

सुनहलसिंह लखनपुरी

CERTIFICATE
CERTIFIED THAT THERE IS NO PAVEMENT OR PROPERTY MAINTAINED BY ANY GOVT. DEPT. BELONGING TO RAILWAY ADMINISTRATION WITHIN 30.0 M. FROM THE SITE IN QUESTION

SPECIFICATION
1. LIME CONC. IN FOUNDATION 1:6:12
2. BRICK WORK IN CM 1:6
3. RCC IN BEAM & COLUMNS BEAM FOUNDATION 1:2:4
4. PLASTER IN CM. IN 1:6

SCHEDULE OF DOORS & WINDOWS

S.N.	TYPE	SILL	SOFFIT	SIZE
1.	D1	2.4	2.4	2.4 X 2.7
2.	D2	2.4	2.4	1.0 X 2.1
3.	D3	2.4	2.4	0.3 X 2.1
4.	D4	2.4	2.4	0.3 X 2.1
5.	D5	2.4	2.4	2.3 X 2.4
6.	D6	2.4	2.4	1.8 X 2.4
7.	D7	2.4	2.4	1.0 X 2.4
8.	D8	2.4	2.4	1.2 X 1.5
9.	D9	2.4	2.4	1.0 X 1.5
10.	D10	2.4	2.4	0.9 X 1.5
11.	D11	2.4	2.4	0.8 X 1.5
12.	D12	2.4	2.4	0.8 X 0.6

PROPOSED GROUP HOUSING UNDER U.P. RAILWAY ANEWS POLYA AT VILLAGE BARDANI TEH. - BILHAUR DIST. - KANPUR (UP)

S. NO.	NORMA	PERMISSIBLE/REGULATED	PROPOSED
1.	GREEN AREA @ 1% OF PLOT AREA	0.15 X 39467.92 = 5920.19 SQ. M.	40467.92 SQ. M.
2.	GROUND COVERAGE @ 90% OF PLOT AREA	0.90 X 39467.92 = 35521.15 SQ. M.	1000.00 SQ. M.
3.	PLANT @ 2.5 ON PLOT AREA	2.5 X 39467.92 = 98669.80 SQ. M.	39467.92 SQ. M.
4.	BUILDING HEIGHT	30.0 M. ON ALL SIDE	2.5
5.	SET BACK	15.0 M. ON ALL SIDE	2.5 X 39467.92 SQ. M.
6.	TOTAL DUS @ 500 UNITS / HECTARE	500 UNITS / 10,000.00 SQ. M.	500 UNITS / 10,000.00 SQ. M.
7.	DENSITY @ 4 PERSON / UNIT	4 X 1073 = 4292 PERSONS	4292 PERSONS
8.	IN. PARKING @ 1 CAR / 2 UNITS	1332 X 2 = 2664 CARS	2664 CARS
9.	OR 10% EXTRA PARKING FOR VISITORS	266.4 X 10 = 2664 CARS	2664 CARS
10.	TOTAL	2664 CARS	2664 CARS

Area Calculation

1. Total Land Area (Proposed)	= 40467.92 SQ. M.
2. Area Reserved For Primary School	= 1000.00 SQ. M.
3. Balance Area	= 39467.92 SQ. M.
4. F.A.R.	= 2.5
5. Allowable Area	= 2.5 X 39467.92 SQ. M.
6. Total Landscape Area (15%)	= 5920.19 SQ. M.
7. Density	= 500 units / 10,000.00 SQ. M.
8. Allowable No. of Units	= 500 X 39467.92 SQ. M.
9. Achieved Unit	= 1973.00 Units
TYPE-01	= 576 Units
TYPE-02	= 756 Units
Total Achieved Unit	= 1332 Units

For Ratan Housing Development Limited
(Deemed to be Company)
(Approved by Govt.)

OWNERS SIGN :
1. Puthanjali City Planners Pvt. Ltd.
2. M/S Bardani Infra Heights Pvt. Ltd.
3. M/S Mandhans Infra Heights Pvt. Ltd.

ENGINEER'S SIGN/ARCHITECT'S SIGN
ARCHITECT
PAVAN K. SAMI
H-101, Kirti Nagar, New Delhi-110015

Scale - 1:1000
DRW. No. - 2/9
North

LAYOUT PLAN (1:1000)

GREEN BELT

TOTAL PLOT AREA = 39467.92 SQ. M.
LANDSCAPE AREA REQUIRED = 5920.19 SQ. M.
LANDSCAPE AREA GIVEN = 8436.11 SQ. M.
OK

Sr. No.	Given Landscape Area
1	6157.00 Sq.m.
2	1340.07 Sq.m.
3	372.30 Sq.m.
4	586.74 Sq.m.
	8436.11 Sq.m.

AREA CHART

TYPE OF BUILDING	BLOCK	NO. OF FLOORS	NO. OF UNITS PER FLOOR	TOTAL NO. OF UNITS	TOTAL FAR AREA PER FLOOR	TOTAL FAR AREA	NON FAR AREA PER FLOOR	NON FAR AREA	BUILTUP AREA PER FLOOR	TOTAL BUILTUP AREA	SUPER BUILTUP AREA PER UNIT	GROUND COVERAGE	TERRACE AREA
TYPE-1	A	G+12	48	576	3422.78	814.01	414.71	8814.01	3857.49	49857.37	86.61	3422.78	3857.49
	B	G+12	12	144	896.20	10754.40	121.88	2480.64	1018.08	13235.04	91.91	896.20	1018.08
	C	G+12	40	480	3008.76	36105.12	384.94	8011.68	3393.60	44116.80	91.91	3008.76	3393.60
TYPE-2	D	G+11	12	132	896.20	9258.20	114.81	2273.92	1011.01	12132.12	91.91	896.20	1018.08
	E	G	34	34	510	510	115	115	625	625	—	510	625
	TOTAL			1332	1332	98,301.08			1,19,996.33				8733.94

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FIRE FIGHTING INSTALLATION

1. Classification of Building Based on Occupancy : GROUP A - RESIDENTIAL
2. Type of Building : Above 35m but not exceeding 45m in Height Occupancy
3. Fire Extinguisher : Provisions for fire extinguishers are done on each floor of the building
4. Fire Alarm : Provisions for fire alarm are done on each floor of the building
5. Down Corner : Provisions for Down Corner are done.
6. Fire Alarm Systems : Manually operated electrical fire alarm system is to be installed building with one call box
7. Tension tank : Tension water tank of 10,000.00 liter is given for fire fighting. Tension Water Tank of 10,000.00 liter is given for fire fighting.
8. UG tank : UG water tank of 4,00,000.00 liter is given for fire fighting.
9. Tension Pump : Tension pump 800 LPM is given.

U. G. WATER TANK.

FOUNDATION - DETAIL

DETAIL OF BOUNDARY WALL.
(Not to be Scale)

ELEVATION
Hydraulic connection to the fire fighting tank
Not to be Scale

DETAIL OF BOUNDARY WALL.
(Not to be Scale)

DETAIL OF BOUNDARY WALL.
(Not to be Scale)