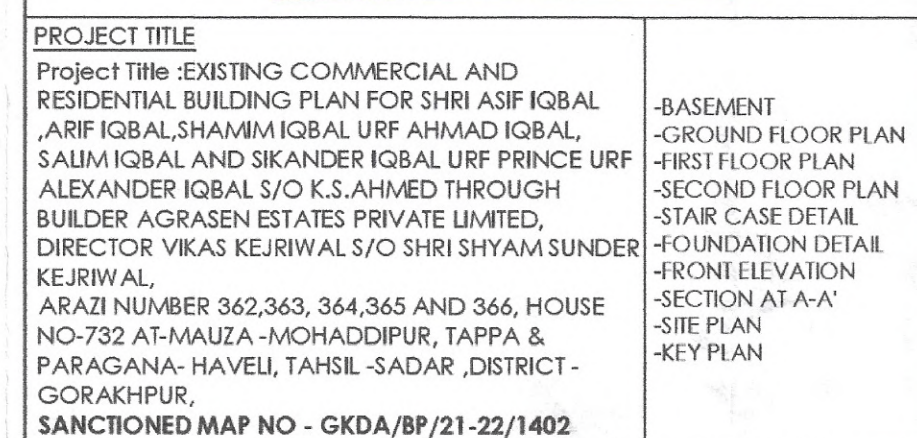
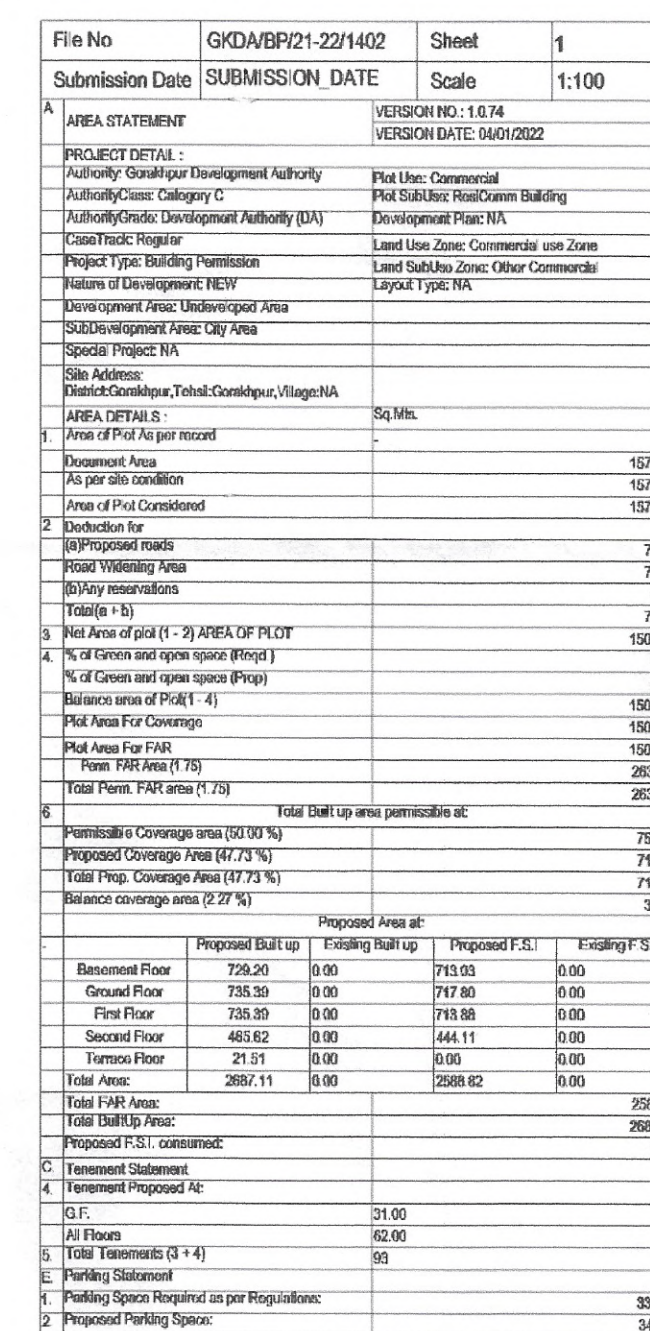
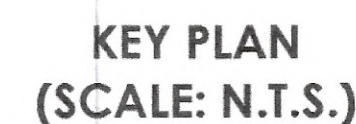
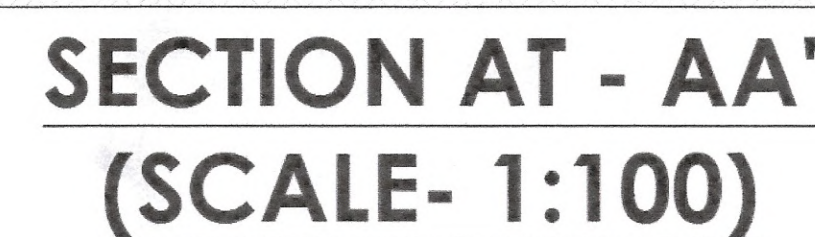
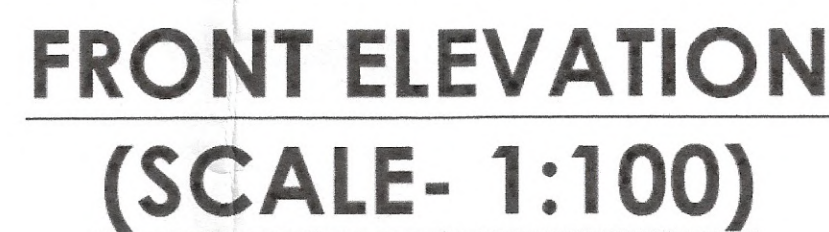




AREA DETAIL	SQ.FT.	SQ.MT.
PLOT AREA	16993.16	1579.29
AREA LEFT FOR ROAD WIDENING	811.30	75.40
NET PLOT AREA	16181.85	1503.89
PERMISSIBLE GR. COVERAGE (50%)	8090.98	751.95
PERMISSIBLE F.A.R. (1.75)	28318.27	2631.81

FLOOR NAME	SQ.FT	SQ.MTS
BASEMENT FLOOR AREA (COMMERCIAL)	7672.20	713.03
GROUND FLOOR AREA (COMMERCIAL)	7723.52	717.80
FIRST FLOOR AREA (COMMERCIALE)	7681.34	713.88
SECOND FLOOR AREA (RESIDENTIAL)	6903.50	641.59
THIRD FLOOR AREA (RESIDENTIAL)	1133.33	105.32
OPEN AREA	8458.32	786.09
TOTAL AREA IN COMMERCIAL	23077.07	2144.71
TOTAL AREA IN RESIDENTIAL	8036.83	746.91
TOTAL AREA IN F.A.R.	31113.90	2891.62

TOTAL GROUND COV .ACHIEVED	47.73 % (717.80 sq.mt.)		
TOTAL ACHIEVED F.A.R.	1.750 2631.81 sqmt permissible	+ 0.151 259.81 sqmt compoundable	= 1.922 2891.62 sqmt existing

PARKING REQUIRED

TOTAL E.C.S COMMERCIAL FOR 2144.71 SQ.FT @ 1.0 ECS PER 100 SQ. FTS = 21.44 OR SAY 22 ECS

TOTAL E.C.S FOR RESIDENTIAL = 02 ECS

TOTAL REQUIRED PARKING = 24 ECS

PARKING PROVIDED
MECHANICAL PARKING IN OPEN= $8 \times 3 = 24.0$ NOS.
8X3 (TRIPLE STACK PARKING)

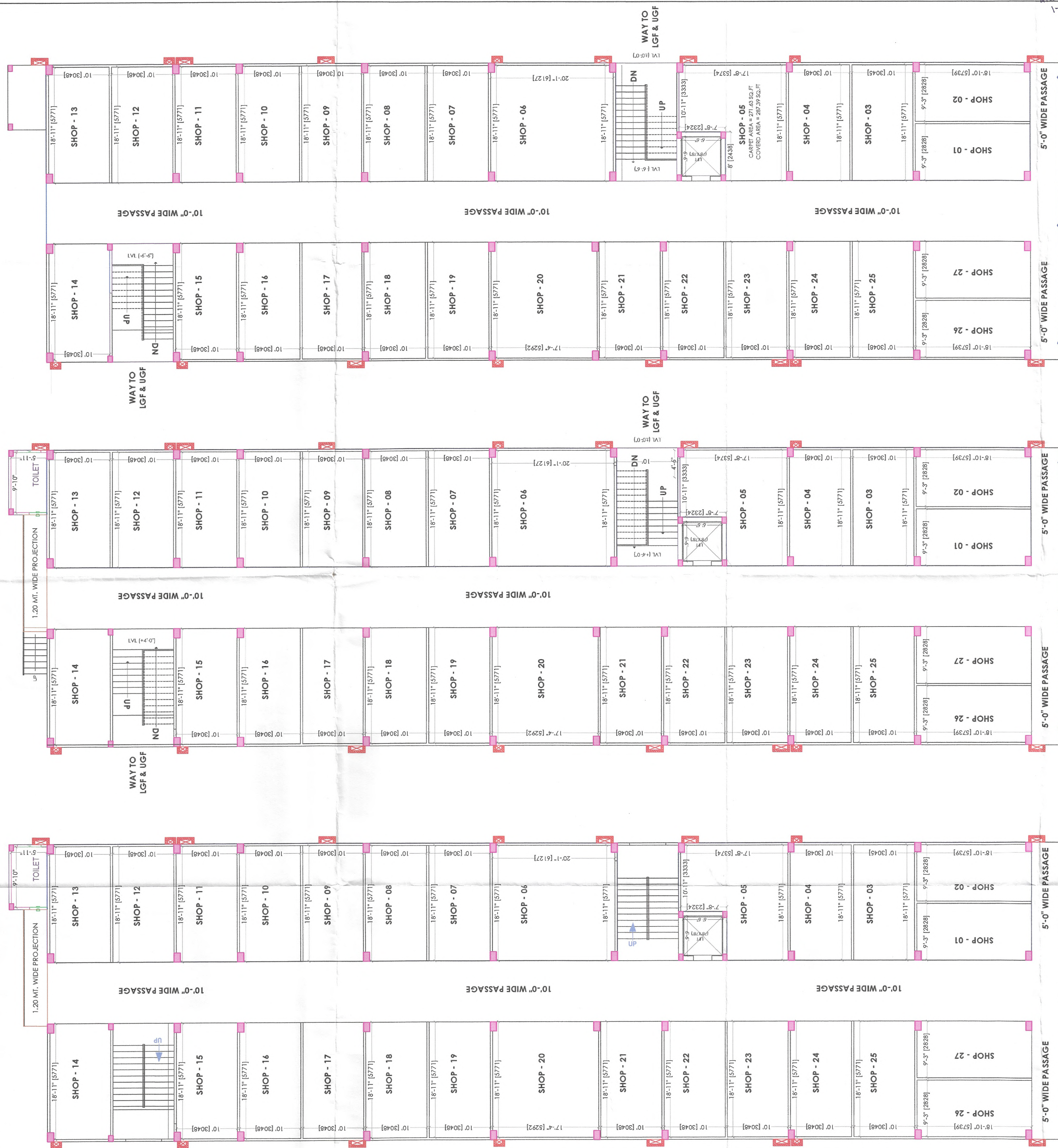
OPENING SCHEDULE	
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OPENING		WIDTH	HEIGHT	STAIR DETAIL RISE= 150mm TREAD= 300mm Drawn by: Ashutosh Maurya GC by: Ar. Akash Kr. Singh Ckd. by: Ar. Ashish Srivastava
DOOR	D	3'6"	7'0"	
DOOR	D1	3'0"	7'0"	
DOOR	D2	2'6"	7'0"	
WINDOW	W1	6'0"	4'0"	
WINDOW	W2	5'0"	4'0"	
WINDOW	W3	3'0"	4'0"	
VENTILATOR	V1	3'0"	1'6"	

- NOTES:-**
1. THE OWNERS SHALL BE LIABLE TO OBTAIN N.O.C. AND VARIOUS OTHER COMPLIANCE OF FOLLOWING DEPARTMENTS WHEREVER APPLICABLE.
 - FIRE DEPARTMENT
 - UTTAR PRADESH POLLUTION CONTROL BOARD (UPPCB)
 - ENERGY CONSERVATION BUILDING CODE (ECBC)
 - ENVIRONMENTAL CLEARANCE
 - AIRPORT AUTHORITY OF INDIA (AAI)
 - CENTRAL GROUND WATER AUTHORITY (CGWA)
 - LOCAL DEVELOPMENT AUTHORITY
 - REAL ESTATE REGULATORY AUTHORITY (RERA)REGISTRATION AND UPDATION AS PER GUIDELINES.
 - ALL THE TITLE PAPERS AND OWNERSHIP ARE AS PER DOCUMENTS PROVIDED BY THE OWNER AND ARCHITECTURAL FIRM SHALL NOT BEAR ANY LIABILITY IF THERE IS ANY CONFLICT IN OWNERSHIP.
 2. THE SITE SAFETY OF HUMAN LIFE AND PROPERTIES OF THE PROJECT AND AROUND THE PROJECT SHALL BE WHOLE RESPONSIBILITY OF CONTRACTORS, SITE ENGINEER, OWNER OF THE PROJECT. THE ARCHITECT SHALL NOT BE LIABLE FOR ANY UNTOWARD ACCIDENT HAPPENING ON SITE.
 3. FOR PERFORMING ANY DEVELOPMENT WORK, ALL THE NECESSARY SANCTIONED DRAWINGS FROM THE DEVELOPMENT AUTHORITY, FIRE DEPARTMENT, UPPCB, AND OTHER DEPARTMENTS SHALL BE TAKEN INTO ACCOUNT AND IN NO CASE ANY DEVIATION TO BE DONE WITHOUT INFORMING THE ARCHITECT AND THE OWNER OF THE PROJECT.

SHEET NO.-01
OWNER'S SIGN <i>Asif Jabeel</i>

ARCHITECTS CORE	ARCHITECT: ASHISH SRIVASTAVA  ASHISH SRIVASTAVA B.ARCH B. ARCH, A.I.I.A. ARCHITECT C.O.A. Reg No. CA/97/21613
	H.No. 935-D (Maitri Anchal) Gorakhnath Rail Way Xing Gorakhpur, (U.P.) The Ayodhya Ka trade centre Vijay Chowk, Gorakhpur, (U.P.)
	TEL:-0551-309481/301055-12255290/R.194153-21836/MOB.1-



**BASEMENT FLOOR
(EXISTING)
(SCALE- 1:100)**

**GROUND FLOOR
(EXISTING)
(SCALE- 1:100)**

**FIRST FLOOR
(EXISTING)
(SCALE- 1:100)**

मोरखपुर विकास प्राधिकरण
गोरखपुर
मानचित्र नं० २२२/२-२-२
दिनांक २५.०२.२३

SEAL OF G.D.A स्वीकृत

1 मानचित्र इस कार्य के साथ स्वीकृत किया जाता है कि प्रत्येक नियोजन कर्ता अपने आवेदन के आगे या आवेदन के पश्चात में 2 इसी का आरोपण अवश्य करेगा।
2 मानचित्र की स्वीकृति से किसी के व्यक्ति पर कोई प्रतिबन्ध प्रभाव नहीं होगा।

PROJECT TITLE
Project Title: EXISTING COMMERCIAL AND RESIDENTIAL BUILDING PLAN FOR SHRI ASIF IQBAL, ARIF IQBAL, SHAMMI IQBAL, URF AHMAD IQBAL, SAUM IQBAL AND SIKANDER IQBAL URF PRINCE URF ALEXANDER IQBAL S/O K.S. AHMED THROUGH BUILDER AGRASEN ESTATES PRIVATE LIMITED, DIRECTOR VIKAS KEJRIWAL S/O SHRI SHYAM SUNDER KEJRIWAL, ARAZI NUMBER 362,363, 364,365 AND 366, HOUSE NO-732 AT MAUZA - MOHADDIPUR, TAPPA & PARAGANA- HAVELI, TAHSIL - SADAR, DISTRICT - GORAKHPUR, SANCTIONED MAP NO - GKDA/BF/21-22/1402

BASEMENT
-GROUND FLOOR PLAN
-FIRST FLOOR PLAN
-STAIR CASE DETAIL
-FOUNDATION DETAIL
-IRON ELEVATION
-SECTION AT A-A'
-SITE PLAN
-KEY PLAN

OPENING SCHEDULE

OPENING	WIDTH	HEIGHT	STAIR DETAIL
DOOR D	3'6"	7'0"	RISE= 150mm TREAD= 300mm
DOOR D1	3'0"	7'0"	
DOOR D2	2'6"	7'0"	Drawn by: Ashutosh Maurya
WINDOW W1	6'0"	4'0"	QC by: Ar. Akash Kr. Singh
WINDOW W2	5'0"	4'0"	Ckd. by: Ar. Ashish Srivastava
WINDOW W3	3'0"	4'0"	
VENTILATOR V1	3'0"	1'6"	

NOTES:-

1. THE OWNERS SHALL BE LIABLE TO OBTAIN N.O.C. AND VARIOUS OTHER COMPLIANCE OF FOLLOWING DEPARTMENTS WHEREVER APPLICABLE.

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- UTTAR PRADESH POLLUTION CONTROL BOARD (UPPCB)
- ENERGY CONSERVATION BUILDING CODE (ECBC)
- ENVIRONMENTAL CLEARANCE
- AIRPORT AUTHORITY OF INDIA (AAI)
- CENTRAL GROUND WATER AUTHORITY (CGWA)
- LOCAL DEVELOPMENT AUTHORITY
- REAL ESTATE REGULATORY AUTHORITY (RERA)

REGISTRATION AND UPDATION AS PER GUIDELINES.

2. ALL THE TITLE PAPERS AND OWNERSHIP ARE AS PER DOCUMENTS PROVIDED BY THE OWNER AND ARCHITECTURAL FIRM SHALL NOT BEAR ANY LIABILITY IF THERE IS ANY CONFLICT IN OWNERSHIP.

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4. FOR PERFORMING ANY DEVELOPMENT WORK, ALL THE NECESSARY SANCTIONED DRAWINGS FROM THE DEVELOPMENT AUTHORITY, FIRE DEPARTMENT, UPPCB, AND OTHER DEPARTMENTS SHALL BE TAKEN INTO ACCOUNT AND IN NO CASE ANY DEVIATION TO BE DONE WITHOUT INFORMING THE ARCHITECT AND THE OWNER OF THE PROJECT.

SHEET NO. - 02

OWNER'S SIGN.

ARCHITECTS CORE

ARCHITECT: ASHISH SRIVASTAVA

ASHISH SRIVASTAVA B.ARCH

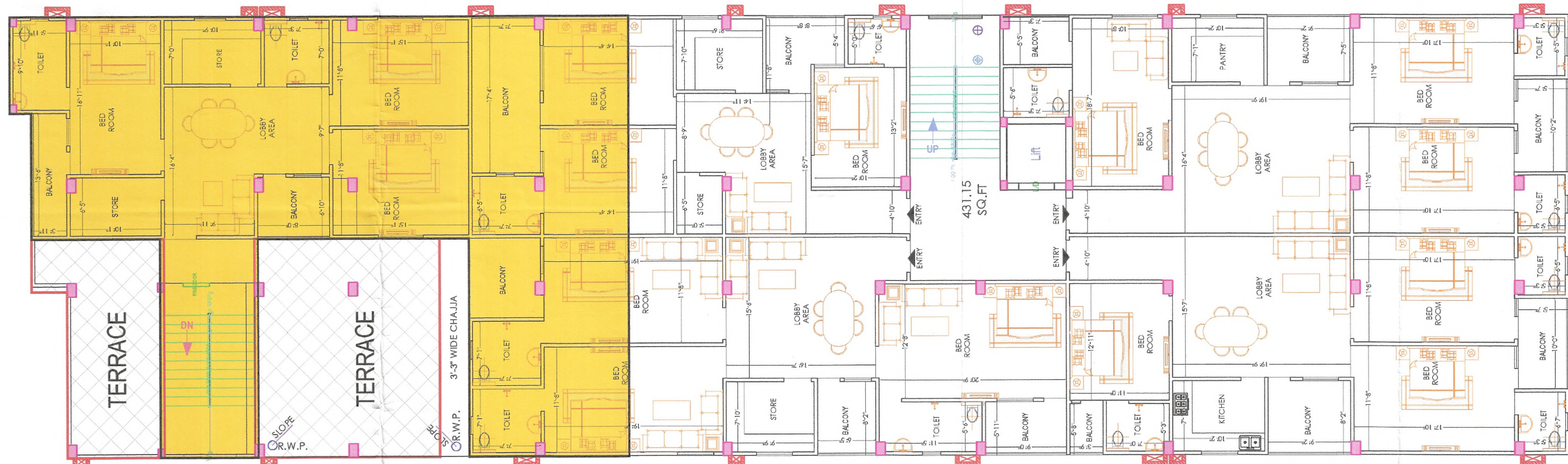
C.O.A. Reg No. CA/97/21613

H.No. 935, D (Main Branch)
Gorakhpur
Rail Way Xing
Gorakhpur (U.P.)

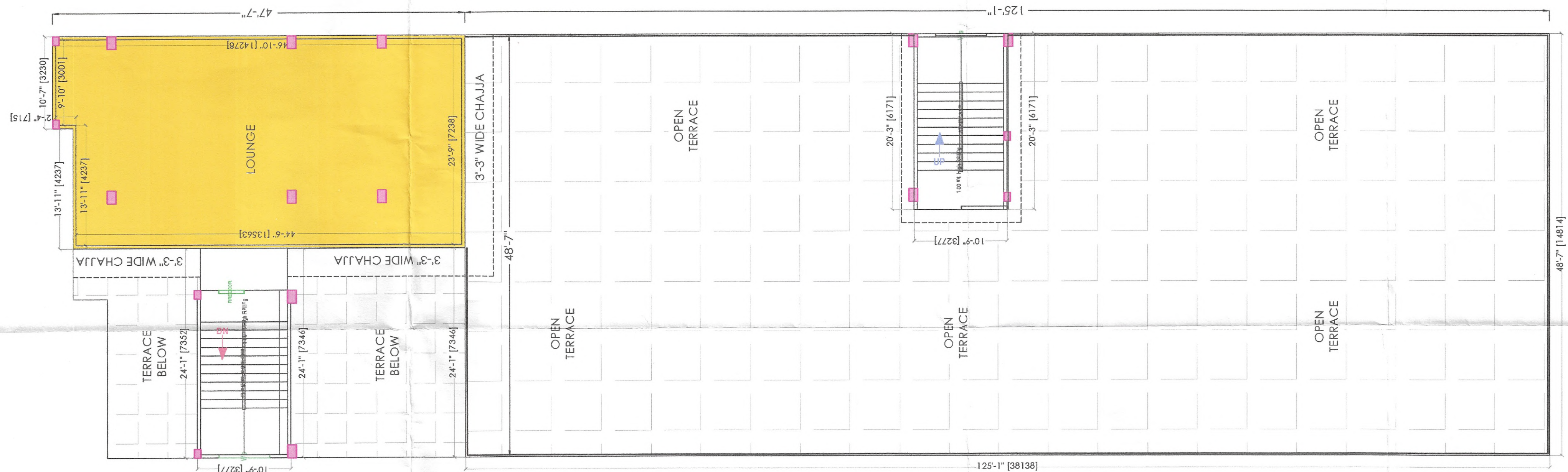
The Ayodhya das trade centre,
Vijay Chowk,
Gorakhpur (U.P.)

TEL:-0551-3094813 | O:-0551-2255290 | R:-94153-21836 | MOB:-

श्रीमान मानवित से 25/01/2022 में जल्लुत शायम पद दिनांक 09-2-2023 के अनुसार बिन्दु स. स्क. के अनुसार अनुमान आयुशारकिपा जोगिया ।



SECOND FLOOR
(EXISTING)
(SCALE- 1:100)



THIRD FLOOR
(EXISTING)
(SCALE- 1:100)

SEAL OF G.D.A

गोरखपुर विकास प्राधिकरण
गोरखपुर
मार्गचिह्न नं० २२२/५५२३
दिनांक ५.५.२३ से दिनांक २२/५/२३

स्वीकृत

1 - मानचित्र इस हार्ड के साथ स्वीकृत किया जाता है कि प्रत्येक विभाग को अपने आवेदन के आगे या आवेदन परिसर में 2 बूथों का आरोपण अवश्य करना ।
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अधीक्षक
06/06/23

PROJECT TITLE
Project Title :EXISTING COMMERCIAL AND RESIDENTIAL BUILDING PLAN FOR SHRI ASIF IQBAL ,ARIF IQBAL,SHAMIM IQBAL URF AHMAD IQBAL, SALIM IQBAL AND SIKANDER IQBAL URF PRINCE URF ALEXANDER IQBAL S/O K.S.AHMED THROUGH BUILDER AGRASEN ESTATES PRIVATE LIMITED, DIRECTOR VIKAS KEJRIWAL S/O SHRI SHYAM SUNDER KEJRIWAL
ARAZI NUMBER 362,363, 364,365 AND 366, HOUSE NO-732 AT-MAUZA -MOHADDIPUR, TAPPA & PARAGANA- HAVEU, TAHSIL -SADAR ,DISTRICT - GORAKHPUR,
SANCTIONED MAP NO - GKDA/BP/21-22/1402

-BASEMENT
-FIRST FLOOR PLAN
-SECOND FLOOR PLAN
-STAR CASE DETAIL
-FOUNDATION DETAIL
-FRONT ELEVATION
-SECTION AT A-A'
-SITE PLAN
-KEY PLAN

OPENING SCHEDULE

OPENING	WIDTH	HEIGHT	STAIR DETAIL
DOOR	D	3'3"	7'0"
DOOR	D1	3'0"	7'0"
DOOR	D2	2'6"	7'0"
WINDOW	W1	6'0"	4'0"
WINDOW	W2	5'0"	4'0"
WINDOW	W3	3'0"	4'0"
VENTILATOR	V1	3'0"	1'6"

RISE= 150mm
TREAD= 300mm

Drawn by:
Ashutosh Maurya

QC by:
Ar. Akash Kr. Singh

Ckd. by:
Ar. Ashish Srivastava

NOTES:-

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SHEET NO.- 03

OWNER'S SIGN.

Handwritten signature of the owner.

ARCHITECTS CORE

ARCHITECT: ASHISH SRIVASTAVA
B.ARCH

ASHISH SRIVASTAVA
B. ARCH, A.I.I.A.
ARCHITECT
C.O.A. Reg No. CA/97/21613

H.No. 935,D (Matri Anchal)
Gorakhpur
Rail Way Xing
Gorakhpur, (U.P.)

The Ayodhya das trade centre,
Vijay chowk,
Gorakhpur, (U.P.)

TEL:-0551-3094813(C),0551-2255290(R),94153-21836(MOB.)