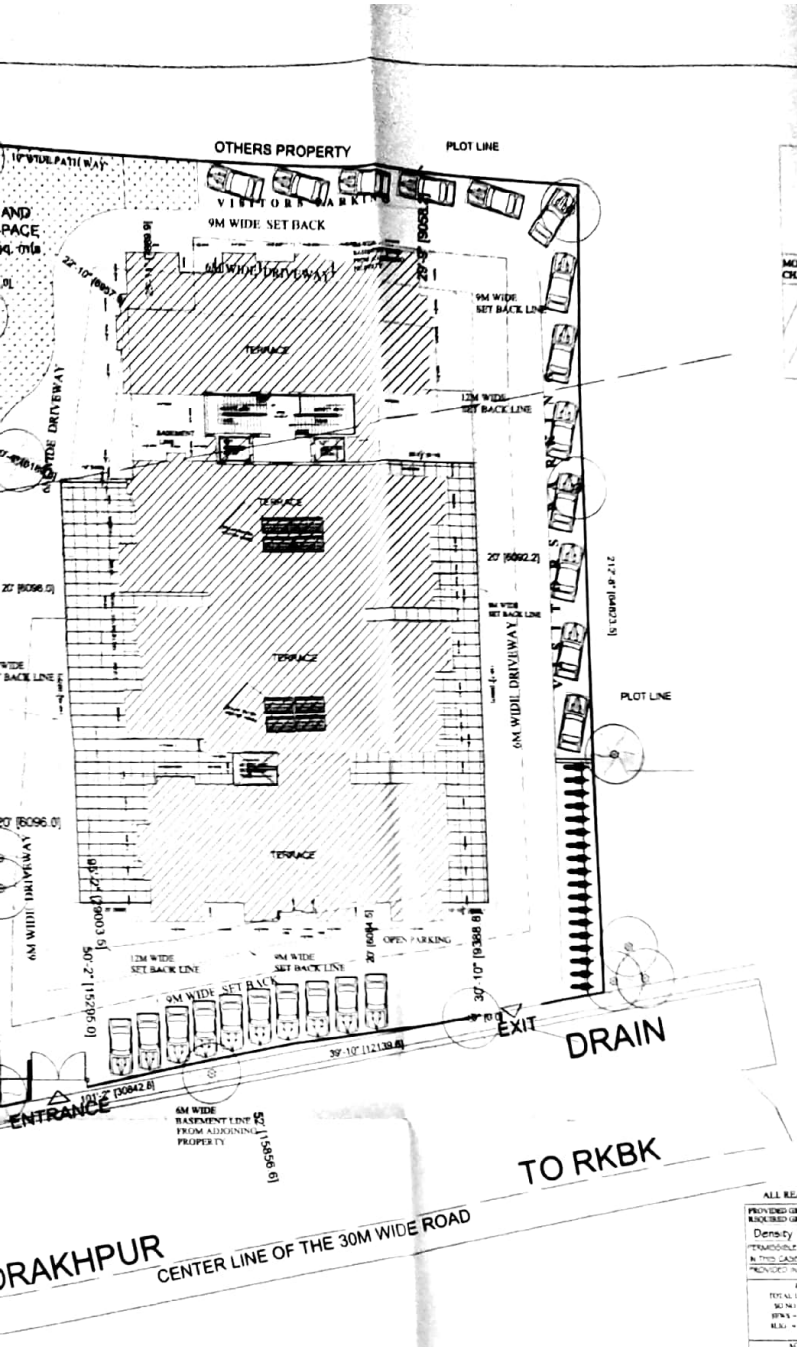
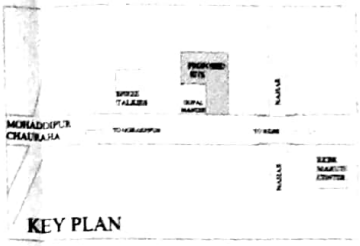


SITE PLAN



KEY PLAN

ALL READY SANCTIONED AREA

AREA STATEMENT AFTER FAR PURCHASE	
AREA DETAIL	SQ.MT
PLOT AREA	4615.17
NET PLOT AREA	3615.17 SQ. MTS
GROUND COVERAGE 40% OF NET PLOT	1446.06 SQ. MTS
BASIC PERMISSIBLE F.A.R.	10845.10
PURCHASABLE FAR	4523.38
BASIC - PURCHASABLE = 2.5+1.25 = 3.75 OR 15556.88 sq.mt	
BUILDING BLOCK	SQ.MT
BASEMENT - PARKING	2205.43
BASEMENT -	794.26
GROUND FLOOR COMMERCIAL HERITAGE & STORAGE	
GROUND FLOOR COMMERCIAL - ROOM	1036.00
FIRST FLOOR AREA COMMERCIAL - ROOM	1036.00
SECOND FLOOR AREA RESIDENTIAL	977.07
THIRD FLOOR AREA	977.07
FOURTH FLOOR AREA	977.07
FIFTH FLOOR AREA	977.07
SIXTH FLOOR AREA	977.07
SEVENTH FLOOR AREA	977.07
SLOPE - STAIR CASE	28.81
EIGHT FLOOR AREA	977.07
NINTH FLOOR AREA	977.07
TENTH FLOOR AREA	977.07
ELEVENTH FLOOR AREA	977.07
AREA IN COMMERCIAL	3054.20
AREA IN RESIDENTIAL (BASIC FAR)	6252.34
AREA IN RESIDENTIAL (PURCHASABLE FAR)	10160.73
AREA IN MIXED COMMERCIAL (DIRECTLY FOR PURCHASE)	9335.35
AREA IN MIXED COMMERCIAL (PURCHASABLE FAR)	13243.63
PERMISSIBLE FAR	3.5 / 1.25 = 5.00 / 1.25 = 6.25 sq.mt
TOTAL AREA UNDER BASIC FAR + PURCHASABLE FAR + PERMISSIBLE FAR	10160.73 + 13243.63 = 23404.36 sq.mt / 3615.17 = 6.47 sq.mt
TOTAL GROUND COV. ACHIEVED = 39.54% (1430.89 sq.mt of basement 2)	

PARKING REQUIRED
IN RESIDENTIAL
FOR 10160.73 sq.mt @1.25 ECS/100 sq.mt = 127.001 ECS OR 127
IN COMMERCIAL
FOR 3054.20 sq.mt @1.5 ECS/100 sq.mt = 45.18 ECS OR 46
TOTAL REQUIRED PARKING = 127 + 46= 173

PROVIDED PARKING
in basement 2205.43 SQ. MTS
FOR MECHANISED PARKING E.C.S = 165SQ. MTS / car park
provided parking in basement 2205.43 /16 =137.83 e.c.s
in open 1036.00 SQ. MTS
FOR OPEN PARKING E.C.S = 23 SQ. MTS / car park
provided parking in open 1036/23 =45.04 e.c.s
GRAND TOTAL PROVIDED PARKING =137+45 =182

SHEET NO-01

ALL READY SANCTIONED AREA

PROVIDED GREEN = 200 SQ.MT. / 200 sq.mts
REQUIRED GREEN = 400.00 SQ.MT

Density
PERMISSIBLE 330 UNIT PER HECTARE
IN THIS CASE IN 3615.17 SQ.MT. / 0.3615 HECTARE
PROVIDED IN TOTAL 50 UNITS

REQUIRED LIG AND EWS
TOTAL UNITS =400.00 X 0.3 = 120 (PURCHASABLE)
50 NO OF EWS & LIG = 15 EWS & 35 LIG
EWS = 300SQMT@27 SQMT PER UNIT)
ELIG = 700 SQMT@37 SQMT PER UNIT)
TOTAL = 2500 SQ.MT

ACHIEVED LIG AND EWS UNITS
TOTAL UNITS =50 (EWS + PURCHASABLE)
50 NO OF EWS & LIG = 15 EWS & 35 LIG
EWS = 1750SQMT@27 SQMT PER UNIT)
ELIG = 3450 SQMT@37 SQMT PER UNIT)
TOTAL = 5200 SQ.MT
FOR 15 UNITS 1 EWS AND 1 LIG ACHIEVED THROUGH BRIDGE FLOOR

SEAL OF G.D.A.

PROJECT TITLE
EXISTING COMMERCIAL AND GROUP HOUSING 'ORCHID GREEN' AT HOUSE NO-562,561A,561B,561C,561D&561E ARAZI NO-397, 398,399/ME.E.&396/3 MAUJA MOHADDIPUR, TAPPA & PARGNA HAWELI TAHSIL-SADAR, DISTRICT- GORAKHPUR

CLINT NAME
ORCHID GREEN INFRACITY PRIVATE LIMITED
GOEL HATA DHARMASHALA BAZAR, GORAKHPUR
DIRECTOR
Mr SANJAY MANI TRIPATHI S/O LATE B.N.M. TRIPATHI

AREA STATEMENT AFTER FAR PURCHASE

AREA DETAIL	SQ.MT
PLOT AREA	4615.17
GROUND COVERAGE 40% OF NET PLOT	1606.06 SQ. MTS
GREEN AREA 15%	562.27 SQ. MTS
BASIC PERMISSIBLE F.A.R.(3)	4615.17 x 2.5 = 11537.92 SQ.MTS
PURCHASABLE FAR = 15% of basic FAR	4615.17 x 1.25 = 5769.96 SQ. MTS
TOTAL FAR FOR FAR	
BASIC - PURCHASABLE = 2.5+1.25 = 3.75 OR 15556.88 sq.mt	
BUILDING BLOCK	SQ.MT
BASEMENT - PARKING	2205.43
BASEMENT -	1562.74+552.48
COMMERCIAL HERITAGE & STORAGE	
GROUND FLOOR COMMERCIAL - ROOM	1036.00+128.81
FIRST FLOOR AREA COMMERCIAL - ROOM (Basic)	1036.00+128.81
SECOND FLOOR AREA RESIDENTIAL	1014.19
THIRD FLOOR AREA	1014.19
FOURTH FLOOR AREA	1014.19
FIFTH FLOOR AREA	1014.19
SIXTH FLOOR AREA	1014.19
SEVENTH FLOOR AREA	1014.19
SLOPE - STAIR CASE	28.81
EIGHT FLOOR AREA	1014.19
NINTH FLOOR AREA	1014.19
TENTH FLOOR AREA	1014.19
ELEVENTH FLOOR AREA	1014.19
AREA IN COMMERCIAL	3306.81
AREA IN RESIDENTIAL	10545.10
BASIC FAR + PURCHASABLE FAR	
AREA IN MIXED COMMERCIAL (DIRECTLY FOR PURCHASE)	1890.72
AREA IN MIXED COMMERCIAL (PURCHASABLE FAR) (PURCHASE)	1890.72
PERMISSIBLE FAR	Basic + Purchasable = 2.5+1.25 = 3.75 / 3.5 = 1.07 sq.mt
TOTAL AREA UNDER BASIC FAR + PURCHASABLE FAR + PERMISSIBLE FAR	Basic FAR = 10545.10 sq.mt + Purchasable FAR = 1890.72 sq.mt = 12435.82 / 4615.17 = 2.69 sq.mt

TOTAL GROUND COV. ACHIEVED = 30.44% (1242.67 sq.mt of ground floor)

PARKING REQUIRED
IN RESIDENTIAL
FOR 10545.10 sq.mt @1.25 ECS/100 sq.mt = 131.81 ECS OR 132
IN COMMERCIAL
FOR 3306.81 sq.mt @1.0 ECS/100 sq.mt = 33.06 ECS OR 34
TOTAL REQUIRED PARKING = 132 + 34= 166

PROVIDED PARKING
in basement 2205.43 SQ. MTS
FOR MECHANISED PARKING E.C.S = 165SQ. MTS / car park
provided parking in basement 2205.43 /16 =137.83 e.c.s
in open 1036.00 SQ. MTS
FOR OPEN PARKING E.C.S = 23 SQ. MTS / car park
provided parking in open 1036/23 =45.04 e.c.s
GRAND TOTAL PROVIDED PARKING =137+45 =182

SHEET NO-01

ACORE ARCHITECTURAL SERVICES PVT. LTD
ARCHITECT ASHISH SRIVASTAVA
(B. ARCH)
BRANCH OFFICE: 93/93 MATHURA NAGAR, NEAR GORAKHNATH RAILWAY CROSSING GORAKHPUR
TEL. OFF 3294813,RES12255290, MOBILE 9415321836

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