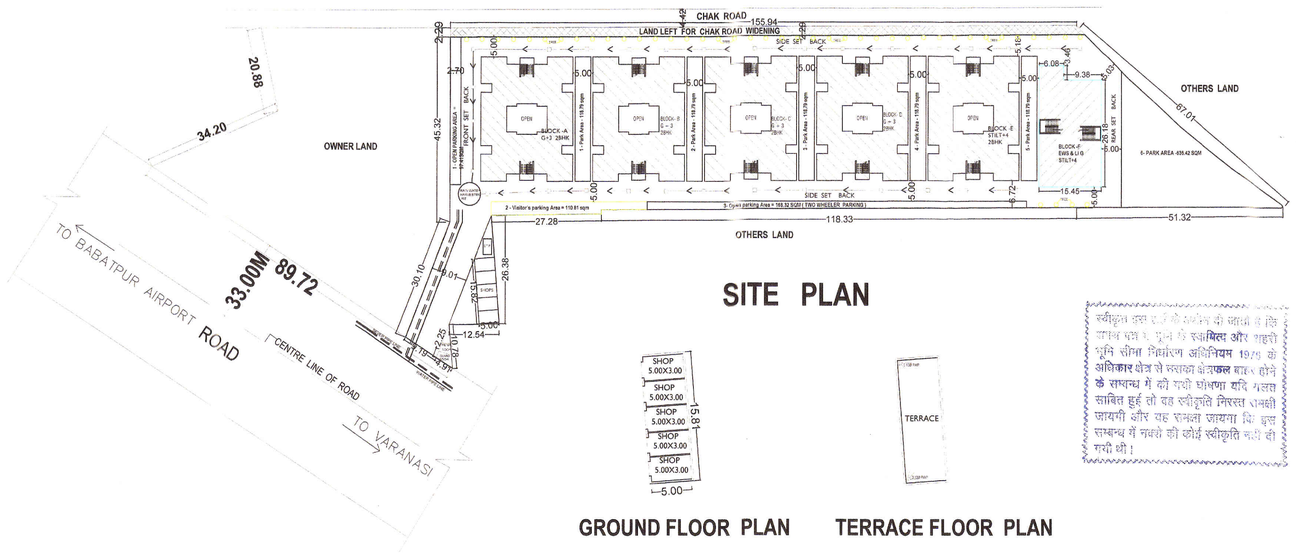
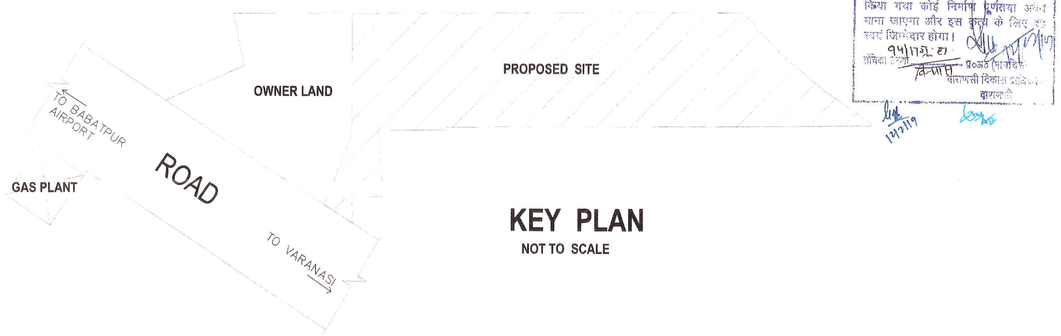


SITE PLAN

GROUND FLOOR PLAN

TERRACE FLOOR PLAN



KEY PLAN

NOT TO SCALE

स्वीकृत नक्शा में भूमि के स्वामित्व की सीमा के लिए आवेदक भवन के भूमि के स्वामित्व और बाहरी भूमि सीमा नियंत्रण अधिनियम 1976 के अधिकार क्षेत्र से स्वामित्व क्षेत्रफल बाहर होने के सम्बन्ध में की गयी घोषणा यदि गलत साबित हुई तो वह समझा जायगा कि इस सम्बन्ध में नक्शे की कोई स्वीकृति नहीं दी गयी थी।

नक्शा स्वामित्व का प्रमाण नहीं है और प्रस्तावक भूमि का स्वत्वाधिकार प्रदान न... प्रस्ताव/पक्ष द्वारा दाखिल स्वामित्व अभिलेख और शजरा पत्र नविश्य में कमी भी ... और असत्य पाये गये तो मानचित्र की स्वीकृति निरस्त समझी जाएगी और यह समझा जाएगा कि इस सम्बन्ध में मानचित्र पर कोई स्वीकृति नहीं दी गई है तथा मानचित्र स्वीकृत के आधार पर/विपरायक द्वारा किया गया कोई निर्माण पूर्णतया अवैध माना जाएगा और इस कृत्य के लिए ... स्वयं जिम्मेदार होगा।

AREA STATEMENT

TOTAL LAND AREA	= 8548.89 Sqm
LAND LEFT FOR ROADWIDENING	= 359.01 Sqm
NET LAND AREA	= 8189.88 Sqm

BLOCK - A DETAILS

S.NO.	FLOOR	USE	NO OF UNITS	COVERED AREA
1.	GROUND	RESIDENCE	8	577.02 SQM
2.	FIRST	RESIDENCE	8	577.02 SQM
3.	SECOND	RESIDENCE	8	577.02 SQM
4.	THIRD	RESIDENCE	8	577.02 SQM

BLOCK - A COVERED AREA (F A R) 2308.08 SQM

BLOCK - B DETAILS

S.NO.	FLOOR	USE	NO OF UNITS	COVERED AREA
1.	GROUND	RESIDENCE	8	577.02 SQM
2.	FIRST	RESIDENCE	8	577.02 SQM
3.	SECOND	RESIDENCE	8	577.02 SQM
4.	THIRD	RESIDENCE	8	577.02 SQM

BLOCK - B COVERED AREA (F A R) 2308.08 SQM

BLOCK - C DETAILS

S.NO.	FLOOR	USE	NO OF UNITS	COVERED AREA
1.	GROUND	RESIDENCE	8	577.02 SQM
2.	FIRST	RESIDENCE	8	577.02 SQM
3.	SECOND	RESIDENCE	8	577.02 SQM
4.	THIRD	RESIDENCE	8	577.02 SQM

BLOCK - C COVERED AREA (F A R) 2308.08 SQM

BLOCK - D DETAILS

S.NO.	FLOOR	USE	NO OF UNITS	COVERED AREA
1.	GROUND	RESIDENCE	8	577.02 SQM
2.	FIRST	RESIDENCE	8	577.02 SQM
3.	SECOND	RESIDENCE	8	577.02 SQM
4.	THIRD	RESIDENCE	8	577.02 SQM

BLOCK - D COVERED AREA (F A R) 2308.08 SQM

BLOCK - E DETAILS

S.NO.	FLOOR	USE	NO OF UNITS	COVERED AREA
1.	STILT	PARKING		634.00SQM
2.	FIRST	RESIDENCE	8	577.02 SQM
3.	SECOND	RESIDENCE	8	577.02 SQM
4.	THIRD	RESIDENCE	8	577.02 SQM
5.	FOURTH	RESIDENCE	8	577.02 SQM

BLOCK - E COVERED AREA (F A R) 2438.08 SQM

SHOP'S COVERED AREA OF GROUND FLOOR = 79.05 SQ.M

TOTAL COVERED AREA FOR FAR = 11639.44 SQ.M

FAR = 11670.04 / **8189.88 = 1.424**

OPEN AREA OF GROUND FLOOR = 4732.62 SQ.M

GROUND COVEREGE = 3457.26 / 8189.88 X100 = 42.21%

BLOCK - F DETAILS

S.NO.	FLOOR	USE	NO OF UNITS	COVERED AREA
1.	STILT	PARKING		436.10 SQM
2.	FIRST	RESIDENCE(LIG)	4	180.21 SQM
3.	SECOND	RESIDENCE(LIG)	4	180.21 SQM
4.	THIRD	RESIDENCE(LIG)	4	180.21 SQM
5.	FOURTH	RESIDENCE(LIG)	4	180.21 SQM
6.	FIRST	RESIDENCE(EWS)	4	159.17 SQM
7.	SECOND	RESIDENCE (EWS)	4	159.17 SQM
8.	THIRD	RESIDENCE (EWS)	4	159.17 SQM
9.	FOURD	RESIDENCE(EWS)	4	159.17 SQM

BLOCK - F COVERED AREA 1357.52 SQM

BLOCK - A STAIR AREA	= 52.11 SQM
BLOCK - B STAIR AREA	= 52.11 SQM
BLOCK - C STAIR AREA	= 52.11 SQM
BLOCK - D STAIR AREA	= 52.11 SQM
BLOCK - E STAIR AREA	= 52.11 SQM
BLOCK - F STAIR AREA	= 42.07 SQM
GUARD ROOM AREA	= 9.30 SQM
ELECTRIC METER ROOM AREA	= 6.55 SQM

PARKING CALCULATION

RESIDENTIAL AREA

NO OF UNIT = 160

EWS = 16

L I G = 16

PARKING REQD = 160 / 2 = 80 ECS X 13.75 = 1100.00 SQM

LIG PARKING = 16 / 3 = 5.33 ECS X13.75 = 73.33 SQM

EWS PARKING = 16 X 2 = 32.00 SQM

TOTAL PARKING AREA = 1205.33 SQM

10% VISITORS PARKING = 110.00 SQM

PARKING PROVIDED DETAIL

(1) - IN STILT ON GROUND FLOOR (BLOCK - E) = 634.00 SQM

(2) - IN STILT ON GROUND FLOOR (BLOCK - F) = 436.10 SQM

(3) - IN OPEN PARKING (1+3) = 265.73 SQM

TOTAL PARKING = 1335.86 SQM

TOTAL PARKING PROVIDED AREA = 1335.83 /13.75

= 97.15 ECS

IN OPEN PARKING VISITORS PARKING -2

= 110.81/ 13.75 = 8.06 ECS

PARK REQUIRED .

8189.88 SQM X15% = 1228.48 SQM

PARK PROVIDED

PARK AREA (1+2+3+4+5+6) = 1230.37 SQM

PROPOSED AFFORDABLE GROUP HOUSING BUILDING PLAN ON S.M.PLOT NO- 13, 17,18,& 19 SITUATED AT MAUZA - SEHMAL PUR PARGANA- ATHAGAWA, DISTT- VARANASI.

OWNER'S-

1- CHANDRA TOWERS PVT LTD
2- SHILPI ENTERPRISES
3- SHILPI INDUSTRISES

No.		DATE

FIRM NAME AND ADDRESS

JAIN & ASSOCIATES
D-64/52,G-4,MADHOPUR,SHIVPURVA
SIGRA, VARANASI- 221010
Ph.: 0542 - 3259270,3251727,Fax : 0542-2223312
E-mail : jainvaranasi@yahoo.com

DRAWING TITLE

SITE PLAN

OWNER SIG.

For-Chandra Towers Pvt. Ltd.
Director

ARCHITECT SIG.

Rishabh Chandra Jain (Architect)
B. Arch. (Roorkee)
Council of Arc. Institute
Regd. No. C.A. 87/10503
Varanasi

DRAWN. BY :- M. K.VERMA

CHECKED. BY :-

DLT. BY :-

PROJECT :-	DRG NO	01
DATE :-	NORTH DIRECTION	
SCALE :- 1 : 200		