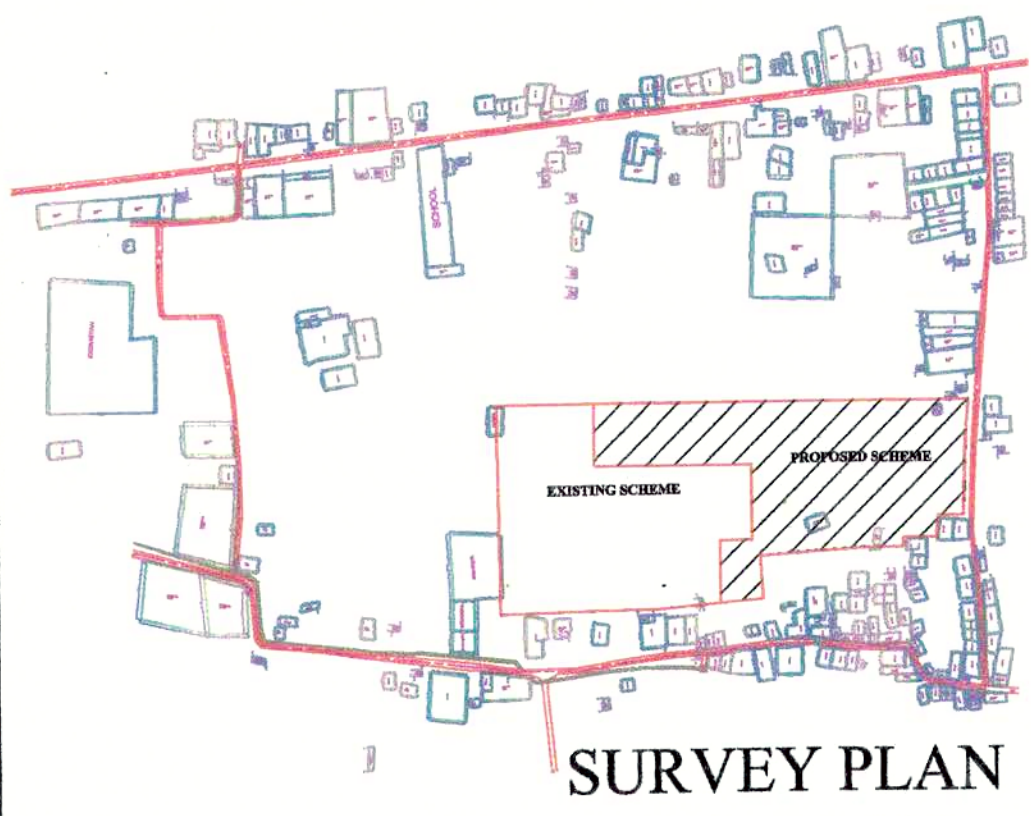
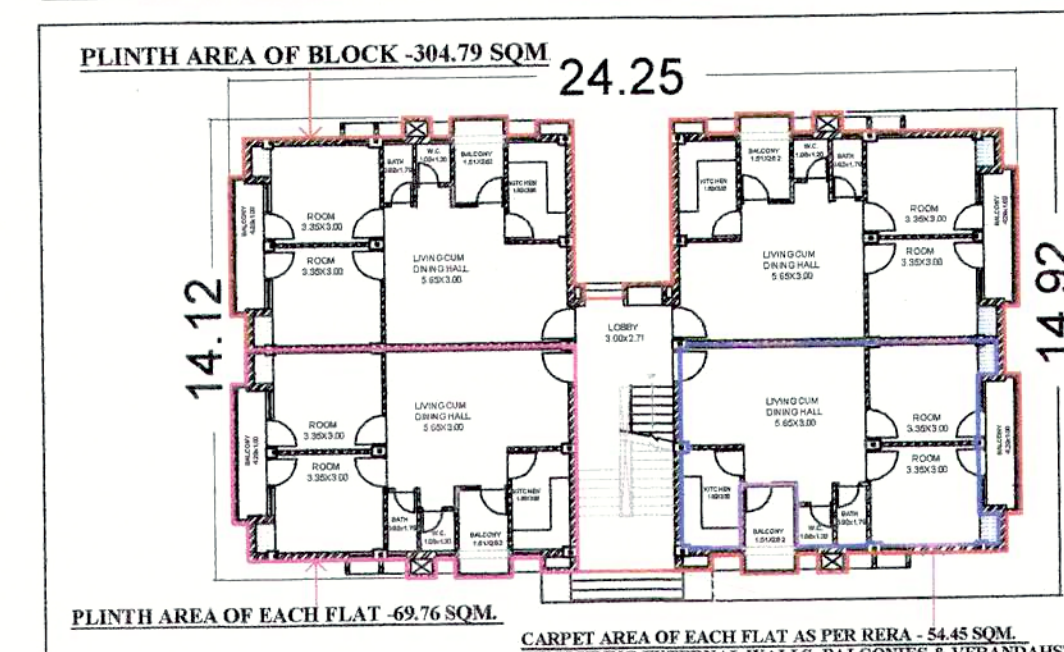
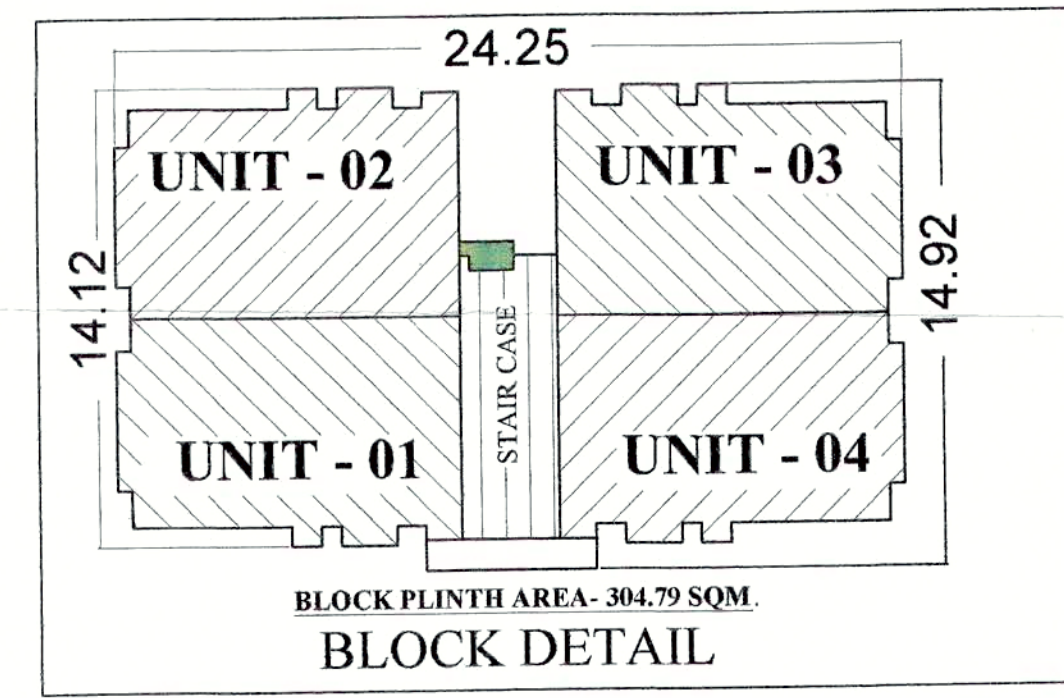


Project Name: GDA LAND
Location: Rapti Nagar Extension Housing Scheme, Manbela, Gorakhpur
Scale: 1:500
Date: 26.8.2020
Drawing No: 83384948
Sheet No: 1/4
Project Manager: Anupam Agarwal
Architect: Anupam Agarwal
Engineer: Anupam Agarwal
Surveyor: Anupam Agarwal
Draftsman: Anupam Agarwal
Checker: Anupam Agarwal
Approver: Anupam Agarwal
Stamp: [Stamp of Anupam Agarwal]

EXISTING SCHEME



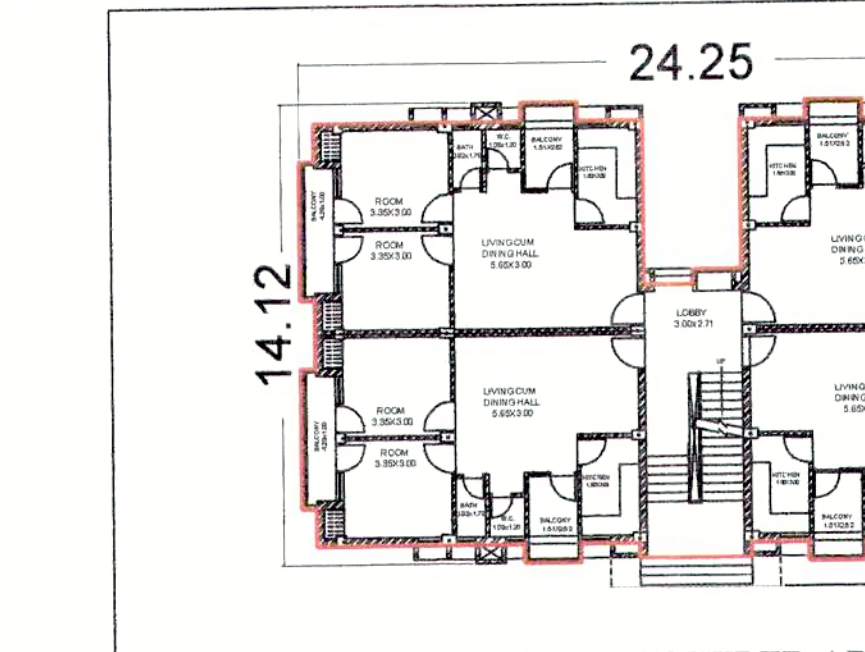
SURVEY PLAN



SCHEME AREA-21657.65 SQM
PLOT AREA -19706.47 SQM
PERMISSIBLE G.F. COVERAGE -45%
PERMISSIBLE F.A.R.-1.75
PLOT AREA EXCL. COMM.-18414.31 SQM

PROPOSED G.F. COVERAGE -
PLINTH AREA OF BLOCK X NOS.=
304.79 X 15 = 4571.85 SQM./18414.31X100 =24.82%

PROPOSED F.A.R. -
COVERED AREA OF EACH BLOCK X NOS./
PLOT AREA
1226.88 X 15=18403.20 SQM /18414.31 =0.999



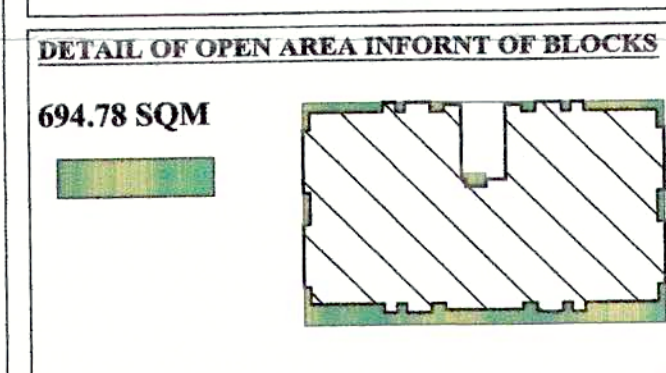
DETAILS OF PARKS / OPEN AREA:

REQUIRED MIN. 15% OF SCHEME AREA = 3248.64 SQM

AREA DETAIL OF PARKS PROVIDED:

G-1	630.58
G-2	838.41
G-3	694.90
G-4	358.41
G-5	172.98
G-6	662.64
TOTAL	3357.92 SQM

TOTAL AREA OF PARKS 3357.92 (15.50%)



DETAIL OF SURFACE PARKING:

NO. OF BLOCKS = 15 NO.
NO. OF UNITS = 15X16 = 240 NOS.

PARKING REQUIRED
1NO. E.C.S. OF 13.75 SQM FOR 2 UNITS.
= 240 / 2 X13.75 = 1650.00 SQM.
ADD 10% FOR VISITORS PARKING = 165.00 SQM
TOTAL = 1815.00 SQM.

SURFACE PARKING PROVIDED:

P-1	634.16 SQM
P-2	481.17 SQM
P-3	245.75 SQM
P-4	145.50X3 = 436.50 SQM
P-5	89.52X5 = 447.60 SQM
P-6	14.79X15 = 221.85 SQM
TOTAL	2467.03 SQM

TOTAL SURFACE PARKING 2467.03 SQM

DETAILS OF DENSITY
MAX. DENSITY 350 UNITS / HECTARE OR 1750 PERSONS / HECTARE

DENSITY ACHIEVED
15 BLOCKS X 16 UNITS = 240 UNITS
POPULATION: 240 X 5 = 1200 PERSONS
240/2.165 = 110.85 UNITS / HECTARE OR
1200 / 2.165 = 554.27 OR
555 PERSONS / HECTARE

DETAIL OF GARBAGE COLLECTION
AREA REQUIRED 15.0 SQM.FOR 500 PERSONS
REQUIRED AREA- 36.00 SQM.
PROVIDED AREA - 52.39 SQM.

AREA DETAIL FOR F.A.R.

G.F. COVERAGE	- 300.64 SQM
F.F. COVERAGE	- 300.64 SQM
S.F. COVERAGE	- 300.64 SQM
T.F. COVERAGE	- 300.64 SQM
MUMTY COVERAGE	- 24.32 SQM

TOTAL AREA OF BLOCK (FOR FAR) -1226.88 SQM

REQUIREMENTS OF AFFORDABLE HOUSING:

1- NET SCHEME AREA	= 21657.65 SQM	2.165 HECTARE
2- MIN. REQUIRED PARK AREA 15% OF SCHEME AREA	= 3248.64 SQM	5.35 ACRES
3- MAX. COMMERCIAL AREA 10% OF SCHEME AREA	= 2165.76 SQM	3.35 ACRES
4- REQUIRED PARKING @ 1 E.C.S. OF 13.75 SQM FOR 2 UNITS, (50 - 75 SQM AREA OF EACH UNIT)	= 1650.00 SQM	
5- REQUIRED GARBAGE DISPOSAL AREA @ 15.0 SQM FOR 500 PERSONS	= 36.00 SQM	
6- MAXIMUM DENSITY 350 UNITS / HECTARE OR 1750 PERSONS / HECTARE	= 110.85 UNITS / HECTARE	

AREA STATEMENT / DETAIL

1- NET SCHEME AREA	= 21657.65 SQM	100.00 %
2- RESI. BLOCKS (304.79 sqm x15)	= 4571.85 SQM	21.11 %
3- SURFACE PARKING	= 2467.03 SQM	11.39 %
4- COMMERCIAL AREA	= 1292.16 SQM	5.96 %
5- AREA FOR PARKS / GREEN	= 3357.92 SQM	15.50 %
6- AREA FOR GARBAGE DISPOSAL	= 52.39 SQM	0.24 %
7- AREA OF SETBACK / DRIVEWAY	= 7270.34 SQM	33.57 %
8- AREA OF VILLAGE ROAD	= 1951.18 SQM	9.00 %
9- OPEN AREA	= 694.78 SQM	3.21 %

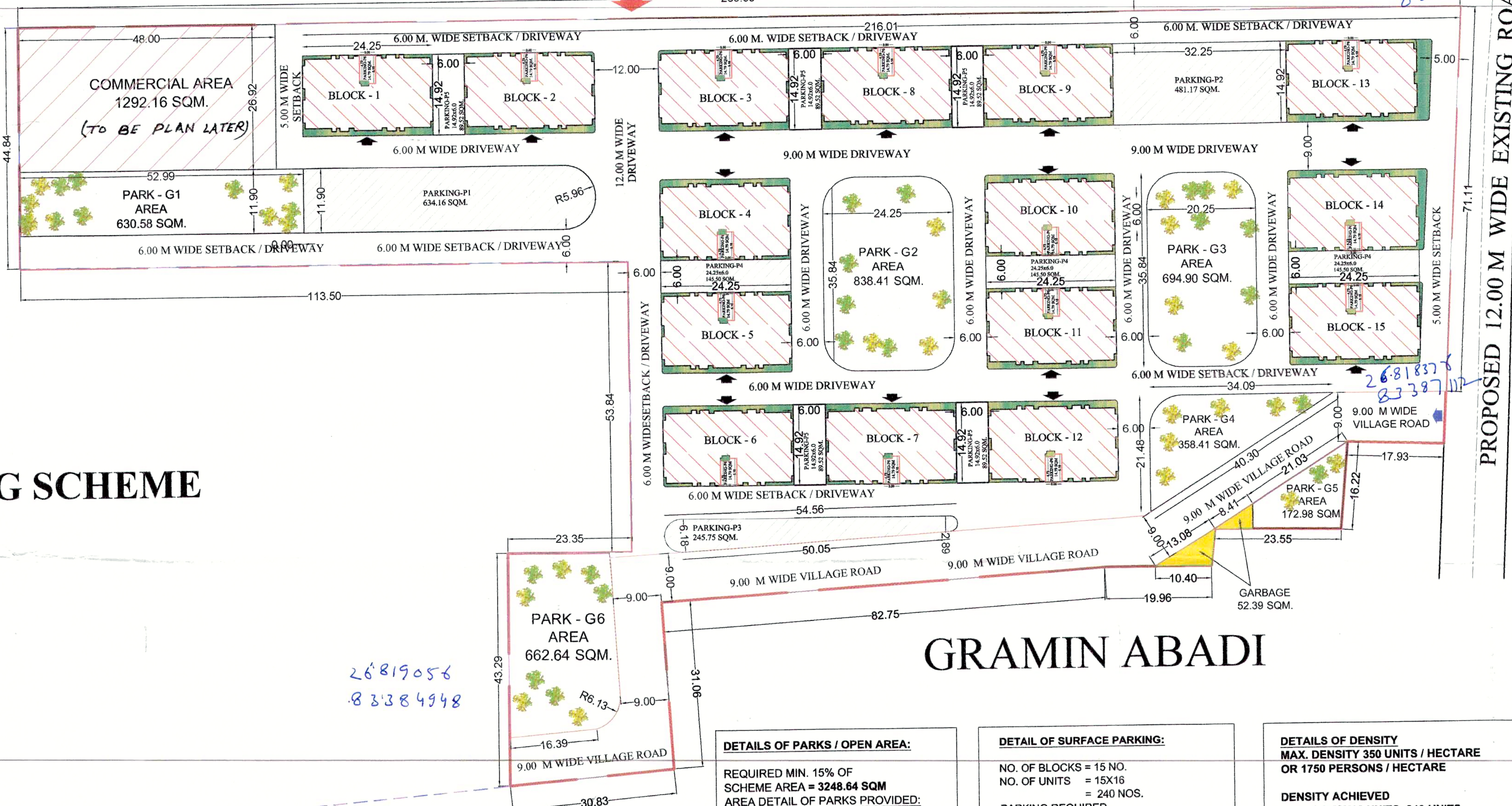
DRAFTMAN	J.E.	A. ENGINEER
EX. ENGINEER	CHIEF ENGINEER	A.T.P. (O/I PLANNING)

ARCHITECTS:-
'V DESIGN'
ANUPAM AGARWAL
B. ARCH.(HONS.), A.I.A.
CA/94/16911
PH.NO. 0551-2501176, 2502637, 09415210713
A-15, Rapti Nagar, Phase-II,
Near Sethi Flour Mill, Chargawan,
GORAKHPUR.
E MAIL: anupam2712@rediffmail.com,

GDA LAND

18.00 M WIDE ROAD

SITE ENTRY



GRAMIN ABADI

PROPOSED 12.00 M WIDE EXISTING ROAD

PROPOSED LAYOUT PLAN OF SEMI FINISHED AFFORDABLE HOUSING, 'PATRAKARPURAM VISTAR', RAPTI NAGAR EXTENSION HOUSING SCHEME AT MANBELA, GORAKHPUR.

TITLE:- PROPOSED SITE LAYOUT PLAN

DATE:-

SCALE:- 1:500

DRG.NO.:- P-11

REV.NO.:- 0,1,2,3,4,5,6,7,8,9,10

FILE NO.:- 410 / 2019

DRN. BY:- I

CHD. BY:- A

OWNER / DEVELOPER:-

GORAKHPUR DEVELOPMENT AUTHORITY
GORAKHPUR

PROJECT:-

PROPOSED SEMI FINISHED AFFORDABLE HOUSING 'PATRAKARPURAM VISTAR', AT RAPTI NAGAR EXTENSION HOUSING SCHEME, MANBELA, GORAKHPUR