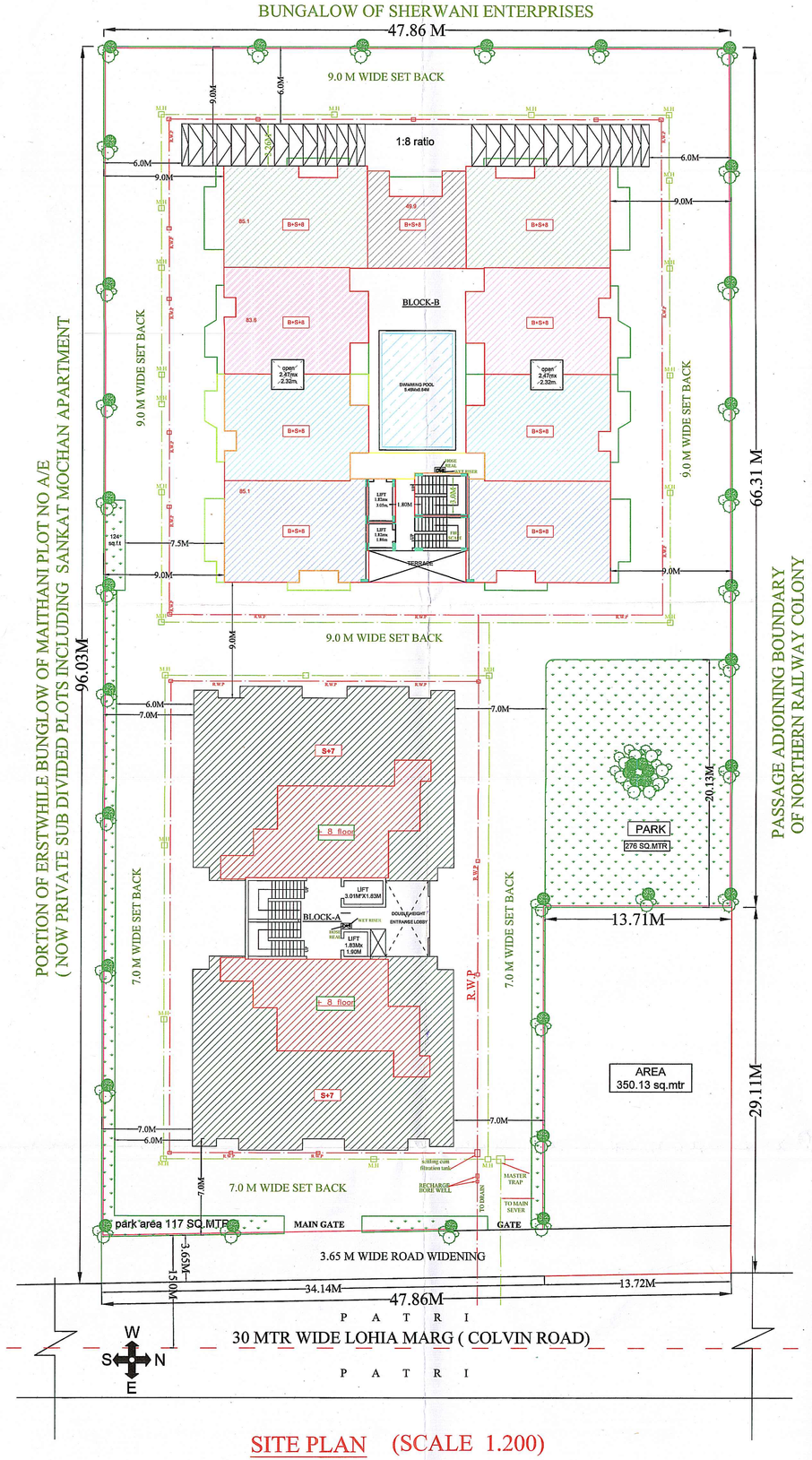
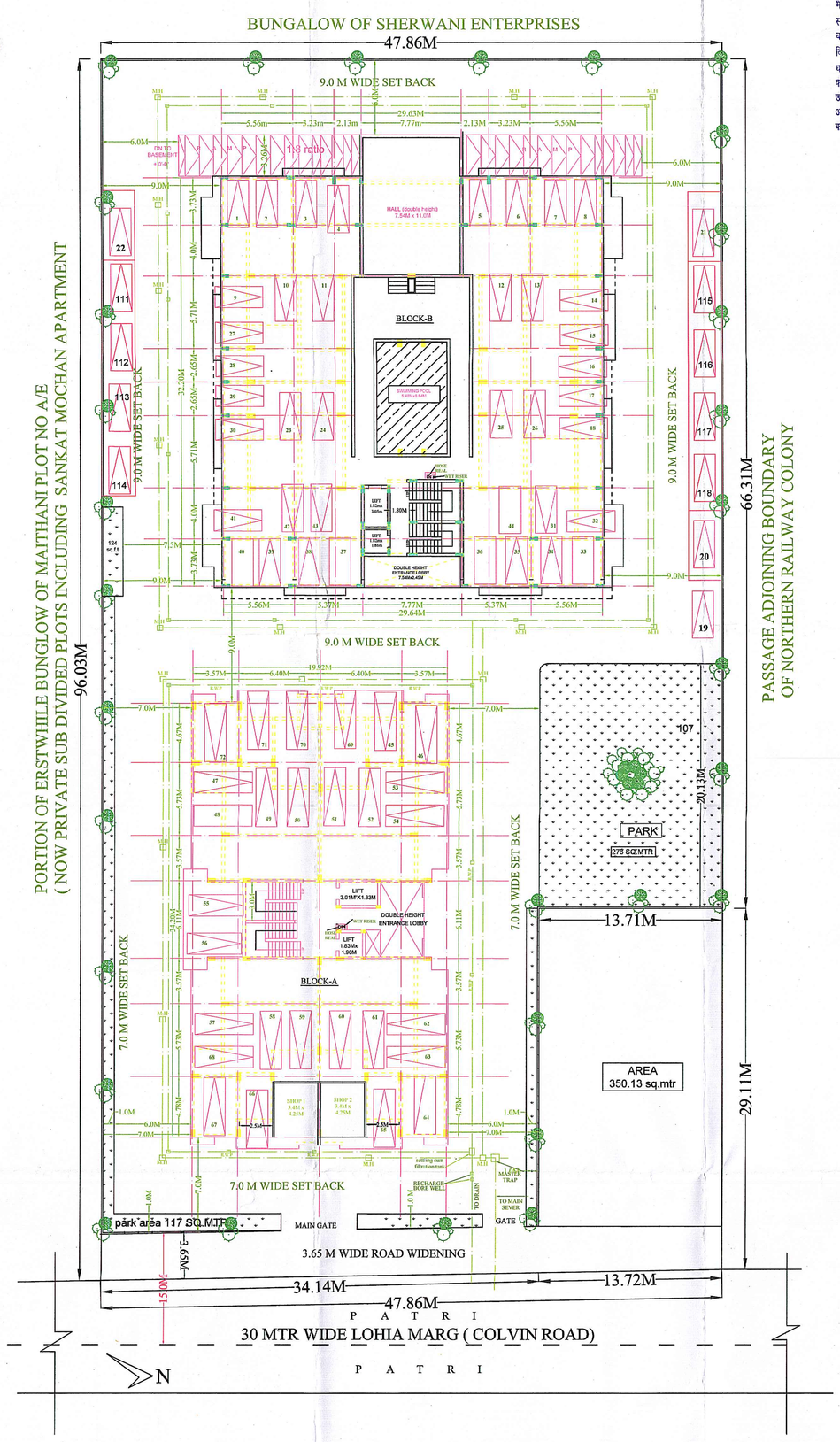
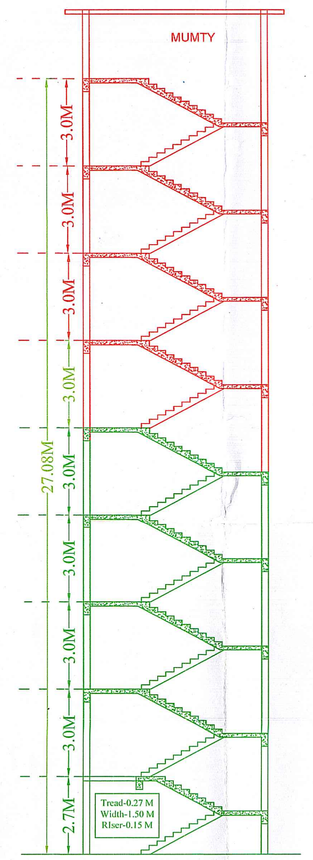


SITE PLAN (SCALE 1.200)

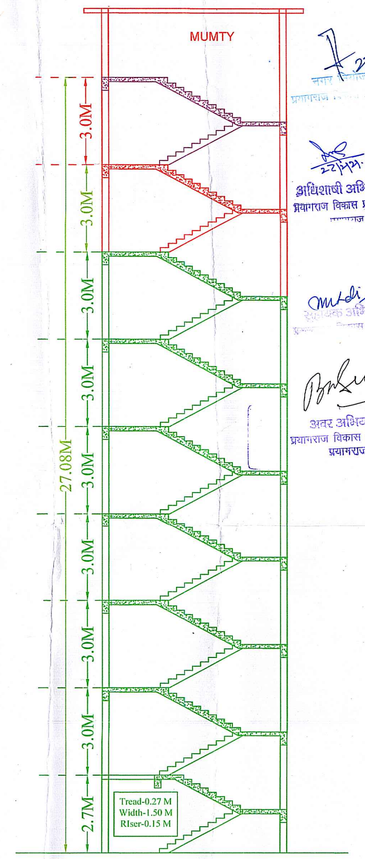


STILT FLOOR PARKING/
LANDSCAPING PLAN

(SCALE 1.200)

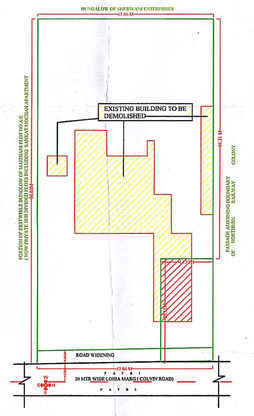


STAIR CASE SECTION
OF BLOCK B



STAIR CASE SECTION
OF BLOCK - A

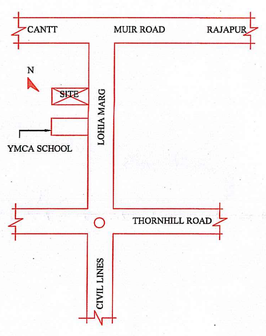
This map is prepared as per bhawan
upvidhi 2016 & master plan 2021 & zonal plan



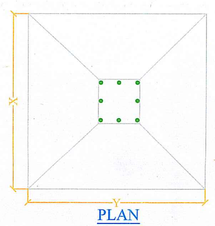
EXISTING BUILDING
TO BE DEMOLISHED

AREA CHART

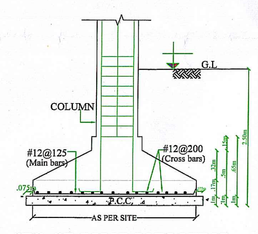
S.N.	REFERENCE		SQ.MT	%
1.	TOTAL PLOT AREA		4580.15	
2.	TOTAL ROAD WIDENING AREA		175.02	
3.	AFTER ROAD WIDENING AREA		4405.13	
4.	AREA LEFT FOR LAND LORD		350.13	
5.	AREA OF PROPOSED GROUP HOUSING		4055.00	
6.	PERMISSIBLE F.A.R @ 1.5 + .75 PURCHASABLE F.AR (2.25)		9123.75	2.25
7.	GROUND COVERAGE			
	a). BLOCK A (508.56 sq.mt)		508.56	
	b). BLOCK B (746.1 sq.mtr)		746.1	
	COVERED AREA ON GROUND FLOOR		1254.66	30.94%
8.	BLOCK "A"			
	a COVERED AREA ON STILT FLOOR (PARKING)		478.56	
	b 2 SHOPS PROVIDE ON STILT FLOOR BLOCK A		30.0	
	c COVERED AREA ON FIRST FLOOR	4 FLATS	508.56	
	d COVERED AREA ON SECOND FLOOR	4 FLATS	508.56	
	e COVERED AREA ON THIRD FLOOR	4 FLATS	508.56	
	f COVERED AREA ON FORTH FLOOR	4 FLATS	508.56	
	g COVERED AREA ON FIFTH FLOOR	4 FLATS	508.56	
	h COVERED AREA ON SIXTH FLOOR	4 FLATS	508.56	
	i COVERED AREA ON SEVENTH FLOOR	2 FLATS	444.36	
	TOTAL COVERED AREA ON ALL FLOOR		3525.72 SQ.M	
9.	BLOCK "B"			
	a COVERED AREA ON BASEMENT FLOOR (PARKING)		1031.72	
	a COVERED AREA ON STILT FLOOR (PARKING)		746.1	
	b COVERED AREA ON FIRST FLOOR	8 FLATS	695.0	
	c COVERED AREA ON SECOND FLOOR	9 FLATS	746.1	
	d COVERED AREA ON THIRD FLOOR	9 FLATS	746.1	
	e COVERED AREA ON FORTH FLOOR	9 FLATS	746.1	
	f COVERED AREA ON FIFTH FLOOR	9 FLATS	746.1	
	g COVERED AREA ON SIXTH FLOOR	9 FLATS	746.1	
	h COVERED AREA ON SEVENTH FLOOR	9 FLATS	746.1	
	i COVERED AREA ON EIGHTH FLOOR	3 FLATS	426.43	
	TOTAL COVERED AREA ON ALL FLOOR		5598.03 SQ.M	
10.	TOTAL NO OF FLATS IN BLOCK A & B		91 FLATS	
11.	TOTAL FLOOR AREA OF BLOCK A & B		9123.75 SQ.M	2.25%
12.	E.W.S & L.I.G @ 10 % (9.1 E.W.S & 9.1 L.I.G) AREA REQUIRED FOR E.W.S & L.I.G 9.1 x 35 sq.m +9.1 x 41 sq.m		691.60 SQ.M	
13.	Available 5% EXTRA AREA AREA (almirah,passage,entrance Lobby,hall)		456.18 SQ.M	
14.	USED AREA OF 5% AREA OF BLOCK A - 195.43 SQ.M + 36.52 SQ.MTR AREA OF BLOCK B - 176.5 SQ.MTR +68.9 SQ.M TOTAL AREA (231.95 SQ.M + 245.4 SQ.M) = 477.35 SQ.MTR.			
15.	EXCESS AREA (477.35 SQ.MTR - 456.18 SQ.MTR)		21.17 SQ.M	
16.	25% EXTRA AREA OF BALCONY BLOCK A BALCONY AREA (315.42 SQ.MTR +100.49 SQ.M) 415.91SQ.M BALCONY @ 25% 103.97 SQ.M BLOCK B BALCONY AREA (176.7 SQ.M + 176.7 SQ.M)= 353.4 SQ.M BALCONY @ 25% 88.35 TOTAL BALCONY AREA (103.97 + 88.35)		192.32 SQ.M	
17.	AVAILABLE AREA OF E.W.S & L.I.G 691.6 SQ.M - 21.17 SQ.M (ACCESS AREA OF 5% EXTRA AREA) - 192.32 SQ.M (25% OF BALCONY AREA)		478.11 sq.m	
18.	EXTRA AREA ALLOCATED TO EIGHTH FLOOR ON BLOCK -B		319.67 sq.mtr	5 flats
19.	TOTAL AREA OF EIGHT FLOOR(BLOCK B) AFTER ADDING EXTRA AREA		746.1 sq.mtr	
20.	ALLOWABLE COVERED AREA ON EIGHTH FLOOR OF BLOCK -A		158.44 sq.m	2 flats
21	AREA CROSS CHECK			
22.	9123.75 sq.mtr (Available area @ of 2.25)+ 456.18 sq.mtr (5% extra addition area + 691.60 sq.mtr (E.W.S & L.I.G AREA) = 10271.53 SQ.M			
23.	NO OF UNIT (BLOCK A & BLOCK B TO F.A.R 2.25)		91FLATS	
24.	NO OF UNIT IN LIEU OF E.W.S & L.I.G		7 FLATS	
25.	TOTAL NO OF FLATS 91 + 7 FLATS = 98 FLATS		98 FLATS	
26.	PARKING ANALYSIS: STATEMENT OF AREA , TYPE & NO. OF FLATS & PARKING REQ.		TOTAL NO. OF PARKING REQUIRED	
	BLOCK - A			
	(3 BHK 123.86 sq.mtr) 4 flats x 6 floors = 24 x 1.25 cars = 30 cars (3 BHK 7 th floor flat - 215.95 sq.mtr) 2 flats x 1 floor = 2 x 1.50 cars = 3.0 cars (2 BHK 8th floor area - 79.32 sq.m) 2 flats x1 floor = 2 x 1 cars = 2.0 cars		35 CARS	
	BLOCK - B			
	a (2 BHK 86.90 sq.mtr) 3 flats x 8 floor =24 x 1 car = 24 cars		24 CARS	
	(2 BHK 86.90 sq.mtr) 1 flats x 7 floor =7 x 1 car = 7 cars		7 CARS	
	(3 BHK 136.76 sq.mtr) 1 flats x 1 foor(Eighth floor) = 1 x 1.25 car = 1.25 cars		1.25 CARS	
	(2 BHK 82.42 sq.mtr) 4 flats x 8 floor =32 x 1 car = 32 cars		32 CARS	
	(1 BHK 49.86 SQ.MTR) 1 FLATS X 6 FLOOR = 6 X 1 TWO WHEELERS = 6 TWO WHEELERS PARKING			
27. c	TOTAL CARS		99.25 CARS	
b	visitor's parking @ 10 % (99.25 / 10 = 9.925)		9.925 CARS	
e	REQUIRED CARS PARKING		109.175	109 CARS
28.	TOTAL NO. OF CARS PROVIDED ON SITE		118 CARS	118 CARS
29.	PARK AREA		405.5	
30.	MUMTY AREA		38.0	
31.	MINIMUM 24 TREE TO BE PLANTED ON SITE.			



KEY PLAN



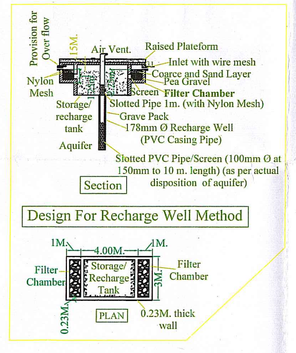
PLAN

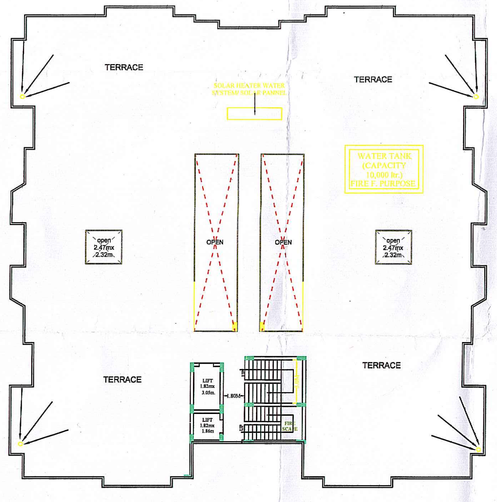


SEC. OF COLUMN FOOTING

DOOR/ WINDOW DETAIL			
S.N.	Name	Width	Height
1.	D1	1.06M	2.5M
2.	D2	1.0M	2.5M
3.	D3	0.9M	2.5M
4.	D4	0.75M	2.1M
5.	W1	1.5M	1.6M
6.	W2	1.0M	1.6M
7.	V	0.6M	1.0M
8.	DW1	2.2M	2.5M
9.	DW2	1.6M	2.5M
10.	DW3	1.3M	2.5M

DOOR-WINDOW
SCHEDULE OF BLOCK-A
AND BLOCK -B





TERRACE FLOOR PLAN ON BLOCK B

(SCALE : 1: 200)

AAKRITI
ARCHITECTS & ENGINEERS
K-1 PRAYAG KUNJ, STRACHEY ROAD
ALLAHABAD PH. 2260373

ARCHITECT'S SIGN

ANIL K. GUPTA
B. Sc., B. ARCH.
ARCHITECT

W
S N
E

SHEET NO.- 3

SCALE = 1:100

OWNER'S SIGN
THROUGH ATTORNEY & AUTHORIZED SIGNATORY
SHRI NISHITH VERMA

PROPOSED " CITIZEN NEOHEIGHTS " GROUP HOUSING ON PART OF NAZUL PLOT NO. A/E/5 NASIBPUR BAKHTIYARA 6B, LOHIA MARG (COLVIN ROAD) ALLAHABAD .

OWNER'S

1. CITIZEN INFRAVENTURES PRIVATE LIMITED
   SAHYOG BHAWAN 1, M.G. MARG IVIL LINES ALLAHABAD.
2. CITIZEN HOUSING AND DEVELOPING CO- OPERATIVE SOCIETY LIMITED.
3. SHRI ANAND SHEKHAR GIRI AND OTHER'S
   THROUGH REGISTERED BUILDERS AGREEMENT