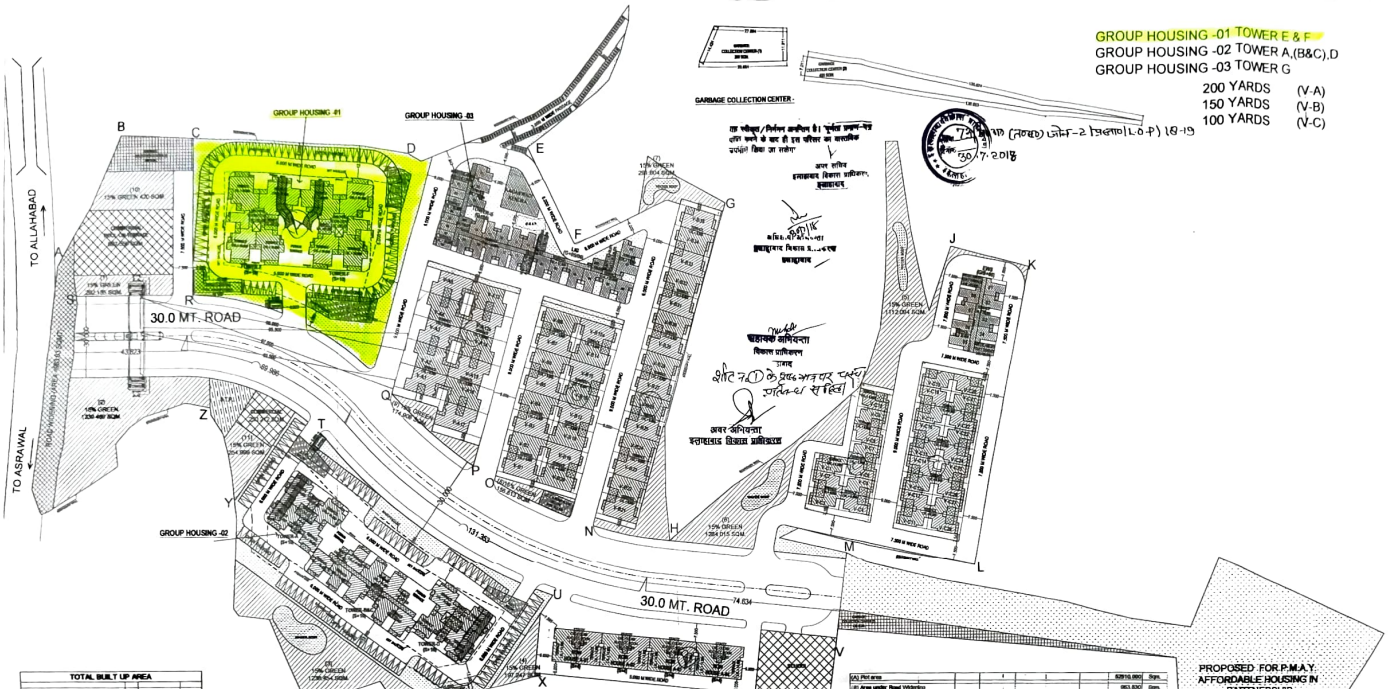

TOTAL BUILT UP AREA			
FAR AREA	=	39952.574	SQM.
TOTAL NON FAR AREA	=	22386.238	SQM.
FACILITIES AREA	=	1258.315	SQM.
TOTAL BUILT UP AREA	=	63606.127	SQM.
EWS BUILT UP AREA	=	2773.264	SQM.
LIG BUILT UP AREA	=	7888.992	SQM.

			Area in Percentage
(A) Plot area	52510.000	Sqm.	
(B) Area under Road Widening	963.830	Sqm.	
(C) Area for Agriculture future Proposed for P.M.A.Y	7040.000	Sqm.	
(D) Area Under Aaganwadi kendra	159.000	Sqm/	
(E) Balance Plot area (A) - (B + C +D)	44347.170	Sqm.	100%
(F) 15% Green Area	6652.076	Sqm.	15.000%
(G) Road Area (30 M Wide)	9798.000	Sqm.	22.094%
(H) Commercial Area	1147.768	Sqm.	2.588%
(I) School Area	691.000	Sqm.	1.558%
Residential			
(J) Net Plot Area For planning (E-(F+G+H+I))	26058.327	Sqm.	58.760%
(K) Permissible FAR (2.5)	65145.816	Sqm.	
(L) Permissible Facilities area (5 %)	3257.291	Sqm.	
(M) Proposed FAR (1.533)	39952.574	Sqm.	
(N) Proposed Facilities area (1.932 %)	1258.315	Sqm.	
(O) Permissible Ground Coverage (40 %)	10423.331	Sqm.	
(P) Proposed Ground Coverage (39.834 %)	10379.987	Sqm.	

PARKING DETAILS

PARKING REQUIRED = ACHIEVED F.A.R x 1.25 / 100
= 39952.574 x 1.25 /100 = 499.407 ECS + 10% VISITORS PARKING
SAYS = 499 + 50 = 549 ECS

PARKING REQUIRED FOR EWS/LIG = 2 SQM/T. AREA PER UNIT
= (51 + 51) UNITS x 2.0
= 204 SQM/T = 204/2 = 102 SCOOTERS

GROUP HOUSING -01

PARKING IN UPPER BASEMENT (REFF SHEET NO. S-06)
TOTAL UPPER BASEMENT AREA FOR PARKING
= 3888.457 - (42.304 + 209.088 + 208.042 + 215.672)
= 3888.457 - 667.116 SQ MT. = 3219.741 SQ MT.
= 3219.741 / 32 = 94.368 = SAYS 94 ECS
PARKING SHOWN = 85 CARS

GROUP HOUSING -02

PARKING IN UPPER BASEMENT (REFF SHEET NO. S-06)
TOTAL UPPER BASEMENT AREA FOR PARKING
= 4245.583 - (41.268 + 100.750 + 84.056 + 301.788)
= 4245.583 - 527.860 SQ MT. = 3717.803 SQ MT.
= 3717.803 / 32 = 116.184 = SAYS 116 ECS
PARKING SHOWN = 32 CARS

GROUP HOUSING -01

PARKING IN LOWER BASEMENT (REFF SHEET NO. S-07)
TOTAL LOWER BASEMENT AREA FOR PARKING
= 3888.457 - (103.088 + 208.042 + 215.672)
= 3888.457 - 527.802 SQ MT. = 3360.645 SQ MT.
= 3360.645 / 32 = 105.020 = SAYS 105 ECS
PARKING SHOWN = 92 CARS

GROUP HOUSING -02

PARKING IN LOWER BASEMENT (REFF SHEET NO. S-07)
TOTAL LOWER BASEMENT AREA FOR PARKING
= 4245.583 - (100.750 + 84.056 + 301.788)
= 4245.583 - 486.594 SQ MT. = 3758.989 SQ MT.
= 3758.989 / 32 = 117.468 = SAYS 117 ECS
PARKING SHOWN = 85 CARS

PARKING IN STILT (REFF SHEET NO. S-05)
TOTAL STILT AREA = 4538.559 SQM
ECS IN STILT AREA = 4538.559 / 28 = 165.06 = SAY 166 ECS
SHOWN = 126 CARS

PARKING IN OPEN (REFF SHEET NO. S-05)
OPEN AREA = PLOT AREA - GROUND COVERAGE
= 25975.245 - 10379.987 = 15595.258 SQM.
ECS IN OPEN AREA = 15595.258 / 23 = 678.05 = SAY 678 ECS
SHOWN = 248 CARS

TOTAL PARKING PROVIDED
TOTAL ECS PROVIDED = 94 + 116 + 96 + 117 + 166 + 678 = 1367 ECS
TOTAL PARKING SHOWN = 85 + 32 + 92 + 85 + 126 + 248 = 668 NOS.
SCOOTER PARKING SHOWN IN OPEN =132 NOS

BUILT UP AREA OF EWS
REQUIREMENT EWS
TOTAL NO OF MAIN UNITS = 509 Nos.
EWS UNIT REQUIREMENT = 10 % OF 509 = 51 Nos.
PROVIDED EWS UNITS = 51 Nos.

TOTAL BUILT UP AREA OF EWS
= STILT AREA +GR.CORE +UNIT AREA3H + TY.CORE AREA3E + MM ROOM
= (35.2x3)+(13.231+(26.0313) +103.38868 + 80.257 SQM.
+ 176.8 + 113.231 + 1785.8 + 819.718 + 80.257 SQM.
= 3773.281 SQM.

BUILT UP AREA OF LIG
REQUIREMENT LIG
TOTAL NO. OF MAIN UNITS = 509 Nos.
LIG UNIT REQUIREMENT = 10 % OF 509 = 51 Nos.
PROVIDED LIG UNITS = 51 Nos.

TOTAL BUILT UP AREA OF LIG
=GR.CORE + UNIT AREA3G1 + TY.CORE AREA3G + 8TH FLOOR CORE AREA + MM ROOM
=116.042+(41.0153/3) +(105.08733) + 84.876 + 72.734 SQM.
=115.042 + 209.1765 + 525.485 + 84.876 + 72.734 SQM.
= 2096.297 SQM.

(A) Plot area							52510.000	Sqm.
(B) Area under Road Widening							963.830	Sqm.
(C) Area for Agriculture future Proposed for P.M.A.Y							7040.000	Sqm.
(D) Area Under Aaganwadi kendra							159.000	Sqm.
(E) Balance Plot area (A) - (B + C +D)							44347.17	Sqm.
(F) 15% Green Area							6652.076	Sqm.
(G) Road Area (30.000 M Wide 326.600) (7.0 M(V) (30.000 x 326.6)							9798.000	Sqm.
(H) Commercial Area							1147.768	Sqm.
(I) School Area							691.000	Sqm.
(J) Net Plot Area For planning (E-(F+G+H+I))							26058.327	Sqm.
(K) Permissible FAR 2.5							65145.816	Sqm.
(L) Permissible Facilities area (5%)							3257.291	Sqm.
(M) Permissible Ground Coverage (40%)							10423.331	Sqm.

TOTAL FAR, NON FAR, & GROUND COVERAGE AREA DETAILS

Towers	Reff Sheet No.	Height	TOTAL FAR AREA	Ground Coverage	TOTAL FACILITY AREA	TOTAL STILT AREA	TOTAL NON FAR	TOTAL Nos. of units
HIGH RISE								
Tower - A	Sheet- 8 & 9	S + 10	3088.485	348.674	220.226	291.410	461.395	40
Tower - (B&C)	Sheet- 10 & 11	S + 10	4922.189	527.188	193.806	474.863	685.830	80
Tower - D	Sheet- 8 & 9	S + 10	3088.485	348.674	220.226	291.410	461.395	40
Tower - E	Sheet- 12 & 13	S + 10	4936.482	533.838	183.750	459.587	652.919	50
Tower - F	Sheet- 12 & 13	S + 10	4936.482	533.838	183.750	459.587	652.919	50
Tower - G	Sheet- 18 & 19	G +08	4373.136	642.209	62.857	0.000	78.711	147
LOW RISE								
W-7T-(RESS) (4 Cluster)	Sheet- 14	S+04	3025.836	901.176	136.660	822.916	934.340	32
Villa 350 YARD (26 Nos.)	Sheet- 15	G+01	3236.844	1919.472	0	0	351.169	26
Villa 250 YARD (31 Nos.)	Sheet- 16	G+01	5462.251	2872.848	0	0	713.472	31
Villa 200 YARD (11 Nos.)	Sheet- 17	G+01	2362.359	1223.189	22.440	0	107.843	11
Guard Room				30.000	30.000			
Water Room				16.000	16.000			
EWS	Sheet-20	GR+08		369.231		1.75.000	175.000	
LIG	Sheet-21	G+08(B)		417.000				
Extra [illegible]	Sheet- 5					1884.000	1884.000	
Upper Basement GH-01	Sheet- 6						3888.457	
GH-02							4245.583	
Lower Basement GH-01	Sheet- 7						3888.457	
GH-02							4245.583	
TOTAL			39952.574	10379.987	1258.315	4538.559	22386.238	508
				39.834%				

15% GREEN AREA CALCULATION				
S.NO.	WIDTH	LENGTH	AREA(SQM)	
1	AS PER PLINE	=	292.135	
2	AS PER PLINE	=	1238.489	
3	AS PER PLINE	=	1238.489	
4	AS PER PLINE	=	397.247	
5	AS PER PLINE	=	1112.094	
6	AS PER PLINE	=	1384.025	
7	AS PER PLINE	=	291.604	
8	AS PER PLINE	=	356.813	
9	AS PER PLINE	=	174.906	
10	AS PER PLINE	=	420.300	
11	AS PER PLINE	=	254.999	
	TOTAL	=	6452.101	

SITE PLAN | S-01

SOLITAIRE VALLEY

NOTE: 1
- TOWER - A & D ARE SIMILAR
- TOWER - (B&C) IS TYPICAL
- TOWER - E & F ARE SIMILAR
- TOWER - G IS TYPICAL
- TOWER - EWS/LIG IS TYPICAL
- LOW RISE
- 3B+3T+DRESS
- VILLA 100 YARDS ARE SIMILAR
- VILLA 150 YARDS ARE SIMILAR
- VILLA 200 YARDS ARE SIMILAR

NOTE: 2
- MECHANICAL VENTILATION PROVIDED IN BASEMENT

NOTE: 3
- AREA PROVIDED FOR WATER BODY (1% OF PLOT AREA FOR PLANNING)

SAJRA / KHASRA AREA DETAIL			
S.NO	Sajra No.	Area As Per Record	
		Hectare	Acre
1	82	0.421	1.04
2	83	0.088	0.17
3	85	0.057	0.14
4	86	0.2	0.49
5	89	0.486	1.20
6	93	0.228	0.56
7	94	0.457	1.13
8	95	0.295	0.73
9	96	0.342	0.85
10	98	0.418	1.03
11	99	0.546	1.35
12	100	0.209	0.52
13	101	0.152	0.38
14	102	0.306	0.76
15	104	0.457	1.13
16	105	0.160	0.40
17	107	0.447	1.10
TOTAL AREA		5.251	12.98

PROJECT TITLE

REVISED GROUP HOUSING AT KHASRA / SAJRA NO. 82, 83, 85, 86, 89, 93, 94, 95, 96, 98, 99, 100, 101, 102, 104, 105 & 107
VILLAGE - JALALPUR GHOSI,
DISTT- SADAR, ALLAHABAD, UTTAR PRADESH.
M/S. THE INNOVATORS DIGITAL ADS PVT. LTD.

DRAWING TITLE -
SITE PLAN
S-01
DRG NO.

SCALE
DATE
DEALT
JOB NO.

Architects:
DEEPAK MEHTA &SSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS
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ARCHITECT'S SIGN

The Innovators Digital Ads Pvt. Ltd.
Director OWNER'S SIGN

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