Area Schedule for Proposed Group Housing Scheme

S. No	Item Description	Area	
	Total Site Area Under Group Housing Scheme	28592.35	sq.m.
i.	Plot 1 Inawati Part of Arazi no. 52 (Constructed to be comounded)	114.79	sq.m.
ii.	Plot 2 Sushma Gupta Part of Arazi 52 (Open land)	88.02	sq.m.
iii.	Plot no. 3 Gayatri Singh Arazi 53 Mundera	173.33	sq.m.
	Plot no. 3 Gayatri Singh Arazi 53 Mundera		
	Total Site Area	28968.49	sq.m.
	Total Area Under Road Widening(12.5403.0)	37.62	sq.m.
	Net Site Area ("1'-'2")	28930.87	sq.m.
	Total Green @15% of ("3") Plot Area	4339.63	sq.m.
	Net Permissible FAR@2.5 (of"3")	72327.18	sq.m.
	Perm. Ground Cov. @35% of Site Area	10125.80	sq.m.
	Total FAR achieved	69937.02	
	or	2.42	
	Net Ground coverage achieved	8749.28	sq.m.
	or	30.24%	

8a Details of Land Area for Mortgage

Area of pocket A	- 1555.00 sq.m.
Area of Pocket B	- 1340.00 sq.m.
Total	- 2895.00 sq.m.

Calculation of Ground Coverage

1	Coverage Under Residential and Circulation	6994.05
	Fire Escape	128.87
2	Ground Coverage-Plots	
a	Plot 1 Inawati Part of Arazi no. 52	97.59
b	Plot 2 Sushma Gupta Part of Arazi no. 52	64.86
c	Plot No 3 Arazi 53, Mundera (Gayatri Singh)	139.57
4	Meditation Centre Coverage	38.88
5	Convenient Shopping Centre	230.61
6	Coverage Under School	157.12
7	Coverage Under Community Centre	141.42
8	Coverage Under LIG & EWS	756.32
	Total Ground Coverage achieved	8749.28 sq.m.

9 Floor Wise Area Calculations

	Floor Name	FAR: Flat/ Residential Area(Sq.M.)	Circulation (Sq.M.)	Total (FAR)-sq.m.	School (sq.m.)	Community Centre (sq.m.)	Conv. Shopping (sq.m.)	Meditation Centre (sq.m.)	Inawati Plot (sq.m.)	Sushma Plot(sq.m.)	Gayatri Plot (sq.m.)	Total (sq.m.)	Non-FAR: Fire Escape Staircase (sq.m.)	Staircase Mumty & Machine Room (sq.m.)	Total Built Up Area (sq.m.)	Total Flats
a	Basement Floor	8626.00													8626.00	
b	Stilt/Ground Floor Plan	6994.04			157.12	141.42	230.61	38.88	97.59	64.86	139.57	870.05	128.87		7992.96	
c	First Floor	5937.13	1056.92	6994.05	157.12	132.87			100.07	64.86	139.57	7588.54	128.87		7717.41	72
d	Second Floor	5937.13	995.70	6932.83	157.12	132.87					72.87	7295.69	128.87		7424.56	72
e	Third Floor	5937.13	995.70	6932.83								6932.83	128.87		7061.70	72
f	Fourth Floor	5937.13	995.70	6932.83								6932.83	128.87		7061.70	72
g	Fifth Floor	5937.13	995.70	6932.83								6932.83	128.87		7061.70	72
h	Sixth Floor	5937.13	995.70	6932.83								6932.83	128.87		7061.70	72
i	Seventh Floor	5937.13	995.70	6932.83								6932.83	128.87		7061.70	72
j	Eighth Floor	5937.13	995.70	6932.83								6932.83	128.87		7061.70	72
k	Ninth Floor	5937.13	995.70	6932.83								6932.83	128.87		7061.70	72
l	Tenth Floor	4744.92	908.05	5652.97								5652.97	104.81		5757.78	58
j	Eleventh Floor(Non FAR-Compensatory)	4744.92	908.05										104.81		5757.78	58
j	Terrace Floor (Mumty)													507.48	507.48	
	Machine Room															
10	Total	58179.07	9930.6	68109.62	471.36	407.16	230.61	38.88	197.66	129.72	352.01	69937.02	1498.32	507.48	93215.83	764

11	Total Flats Permissible@330 per hectare	854.71	nos
12	Total number of flats proposed	764.00	nos
13	Area Statement of Compensatory FAR		
a	Total No. of Dus i.e. 10% of 764	70.6	nos
b			
b	Permissible Compensatory FAR of rate 2sq.m.	1829.20	sq.m.
14	Total Proposed Compensatory FAR	5802.97	sq.m.
15	Total number of flats under compensatory	58	

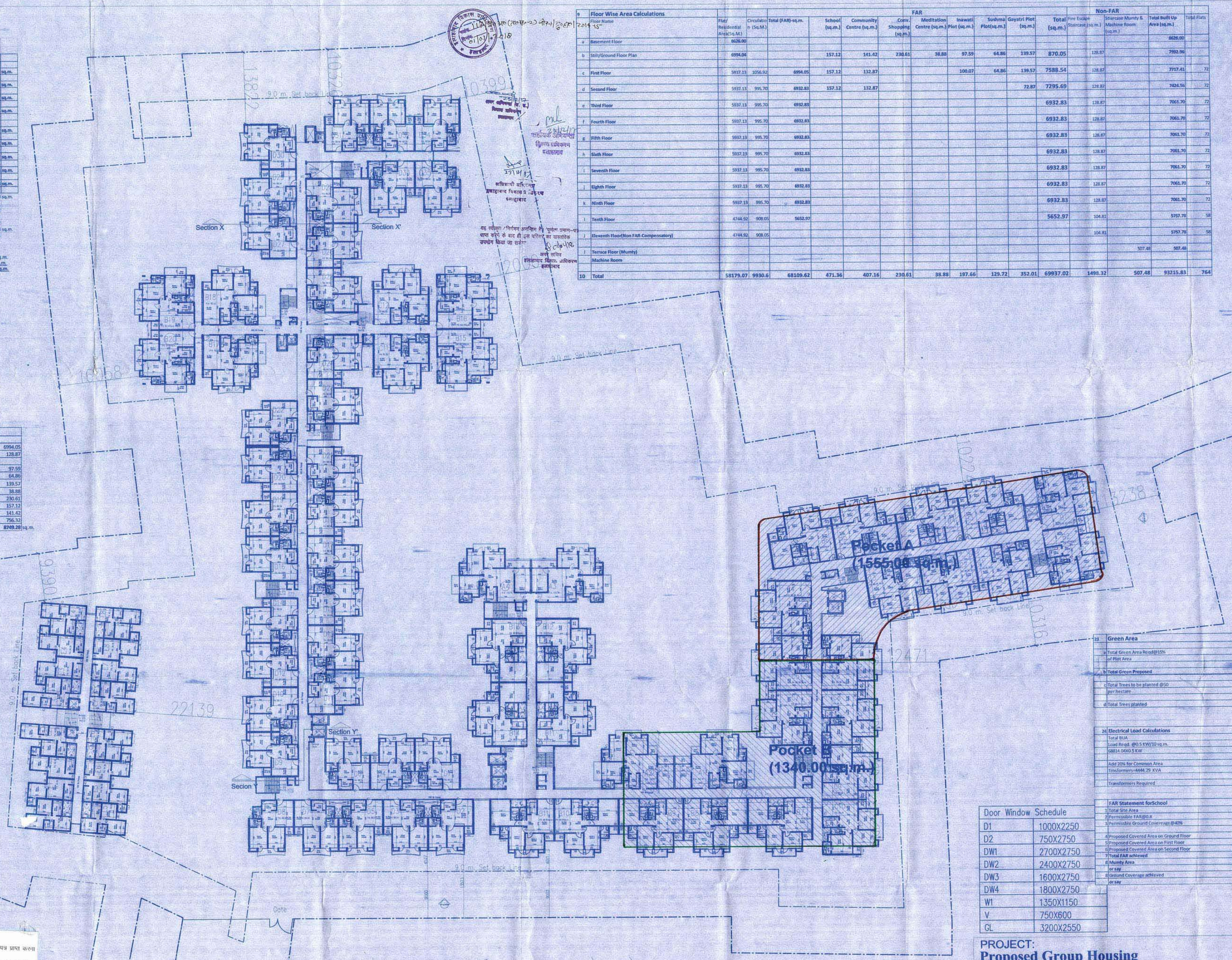
16	Parking Area Required		
a	Total numbers of cars @1.0 cars every 100 sq.m. of FAR area (for 729 Flats)	729	
b	Total numbers of cars @1.25 cars every 100 sq.m. of FAR area (for 44 Flats)	55	
c	Total Car Parking Required	774	
d	Additional Guest Parking@10%	77.3	
	Net Car Parking Required	852	
e	*Car Parking Provided*		
i	Car Parking provided in Open	260	
ii	Area Under Stilts+Circulation Area(700.84+2.00)	339	sq.m.
	Permissible Parking @28m2/ Car		
	Car Parking Provided under Stilts	339	
iii	Area Under Basement	8626	sq.m.
	Permissible Car arking@32 m2/ECS	270	
	Car Parking Provided in Basement	270	
f	Total Car Parking Provided	869	

23	Green Area		
a	Total Green Area Reqd@15% of Plot Area	4339.63	sq.m.
b	Total Green Proposed	4752.38	sq.m.
c	Total Trees to be planted @50 per hectare	145	nos.
d	Total Trees planted	150	nos.

24	Electrical Load Calculations		
	Total BUA	68814.04	sq.m.
	Load Reqd. @0.5 KW/10 sq.m. 68814.04X0.5 KW	3703.57	KW
	Add 20% for Common Area	4444.29	KW
	Tnsformers=4444.29 KVA	4938.10	KVA
	Transformers Required	5X1000	KVA

	FAR Statement forSchool		
1	Total Site Area	595	sq.m.
2	Permissible FAR@0.8	476	sq.m.
3	Permissible Ground Coverage @40%	238	sq.m.
4	Proposed Covered Area on Ground Floor	157.12	sq.m.
5	Proposed Covered Area on First Floor	157.12	sq.m.
6	Proposed Covered Area on Second Floor	157.12	sq.m.
7	Total FAR achieved	471.36	sq.m.
8	Mumty Area	20.84	sq.m.
	or say	0.79	
8	Ground Coverage achieved	157.12	sq.m.
	or say	26.41%	

Door	Window Schedule
D1	1000X2250
D2	750X2750
DW1	2700X2750
DW2	2400X2750
DW3	1600X2750
DW4	1800X2750
W1	1350X1150
V	750X600
GL	3200X2550



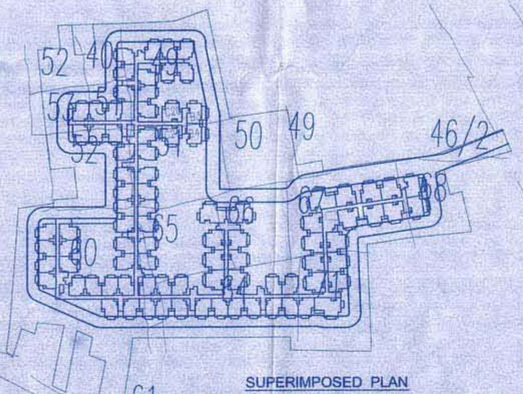
Declaration : This is to Certify That The Draw Been Prepared as per Building Bye-Laws modified 2012 and further modified vid 462/8-3-16-34Vividhh/08 dated 17-06- National Building Code of

(A) Area Statement -First to Ninth Floor					
S. No	Unit Type	Unit Discription	Area (Sq.m.)	Unit/ Floor	Area Towards FAR (Sq.m.) Each Floor	Total No. of Flats
1	Type A1	48mt	125.78	2	251.56	18
2	Type A2	48mt	107.47	2	214.94	18
3	Type B1	38mt(13 Toilets)	98.85	16	1581.6	112
4	Type B2	38mt(13 Toilets)	93.26	8	742.88	8
5	Type C	48mt (2 Toilets)	89.39	32	2922.56	128
6	Type D	28mt (2 Toilets)	68.54	30	2568.89	210
		Total		72	5937.13	
		Total Flats in 9 Floors		648		

(B) Area Statement -Tenth Floor						
S. No	Unit Type	Unit Discription	Area (Sq.m.)	Unit/ Floor	Area Towards FAR (Sq.m.) Each Floor	Total No. of Flats
1	Type A1	48mt	125.78	2	251.56	2
2	Type A2	48mt	107.47	2	214.94	2
3	Type B1	38mt(13 Toilets)	98.85	2	197.7	2
4	Type B2	38mt(13 Toilets)	93.26	1	93.26	1
5	Type C	48mt (2 Toilets)	89.39	4	357.56	4
6	Type D	28mt (2 Toilets)	68.54	30	2056.19	30
		Total		58	4769.92	
		Total Flats in 10th Floors		58		

(C) Area Statement -Eleventh Floor (Compensiator FAR)						
S. No	Unit Type	Unit Discription	Area (Sq.m.)	Unit/ Floor	Area Towards FAR (Sq.m.) Each Floor	Total No. of Flats
1	Type A1	48mt	125.78	2	251.56	2
2	Type A2	48mt	107.47	2	214.94	2
3	Type B1	38mt(13 Toilets)	98.85	2	197.7	2
4	Type B2	38mt(13 Toilets)	93.32	1	93.32	1
5	Type C	48mt (2 Toilets)	89.39	4	357.56	4
6	Type D	28mt (2 Toilets)	68.54	30	2056.19	30
		Total		58	4769.34	
		Total Flats in 11th Floors		58		

12	LIG & EWS Calculations	
	Total No. of Flats	700
	Number of LIG Flats @10%	71
	Number of EWS Flats@10%	71
	Total No of Flats Provided	142



Typ. Floor Plan (First-Ninth Floor -Main Block)
(First-Eighth Floor -LIG EWS)

PROJECT:
Proposed Group Housing
"PARAS GREENS" AT
Mauja Chak Mundera (Arazi no. 46/2, 50,52,60,67,46/1,68s, 68mi, 68mi, 61, 51,48,64,65,66 & 71
Mauja Mundera Gram (Arazi no. 49,50,51,52,53)
Pargana Sadar, Tehsil Allahabad (U.P.)

TITLE: First-Ninth (Typ)

Owner :
Sh. Anup Chand Jain and Others

Promoter:
M/s Paras Greens, Allahabad

DRG NO : 1 A-1
DLT : SK
SCALE : 1:250

NORTH

Architect :
Shivarpit Katoch
115, Block IV, First Floor Ganga Shopping C
Sector-29, Noida (U.P.)
Ph.no.- 0120-4271580

Owner : Per PARAS GREENS Partner
Per PARAS GREENS Partner
Architect SHIVARPIT KATOCH (ARCHITECT) CA/99/25542

Drg No. 1A-1 (First Flr Pl...)

CERTIFICATE
(2005-2010-2012)
(This certificate to be submitted along with the building permission Along with the building Plan map and Building Information Schedule)
1. Certified that the building plans submitted for approval also certify the safety requirements as stipulated in the Indian Standard Codes, guidelines and documents specified in the Annexure-I of the Building Bye-Laws regarding earthquake safety requirements for the proposed building as per the Building Information Schedule is friendly contact to the best of my knowledge and understanding.
2. It is also certified that the structural design including safety from natural hazards of the building as per the Building Information Schedule has been prepared by me along with Post Graduate Diploma or Degree in Structural Engineering from a recognized University.
3. **Particulars of Building**
Plot No.
Sector/Colony
Ward
Tehsil
Distt.
1. **Particulars of Building**
1. Proposed Coverage (Sq.m)
2. Total covered area (sq.m)
3. Maximum Number of Floors above ground.
Signature of Owner with date
Name (Block)
Address
Signature of the Architect who had Prepared the design with date
Name (Block)
Address
Signature of the Structural Engineer who had prepared the design with date
Name: DEEPAK KHAN SIMBA
Legible Seal (with address)
D & R CONSULTANT
Sd/- 2nd Floor, Ganga Vihar
Near Pipe Chauraha
Jagdeo Path, Patna
PATNA(Bihar) SINGH
MP8308903
SHIVARPIT KATOCH
(ARCHITECT)
CA/99/25542

(Certificate to be given in each building after to be submitted for sanction)
(2005-2010-2012)
It is hereby certified that the structural and foundation design of the building for which step and drawings are submitted is adequate and safe by the safety requirements as stipulated in the relevant Indian Standard Codes, Building Code, guide lines and documents specified in Annexure-I of Building Bye-Laws.
Signature of Owner with date
Name (Block)
Address
Signature of the Structural Engineer who had prepared the Design with date
Name (Block)
Legible Seal (With address)
D & R CONSULTANT
2nd Floor, Ganga Vihar
Near Pipe Chauraha
Jagdeo Path, Patna
PATNA(Bihar) SINGH
MP8308903
Signature of the Architect who had Prepared the design with date
Name (Block)
Legible Seal (With address)
SHIVARPIT KATOCH
(ARCHITECT)
CA/99/25542

प्रतिबन्ध :–
1. भवन निर्माण पूर्ण होने पर इ०वि०प्रा० से पूर्णता प्रमाण–पत्र प्राप्त करना आवश्यक होगा।
2. स्थल पर 4X3 फिट का एक बोर्ड लगाकर प्राधिकरण द्वारा स्वीकृत मानचित्र सम्बन्धी विवरण अंकित करना अनिवार्य होगा।
3. स्थल पर 150 अदद वृक्षा रोपण करना होगा तथा पूरो को हरा–भरा रखने का दायित्व आवेदक/विकासकर्त्ता का होगा।
4. स्थल पर रेनवाटर हार्वेस्टिंग का कार्य मानक के अनुसार पूर्ण कराकर भू–गर्भ जल विभाग से अनापत्ति प्राप्त करना अनिवार्य होगा।
5. स्थल पर समस्त आन्तरिक विकास कार्य मानक के अनुसार पूर्ण कराकर पूर्णता प्रमाण–पत्र प्राप्त करना आवश्यक होगा।
6. उ०प्र० अपार्टमेन्ट एक्ट 2010 एवं रूल्स 2011 का अक्षरशः पालन करना होगा।
7. शासनादेश सं.–164/2015/2581/आठ–1–15–14वेदक/14 दिनांक 09 अक्टूबर, 2015 के अनुपालन में रूफ–टाप सौलर प्लान्ट का निर्माण कार्य बाध्यकारी है।
8. **उ०प्र० फायर सर्विस मुख्यालय, इन्दिरा भवन लखनऊ** दिनांक 25.10.2017, **नगर निगम इलाहाबाद** दिनांक 27.10.2017 में अंकित प्रतिबन्धों का अक्षरशः अनुपालन करना होगा।
9. **Directorate of Ops (ATS) Air Headquarters Vayu Bhawan Rafi Marg, New Delhi -110011** के पत्रांक : Air HQ/S 17726/4/ATS(Ty BM-MMDCXXXIX) दिनांक 22 नवम्बर, 2016 में निहित मानको का अनुपालन बाध्यकारी होगा।
10. निर्माण कार्य NBC-2016 के अनुसार स्टरक्चरल मानको पर किया जाय। [illegible] 22.11.17 का अनुपालन करेंगे।
11. प्रस्तावित यूनिट के सापेक्ष EWS/LIG का निर्माण समानुपातिक रूप के साथ–साथ प्रारम्भ किया जाय।
12. अनुमति पत्र में अंकित अन्य प्रतिबन्धों/शर्तों का अनुपालन भी आवेदकगण/विकासकर्ता पर बाध्यकारी होगा।

अवर अभियन्ता (ए०एस०) — सहायक अभियन्ता (ए०एस०) — अधिशासी अभियन्ता (ए०एस०)