

गोरखपुर विकास प्राधिकरण

SEAL OF G.D.A. 10-03/13 09/3/20

1. नामांकित
2. मुद्रा
3. तारीख

संख्या-129(1)/0-3-2013 दिनांक 13/03/2013
श्री सांख्यिकी विभाग द्वारा जारी
दिये गये निर्देश के अन्तर्गत 300 फुट वर्ग
क्षेत्रफल में योजित विशेष अनुमति आवेदन
संख्या-7065/2014 में परिवर्तित होने वाले
आदेश के अन्तर्गत स्वीकृत/निर्मित किया
जा रहा है।

मातीपुत्र डी.डी. (अमर)
श्री. डी.डी. से फिरे माती
पुत्र डी.डी. को निर्माण
दिनांक जारी माती
पुत्र डी.डी. 392 माती पुत्र
पुत्र डी.डी. अमर
34 माती डी.डी. जारी माती
पुत्र डी.डी. अमर 2 माती
पुत्र डी.डी. अमर 3 माती
पुत्र डी.डी. अमर 4 माती
पुत्र डी.डी. अमर 5 माती
पुत्र डी.डी. अमर 6 माती
पुत्र डी.डी. अमर 7 माती
पुत्र डी.डी. अमर 8 माती
पुत्र डी.डी. अमर 9 माती
पुत्र डी.डी. अमर 10 माती

SUBMISSION DRG

Remarks

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A-CORE ARCHITECTURAL SERVICES
PVT. LTD. AND ISSUED FOR THE SPECIFIC
PROJECT MENTIONED THEREIN. THIS IS NOT
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PROJECTS UNLESS EXPRESSLY PERMITTED
BY THE ARCHITECT.

Proposed multiplex (4 screen cinema
and commercial building at
muhaddipur, gorakhpur

DEVELOPERS :

1) 'AMBE PROTECH PVT. LTD.'
THROUGH : DIRECTOR
SHRI SANDEEP KUMAR TEKRIWAL
S/O LATE SHRI INDRA KUMAR TEKRIWAL
OFFICE:- GOLGHAR, ABOVE SANGAM SAREE
CENTRE, GORAKHPUR.

H.NO C/102/686 AND C/102/688A
MAJUA- MOHADDIPUR, GORAKHPUR,
WARD NO-42.

Drawing Title
sheet number 01

For Ambe Proptech Pvt. Ltd.
Director

Drg. No.

North

Scale

Date

Drawn By

Issued To

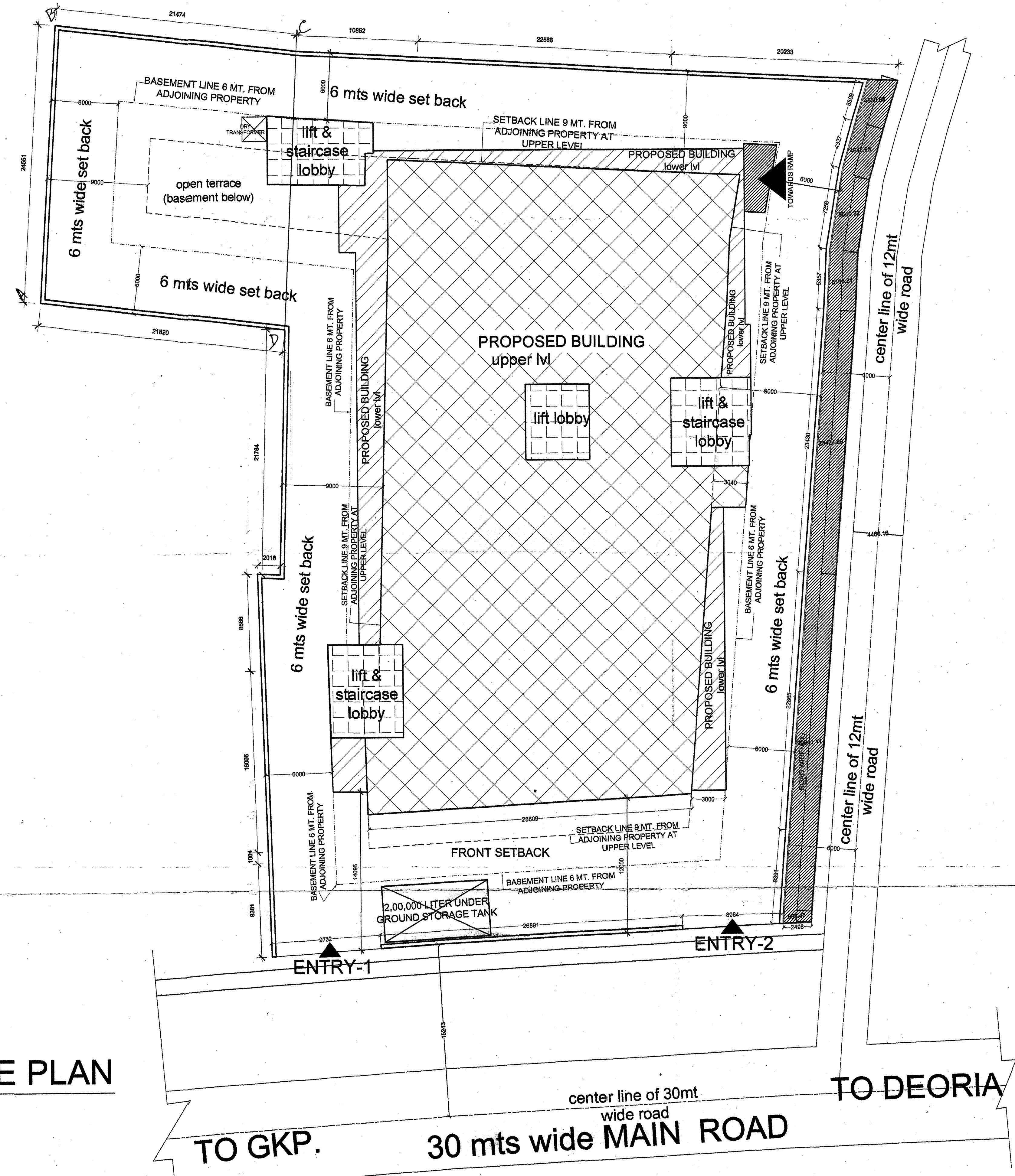
ACORE ARCHITECTURAL
SERVICES PVT. LTD

ARCHITECT-ASHISH SRIVASTAVA

BRANCH OFFICE : 935/D MATRIANCHAL
NEAR GORAKHNATH RAILWAY
CROSSING GORAKHPUR

TEL: OFF:3294813,RES:2255290,
MOBILE:9415321836

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SITE PLAN

TO GKP.

30 mts wide MAIN ROAD

TO DEORIA

AREA CALCULATION CHART	
TOTAL AS PER REGISTRY = 3908.4934 sq.mts+344.9814 sq.mts+161.903 sq.mts = 4415.3778 sq. mts	
LAND USE OF 3908.4934(COMMERCIAL) + land use of 506.8844sq mts(residen)	
TOTAL AREA AS PER SITE = 4415.3778 sq. mts +190.0196 sq. mts(already left for road widening as per registry) = 4605.3974 sq. mts	
Additional area for road widening = 107.0 sq. mts	
NET LAND AREA FOR PROJECT = 4415.3778 sq.mts-107sq. mts = 4308.3778 sq. mts or say = 4308.38 sq. mts	
SITE AREA	4308.38 sq. mts
PERMISSIBLE GROUND COVERAGE (40%)	1723.35 SQ.M.
F.A.R	1.75
PERMISSIBLE BUILT UP AREA (EXCLUDING BASEMENTS) (basic FAR)	7539.665 SQ.M.
PURCHASABLE F.A.R (50%of basic FAR) 0.875	1.75 + 0.875= 2.625
PERMISSIBLE BUILT UP AREA (EXCLUDING BASEMENTS) (purchasable FAR)	4308.38 x 2.625= 11309.45 SQ.M.
Proposed Floor Areas (towards F.A.R.)	
AREA	(SQ. M.)
Basement 1 (parking+ services)	2607.9 SQ. MTS
Basement 2 (parking+ services)	2607.9 SQ. MTS
ground floor (commercial)	1719.0 sq. mts
1st floor (commercial)	1485.0 sq. mts
2nd Floor (commercial)	1485.0 sq. mts
3rd Floor (commercial)	1563.0 sq. mts
4th Floor (comm+ cinema)	1614.0 sq. mts = 230.00 comm+ 1384.00(cinema)
5th Floor (comm+ cinema)	1614.0 sq. mts = 230.00 comm+ 1384.00(cinema)
PROPOSED GROUND COVERAGE (39.89%)	1719.0 SQ.M.
TOTAL BUILT UP AREA (TOWARDS F.A.R.)	9480.0 sq. mts
F.A.R	2.200= 1.75(basic)+ 450 (purchasable)
CAR PARKING REQUIRED = [	
ground floor area+ First floor area + Second floor area+Third floor area+ Fourth floor commercial) area @2 No.s/ 100 sq. mt = 6712 sq. mts or 134.24 or say 135 e.c.s	
@ 1 E.C.S /10 SEATS IN THEATRE =856 seats= 85.6 or say 86 e.c.s	
CAR PARKING REQUIRED = 135+86= comm+ cinema= 221 e.c.s	
CAR PARKING PROVIDED :	
UPPER BASEMENT = 2607.9 sq mts = 2144 sq. mts (parking)+ 463.9 sq. mts(services)	
LOWER BASEMENT = 2607.9 sq. mts = 1600 sq. mts(parking)+1007.9 sqmt(services)	
TOTAL PARKING PROVIDED IN BASEMENT = 2144+1600= 3744 SQ. MTS @16/E.CS	
PARKING PROVIDED = 234 ECS against required 221 e.c.s	
67x2=134 e.c.s in upper basement + 50x2=100 e.c.s in lower basement = total 234 e.c.s	
FAR from residential use = 506.8844sq.mts X 2.625 = 1330.57155 SQ. MTS	
70 % SHALL BE IN USE OF CINEMA = 931.40 SQ. MTS	
30% SHALL BE USED FOR COMM = 999.17155 SQ. MTS	