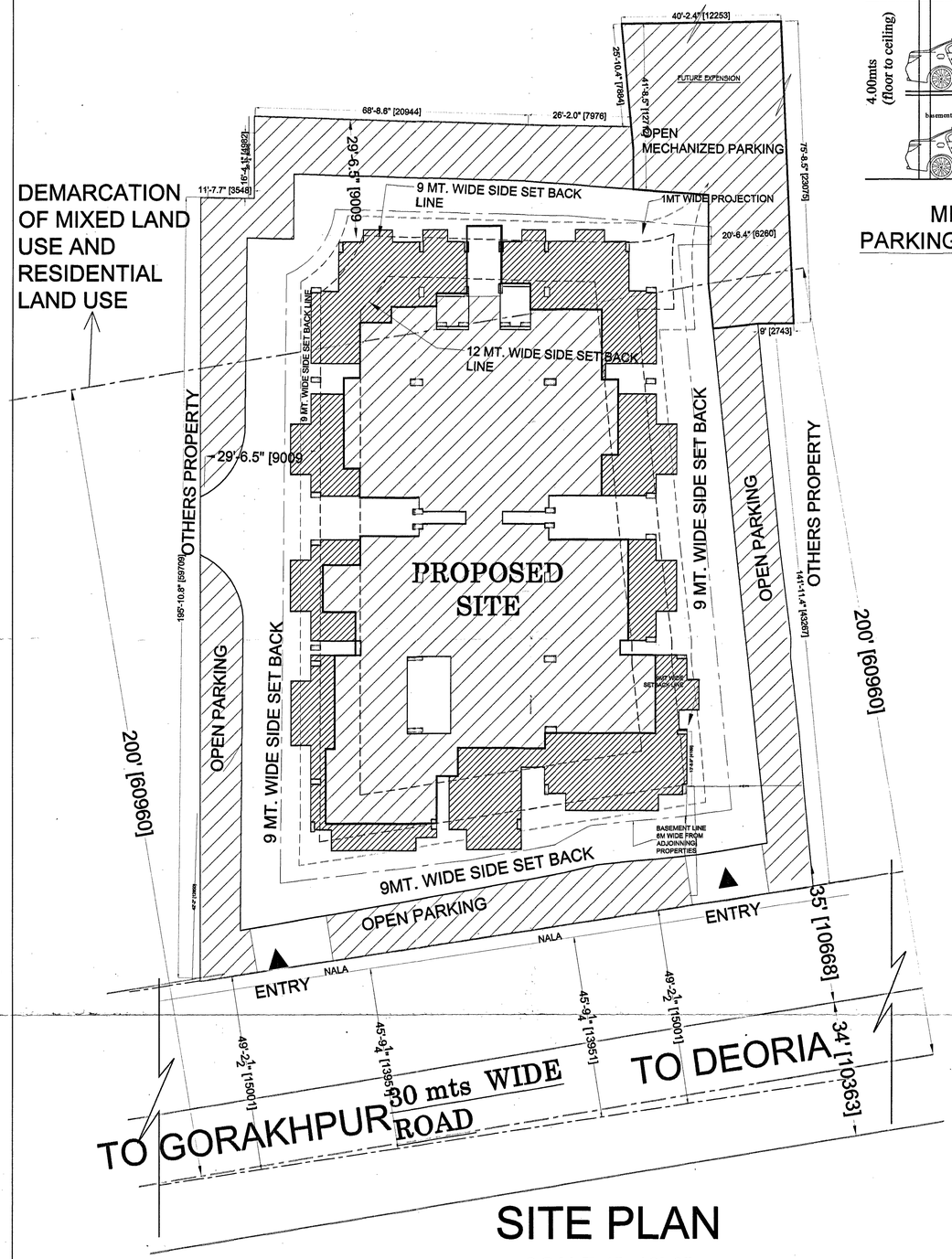
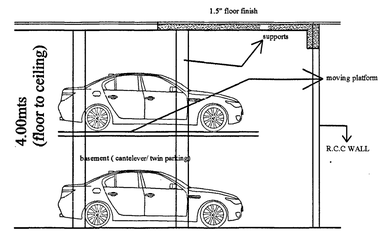
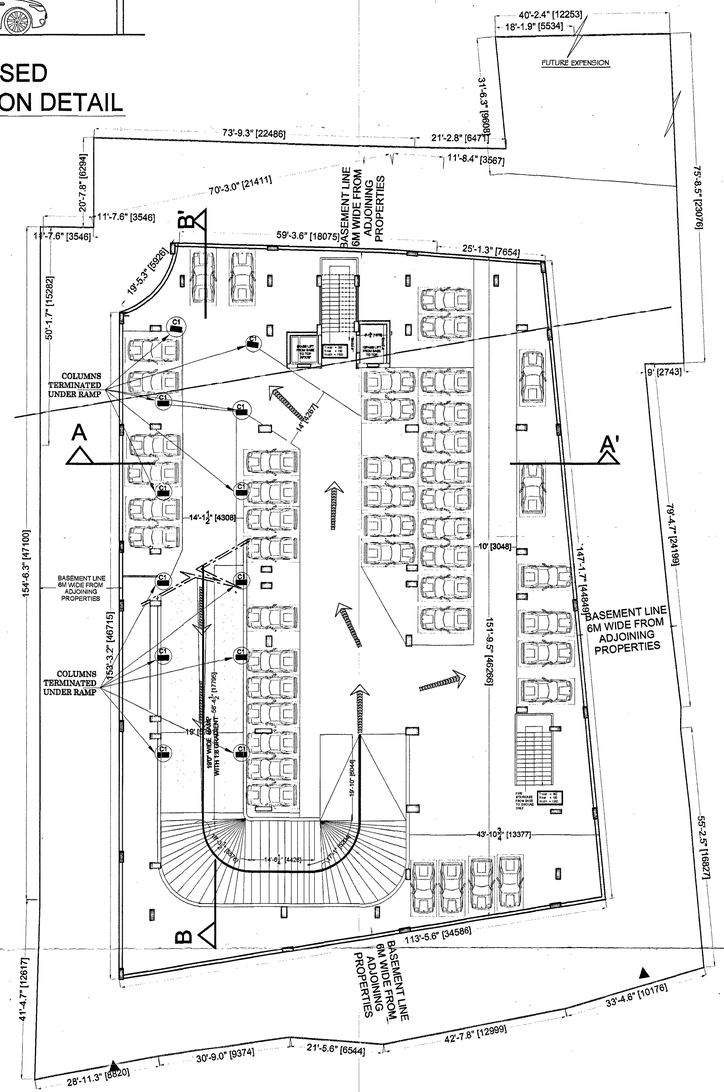


SITE PLAN

SCALE 1"=16'-0"



MECHANISED PARKING SECTION DETAIL



BASEMENT-1(MECHANISED CAR PARKING)

SCALE 1"=16'-0"

APPROVAL OF G.D.A.:

WITH BASIC FAR + PURCHASABLE FAR + COMPOUNDABLE

PROJECT TITLE:

PROPOSED RESIDENTIAL APARTMENT AND COMMERCIAL AT MOHADDIPUR GORAKHPUR

BANKE BIHARI DEVELOPERS PVT LTD

ARAZI NUMBER- 372/1,372/2,373/1,374/2, 375/1,375/2,375/3,

DIRECTOR/OWNER -

AREA STATEMENT

AREA DETAIL		SQ.FT.	SQ.MT.
TOTAL PLOT AREA		32212.96	2993.77
PERMISSIBLE G.R. COVERAGE FROM NET USABLE AREA (A)	40%	12885.18	1197.50

PER. FAR = 2.5(basic) + 1.25 (purchasable)= 3.75

or = 80532.40(basic) + 40266.20 (purchasable)

=120798.60sq.ft. or 11226.63 sq.mt.

MAIN BLOCK

FLOOR NAME	SQ.FT	SQ.MTS
BASEMENT - 1 (PARKING) (FREE FROM FAR)	16498.84	1533.34
BASEMENT-2 (COMMERCIAL) + BASEMENT-2 (SERVICES+STORAGE) +	2842.06	264.13
	8651.04	804.00
BASEMENT-2 (PARKING) (MECHANIZED+NON MECHANIZED)	5005.65 (3644.89 + 1360.76 mech.park + normal park)	385.21 (338.74 + 126.48 mech.park + normal park)
G.F. (COMMERCIAL)	10940.67 (10499.25 + 441.42 (COMP))	1016.79 (975.76 + 41.03 (COMP))
G.F. (LIBRARY+CLUB/MODDY)	1549.84 (1516.84 + 32.80 (COMP))	144.07 (140.97 + 3.04 (COMP))
F.F. (COMMERCIAL)	10940.67 (10499.25 + 441.42 (COMP))	1016.79 (975.76 + 41.03 (COMP))
F.F. (HALL)	2007.61 (1974.81 + 32.80 (COMP))	186.58 (183.53 + 3.05 (COMP))
SECOND FLOOR AREA (RES.)	10887.89 (10843.00 + 44.89 (COMP))	1011.88 (1007.71 + 4.17 (COMP))
THIRD FLOOR AREA (RES.)	10887.89 (10843.00 + 44.89 (COMP))	1011.88 (1007.71 + 4.17 (COMP))
FOURTH FLOOR AREA (RES.)	10887.89 (10843.00 + 44.89 (COMP))	1011.88 (1007.71 + 4.17 (COMP))
FIFTH FLOOR AREA (RES.)	10887.89 (10843.00 + 44.89 (COMP))	1011.88 (1007.71 + 4.17 (COMP))
6 TH FLOOR AREA (RES.)	10887.89 (10843.00 + 44.89 (COMP))	1011.88 (1007.71 + 4.17 (COMP))
7 TH FLOOR AREA (RES.)	10887.89 (10843.00 + 44.89 (COMP))	1011.88 (1007.71 + 4.17 (COMP))
8 TH FLOOR AREA (RES.)	10887.89 (10843.00 + 44.89 (COMP))	1011.88 (1007.71 + 4.17 (COMP))
9 TH FLOOR AREA (RES.)	6937.23 (5759.40 + 1177.83 (COMP))	644.72 (535.26 + 108.46 (COMP))
10 TH FLOOR AREA (RES.)	6937.23 (5759.40 + 1177.83 (COMP))	644.72 (535.26 + 108.46 (COMP))
11 TH FLOOR AREA (RES.)	6937.23 (5759.40 + 1177.83 (COMP))	644.72 (535.26 + 108.46 (COMP))
AREA FOR2 LIFTS+ 15TAIRS	287.14	26.68
TOTAL AREA IN RESIDENTIAL	96670.96 + 3913.32 (COMP) = 100584.28	8984.28 + 363.69 (COMP) = 9347.97
TOTAL AREA IN COMMERCIAL	23840.56 + 882.84 (COMP) = 24723.40	2215.86 + 82.05 (COMP) = 2297.71
TOTAL AREA IN FAR (FAR+ BUSINESS + MUMTY)	120798.60 + 4796.16 (COMP) = 125594.82	11226.6 + 414.04 (COMP) = 11672.38
TOTAL FAR ACHIEVED	3.7499 + 0.149 (COMP) = 3.898	
TOTAL GR COV ACHIEVED	SANCTIONED = 38.72%(12474.06 sq ft of first floor) WITHIN COMPOUNDING = 40.19%(12948.28 sq ft of 1st floor)	

PARKING REQUIRED

TOTAL E.C.S COMMERCIAL = 2297.71SQ. MTS or say 34.46 ecs or say 35
@ 1.5 per 100 sq. mts
TOTAL E.C.S RESIDENTIAL = 9347.97 SQ. MTS or say 116.84 E.C.S or say 117
@ 1.25 per 100 sq. mts
TOTAL E.C.S IN PROJECT =35 + 117= 152 E.C.S

provided parking
In basement-1 : 1533.34 SQ. MTS
FOR MECHANIZED PARKING E.C.S = 16SQ. MTS / car park
OR 1533.34 /16 =95.83 e.c.s or 95 ecs

In (BASEMENT-2) mechanized parking for 338.74 sq.mt @16sq.mt/car
or 338.74 /16 =21.17 or 21 ecs
In (BASEMENT-2) for 126.48 sq.mt @32sq.mt/car or 126.48/32 =3.9ecs
or 3ecs
In open parking 490.08 @ 23sq.mts/car or 490.08/23 = 21.30 or 21 ecs
In open mechanized 218.61 sq.mt @16 sq.mt/car or
218.61/16 =13.66 e.c.s or 13 ecs
GRAND TOTAL PROVIDED PARKING = 95+21+3+21+13 = 153 ecs

Density
PERMISSIBLE 350 unit per hectare or in 2993.77 sqmt 96.79units
PROVIDED- 81 nos.

sheet number 01

DWN BY: CKD BY:

OWNER SIGN.

ACORE ARCHITECTURAL SERVICES PVT. LTD.
ARCHITECT:ASHISH SRIVASTAVA (B. ARCH)
BRANCH OFFICE : 935/D MATRI ANCHAL NEAR GORAKHNATH RAILWAY CROSSING GORAKHPUR
ASHISH SRIVASTAVA ARCHITECT M.A.R.A. Reg. No. CA/07/21613
TEL: OFF:3294813,RESI:2255290, MOBILE:9415321836.

गोरखपुर विकास प्राधिकरण, गोरखपुर
मानचित्र सं0 ...../2017
दिनांक 31/01/17 ... 30/01/2022
1- मानचित्र इस बात के साथ स्वीकृत किया जाता है कि प्रारंभ किया कार्य अपने आवास के ओनी या आवासीय परिसर में 2 वृक्ष का आरोपण अवश्य करेगा
2- मानचित्र की स्वीकृति से प्रस्तुत के स्वामित्व का कोई अधिकार प्रदान नहीं करेगा
सहायक अभियन्ता अधिशासी अभियन्ता नगर अभियन्ता
31/01/17

प्रस्तुत मानचित्र शासनादेश संख्या–129 (1)/8–3–14–221 विविध/13 टी0सी0 दिनांक 22 अप्रैल, 2014 शहरी आवास नियोजन अनुभाग–3 द्वारा दिये गये निर्देश के क्रम में मा0 उच्चतम न्यायालय में योजित विशेष अनुमति याचिका संख्या–7065/2014 में पारित होने वाले आदेश के अधीन स्वीकृत/निर्गत किया जा रहा है।