

phase-1
16889.32

total area of
group housing

51798.35

FUTURE
DEVELOPMENT
15150.67

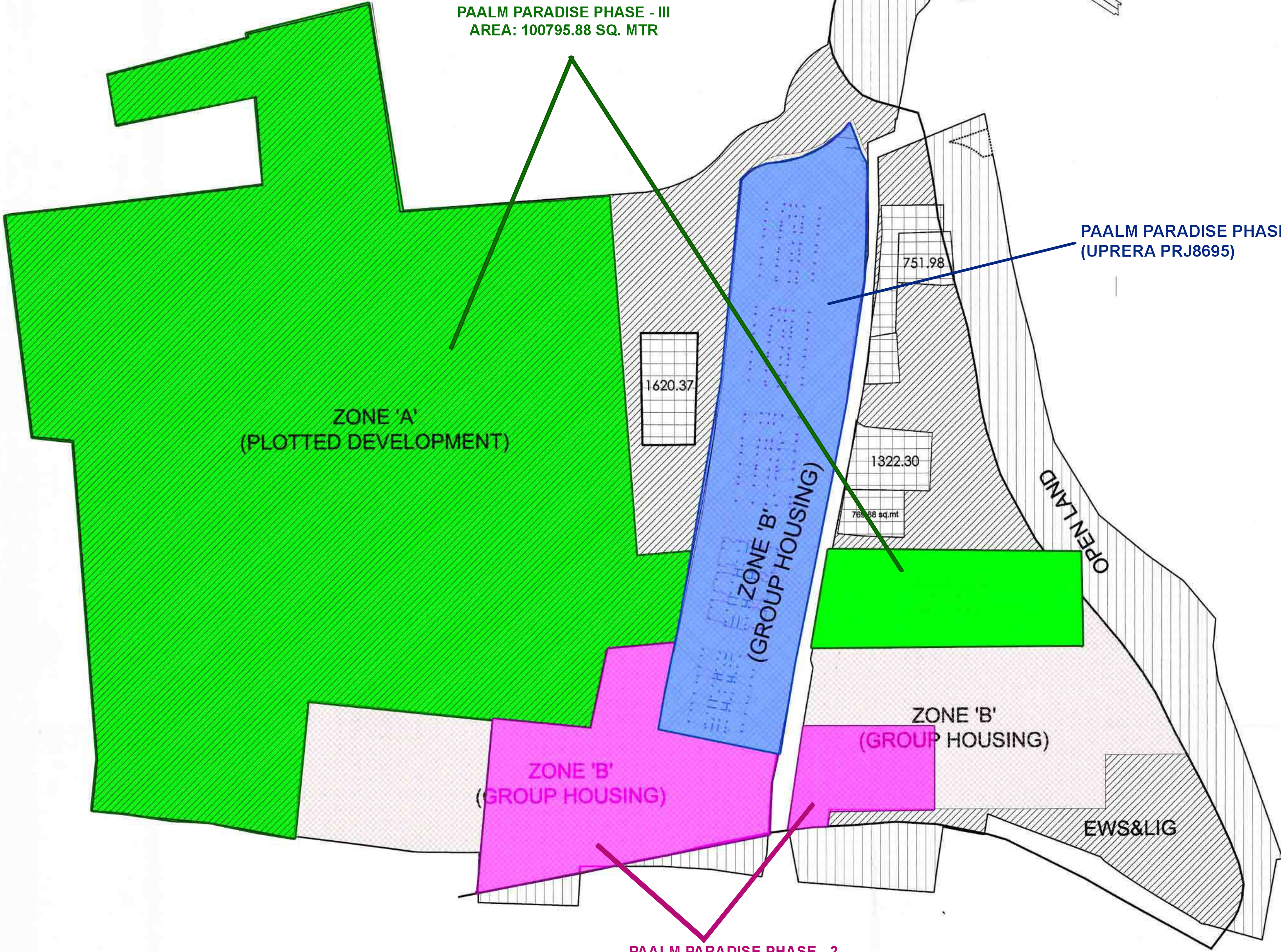
PHASE-2 .
AREA=14996.22

Proposed phase-4
4762.14

अनन्तिम रूप से स्पल पर
विकास कार्य करने हेतु स्वीकृति

21/07/2024 मुद्रित तिथि 10.1.19

ZONING OF THE PROPOSED LAYOUT PLAN



AREAS DETAIL			
	SQ.MT.	ACRES	HEC.
TOTAL LAND AREA FOR THE PROJECT	19998.16	46.189	19.998
OPEN LAND AREA	2173.51	5.364	2.372
EFFECTIVE LAND AREA FOR THE PROJECT	17724.65	40.825	17.722
ZONE-A (PLOTTED DEVELOPMENT)	125523.30	31.009	12.552
ZONE-B (GROUP HOUSING)	51798.35	12.796	5.180
REQUIRED AMINITIES FOR THE PROJECT			
REQUIRED COMMERCIAL AREA	1000.62	0.247	0.100
(1 SHOP OF 25 SQ.MTS/200 POPULATION) IN SECTOR SHOPPING			
PERMISSIBLE MEDICAL FACILITY	800.00	0.198	0.080
(HEALTH CENTRE) - 1 ON 15000 POPULATION			
PER. EDUCATION	4000.00	0.988	0.400
(INTER COLLEGE) - 1 ON 15000 POPULATION			
ELECTRICAL SUB-STATION	500.00	0.124	0.050
1 OF 13KV OR 15000 POPULATION			
PER. PUBLIC FACILITIES	1500.00	0.371	0.150
COMMUNITY CENTRE/BAZAR GHAR: ON 15000 POPUL.			
PER. GARBAGE COLLECTION	2506.50	0.613	0.253
1 ON 500 POPULATION OF 150 SQ.MTS			
PER. ANGAN BAZAR	250.00	0.062	0.025
1 ON 5000 POPULATION			
SUB POST OFFICE	100.00	0.025	0.010
E-SUVODHA KENDRA	50.00	0.012	0.005
(1 ON 15000 POPULATION)			
WATER BODY	1773.51	0.438	0.177
1% OF PLOT AREA ABOVE 10ACRE PLOT IN PARK AND OPEN AREA			
AREAS DEVISION BY ZONES			
ZONE-A (PLOTTED DEVELOPMENT)			
PLOTS	SQ.MT.	Acres	hec.
TOTAL PLOT AREA FOR ZONE - A	125523.30	31.009	12.552
PROVIDED GREEN: 15% OF PLOT AREA = 18828.49 sq.mts	18828.49	4.460	1.890
(WATER BODY+GREEN AND OPEN)	177208.17055.41	0.438 + 4.327	0.177 + 1.75
ROAD AREA IN PLOTTED DEVELOPMENT	39731.17	9.815	3.973
(IN EFFECTIVE PLOT AREA + IN OPEN LAND AREA)	30661.17 + 9070.0		
EXTRA OPEN AREA for future development	235.61	0.058	0.024
COMMUNITY FACILITY	1500.00	0.371	0.150
CLUB	5972.66	1.475	0.597
INTER COLLEGE AREA	6244.77	1.543	0.624
POST OFFICE	100.00	0.025	0.010
MEDICAL FACILITY	800.00	0.197	0.080
COMMERCIAL	1000.62	0.247	0.100
DEVELOPED PLOTS	50763.75	12.540	5.076
ELECTRICAL SUB-STATION(IN OPEN LAND)	500.00	0.123	0.050
PARKING - 2ND	500.00	0.124	0.050
GARBAGE COLLECTION IN OPEN LAND	2506.50	0.613	0.253
FUTURE EXPANSION	2698.23	0.67	0.270
AREA FOR EWS AND LIG	6118.00	1.51	0.612
E-SUVODHA KENDRA	100.00	0.03	0.010
Total	125523.30	31.009	12.552
ZONE-B(HOUSING)			
PLOT	SQ.MT.	Acres	hec.
PLOT AREA FOR HOUSING	51798.35	12.796	5.180
(COMPULSARY PROVIDED GREEN) 15% OF PLOT AREA	7769.75	1.920	0.780
PER.F.A.R = 2.58ASCI+1.25 PURCHASABLE (after deducting 15% green)	165107.24	40.790	16.510
85% of 51798.35 = 44028.59			
FAR FROM EWS AND LIG	12736.00	3.020	1.220
GRAND TOTAL OF PERMISSIBLE F.A.R	177343.34	43.810	17.730
(BASIC F.A.R + PUR.FAR + F.A.R FROM EWS & LIG)			
GREEN AREA CALCULATION			
AREAS	SQ.MT.	Acres	hec.
TOTAL EFFECTIVE PLOT AREA FOR THE PROJECT	17724.65	40.800	17.720
PERMISSIBLE GREEN 15% OF PLOT AREA	26586.23	6.570	2.660
PROVIDED GREEN FROM ZONE-A + FROM ZONE-B	26598.23	6.570	2.660
GREEN FROM ZONE-A	18828.49	4.600	1.890
GREEN FROM ZONE-B	7769.75	1.920	0.780
TOTAL GREEN PROVIDED	26598.24	6.570	2.660
TREES PROVIDED	NO OF TREES		
PER. NO OF TREES = 125 TREES/HECTARE	1586.25 OR SAY 1587		
IN PLOTTED DEVELOPMENT OF AREA 12.69 HEC	630.00		
IN GROUP HOUSING OF AREA 5.04 HEC	2217.00		
TOTAL NO OF TREES PROVIDED	2217.00		
POPULATION DENSITY CALCULATION			
DENSITY CALCULATION FOR ZONE - A			
TYPES OF PLOTS	NO OF PLOT	GIVEN UNITS/PLOT	PROVIDED UNITS
1- 50 SQ.MT - 150 SQ.MT	4.00		4.000
2- 150 SQ.MT - 300 SQ.MT	181.00	1 UNIT PER PLOT	181.000
3- 300 SQ.MT - 2000 SQ.MT	21.00		21.000
		TOTAL	206.000
DENSITY CALCULATION FOR ZONE - B			
TOTAL PLOT AREA FOR THE GROUP HOUSING	51798.35 SQ.MT OR 12.79 ACRE OR 5.18 HEC	330 UNITS/HEC OR SAY 1700.8 UNITS	1395.000
GRAND TOTAL OF UNITS PROVIDED	FROM ZONE - A +	FROM ZONE - B	1601.000
E.W.S AND LIG UNITS CALCULATION			
EWS AND LIG UNITS FOR ZONE-A	NO OF E.W.S	NO OF L.I.G	
AREA FOR PLOTTED DEVELOPMENT - 12.552 HEC	10% OF TOTAL UNITS	10% OF TOTAL UNITS	
COMPULSARY PROVIDED NO OF UNITS IN PLOTTED DEVELOPMENT =	206.00	20.60H SAY 21	20.60H SAY 21
EWS AND LIG UNITS FOR ZONE-B	NO OF E.W.S	NO OF L.I.G	
TOTAL NORPROVIDED UNITS	139.5 OR SAY 140	139.5 OR SAY 140	
SO TOTAL NO OF PROVIDED UNITS	NO OF E.W.S	NO OF L.I.G	
UNITS FROM ZONE - A	21.00	21.000	
UNITS FROM ZONE - B	140.00	140.000	
GRAND TOTAL OF UNITS	161.00	161.000	
AREA REQUIRED FOR EWS AND LIG UNITS			
FOR L.I.G UNIT REQUIRED AREA	41/UNIT		
FOR E.W.S UNIT REQUIRED UNIT	35/UNIT		
TOTAL UNIT AREA REQUIRED FOR L.I.G	6603.00		
TOTAL UNIT AREA REQUIRED FOR E.W.S	5625.00		
GRAND TOTAL AREA REQUIRED FOR E.W.S & L.I.G UNITS	12228.00		
SO TOTAL REQUIRED PLOT AREA FOR EWS AND LIG			
UNITS UNDER PERMISSIBLE FAR IS 2			
TOTAL COVERED AREA OF UNITS / PER.FAR	12226 / 2		
TOTAL PLOT AREA REQUIRED	6118.00		
PROVIDED PLOT AREA FOR EWS AND LIG UNITS	6118.00		
PROVIDED AMINITIES FOR THE PROJECT			
PROVIDED COMMERCIAL AREA	1000.62	0.247	0.100
PROVIDED MEDICAL FACILITY	800.00	0.198	0.080
(HEALTH CENTER)			
PROVIDED EDUCATION	6244.77	1.543	0.624
(INTER COLLEGE)			
PROVIDED ELECTRICAL SUB-STATION	500.00		0.050
PROVIDED GARBAGE COLLECTION	2506.00	0.613	0.251
ANGAN BAZAR - 2ND	500.00	0.124	0.050
POST OFFICE	100.00	0.025	0.010
ELECTRICAL SUB-STATION	500.00	0.123	0.050
E-SUVODHA KENDRA	100.00	0.025	0.010

APPROVAL OF G.D.A.:

PROJECT TITLE:

PROPOSED LAYOUT

AT TARAMANDAL ROAD,

OPPOSITE SAHARA ESTATE,

GORAKHPUR

ARAZI NUMBER :-

1133, 1134m, 1135m, 1135a, 1141m, 1142m, 1143m, 1141m, 1141a, 1143a, 1143b, 1142a, 1144, 1145/2, 1145/1, 1146, 1147, 1020, 1046/1, 1149/2, 1149/3, 1165, 1149/1, 1149/1, 1150/1, 1151, 1149/3, 1149/3, 1150/2, 1154/1, 1154/2, 1155, 1156, 1157, 1158, 1159a, 1159, 1160, 1161, 1162m, 1024, 1025, 1162, 1163, 1166, 1167, 1174, 1175, 1197, 1202, 1203, 1019, 1021/1, 1022m, 1021/1, 1022/1a, 1021/2, 1022/2, 1023, 1026, 1027, 1028, 1033, 1034, 1037, 1039, 1040, 1041, 1042, 1045, 1044, 1046/2, 1047, 1193/1, 1194/1, 1195/1, 1199/1, 1193/2, 1194/2, 1195/2, 1199/2, 1200/1, 1198/2, 1196, 1201, 1212, 132/2, 1152, 1153, 1176, 1164, 1172, 1168, 1036, 1018, 1012m, 1013m, 1012m, 1013m, 1014, 1015, 1016/1, 1017/1, 1016/2m, 1017/2, 1016/2m, 1017/2m, 1035, 1029, 1030, 1031, 1032, 1036, 1049, 1204, 1178, 1186, 1200m, 1181m, 1182m, 1184m, 1185m, 1187, 1188, 1191, 1192, 1200/3, 1179, 1183, 1011, 1006, 1007, 1006, 1005, 1004, 1005.

ALS
AISHPRA LIFESPACES
THROUGH DIRECTOR
SHRI ANOOP SARAFF

LEGENDS

ZONE A

(PLOTTED DEVELOPMENT)

ZONE B

(GROUP HOUSING)

E.W.S.&L.I.G.

OTHER'S PROPERTY

OPEN LAND

SHEET NO-1

SCALE:

DWN BY: Imtiyaz

CKD BY: ashish

OWNER SIGN.

ACORE ARCHITECTURAL SERVICES PVT. LTD

ARCHITECT:ASHISH SRIVASTAVA

(B. ARCH)

BRANCH OFFICE: 1850 MATRAN, NARAYAN, GORAKHPUR

C.O.A. Reg. No. CA/972614