

NOTE:
ALL DIMENSIONS ARE IN MM
AND AREAS IN SQM UNLESS
SPECIFIED.

PROPOSED GROUP HOUSING &
AFFORDABLE HOUSING AT
GH-11, PART-1 ON ARAZI NOS:-
235 PART, 236 237 PART, 239
235 PART, 240 241 PART, 242 PART,
246 PART, 247 248, 249 250
PART, 252 PART, 253, 254, 255,
256, 257 PART, 274 PART, 275
PART, 276 PART, 277 PART, 278,
279, 303 PART IN VILLAGE
MAVAVA, NAINI
SECTOR-7
AT H-TECH CITY ALLAHABAD

DWG TITLE:
SITE PLAN & AREA DETAILS

DWG NO: AANANDAMP-02

CHECKED BY:

DEALT BY:

SCALE: REVISION DATE: NORTH:
1:500 01 28-7-2017



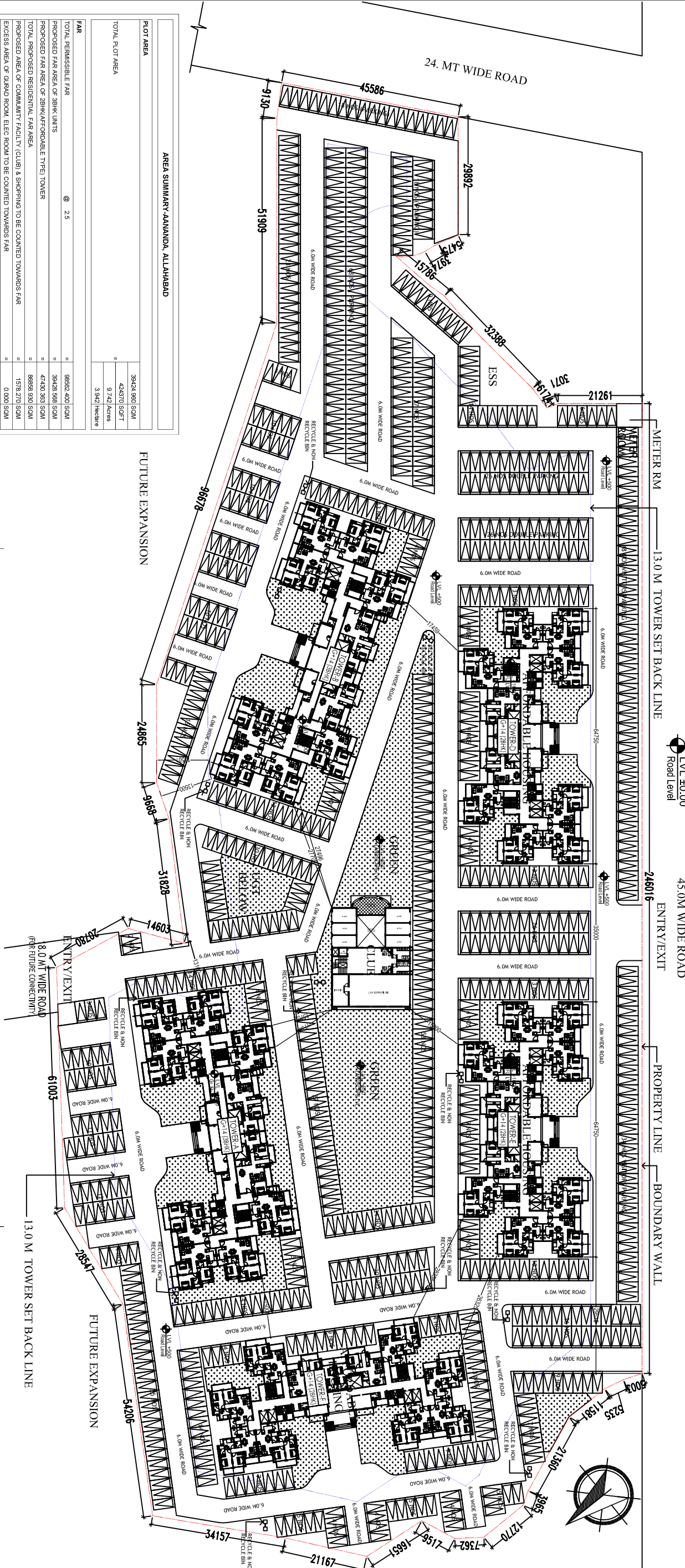
MS PANOHAM REALCON PVT. LTD.
H/O: 1ST FLOOR, 304/305, KALKAJI
SHRINAGAR, NEW DELHI-110019
ALOK KUMAR - 211001

CONSULTANT:

OMAXE LTD.
H/O: 1ST FLOOR, KALKAJI
NEW DELHI-110019

OWNER'S SIGN: ARCHITECT'S SIGN:

TOWN PLANNERS SIGN:



AREA SUMMARY AANANDA, ALLAHABAD

PLOT AREA	
TOTAL PLOT AREA	38424.980 SQM
	424370 SQFT
	9.742 Acres
	3.942 Hectare

FAR	
TOTAL PERMISSIBLE FAR	@ 2.5
PROPOSED FAR AREA OF 3BHK UNITS	= 9652.400 SQM
PROPOSED FAR AREA OF 2BHK/AFFORDABLE TYPE) TOWER	= 38428.588 SQM
TOTAL PROPOSED RESIDENTIAL FAR AREA	= 47430.983 SQM
PROPOSED AREA OF COMMUNITY FACILITY (CLUB) & SHOPPING TO BE COUNTED TOWARDS FAR EXCESS AREA OF GARAGE ROOM, ELEC ROOM TO BE COUNTED TOWARDS FAR	= 1578.270 SQM
TOTAL PROPOSED FAR AREA	= 49009.253 SQM

GROUND COVERAGE	
PERMISSIBLE GROUND COVERAGE	@ 35.00% OF PLOT AREA
PROPOSED GROUND COVERAGE	@ 17.09% OF PLOT AREA
	= 6736.943 SQM

POPULATION DENSITY	
PERMISSIBLE NO OF DU	@ 330 DUS PER HECTARE
PROPOSED NO OF 3BHK UNITS	= 360 NOS
PROPOSED NO OF 2BHK/AFFORDABLE) UNITS	= 360 NOS
TOTAL NO OF PROPOSED DUS	= 720 NOS
PERMISSIBLE POPULATION	@ 228 DUS PER HECTARE
PROPOSED POPULATION	@ 5 PERSONS PER DU
PERMISSIBLE PPH	= 4450 NOS
PROPOSED PPH	= 1650 NOS

GREEN AREA	
REQUIRED GREEN AREA	@ 10.00% OF PLOT AREA
TOTAL PROPOSED GREEN AREA	@ 11.72% OF PLOT AREA
REQUIRED NO OF TREES	@ 50 TREES PER HECTARE
PROPOSED NO OF TREES	@ 51 TREES PER HECTARE
	= 2605 NOS

PARKING & ECS	
ECS REQUIRED FOR 3BHK UNITS	@ 1.25 ECS/100 SQM OF PROPOSED FAR
ECS REQUIRED FOR 2BHK+STUDY (AFFORDABLE) UNITS	@ 1 ECS PER DU (DU AREA > 75 SQM)
ECS REQUIRED FOR 2BHK (AFFORDABLE) UNITS	@ 0.5 ECS PER DU (50 SQM<DU AREA<75 SQM)
TOTAL ECS REQUIRED	= 940 ECS
ECS TO BE RESERVED FOR VISITORS PARKING	@ 10% OF TOTAL ECS
PROPOSED STANDARD CAR PARKING IN OPEN	= 836 NOS
PROPOSED CAR PARKING (MECHANICAL)	= 104 NOS
TOTAL NO OF PROPOSED CAR PARKS	= 940 NOS
TOTAL ECS PROPOSED FOR CAR PARKING	@ 1 NOS PER ECS
	= 940 ECS

BUILT UP AREA	
PROPOSED BUILT UP AREA	= 90431.033 SQM

FAR CALCULATION

(All areas are in Sqm)

Tower No	Floor No	Unit FAR Area	Common Area FAR	Total FAR	No of DUs	No of Floors	No of Blocks	Total No of DUs	Total Unit FAR Area	Total FAR Area	Ground Coverage	Built up Area	Population @ 5PI/DU
Tower A & B (3BHK UNITS)	Ground Floor	1008.988	349.323	1358.291	10	1	2	20	2017.637	2716.593	2790.184	2716.593	1100
	First Floor	1140.238	141.771	1282.009	12	1	24	24	2280.476	2564.018		2564.018	1200
	Typical Floor (2nd to 12th Floor)	1164.063	141.971	1306.034	12	11		264	2569.932	28732.750		28732.750	1320
	Thirteenth Floor	1211.833	141.971	1353.804	12	1		24	2423.666	2707.608		2707.608	1200
	Fourteenth Floor	1211.833	141.971	1353.804	12	1		24	2423.666	2707.608		2707.608	1200
	Fifteenth Floor	0.000	0.000	0.000	0	0			0.000	0.000		300.932	100
	Sixteenth Floor	0.000	0.000	0.000	0	0			0.000	0.000		347.012	100
	Seventeenth Floor	0.000	0.000	0.000	0	0			0.000	0.000		406.716	100
	Eighteenth Floor	0.000	0.000	0.000	0	0			0.000	0.000		406.716	100
	Total							=	356	34755.125	2790.184	1790	