE TREE = 50 TREE PER HECTARE REQUIRED TREE = 1423X50 = 71,17-SAYS=72 NOS. 10000
2	JACARSTODIUM FLORENSAE (EVER GREEN 90%)	PROPOSED TREE = 75 NOS.

**REQUIRED RESIDENTIAL PARKING**

TOWER NAME	E.C.S
TOWER-1	67.50
TOWER-2	68.00
TOWER-3	98.00
TOWER-4	70.00
<b>TOTAL</b>	<b>333.5</b>

**PARTICULARS**

	F.A.R. %	SQ.MTR
1 TOTAL PLOT AREA	15.00%	14238.00
2 PERMISSIBLE COMMERCIAL AREA	5%	711.79
3 NET PLOT AREA (1-2)		13526.21
4 TOTAL PERMISSIBLE AREA FOR HOUSING		3238.52
5 PERMISSIBLE PARKING FOR HOUSING @ 25%		809.63
6 PERMISSIBLE AREA FOR HOUSING BUILDING OF 15% GREEN AREA		2036.80
7 TOTAL PERMISSIBLE AREA FOR HOUSING (4+5+6)		3438.93
8 PERMISSIBLE GROUND COVERAGE (100%)		14238.00
9 PROPOSED GROUND COVERAGE		2847.60
10 PERMISSIBLE GROUND COVERAGE (100%)		14238.00

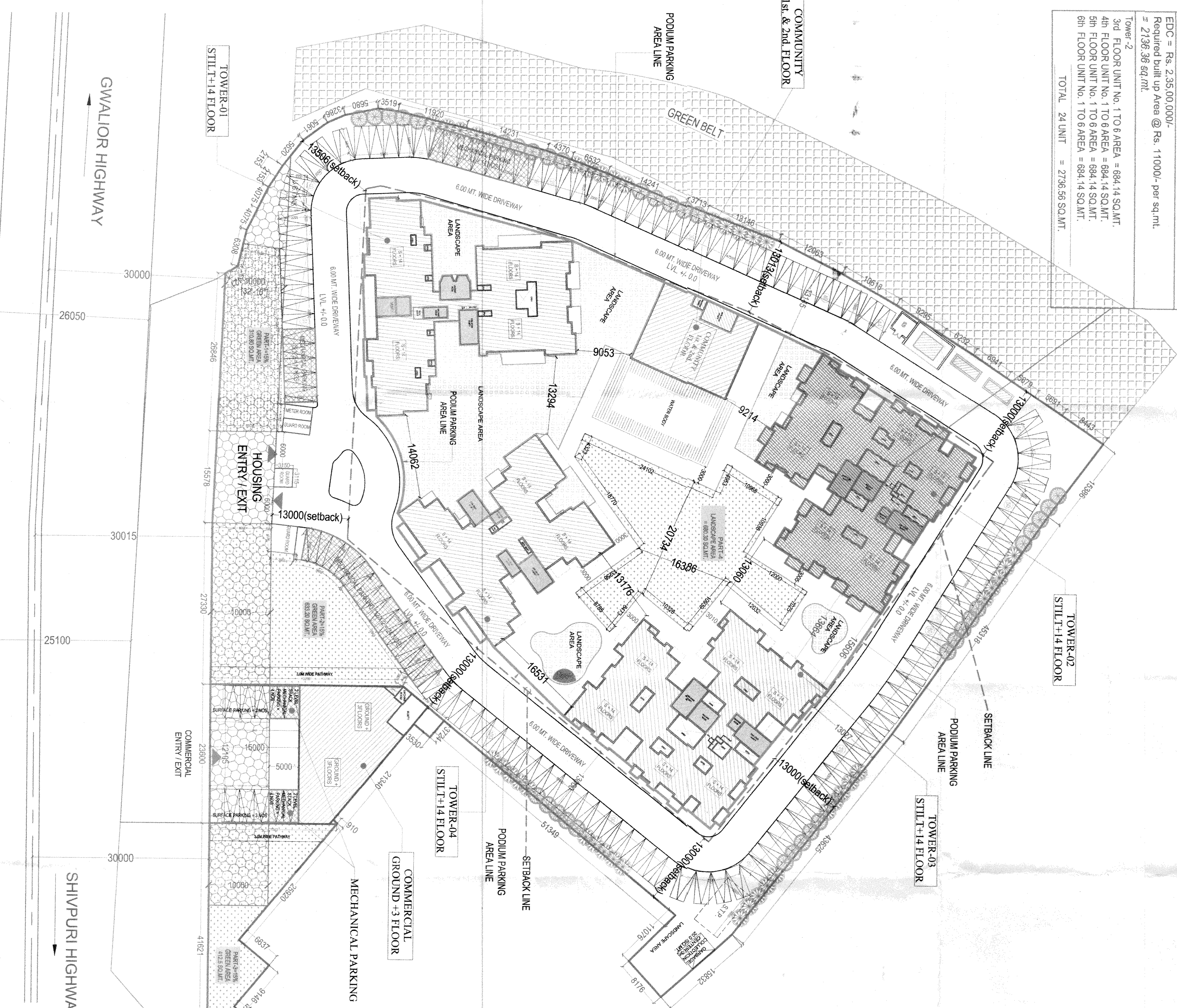
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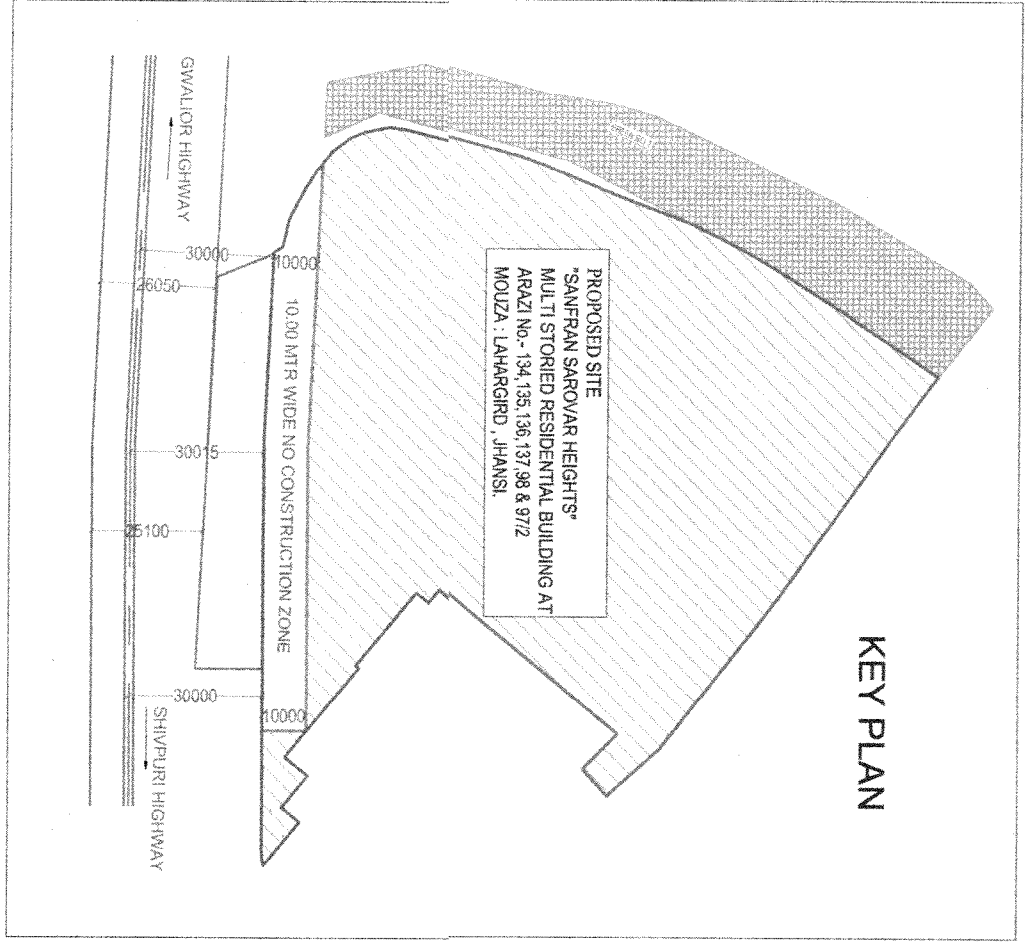
**SCHEDULE OF PLANTS**

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12 TOTAL F.A.R. ACHIEVED	34,252.65
A RESIDENTIAL F.A.R. AREA	33,718.02
B 5% FACILITY F.A.R. AREA	534.63
TOTAL F.A.R. AREA (A+B)	34,252.65 SQ.MT
13 TOTAL PERMISSIBLE UNITS @ 330.00 UNITS PER HECTARE (100% F.A.R. AREA FOR PLOT AREA) 5M <sup>2</sup> - 489 UNITS	16,425,600 X 330 / 10000 = 489,75 UNITS
14 TOTAL PROPOSED UNITS = 278 Nos.	278 Nos
15 TOTAL REQUIRED PARKING	377 E.C.S
A RESIDENTIAL PARKING = 333.5 E.C.S	
B VISITORS PARKING @ 10% = 33.35 E.C.S	
C REQUIRED PARKING FOR COMMUNITY = 100 X 2 = 200 E.C.S	
D MECHANICAL CAR PARKING = 48 NOS = 480.00 X 2 = 96 E.C.S	
TOTAL PARKING (A+B+C+D) = 333.5+33.35+48+96=570.65 E.C.S	570.65
16 PROPOSED PARKING AS PER LAYOUT	381 E.C.S
A OPEN CAR PARKING = 108 EGS	
B MECHANICAL CAR PARKING = 48 EGS	
C PODIUM + STILL CAR PARKING = 228 EGS	
TOTAL PARKING (A+B+C) = 108+48+228 = 381 EGS	381 E.C.S
17 TOTAL NON F.A.R. AREA	7,065.24
A STILL NON F.A.R. AREA = 2,743.88 SQ.MT.	
B PODIUM PARKING AREA = 3,019.26 SQ.MT.	
C FIRE STAIR CASE NON F.A.R. AREA = 1,007.70 SQ.MT.	
D REFUGE AREA NON F.A.R. = 294.40 SQ.MT.	
TOTAL F.A.R.+C+D = 7,065.24 SQ.MT.	7,065.24
18 TOTAL BUILT-UP AREA	43,003.79
A TOTAL F.A.R. AREA = 34,252.65	
B TOTAL 5% FACILITY AREA = 1,965.90 SQ.MT.	
C TOTAL NON F.A.R. AREA = 7,065.24 SQ.MT.	
TOTAL AREA (A+B+C) = 43,003.79 SQ.MT.	43,003.79



**SITE PLAN**



**PROJECT :** - SANFRAN SAROVAR HEIGHTS' MULTI STORED RESIDENTIAL BUILDING AT MODDA, LAKHNERO, JHANSI.

**BUILDER & REPRESENTATIVE PERSON :** M/S SANFRAN DEVELOPER PVT. LTD. (CONSORTIUM) SHRI RAJAN MISHRA

**DRAWING TITLE :** SITE PLAN

**ARCHITECTS :** Space Designers International B-34, SECTOR-47, NOIDA  
 Modda, Lakhnerod, Jhansi.  
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 e-mail: spdesigner@gmail.com, www.spdesigner.com

**DRAWN BY :** A. VISHAL  
**CHECKED BY :** A. VISHAL  
**SCALE :** 1:400  
**DATED :** ...

**OWNERS SIGN** **ARCHITECTS SIGN**

**DRG. NO. -01**

