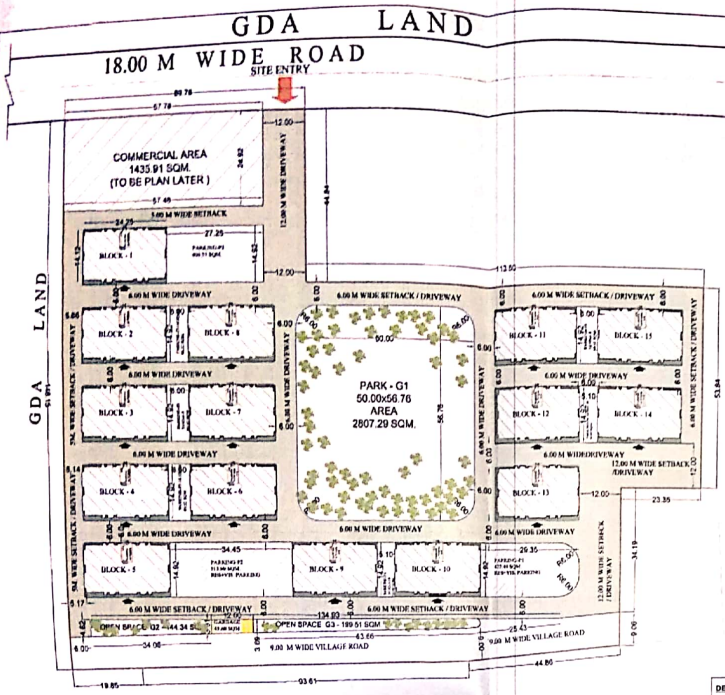


AREA LEFT FOR FUTURE PLANNING

GRAMIN ABADI

GRAMIN ABADI

PROPOSED LAY-OUT PLAN OF SEMI FINISHED AFFORDABLE HOUSING, 'PATRAKARPURAM', RAPTI NAGAR EXTENSION HOUSING SCHEME, AT MANBELA, GORAKHPUR.

TITLE:- PROPOSED SITE LAYOUT PLAN

DATE:-

SCALE:- 1:500

DRG. NO.:- P-10

REV.NO.:- 0,1,2,3,4,5,6,7,8,9,10

FILE NO.:- 419 / 2019

DRN. BY:- I

CHD. BY:- A

OWNER / DEVELOPER:-

GORAKHPUR DEVELOPMENT AUTORITY GORAKHPUR

PROJECT:-

PROPOSED SEMI FINISHED AFFORDABLE HOUSING 'PATRAKARPURAM', AT RAPTI NAGAR EXTENSION HOUSING SCHEME, MANBELA, GORAKHPUR.

DETAILS OF PARKS / OPEN AREA:

REQUIRED MIN. 15% OF 20473.14 SQM
SCHEME AREA = 3070.97 SQM

AREA DETAIL OF PARKS PROVIDED:

G-1	2807.29
G-2	144.34
G-3	199.51
TOTAL	3151.14

TOTAL AREA OF PARKS 3151.14 (15.39%)

DETAIL OF OPEN AREA INFRONT OF BLOCKS

881.75 SQM

DETAIL OF SURFACE PARKING:

NO. OF BLOCKS = 15 NO
NO. OF UNITS = 15X16
= 240 NOS.

PARKING REQUIRED
1NO. E.C.S. OF 13.75 SQM FOR 2 UNITS.
= 240 / 2 X13.75 = 1650.00 SQM.
ADD 10% FOR
VISITORS PARKING = 165.00 SQM
TOTAL = 1815.00 SQM.

SURFACE PARKING PROVIDED:

P-1		422.49 SQM
P-2		513.99 SQM
P-3		408.57 SQM
P-4	89.52X4	358.08 SQM
P-5	76.05X2	152.18 SQM
TOTAL		1855.31 SQM

TOTAL SURFACE PARKING 1855.31 SQM

DETAILS OF DENSITY
MAX. DENSITY 300 UNITS / HECTARE OR 1750 PERSONS / HECTARE

DENSITY ACHIEVED
15 BLOCKSX16 UNITS=240 UNITS
POPULATION: 240 X 5 = 1200 PERSONS
240/2.047 = 117.24 UNITS / HECTARE
OR
1200 / 2.047 = 586.22 OR
587 PERSONS / HECTARE

DETAIL OF GARBAGE COLLECTION
AREA REQUIRED 15.0 SQM FOR 500 PERSONS
REQUIRED AREA- 36.00 SQM.
PROVIDED AREA - 45.60 SQM.

AREA DETAIL FOR F.A.R.

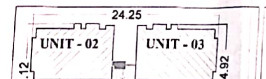
G.F. COVERAGE	- 300.64 SQM
F.F. COVERAGE	- 300.64 SQM
S.F. COVERAGE	- 300.64 SQM
T.F. COVERAGE	- 300.64 SQM
MUMTY COVERAGE	- 24.32 SQM
TOTAL AREA OF BLOCK (FOR FAR)	=1226.88 SQM

RECQUIREMENTS OF AFFORDABLE HOUSING

1- NET SCHEME AREA = 20473.14 SQM
2.047 HECTARE
5.06 ACRES
2- MIN. REQUIRED PARK AREA 15% OF SCHEME AREA
3- MAX. COMMERCIAL AREA 10% OF SCHEME AREA
4- REQUIRED PARKING @ 1 E.C.S. OF 13.75 SQM FOR 2 UNITS. (50-75 SQM AREA OF EACH UNIT)
5- REQUIRED GARBAGE DISPOSAL AREA @ 15.0 SQM FOR 500 PERSONS
6- MAXIMUM DENSITY 300 UNITS / HECTARE OR 1750 PERSONS / HECTARE

AREA STATEMENT / DETAIL

1- NET SCHEME AREA	= 20473.14 SQM.	100.00 %
2.047 HECTARE		
2- RES. BLOCKS (30.79 sqm x 15)	= 4571.85 SQM	22.33 %
3- SURFACE PARKING	= 1853.31 SQM	9.05 %
4- COMMERCIAL AREA	= 1435.91 SQM	7.01 %
5- AREA FOR PARKS / GREEN	= 3151.14 SQM	15.39 %
7- AREA FOR GARBAGE DISPOSAL	= 45.60 SQM	0.22 %
8- AREA OF SETBACK / DRIVEWAY	= 7003.94 SQM	34.00 %
9- AREA OF VILLAGE ROAD	= 1449.66 SQM	7.08 %
10-OPEN AREA (GREENERY)	= 881.44 SQM	4.31 %

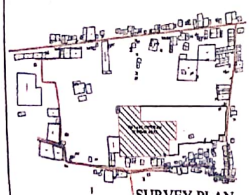


BLOCK DETAIL

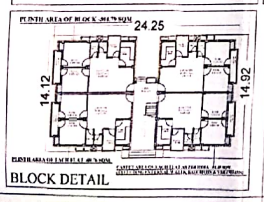
SCHEME AREA 20473.14 SQM
PLOT AREA - 19023.19 SQM
PERMISSIBLE G.F. COVERAGE -45%
PERMISSIBLE F.A.R.- 1.75
PLOT AREA EXCL. COMM.= 17587.28 SQM

PROPOSED G.F. COVERAGE -
PLINTH AREA OF BLOCK X NOS.=
304.79 X 15 = 4571.85 SQM./17587.28X100 =25.99%

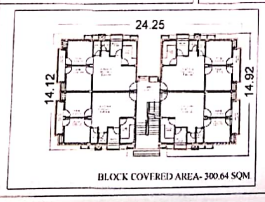
PROPOSED F.A.R. -
COVERED AREA OF EACH BLOCK X NOS./ PLOT AREA
1226.88 X 15=18403.20 SQM / 17587.28 =1.046



SURVEY PLAN (KEY PLAN)



BLOCK DETAIL



BLOCK COVERED AREA- 300.64 SQM

DRAUGHTSMAN	JUNIOR ENGINEER	ASSISTANT ENGINEER
EXECUTIVE ENGINEER	CHIEF ENGINEER	A.T.P. (O/I PLANNING)
SECRETARY		VICE CHAIRMAN

SHEET NO. 1/4

SCALE 1:500

ARCHITECTS:-
'V DESIGN'
ANUPAM AGARWAL
B. ARCHITECTURE, A.I.I.A
CA/94/16411
PH.NO. 0551- 2501176, 2502637, 09415210713
A-15, Rapti Nagar, Phase-II
Near Sathi Floor Mill, Gharipur,
GORAKHPUR
E.MAIL: anupam2712@rediffmail.com

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