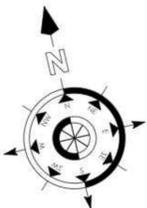


PROPOSED BUILDING
(L.B + U.B + G + 19)
HT. = 64.90 M.

OTHER'S PLOT
ROAD WIDENING
LEFT SIDE
= 165.84 SQM.



AREA STATEMENT

SNO.	PARTICULARS	AREA (IN SQM.)
1	AREA AS / KHATAUNI	8220.00
2	TOTAL PLOT AREA (AS PER SITE)	8118.11
3	LEFT FOR ROAD WIDENING = (133.47 + 165.84)	299.31
4	NET PLOT AREA = (8118.11 - 299.31)	7818.80
5	AREA FOR GREEN BELT	466.59
6	NET BALANCE PLOT AREA = 7818.80 - 466.59	7352.21
7	GREEN AREA REQUIRED 15% OF PLOT	1102.83
8	PERMISSIBLE F.A.R	18380.53
9	PERMISSIBLE PURCHASABLE F.A.R	9190.26
10	TOTA F.A.R	27570.79
EXTRA F.A.R FOR :		
11	GREEN BELT = (466.59 / 2) = 233.30	COMPENSATORY F.A.R. 233.30
12	ROAD WIDENING (299.31 / 2) = 149.65	F.A.R. 149.65
13	TOTAL	27953.74
TOTAL NO. OF FLATS ALL FLOORS		
EWS = 25.1 X 35 = 878.5 SQM.		
LIG = 25.1 X 41 = 1029.1 SQM.		
TOTAL = 1907.6 SQM.		
COMPENSATORY = 1907.6 / 100 = 19.07 SAY 19 UNIT		
EXTRA AREA FOR EWS / LIG = 251 - 19 = 232		
= 232 / 10 X 85 = 1972.0 SQM.		
14	EXTRA F.A.R FOR LIG & EWS	1972.00
15	TOTAL PERMISSIBLE F.A.R (2.5 + 1.25 + COMPENSATORY F.A.R.)	29925.74
16	PERMISSIBLE GROUND COVERAGE	40%
17	F.A.R. AREA COMMERCIAL	1797.16
18	F.A.R. AREA HOUSING	27605.11
19	PROPOSED F.A.R (2.5 + 1.25 + COMPENSATORY F.A.R.)	29402.27
20	PROPOSED NO. OF UNIT	251
21	PROPOSED GREEN AREA	17.94%
22	PROPOSED 5% SERVICES NON F.A.R. AREA	2430.41
23	PROPOSED GROUND COVERAGE	35%

UNIT AREA STATEMENT

S.NO.	1ST FLOOR	CARPET AREA	COVERED AREA
1	FLAT NO 01	67.63	74.57
2	FLAT NO 02	82.01	90.69
3	FLAT NO 03	82.81	91.21
4	FLAT NO 04	82.01	90.69
5	FLAT NO 05	82.81	91.21
6	FLAT NO 06	82.01	90.69
7	FLAT NO 07	82.81	91.21
8	FLAT NO 08	82.01	90.69
9	FLAT NO 09	82.81	91.21
10	FLAT NO 10	82.01	90.69

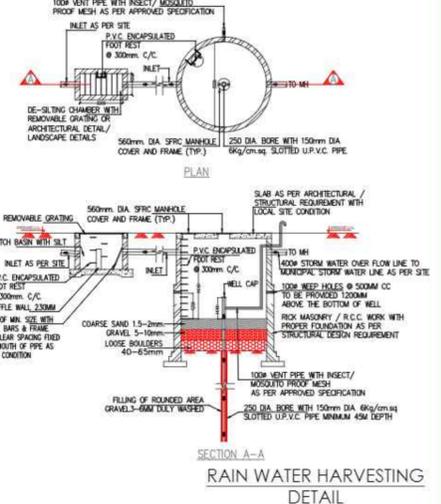
S.NO.	TYPICAL (2ND - 17TH) FLOOR	CARPET AREA (IN SQM.)	COVERED AREA (IN SQM.)
1	FLAT NO 01	67.63	74.57
2	FLAT NO 02	82.01	90.69
3	FLAT NO 03	82.81	91.21
4	FLAT NO 04	82.01	90.69
5	FLAT NO 05	82.81	91.21
6	FLAT NO 06	82.01	90.69
7	FLAT NO 07	82.81	91.41
8	FLAT NO 08	64.09	71.70
9	FLAT NO 09	64.09	71.70
10	FLAT NO 10	82.81	91.41
11	FLAT NO 11	82.81	91.21
12	FLAT NO 12	82.01	90.69
13	FLAT NO 13	82.81	91.21
14	FLAT NO 14	82.01	90.69

S.NO.	18TH & 19TH FLOOR	CARPET AREA (IN SQM.)	COVERED AREA (IN SQM.)
1	FLAT NO 01	67.63	74.57
2	FLAT NO 08	64.09	71.70
3	FLAT NO 09	64.09	71.70

S.NO.	18TH & 19TH DUPLEX FLOOR	CARPET AREA (IN SQM.)	COVERED AREA (IN SQM.)
1	FLAT NO 02	146.32	181.38
2	FLAT NO 03	145.75	182.58
3	FLAT NO 04	146.32	181.38
4	FLAT NO 05	145.75	182.58
5	FLAT NO 06	146.32	181.38
6	FLAT NO 07	146.20	182.22
7	FLAT NO 10	146.20	182.22
8	FLAT NO 11	145.75	182.58
9	FLAT NO 12	146.32	181.38
10	FLAT NO 13	145.75	182.58
11	FLAT NO 14	146.32	181.38

5% SERVICE & BALCONY AREA DETAIL

S.NO.	FLOORS	5% SERVICES AREA	BALCONY AREA
1	BASEMENT FLOOR (S.T.P. & U.W. TANK + PUMP RM)	394.7	-
2	GROUND FLOOR	135.22	-
3	1st FLOOR	533.23	171.8
4	2nd FLOOR	66.56	241.87
5	3rd FLOOR	66.56	241.87
6	4th FLOOR	66.56	241.87
7	5th FLOOR	66.56	241.87
8	6th FLOOR	66.56	241.87
9	7th FLOOR	66.56	241.87
10	8th FLOOR	66.56	241.87
11	9th FLOOR	66.56	241.87
12	10th FLOOR	66.56	241.87
13	11th FLOOR	66.56	241.87
14	12th FLOOR	66.56	241.87
15	13th FLOOR	66.56	241.87
16	14th FLOOR	66.56	241.87
17	15th FLOOR	66.56	241.87
18	16th FLOOR	66.56	241.87
19	17th FLOOR	66.56	241.87
20	18th FLOOR	66.56	241.87
21	19th FLOOR	66.56	212.87
22	TERRACE FL. (MUMTY , MACHINE RM. & O.H.W. TANK)	169.18	-
TOTAL		2430.41	4496.46
TOTAL BUILT-UP AREA		SQ.M.	
A	TOTAL F.A.R. AREA	29402.27	
B	BASEMENT AREA	10370.92	
C	5% SERVICES AREA	2430.41	
D	BALCONY AREA	4496.46	
TOTAL		46700.06	



PARKING REQUIREMENT

S.NO.	REQUIREMENT	NO. OF CAR PARKING / ECS
1	REQUIRED CAR PARKING FOR COMMERCIAL 100 SQM / 1.25 CAR PARKING	23
2	REQUIRED CAR PARKING FOR HOUSING	
(i)	50 SQM TO 100 SQM PER FLAT 1 ECS (FLATS 240 X 1) = 240 ECS	240
(ii)	150 SQM ABOVE TO PER FLAT 1.50 ECS (FLATS 11 X 1.50) = 16.50 ECS SAY 17 ECS	17
3	REQUIRED 10% VISITOR PARKING	26
TOTAL		306
4	TOTAL NO. OF REQUIRED CAR PARKING = 306 ECS	
PROPOSED PARKING		
5	OPEN CAR PARKING	85
6	GROUND	6
7	BASEMENT	
LOWER BASEMENT		114
UPPER BASEMENT		106
TOTAL		311
8	TOTAL PROPOSED CAR PARKING = 311 CARS	

DESARC
ARCHITECTS, INTERIORS, PLANNING
UG SR 1A, ANSAL PLAZA, SEC - 1, VAISHALI, GZB
PH: 0120 - 4140410 M : 0-9818711273
EMAIL - desarc14@gmail.com

PROJECT :
PROPOSED COMMERCIAL CUM GROUP HOUSING AT
PLOT NO. 169, 170, 174
VILLAGE : VISOKHAR, PARGANA - DEHAT AMANAT,
TEHSIL & DISTRICT - VARANASI

DRAWING TITLE
SITE PLAN
SEWERAGE LAYOUT

DRAWING TYPE
SITE PLAN
DRG. NO.
PL/02