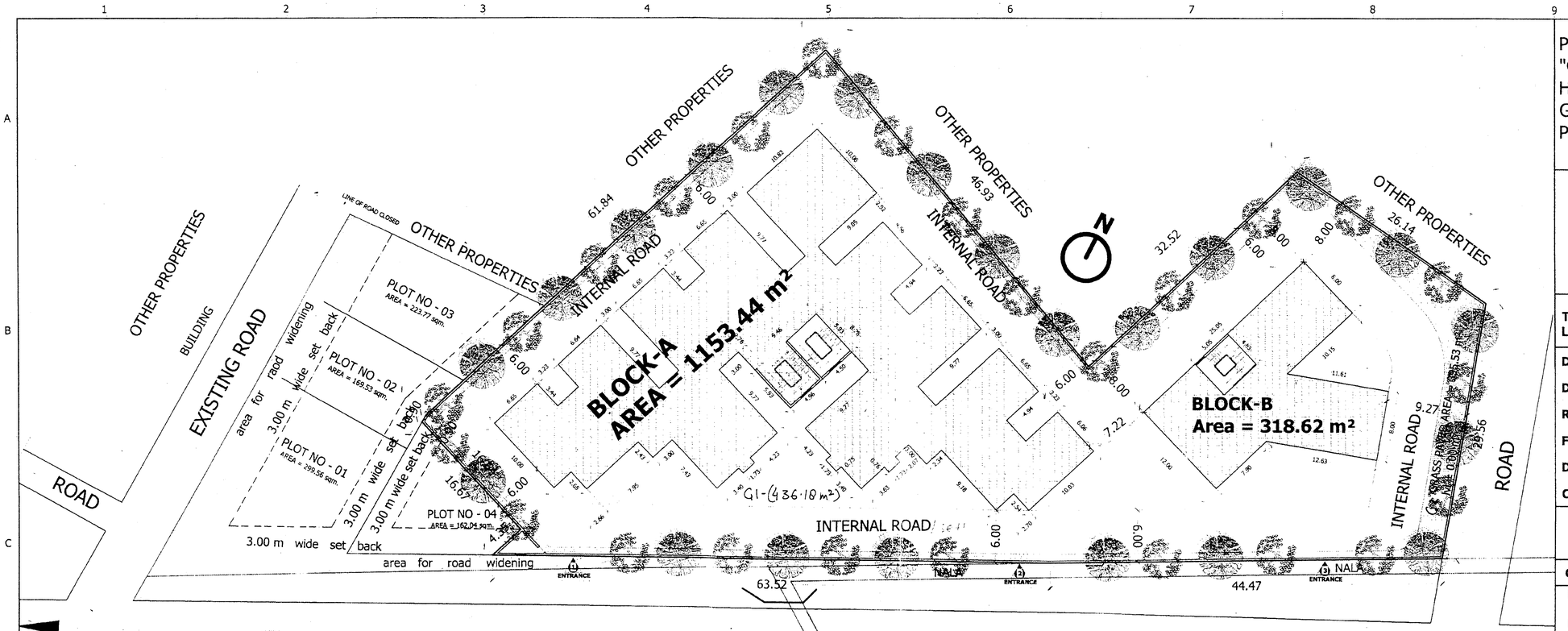
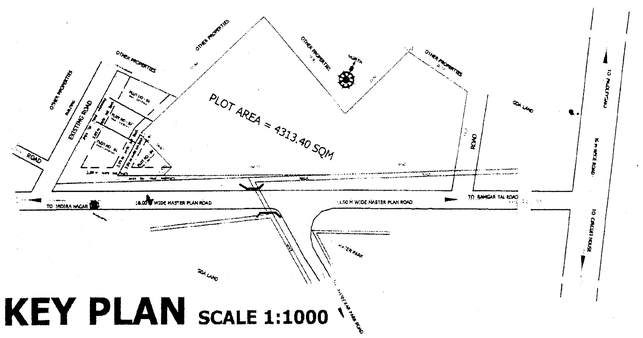


LAYOUT PLAN SCALE 1:250

DENSITY DETAILS		OPEN & GREEN AREA	
TOTAL PLOT AREA	= 4313.40 m² ≈ .43 hec	TOTAL OPEN AREA	= 2832.97 m² = 65.87%
Units allowed	= 200 units per hectare = .43 x 200 = 86 Units	Total green area	= 395.53 m² (G2) = 436.18 m² (G1) = 831.71 = 19.29%
Density allowed	= 86x 5 = 430 Persons		

PARKING DETAILS		OTHER AMENITIES	
Flats under 100 sqm	= 82	GROCERY STORE AT STILT LEVEL	= 41.54 m²
Total parking needed	= 82x1 = 82 ECS	GYM AT 1ST AND 2ND FLOOR	= 197.95 m²+Balcony
Flats above 100 below	150 = 4x1.25 = 5 ECS	CLUB HOUSE WITH SOCIETY OFFICE AT 5TH AND 6TH FLOOR	= 126.20m²+Balcony
Total cars	= 87 ECS	GARBAGE COLLECTION	= 15 SQM
Visitors parking	= 87x.1 = 8.7 ≈ 9 ECS		
Total parking needed	= 96 ECS		
Total parking Provided	= 100 cars		
Parking in Stilt	= 56 cars		
Parking in basement	= 44 cars		



KEY PLAN SCALE 1:1000

RESIDENTIAL UNITS DETAIL IN BLOCK A AND B

SR.	BLOCK	NO.	TYPE	CARPET AREA	BALCONY AREA	NO.	TERRACE AREA	NO.	
01	A	07	TYPE 1	65.68 m²	03.32 m²	01	NIL		2 BHK
02	A	28	TYPE 1A	65.68 m²	11.57 m²	02	NIL		
03	A	01	TYPE 1B	60.12 m²	03.32 m²	01	NIL		
04	A	04	TYPE 1C	60.12 m²	11.57 m²	02	NIL		
05	A	03	TYPE 2	98.95 m²	25.80 m²	02	NIL		3 BHK
06	A	14	TYPE 3	87.13 m²	15.06 m²	03	NIL		
07	B	21	TYPE 4	87.00 m²	22.10 m²	03	NIL		
08	A	01	TYPE 5	93.67 m²	07.15 m²	01	59.08 m²	02	
09	A	01	TYPE 5A	93.67 m²	38.32 m²	01	NIL		
10	A	01	TYPE 6	89.69 m²	07.15 m²	01	56.84 m²	03	
11	A	01	TYPE 6A	89.69 m²	32.52 m²	01	NIL		
12	A	01	TYPE 7	120.70 m²	06.24 m²	01	30.21 m²	02	4 BHK
13	A	01	TYPE 7A	120.70 m²	22.73 m²	01	NIL		
14	A	01	TYPE 8	109.17 m²	06.24 m²	01	43.08 m²	02	
15	A	01	TYPE 8A	109.17 m²	26.17 m²	01	NIL		

BLOCK A DETAILS

GROUND COVER	= 1153.44 m²
Total height	= 24 m
AREA UNDER FAR	
1st Floor	= 1153.44 m²
From 2nd to 5th flr	= 1122.83 m²
SUM	= 4491.30 m²
Area from 6th to 7th flr =	961.45 m²
SUM	= 1922.90 m²
Total covered area	= 7567.64 m²
TOTAL BUILT UP AREA (With terrace and Balcony)	
Stilt Floor	= 1199.50 m²
1st Floor	= 1199.50 m²
2nd floor to 5th floor	= 1288.70 m² x 4 = 5154.80 m²
6th floor	= 1290.10 m²
7th floor	= 1130.92 m²
Mumty & Lift room	= 171.98 m²
Total Built up area	= 10146.24 m²
Total Residential Units in Block A = 65	

BLOCK B DETAILS

GROUND COVER	= 318.62 m²
Total height	= 24 m
AREA UNDER FAR	
Convinient shop	= 41.54 m²
1st flr	= 318.62
From 2nd to 7th flr	= 310.96 x 6 = 1865.76 m²
SUM	= 2184.38 m²
TOTAL BUILT UP AREA (With terrace and balcony)	
Stilt Floor	= 398.88 m²
1st to 7th flr	= 398.88 m² x 7 = 2792.16 m²
Mumty & Lift room	= 52.11 m²
Total Built up area	= 2844.27 m²
Total no. of Residential Units in Block B	= 21
TOTAL BUILT UP AREA OF BASEMENT = 2298.55 m²	

JUNIOR ENGINEER | DRAUGHTSMAN

ASSISTANT ENGINEER | ASSISTANT TOWN PLANNER

EXECUTIVE ENGINEER | TOWN PLANNER

CHIEF ENGINEER | SECRETARY

VICE CHAIRMAN

PROPOSED LAYOUT PLAN OF "**GORAKSH ENCLAVE**" HOUSING SCHEME AT GOPALPUR NEAR WATER PARK, GORAKHPUR, U.P.

TITLE- PROPOSED SITE LAYOUT PLAN

DATE: 22/10/2021
DRG NO.:
REV. NO.:
FILE NO.:
DRAWN BY:
CHECKED BY:

OWNER / DEVELOPER

GORAKHPUR DEVELOPMENT AUTHORITY

PROJECT:

PROPOSED "**GORAKSH ENCLAVE**" HOUSING SCHEME AT GOPALPUR NEAR WATER PARK, GORAKHPUR, U.P.

PROJECT DETAILS

SR.	ITEM	AREA	%
1.	PLOT AREA	4313.40 m²	100%
2.	GROUND COVER	1472.06 m²	34.13%
3.	OPEN AREA (ROAD, GREEN, SETBACKS)	2832.97 m²	65.87%
4.	STILT	1472.06 m²	

COVERED AREA UNDER FAR

5.	1st FLR	1472.06 m²	
5.	2nd TO 5TH FLR	1433.79X4=5735.16 m²	
6.	6TH & 7TH FLR	1272.41X2=2544.82 m²	
7.	CONVINIENT SHOP	41.54 m²	
		TOTAL	9752.04m²
8.	FAR CONSUMED	2.26	
9.	FAR ALLOWED	2.50	

SHEET NO.	SCALE	
01		N

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