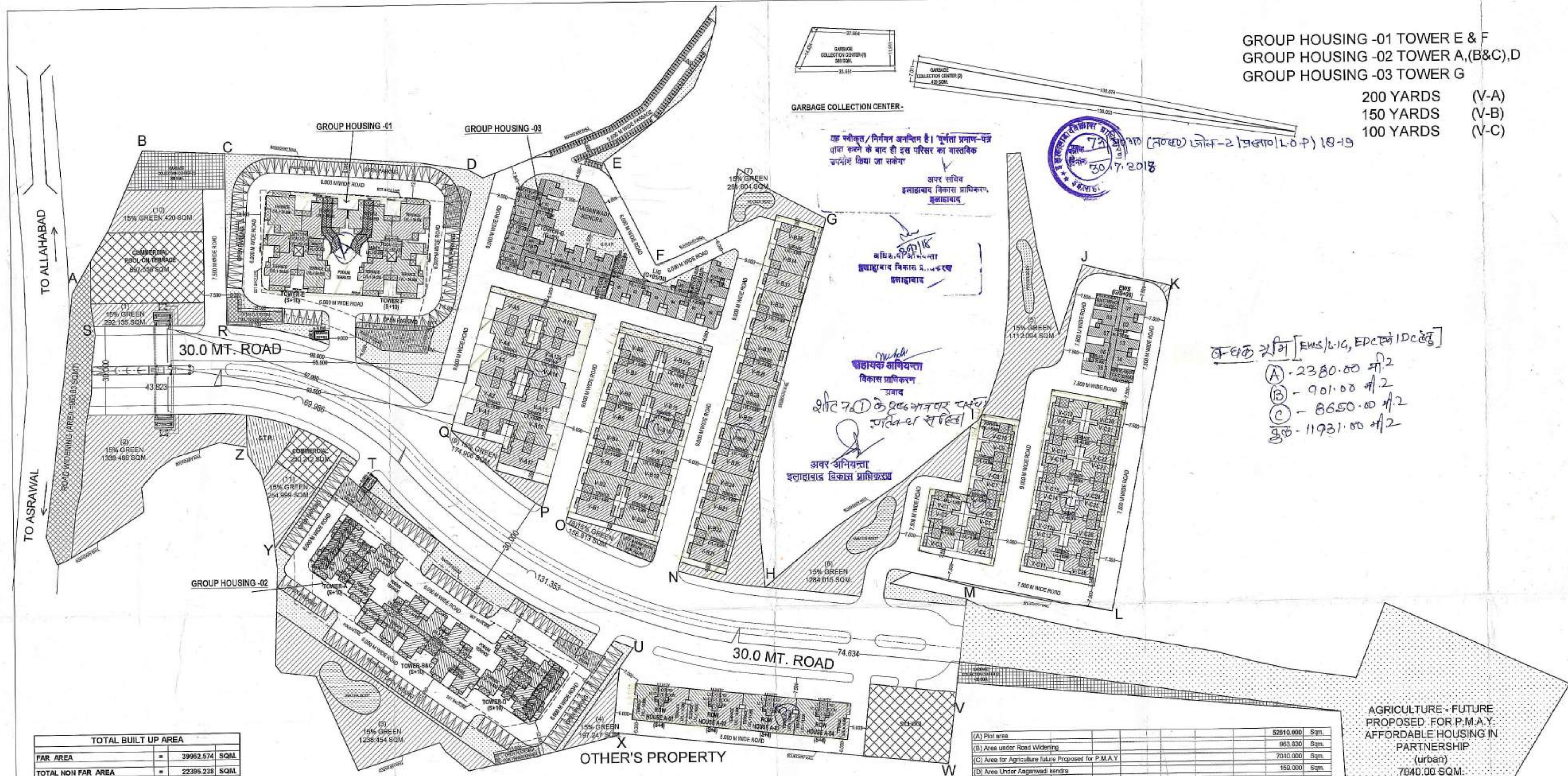




GROUP HOUSING -01 TOWER E & F
GROUP HOUSING -02 TOWER A, (B&C), D
GROUP HOUSING -03 TOWER G

200 YARDS (V-A)
150 YARDS (V-B)
100 YARDS (V-C)

SITE PLAN S-01

SOLITAIRE VALLEY

NOTE: 1

- *TOWER - A & D ARE SIMILAR.
- *TOWER - (B&C) IS TYPICAL.
- *TOWER - E & F ARE SIMILAR.
- *TOWER - G IS TYPICAL.
- *TOWER - EWS/LIG IS TYPICAL.

*LOW RISE

*3B+3T+DRESS.

*VILLA 100 YARDS ARE SIMILAR.

*VILLA 150 YARDS ARE SIMILAR.

*VILLA 200 YARDS ARE SIMILAR.

NOTE: 2

*MECHANICAL VENTILATION PROVIDED IN BASEMENT

NOTE: 3

*AREA PROVIDED FOR WATER BODY (1% OF PLOT AREA FOR PLANNING)

SAJRA / KHASRA AREA DETAIL			
S.NO	Sajra No.	Area As Per Record	
		Hectare	Acre
1	82	0.421	1.04
2	83	0.068	0.17
3	85	0.057	0.14
4	86	0.2	0.49
5	89	0.486	1.20
6	93	0.228	0.56
7	94	0.457	1.13
8	95	0.295	0.73
9	96	0.342	0.85
10	98	0.418	1.03
11	99	0.548	1.35
12	100	0.209	0.52
13	101	0.152	0.38
14	102	0.306	0.76
15	104	0.457	1.13
16	105	0.160	0.40
17	107	0.447	1.10
TOTAL AREA		5.251	12.98

TOTAL BUILT UP AREA		
FAR AREA	=	39952.574 SQM.
TOTAL NON FAR AREA	=	22395.238 SQM.
FACILITIES AREA	=	1258.315 SQM.
TOTAL BUILT UP AREA	=	63508.127 SQM.
EWS BUILT UP AREA	=	2773.204 SQM.
LIG BUILT UP AREA	=	2869.892 SQM.

(A) Plot area	52510.000	Sqm.	Area in Percentage
(B) Area under Road Widening	963.830	Sqm.	
(C) Area for Agriculture future Proposed for P.M.A.Y	7040.000	Sqm.	
(D) Area Under Aaganwadi kendra	159.000	Sqm.	
(E) Balance Plot area (A) - (B + C + D)	44347.170	Sqm.	100%
(F) 15% Green Area	6652.076	Sqm.	15.000%
(G) Road Area (30 M Wide)	9798.000	Sqm.	22.094%
(H) Commercial Area	1147.768	Sqm.	2.588%
(I) School Area	691.000	Sqm.	1.558%
Residential			
(J) Net Plot Area For planning (E-(F+G+H+I))	26058.327	Sqm.	58.760%
(K) Permissible FAR (2.5)	65145.816	Sqm.	
(L) Permissible Facilities area (5 %)	3257.291	Sqm.	
(M) Proposed FAR (1.533)	39952.574	Sqm.	
(N) Proposed Facilities area (1.932 %)	1258.315	Sqm.	
(O) Permissible Ground Coverage (40 %)	10423.331	Sqm.	
(P) Proposed Ground Coverage (39.834 %)	10379.987	Sqm.	

PARKING DETAILS
PARKING REQUIRED = ACHIEVED F.A.R x 1.25
= 39952.574 x 1.25 / 100 = 499.407 ECS + 10% VISITORS PARKING
SAYS = 499 + 50 = 549 ECS

PARKING REQUIRED FOR EWS/LIG
= 2 SQMT. AREA PER UNIT
= (51 + 51) UNITS x 2.0
= 204 SQMT = 2042 = 102 SCOOTERS

GROUP HOUSING -01
PARKING IN UPPER BASEMENT (REF SHEET NO. S-06)

TOTAL UPPER BASEMENT AREA FOR PARKING

= 3666.457 - (42.304 + 208.598 + 208.042 + 216.872)

= 3666.457 - 675.816 SQ MT. = 3019.741 SQ MT.

= 3019.741 / 32 = 94.366 = SAYS 94 ECS

PARKING SHOWN = 85 CARS

GROUP HOUSING -02
PARKING IN UPPER BASEMENT (REF SHEET NO. S-06)

TOTAL UPPER BASEMENT AREA FOR PARKING

= 4245.583 - (41.086 + 100.750 + 84.056 + 301.788)

= 4245.583 - 527.680 SQ MT. = 3717.903 SQ MT.

= 3717.903 / 32 = 116.184 = SAYS 116 ECS

PARKING SHOWN = 93 CARS

GROUP HOUSING -03
PARKING IN LOWER BASEMENT (REF SHEET NO. S-07)

TOTAL LOWER BASEMENT AREA FOR PARKING

= 3668.457 - (209.688 + 208.042 + 216.872)

= 3668.457 - 634.602 SQ MT. = 3033.855 SQ MT.

= 3033.855 / 32 = 94.808 = SAYS 94 ECS

PARKING SHOWN = 87 CARS

GROUP HOUSING -02
PARKING IN LOWER BASEMENT (REF SHEET NO. S-07)

TOTAL LOWER BASEMENT AREA FOR PARKING

= 4245.583 - (100.750 + 84.056 + 301.788)

= 4245.583 - 486.594 SQ MT. = 3758.989 SQ MT.

= 3758.989 / 32 = 117.468 = SAYS 117 ECS

PARKING SHOWN = 95 CARS

PARKING IN STILT (REF SHEET NO. S-05)
TOTAL STILT AREA = 4638.559 SQM
ECS IN STILT AREA = 4638.559 / 28 = 165.66 = SAY 166 ECS
SHOWN = 128 CARS

PARKING IN OPEN (REF SHEET NO. S-05)
TOTAL STILT AREA - GROUND COVERAGE
= 26975.245 - 10379.987 = 15595.258 SQM.
ECS IN OPEN AREA = 15595.258 / 23 = 678.05 = SAY 678 ECS
SHOWN = 248 CARS

TOTAL PARKING PROVIDED
TOTAL ECS PROVIDED = 94 + 116 + 96 + 117 + 166 + 678 = 1267 ECS
TOTAL PARKING SHOWN = 65 + 53 + 67 + 55 + 128 + 248 = 616 NOS.
SCOOTER PARKING SHOWN IN OPEN = 132 NOS

BUILT UP AREA OF EWS
REQUIREMENT EWS
TOTAL NO. OF MAIN UNITS = 509 Nos.
EWS UNIT REQUIREMENT = 10 % OF 509 = 51 Nos.
PROVIDED EWS UNITS = 51 Nos.

TOTAL BUILT UP AREA OF EWS
= STILT AREA + GR. CORE - UNIT AREA X 51 + TY. CORE AREA X 51 + MM ROOM
= (35.0x51) + (113.231x51) + (103.265x51) + 80.257 SQM.
= 175.0 + 5782.281 + 5266.775 + 80.257 SQM.
= 11114.313 SQM.

BUILT UP AREA OF LIG
REQUIREMENT LIG
TOTAL NO. OF MAIN UNITS = 509 Nos.
LIG UNIT REQUIREMENT = 10 % OF 509 = 51 Nos.
PROVIDED LIG UNITS = 51 Nos.

TOTAL BUILT UP AREA OF LIG
= GR. CORE + UNIT AREA X 51 + TY. CORE AREA X 51 + 6TH FLOOR CORE AREA + MM ROOM
= (115.042x51) + (41.015x51) + (105.087x51) + 84.878 + 72.724 SQM.
= 5915.642 + 2091.765 + 535.485 + 84.878 + 72.724 SQM.
= 8669.492 SQM.

TOTAL FAR, NON, FAR & GROUND COVERAGE AREA DETAILS									
Towers	Ref Sheet No.	Height	TOTAL FAR AREA	Ground Coverage	TOTAL FACILITY AREA	TOTAL STILT AREA	TOTAL NON FAR AREA	TOTAL	Total Nos. of units
HIGH RISE									
Tower- A	Sheet- 8 & 9	S +10	3098.468	346.874	220.226	291.410	481.395	40	
Tower- (B&C)	Sheet- 10 & 11	S +10	4922.169	527.189	180.606	474.683	665.830	80	
Tower- D	Sheet- 8 & 9	S +10	3098.468	346.874	220.226	291.410	481.395	40	
Tower- E	Sheet- 12 & 13	S +10	4636.482	523.939	183.750	459.587	692.919	50	
Tower- F	Sheet- 12 & 13	S +10	4636.482	523.939	183.750	459.587	692.919	50	
Tower- G	Sheet- 18 & 19	G +09	4373.136	642.209	62.657	0.000	76.711	147	
LOW RISE									
3B+3T+DRESS (4 Cluster)	Sheet- 14	G+04	3005.636	99.775	136.660	822.818	934.340	32	
Villa 100 YARD (26 Nos.)	Sheet- 15	G+01	3226.944	1913.472	0	0	301.168	26	
Villa 150 YARD (31 Nos.)	Sheet- 16	G+01	5462.231	2872.646	0	0	313.472	31	
Villa 200 YARD (11 Nos.)	Sheet- 17	G+01	2362.368	1223.189	22.440	0	107.843	11	
Guard Room			30.000	30.000					
Water Room			18.000	18.000					
EWS	Sheet-20	G/S+06	369.291			178.000	178.000		
LIG	Sheet-21	G/S+06	417.050						
Extra Stilt	Sheet- 5					1664.066	1664.066		
Upper Basement	Sheet- 6						3698.457		
G+01							4245.583		
G+02									
Lower Basement	Sheet- 7						3668.457		
G+01							4245.583		
G+02									
TOTAL			39952.574	10379.987	1258.315	4638.559	22595.238	909	

15% GREEN AREA CALCULATION			
SNO.	WIDTH	LENGTH	AREA(SQM)
1	AS PER PLINE	=	292.135
2	AS PER PLINE	=	1230.489
3	AS PER PLINE	=	1238.454
4	AS PER PLINE	=	197.247
5	AS PER PLINE	=	1112.094
6	AS PER PLINE	=	1284.015
7	AS PER PLINE	=	291.604
8	AS PER PLINE	=	156.813
9	AS PER PLINE	=	174.905
10	AS PER PLINE	=	420.000
11	AS PER PLINE	=	254.999
TOTAL - 6652.076			

AGRICULTURE - FUTURE PROPOSED FOR P.M.A.Y. AFFORDABLE HOUSING IN PARTNERSHIP (urban) 7040.00 SQM.

PROJECT TITLE
REVISED GROUP HOUSING AT KHASRA / SAJRA NO. 82, 83, 85, 86, 89, 93, 94, 95, 96, 98, 99, 100, 101, 102, 104, 105 & 107 VILLAGE - JALALPUR GHOSI, DISTT- SADAR, ALLAHABAD, UTTAR PRADESH. M/S. THE INNOVATORS DIGITAL ADS.PVT. LTD.

DRAWING TITLE:-

SITE PLAN

S-01

DRG NO.

SCALE
DATE
DEALT
JOB NO.

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DIRECTOR OWNER'S SIGN
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