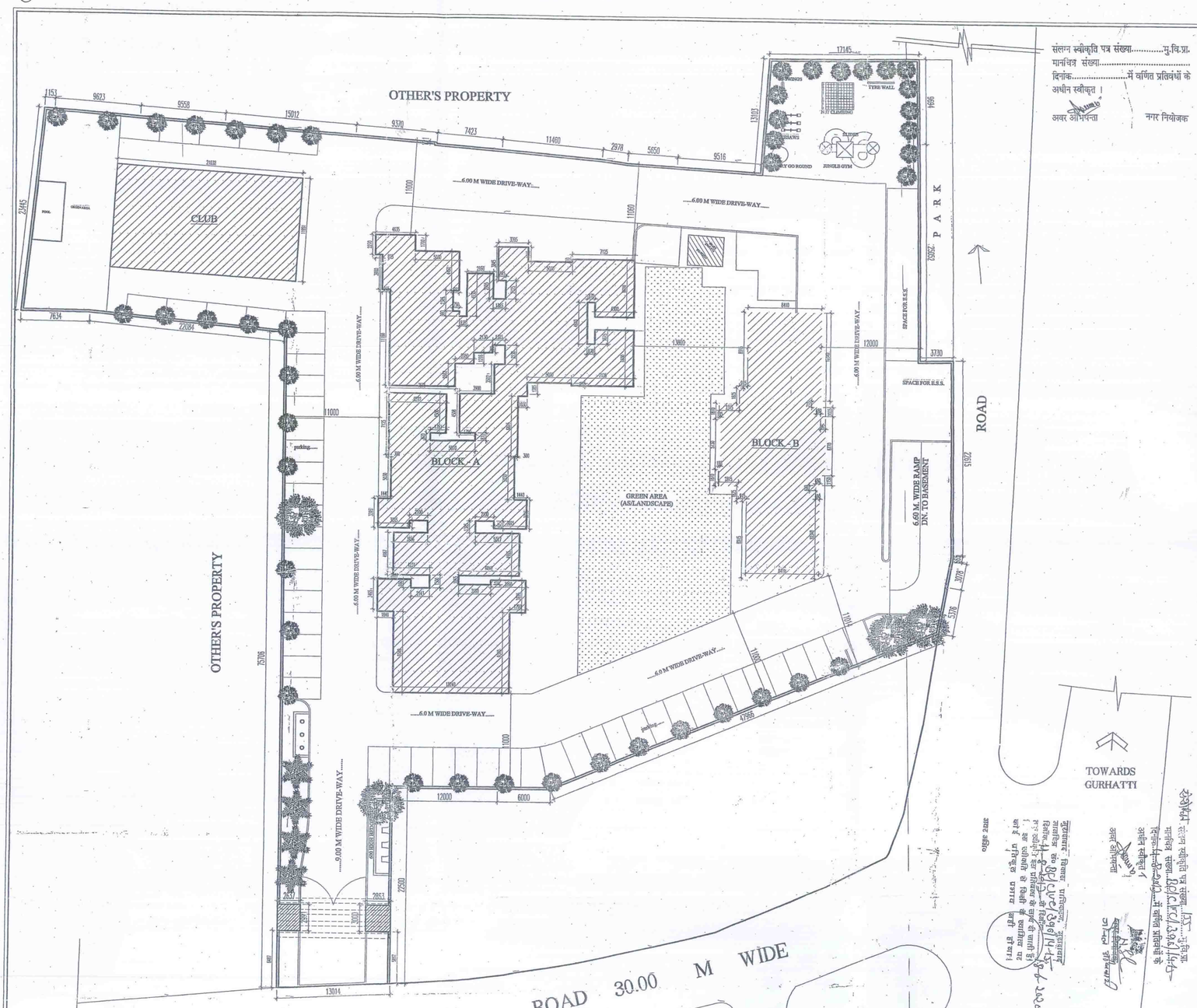
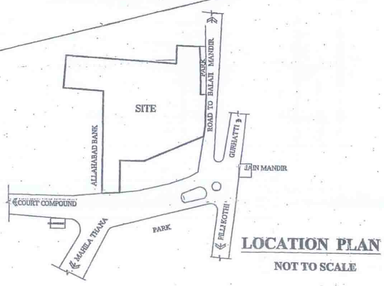
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



SITE PLAN

SCALE - 1:250



LOCATION PLAN

NOT TO SCALE

संलग्न स्वीकृति पत्र संख्या.....मु.वि.प्रा.
मानचित्र संख्या.....
दिनांक.....में वर्णित प्रतिबंधों के
अधीन स्वीकृत ।

अवर अभियन्ता नगर नियोजक

AREA CALCUALTION

	A	B	C	D	E	F	G	H	I	J
	BLOCK AREA	LIFT / LOBBY	FIRE STAIR	SHAFTS	BALCONIES	WARDROBES	EXTRA SHAFT	FAR AREA (TYPICAL FLOOR) A-(B+C+D)	BUILT UP AREA (TYPICAL FLOOR A+E+F	GROUND COVERAGE I+D+G
BLOCK - A	867.07	38.54	24.53	5.26	119.95	20.70	-	798.74	1007.72	1012.98
BLOCK - B	302.46	38.32	13.50	1.53	77.98	4.34	6.85	269.11	384.78	393.16
							TOTAL	1067.85	1392.50	1406.14

	FLOOR	COVERED AREA (SQM) IN F.A.R. CALCULATION			EXISTING
	BASEMENT FLOOR				1888.04
	STILT FLOOR			232.90	1348.86
BLOCK - A TOWER -1 & 2	TYPICAL FLOOR (1 TO 10)	798.74 X	10	7987.40	
	ELEVENTH	742.18 X	1	742.18	
	MUMTY				136.54
	MACHINE ROOM				29.62
	TOTAL			8729.58	
BLOCK - B TOWER -3	TYPICAL FLOOR (1 TO 10)	269.11 X	10	2691.10	
	ELEVENTH	266.64 X	1	266.64	
	MUMTY				66.33
	MACHINE ROOM				27.58
	TOTAL			2691.10	
CLUB	BASEMENT FLOOR	388.84 X	1		388.84
	GROUND FLOOR	207.93 X	1	207.93	
	FIRST FLOOR	264.07 X	1	264.07	
				472.00	
GUARD ROOM	GROUND FLOOR				16.46
SHOP	GROUND FLOOR			32.31	
	TOTAL	12157.89			3882.25

EXISTING AND PROPOSED AREA CHART			
BASEMENT	EXISTING AREA	1888.04	
		TOTAL	1888.04
STILT FLOOR	EXISTING AREA	1634.07	
		TOTAL	1634.07
BLOCK - A	EXISTING AREA (1 TO 7 FLOOR)	5595.18	
	PROPOSED AREA (8TO11 FLOOR)	3134.40	
		TOTAL	8729.58
BLOCK - B	EXISTING AREA (1 TO 6 FLOOR)	2152.88	
	PROPOSED AREA (6 TO 11 FLOOR)	404.88	
		TOTAL	2557.76
CLUB	PROPOSED AREA	TOTAL	840.84
GUARD ROOM	PROPOSED AREA	TOTAL	16.46
		TOTAL	16046.71

AREA SCHEDULE

TOTAL PLOT AREA = 6370.73 SQ M (0.6371 HECTARE)

S.NO	NORMS	PERMISSIBLE	EXISTING & PROPOSED
01	GREEN AREA @ 15% OF PLOT AREA	6370.73 X 0.15 = 955.61 SQM	1032.09 SQM (16.20 %)
02	GROUND COVERAGE @ 40% OF PLOT AREA	6370.73 X 0.40 = 2548.29 SQM	1614.07 SQM (25.34 %)
03	BASEMENT COVERAGE @ 50% OF PLOT AREA	6370.73X 0.50 = 3185.37 SQM	2256.88 SQM (35.43 %)
04	F.A.R @ 1.50 +33 % PURCHASABLE - 1.50 +0.495 = 1.995	1.995 X 6370.73 = 12709.61	12157.89 SQM (1.908)
05	BUILDING HEIGHT	37.50 M	BLOCK - A 36.15 M (STILT + 11 FLOOR) BLOCK - B 36.15 M (STILT +11 FLOOR)
07	SET BACKS (FOR BUILDING HT 21M- 37.5M MINIMUM SETBACK 9M ON ALL SIDES & 12M IN FRONT)	12 M ON ALL SIDES	FRONT 11 / LEFT SIDE 11 / RIGHT SIDE 12 / BACK 11
08	NO OF FLOORS	11 FLOORS	BLOCK A = 11 FLOOR BLOCK B = 11 FLOOR
08	TOTAL NO OF DUS @ 5 PERSON FLAT	637.107 S = 127.42 = 127 DUS	BLOCK - A (5 X 11 FLOOR) = 55 DUS BLOCK - B (2 X 11 FLOOR) =22 DUS TOTAL DUS = 88 DUS
08	1/G 5 EWS 10% EACH ON DUS	EWS = 8.8 = 9 DUS	
09	DENSITY @ 1000 PERSON/HEC	1000 X 0.6371= 637.10 PERSONS	@ 5/DUS (5X88) = 440 PERSONS
10	PARKING @ 1.25 ECS ON PER DUS UNIT AREA PER FLAT (100-150 SQM)	= 110.00 = 110 ECS	
	VISITOR PARKING (10% RESERVED OF PERMISSIBLE PARKING)	10 ECS	171 ECS
	CLUB PARKING 2.00 ECS @ PER 100 SQM	2.00X16.84 / 100 = 16.81 = 17 ECS	
		TOTAL ECS = 127	
11	TREES @ 50/HECTARE	50 X 0.6371 = 31.86 TREES	= 51 TREES

PROJECT

PROPOSED CENTRAL COURT GROUP HOUSING BUILDING PLAN FOR M/S EVA DEVELOPERS PRIVATE LIMITED SITUATED AT-PLOT NO.-6 , 7, MOH. CIVIL LINES,MORADABAD.

DIRECTOR
MR. SUMIT RAHEJA

DEALT BY	CHKD BY
	DATE
APPROVED BY	JAN. 2015

DRG. TITLE

SITE PLAN

SHEET NO.

NORTH

SCALE 1:250

OWNER'SIGN.

ARCHITECT'S SIGN.

Rakesh Kumar Malik & Associates
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