



Shri Parasnath
Builders & Developers India Pvt. Ltd.

Corporate Office :
Plot No. 5, IInd Floor, Bank Street,
Zone-II, M.P. Nagar, Bhopal-462 011
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info@shriparasnathbuilders.com
Website : shriparasnathbuilders.com

STATUS OF PROJECT

Project:- Himanshu Shubh city

Development - Complete

Under Construction - Multi - G+3
- House 101 to 104, 30 to 35
140, 142

Completed - Multi A 2BHK, House No. 21 to 29,
41 to 43, 57 to 74, 83, 99, 100, 105 to 129,
141, 155 to 159 to 202, 203 to 218, 227 to 231

Plots:- 36 to 40, 44 to 56, 75 to 82, 84 to 98, 130 to 139,
143 to 149, 150 to 158, 219 to 228

Shri Parasnath Builders & Developers India Pvt. Ltd.

Director

LAYOUT PLAN
SCALE : 1:1000

अक्ष योजना
अथवा ग्राम निवेश
विशेष योजना/सीटिंग

अक्ष योजना
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विशेष योजना/सीटिंग

AKSH PLAN
SCALE : 1:4000

LOCATION PLAN
SCALE : N.T.S.

STATEMENT OF AREA'S		32752.11 SQ.M. (3.21 HECT.) (0.05 AC)
TOTAL LAND AREA		32752.11 SQ.M. (3.21 HECT.) (0.05 AC)
(A) AREA FOR MULTI UNITS DEVELOPMENT		10170.48 SQ.M. (1.01 HECT.) (3.51 AC)
(B) AREA FOR PLOTTABLE DEVELOPMENT		22581.63 SQ.M. (2.25 HECT.) (6.56 AC)
STATEMENT OF AREA'S (MULTI UNIT DEVELOPMENT)		
AREA FOR MULTI UNITS DEVELOPMENT		10170.48 SQ.M. (1.01 HECT.)
(A) STATEMENT OF AREA'S (MULTI UNIT DEVELOPMENT)		
S.NO.	PARTICULARS	PERMISSIBLE PROPOSED
1.	AREA FOR MULTI UNIT	10170.48 SQ.M.
2.	MAXIMUM ROAD COVERAGE	70%
3.	ORGANIZED OPEN E. SERVICES	(11%)
4.	MAXIMUM F.A.R.	1:1.25
5.	M.O.S.	FRONT = 7.50 M. + 1.60 M. REAR = 7.50 M. + 1.60 M. ALL SIDES = 7.50 M. + 1.60 M.
6.	MAXIMUM HEIGHT	STILT PARKING CLEAR.
7.	TOTAL PLATS NOS.	360 NOS.
SCHEDULE OF PARKING (MULTI UNIT DEVELOPMENT)		
AS PER RULE 24(1) OF M.P. BHUMI VIKAS RULE 2012		
(0.1 FCS / 100 SQ.M. B.U. A.)		
TOTAL BUILD-UP AREA		= 12713.10 SQ.M.
PARKING REQUIRED		= 127.13 CARS
PARKING PROVIDED UNDER STILT		= 101.70 CARS
25 CARS IN OPEN PARKING		= 102 CARS
(0.35 SQ.M. PER CAR IN BASEMENT)		
(0.30 SQ.M. PER CAR IN UNDER STILT)		
(0.25 SQ.M. PER CAR IN OPEN)		AS PER BUILDING DETAILS
(B) STATEMENT OF AREA'S PLOTTABLE DEVELOPMENT		
AREA FOR PLOTTABLE DEVELOPMENT		22581.63 SQ.M. (2.25 HECT.)
(B) STATEMENT OF AREA'S (PLOTTABLE DEVELOPMENT)		
S.NO.	PARTICULARS	PERMISSIBLE PROPOSED PERCENT
1.	AREA FOR PLOTTABLE DEVELOPMENT	22581.63 SQ.M. (100%)
2.	PLOTTABLE AREA (INCLUDING MIXED LAND USE AREA)	12101.01 SQ.M. (53.59%)
3.	AREA FOR E.W.S.	736.95 SQ.M. (3.28%)
4.	OPEN E SERVICES AREA	2520.77 SQ.M. (11.16%)
5.	ROAD & CIRCULATION	7227.99 SQ.M. (31.99%)
TOTAL =		22581.63 SQ.M. (100%)
MAXIMUM HEIGHT		12.0 M.
(BREAK-UP OF E.W.S.)		
* AREA REQ. FOR E.W.S.		
32752.11 X 0.15 X 0.25 X 0.60		= 736.92 SQ.M.
BUILT-UP AREA ON G.F.		= 245.64 SQ.M.
BUILT-UP AREA ON F.F.		= 245.64 SQ.M.
BUILT-UP AREA ON S.F.		= 245.64 SQ.M.
AREA OF EACH UNIT		= 25.00 SQ.M.
NO OF UNIT PROPOSED		(29.47) = 29 DUS
PLOT AREA REQUIRED		= 736.92 SQ.M.

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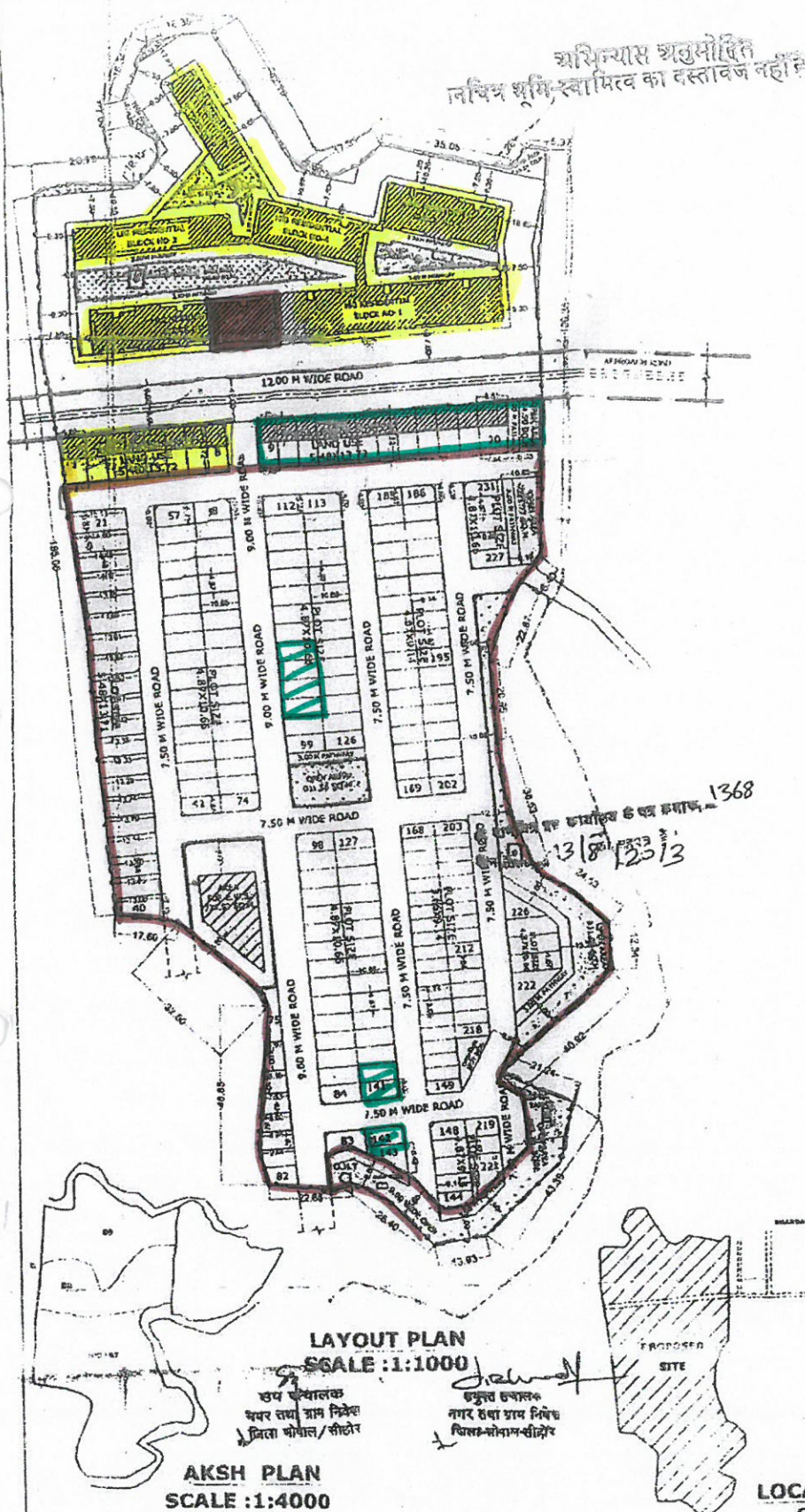
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Shri Parasnath Builders & Developers India Pvt.Ltd.

Director

PROPOSED LAYOUT PLAN OF 'HIMANSHU SHUBH CITY' RESIDENTIAL COLONY SITUATED AT VILLAGE LAMBAKHEDA TENSIL MUZUR DISTT. BHOPAL (M.P.)	SCALE		NORTH	OWNERS	KHASRA NO.	LAND AREA	OWNER	ARCHITECT Sunit Jaini MVD/PL No.-T-80 232, Mohan Pariser Zone-4, M.P. Nagar,
	1:1000 1:4000		N 	MR. MANOJ KUMAR	82 89	1.657 ACRE. 2.187 ACRE.	 Shri Parasmath Builders & Developers Pvt. Ltd. Director	
	NOTE: ALL DIMENSIONS ARE IN METER			PALLAVI	300 / 57	4.246 ACRE.		
BELONGS TO SHRI PARASMATH BUILDERS &					TOTAL	6.09 ACRE.		

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STATEMENT OF AREA'S MULTI UNIT DEVELOPMENT	
AREA FOR MULTI UNITS DEVELOPMENT	32752.11 SQ.M. (3.27 HECT.) (50.05 AC)
(A) AREA FOR PLOTTABLE DEVELOPMENT	10170.66 SQ.M. (1.01 HECT.) (15.51 AC)
(B) AREA FOR PLOTTABLE DEVELOPMENT	22581.63 SQ.M. (2.25 HECT.) (33.82 AC)

STATEMENT OF AREA'S MULTI UNIT DEVELOPMENT			
AREA FOR MULTI UNITS DEVELOPMENT		10170.66 SQ.M. (1.01 HECT.)	
(A) STATEMENT OF AREA'S (MULTI UNIT DEVELOPMENT)			
S.NO.	PARTICULARS	PERMISSIBLE	PROPOSED
	AREA FOR MULTI UNIT		10170.66 SQ.M.
1.	MAXIMUM GROUND COVERAGE	30%	30%
2.	ORGANIZED OPEN E. SERVICES	(11%)	1118.75 (11.00%) 601.33 (5.97%) (FOR PROPOSED OF PARKING)
3.	MAXIMUM F.F.R.	1:1.25	
4.	M.O.S.		FRONT = 7.50 M. + 1.60 M. REAR = 7.50 M. + 1.60 M. ALL SIDES = 7.50 M. + 1.60 M.
5.	MAXIMUM HEIGHT		STAY FIVE STOREY MAX.
6.	TOTAL PLAT NOSE	360 NOS.	

SCHEDULE OF PARKING (MULTI UNIT DEVELOPMENT)			
AS PER RULE 34(1) OF M.P. BHUMI VIKAS RULE 2012			
(1 E.CS / 100 SQ.M. B.U. A.)			
TOTAL BUILD-UP AREA			= 12733.10 SQ.M.
PARKING REQUIRED		12733.10	= 127.13 CARS
		100	= 127 CARS
PARKING PROVIDED UNDER STILT		3051.14	= 101.70 CARS
		30	= 102 CARS
25 CARS IN OPEN PARKING (@ 35 SQ.M. PER CAR IN BASEMENT) (@ 30 SQ.M. PER CAR IN UNDER STILT) (@ 25 SQ.M. PER CAR IN OPEN)			AS PER BUILDING DETAIL

(B) STATEMENT OF AREA'S PLOTTABLE DEVELOPMENT			
AREA FOR PLOTTABLE DEVELOPMENT		22581.63 SQ.M. (2.25 HECT.)	
S.NO.	PARTICULARS	PERMISSIBLE	PROPOSED
1.	AREA FOR PLOTTABLE DEVELOPMENT		22581.63 SQ.M. (100%)
2.	PLOTTABLE AREA (INCLUDING ASKED LAND USE AREA)		12101.01 SQ.M. (53.56%)
3.	AREA FOR E.W.S.		736.95 SQ.M. (3.26%)
4.	OPEN E. SERVICES AREA	11%	2520.77 SQ.M. (11.16%)
5.	ROAD & CIRCULATION		7232.99 SQ.M. (31.99%)
TOTAL =			22581.63 SQ.M. (100%)
MAXIMUM HEIGHT		12.0 M.	
(BREAK-UP OF E.W.S.)			

* AREA REQ. FOR E.W.S.		
32752.11 X 0.15 X 0.25 X 0.60	=	736.92 SQ.M.
* BUILT-UP AREA ON G.F.	=	245.64 SQ.M.
* BUILT-UP AREA ON F.F.	=	245.64 SQ.M.
* BUILT-UP AREA ON S.F.	=	245.64 SQ.M.
* AREA OF EACH UNIT	=	25.00 SQ.M.
* NO OF UNIT PROPOSED	(29.47) =	28 DUS
* PLOT AREA REQUIRED	=	736.92 SQ.M.

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निम्न लिखित अधिनियम/नियम/स्वतंत्र अधिनियमों तथा सत्या न अनापत्ति/अनुशासनात्मक अतिवृत्ति :-

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PROPOSED LAYOUT PLAN OF 'HIMANSHU SHUBH CITY' RESIDENTIAL COLONY SITUATED AT VILLAGE LAMBAKHEDA TENSIL HUZUR DISTT. BHOPAL (M.P.) BELONGS TO SHRI PARASWATH BUILDERS & 'SRI' DIG	SCALE 1:1000 1:4000	NORTH N 	OWNERS MR. MANOJ KUMAR 89 PALLAVI	KHASKA NO. 88 89 300 / 37 TOTAL	LAND AREA 1.657 ACRE. 2.187 ACRE 4.246 ACRE 8.09 ACRE.

Shri Parasnath Builders & Developers India Pvt.Ltd.

ARCHITECT

Supriya Saini
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Director