

OWNER:
M/S HALWASIYA & SONS
PVT. LTD
24, MG MARG LUCKNOW
KHASRA NO 8,15-19
.21-24, 26-30,73 & 74
VILLAGE SHIVLAR &
KHASRA NO 457 VILLAGE,
MAGAHUA

STRUCTURAL CONSULTANT:
PERCEPTIVE IDEAS
CONSULTING ENGINEERS
PRIVATE LIMITED

40/221 LOWER GROUND
FLOOR, CR PARK,
NEW DELHI-110019

MEP CONSULTANT:
MJ ENGG. CONSULTANTS
606, MADHUBAN BLDG.,55,
NEHRU PLACE,
NEW DELHI-110019

LANDSCAPE CONSULTANT:

NOTE:

KEY PLAN

ARCHITECT
UAW
URBAN ARCHITECTURE WORKS
B-5/17, Saket, New Delhi-110 029
T-91 11 26844771, 41327563, F- 41327564

ARCHITECT'S SEAL AND SIGNATURE
For Halwasiya & Sons Pvt. Ltd.
Authorised Signatory

OWNER'S SEAL AND SIGNATURE
For Halwasiya & Sons Pvt. Ltd.
Authorised Signatory

PROJECT
**AFFORDABLE ROW
HOUSING AT LUCKNOW**

SHEET NAME
SITE PLAN

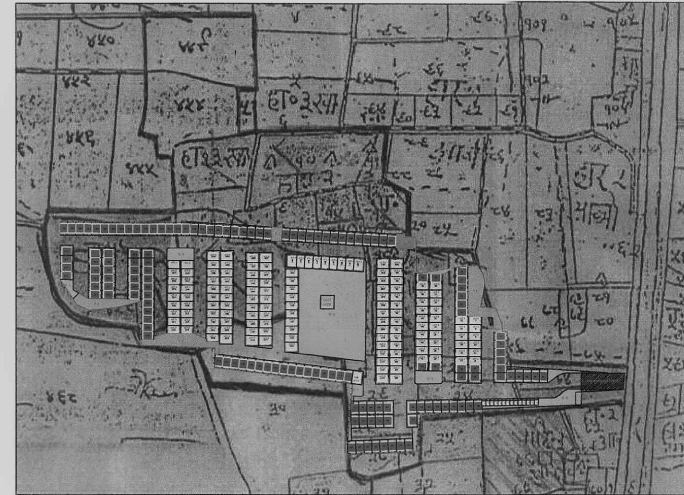
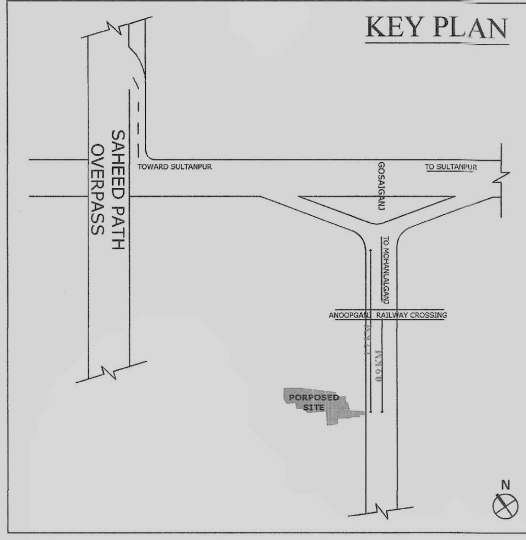
SCALE
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DATE
25.01.2020

DRAMA
1/3

SHEET NO
M/A0/1.1

PLOT DETAIL						
S.NO.	PLOT NUMBER	PLOT SIZE (LxB) (MT)	FRONT SETBACK (MT)	REAR SETBACK (MT)	LEFT SETBACK (MT)	RIGHT SETBACK (MT)
1	PLOT-1	7.5 X 100	1.50	1.50	N/A	1.50
2	PLOT-2 TO 13	6.0 X 100	1.50	1.50	N/A	N/A
4	PLOT-14	7.5 X 100	1.50	1.50	1.50	N/A
5	PLOT-15	7.5 X 100	1.50	1.50	N/A	1.50
6	PLOT-16 TO 52	6.0 X 100	1.50	1.50	N/A	N/A
7	PLOT-53 TO 65	6.0 X 100	1.50	1.50	N/A	N/A
8	PLOT-66	7.5 X 100	1.50	1.50	1.50	1.50
9	PLOT-67	7.5 X 100	1.50	1.50	1.50	N/A
10	PLOT-68 TO 75	6.0 X 100	1.50	1.50	N/A	N/A
11	PLOT-76	7.5 X 100	1.50	1.50	N/A	1.50
12	PLOT-77	7.5 X 100	1.50	1.50	1.50	N/A
13	PLOT-78 TO 85	6.0 X 100	1.50	1.50	N/A	N/A
14	PLOT-86	7.5 X 100	1.50	1.50	1.50	N/A
15	PLOT-87 TO 99	6.0 X 100	1.50	1.50	N/A	N/A
16	PLOT-100	7.5 X 100	1.50	1.50	N/A	1.50
17	PLOT-101	7.5 X 100	1.50	1.50	1.50	N/A
18	PLOT-102 TO 114	6.0 X 100	1.50	1.50	N/A	N/A
19	PLOT-115	7.5 X 100	1.50	1.50	N/A	1.50
20	PLOT-116	7.5 X 100	1.50	1.50	1.50	N/A
21	PLOT-117 TO 133	6.0 X 100	1.50	1.50	N/A	N/A
22	PLOT-134	7.5 X 100	1.50	1.50	N/A	1.50
23	PLOT-135 TO 143	6.0 X 100	1.50	1.50	N/A	N/A
24	PLOT-144	7.5 X 100	1.50	1.50	1.50	N/A
25	PLOT-145 TO 151	6.0 X 100	1.50	1.50	N/A	N/A
26	PLOT-152	7.5 X 100	1.50	1.50	1.50	N/A
27	PLOT-153 & 165	6.0 X 100	1.50	1.50	N/A	N/A
28	PLOT-167	7.5 X 100	1.50	1.50	N/A	1.50
29	PLOT-168 & 176	6.0 X 100	1.50	1.50	N/A	N/A
30	PLOT-177	7.5 X 100	1.50	1.50	1.50	N/A
31	PLOT-178	7.5 X 100	1.50	1.50	N/A	1.50
32	PLOT-179 TO 187	6.0 X 100	1.50	1.50	N/A	N/A
33	PLOT-188	7.5 X 100	1.50	1.50	1.50	N/A
34	PLOT-189	7.5 X 100	1.50	1.50	N/A	1.50
35	PLOT-190 TO 198	6.0 X 100	1.50	1.50	N/A	N/A
36	PLOT-199	7.5 X 100	1.50	1.50	1.50	N/A
37	PLOT-200 TO 209	6.0 X 100	1.50	1.50	N/A	N/A
38	PLOT-210	7.5 X 100	1.50	1.50	1.50	N/A
39	PLOT-211 TO 228	6.0 X 100	1.50	1.50	N/A	N/A
40	PLOT-229	7.5 X 100	1.50	1.50	N/A	1.50
41	PLOT-230 TO 239	6.0 X 100	1.50	1.50	N/A	N/A
42	PLOT-240	7.5 X 100	1.50	1.50	1.50	N/A
43	PLOT-241 TO 250	6.0 X 100	1.50	1.50	N/A	N/A
44	PLOT-251	7.5 X 100	1.50	1.50	N/A	1.50
45	PLOT-252	7.5 X 100	1.50	1.50	1.50	N/A
46	PLOT-253 TO 260	6.0 X 100	1.50	1.50	N/A	N/A
47	PLOT-261	7.5 X 100	1.50	1.50	N/A	1.50
48	PLOT-262 TO 287	6.0 X 100	1.50	1.50	N/A	N/A
49	SHOP-1 TO 14	8.0 X 5.0	1.50	N/A	N/A	N/A

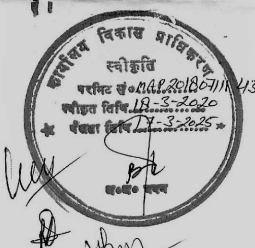


KHASRA PLAN



**PROPOSED
SITE**

आपका नक़्शे के मुताबिक़ प्लॉट नम्बर 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



AREA CALCULATION SUMMARY			
S.NO.	DESCRIPTION	AREA	UNIT
1	TOTAL PLOT AREA	34359.72	SQ.MT.
2	AREA LEFT FOR ROAD WIDENING	438.48	SQ.MT.
3	NET PLOT AREA	33921.24	SQ.MT.
4	AREA TO BE LEFT FOR GREEN & OPEN SPACES (15%)	5088.19	SQ.MT.
5	AREA PROVIDED FOR GREEN & OPEN SPACES (15.08%)	5116.54	SQ.MT.
6	AREA PROVIDED UNDER PLOTS	17625.00	SQ.MT.
7	TOTAL NOS OF UNIT PROVIDED	287.00	UNIT
8	ROAD AREA	9622.06	SQ.MT.

UNIT AREA CALCULATION			
9	TOTAL PLOT OF G+1 UNIT	260.00	UNIT
10	TOTAL PLOT OF G+2 UNIT	27.00	UNIT
11	TOTAL PLOT AREA OF UNIT	60.00	SQ.MT.
12	GROUND COVERAGE ALLOWED (75%)	45.00	SQ.MT.
13	GROUND COVERAGE ACHIEVED (72.33%)	43.40	SQ.MT.
14	FAIR ALLOWED (2.0)	150.00	SQ.MT.
15	TOTAL PLOT AREA OF UNIT	75.00	SQ.MT.
16	GROUND COVERAGE ALLOWED (75%)	56.25	SQ.MT.
17	GROUND COVERAGE ACHIEVED (57.87%)	43.40	SQ.MT.
18	FAIR ALLOWED (2.0)	150.00	SQ.MT.
19	NUMBER OF G+1 UNIT TYPOLOGY (50%)	144.00	NO.s
20	NUMBER OF G+2 UNIT TYPOLOGY (50%)	143.00	NO.s
21	TOTAL NO. OF SHOP PROVIDED	14.00	NO.s

G+1 UNIT TYPOLOGY			
22	FAIR ACHIEVED ON G+1 UNITS	43.40	SQ.MT.
23	HEIGHT ACHIEVED in G+1 Units	3.20	MT.
24	FAIR ACHIEVED ON G+2 UNITS	65.87	SQ.MT.
25	HEIGHT ACHIEVED in G+2 Units	6.20	MT.
26	PLU AREA	15.00	SQ.MT.
27	TOTAL COMMERCIAL AREA	230.00	SQ.MT.
28	GROUND COVERAGE	10.50	SQ.MT.

GROUND COVERAGE DETAILS			
29	COMMERCIAL AREA (14 UNIT)	147.00	SQ.MT.
30	TOTAL GROUND COVERAGE ACHIEVED UNDER UNITS	12455.80	SQ.MT.
31	TOTAL GROUND COVERAGE ACHIEVED	12602.80	SQ.MT.
32	PERCENTAGE OF GROUND COVERAGE ACHIEVED	87.13%	

FAIR DETAILS			
33	COMMERCIAL AREA	147.00	SQ.MT.
34	G+1 UNITS, 144 NO.s	6249.60	SQ.MT.
35	G+2 UNITS, 143 NO.s	9129.41	SQ.MT.
36	TOTAL FAIR ACHIEVED	15816.01	SQ.MT.

GREEN AREA CALCULATION			
37	GREEN-1	145.80	SQ.MT.
38	GREEN-2	207.80	SQ.MT.
39	GREEN-3	3767.64	SQ.MT.
40	GREEN-4	105.09	SQ.MT.
41	GREEN-5	101.98	SQ.MT.
42	GREEN-6	220.90	SQ.MT.
43	GREEN-7	130.72	SQ.MT.
44	GREEN-8	436.53	SQ.MT.
45	TOTAL GREENS	5116.54	SQ.MT.

PARKING SPACE PROVIDED			
46	PARKING-1	320.24	SQ.MT.
47	PARKING-2	438.43	SQ.MT.
48	PARKING-3	73.80	SQ.MT.
49	PARKING-4	515.17	SQ.MT.
50	TOTAL PARKING PROVIDED	1347.64	SQ.MT.

**HALWASIYA SHIVLAR SAMANDH PHASE-1
AREA=24052 SQ.MT.**