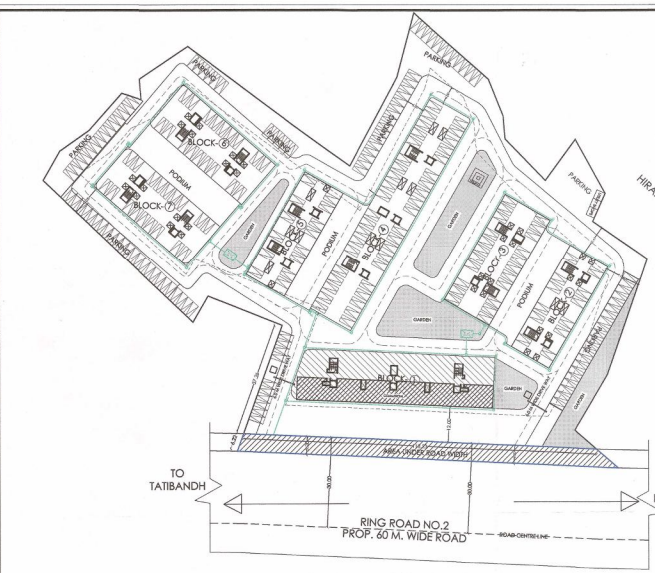
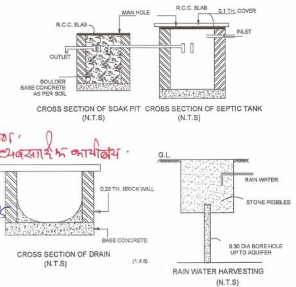




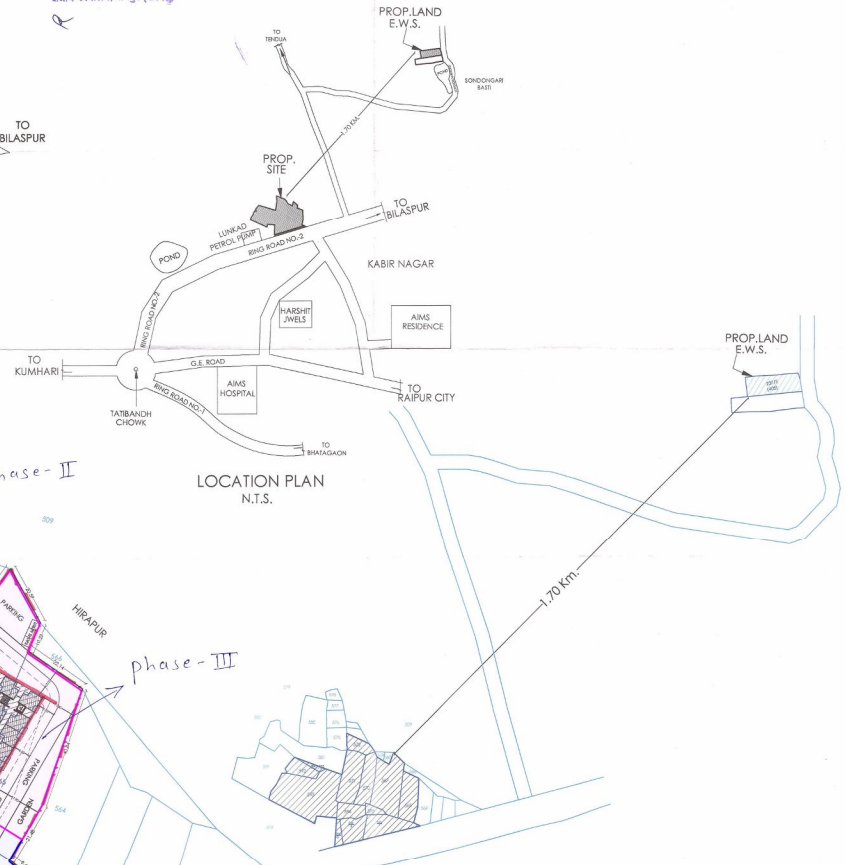
विकास अनुज्ञा
आवासीय (मल्टीस्टोरी) डिप्लोमा
सूचना अनुसार सुविधाएँ एवं व्यवस्थाएँ कायम रखें।
Valid up to 22-7-2018

यस योजना का चयन है।
राज्य सरकार
का चयन है।

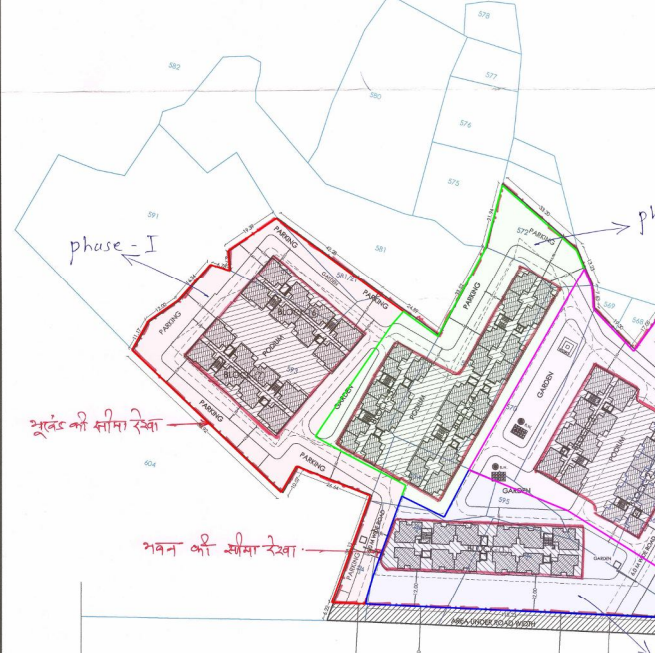
राज्य सरकार
का चयन है।



GROUND FLOOR PLAN
STILT PARKING



LOCATION PLAN
N.T.S.



LAYOUT PLAN

KHASRA PLAN
SCALE = 1:4000

KHASRA DETAIL		
KH.No.	RAKBA	UNIT
563/1	0.199	HECT.
596/4	0.125	HECT.
570	0.162	HECT.
571	0.142	HECT.
572	0.040	HECT.
594	0.040	HECT.
596/3	0.019	HECT.
593	0.397	HECT.
592	0.040	HECT.
581/21	0.001	HECT.
567	0.186	HECT.
595	0.101	HECT.
565	0.101	HECT.
TOTAL	1.553	HECT.
	15530.00	SQ.MT.
E.W.S. AREA DETAIL (SONDONGARI)		
KH.No.	RAKBA	UNIT
237/5	0.222	HECT.
TOTAL	0.222	HECT.
	2220.00	SQ.MT.

AREA STATEMENTS :-		
TOTAL LAND AREA	= 15,530.00 SQ.M.	
AREA LEFT FOR ROAD WIDTH	= 730.00 SQ.M.	
NET PLOT AREA	= 14,800.00 SQ.M.	
FOR F.A.R. (1.75)	= 1.75 X NET PLOT AREA + 2 X 1.75 X UNDER ROAD AREA	
	= 1.75 X 14,800.00 + 2 X 1.75 X 730.00	
	= 28,455.00	
ADDITIONAL F.A.R. FROM E.W.S. (1.95 X NET PLOT AREA)	= 1.95 X 14,800.00	
	= 28,860.00	
TOTAL PERMISSIBLE BUILT UP	= 28,455.00 + 28,860.00	
AREA	= 57,315.00 SQ.M.	
PERMISSIBLE GROUND COVERAGE AREA	= 30% X 14,800.00 SQ.M.	
	= 4,440.00 SQ.M.	
GARDEN AREA	= 1,573.51 SQ.M. (10.43%)	
PROPOSED GROUND COVERAGE		
BLOCK - '1' AREA	= 583.13 X 1 = 583.13 SQ.M.	
BLOCK - '2' AREA	= 356.92 X 1 = 356.92 SQ.M.	
BLOCK - '3' AREA	= 400.22 X 1 = 400.22 SQ.M.	
BLOCK - '4' AREA	= 719.92 X 1 = 719.92 SQ.M.	
BLOCK - '5' AREA	= 352.00 X 1 = 352.00 SQ.M.	
BLOCK - '6' AREA	= 400.22 X 1 = 400.22 SQ.M.	
BLOCK - '7' AREA	= 400.22 X 1 = 400.22 SQ.M.	
UTILITY SHOP AREA	= 27.00 SQ.M.	
TOT.GROUND COVERAGE AREA	= 3,239.63 SQ.M.	
	21.89 %	

BUILT UP AREA		
GROUND FLOOR BUILT UP AREA		
BLOCK - '1' AREA	= 291.56	COMMERCIAL
BLOCK - '2' AREA	= 291.56	COMMERCIAL
BLOCK - '3' AREA	= 291.56	COMMERCIAL
BLOCK - '4' AREA	= 291.56	COMMERCIAL
BLOCK - '5' AREA	= 291.56	COMMERCIAL
BLOCK - '6' AREA	= 291.56	COMMERCIAL
BLOCK - '7' AREA	= 291.56	COMMERCIAL
UTILITY SHOP AREA	= 27.00	UTILITY SHOP
TOTAL GROUND FLOOR AREA	= 318.56 SQ.M.	
FIRST FLOOR BUILT UP AREA		
BLOCK - '1' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '2' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '3' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '4' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '5' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '6' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '7' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
TOTAL FIRST FLOOR AREA	= 2,921.06 SQ.M.	
SECOND FLOOR BUILT UP AREA		
BLOCK - '1' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '2' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '3' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '4' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '5' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '6' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '7' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
TOTAL SECOND FLOOR AREA	= 2,921.06 SQ.M.	
THIRD FLOOR BUILT UP AREA		
BLOCK - '1' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '2' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '3' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '4' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '5' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '6' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '7' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
TOTAL THIRD FLOOR AREA	= 2,921.06 SQ.M.	
FOURTH FLOOR BUILT UP AREA		
BLOCK - '1' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '2' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '3' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '4' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '5' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '6' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '7' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
TOTAL FOURTH FLOOR AREA	= 2,921.06 SQ.M.	
FIFTH FLOOR BUILT UP AREA		
BLOCK - '1' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '2' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '3' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '4' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '5' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '6' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '7' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
TOTAL FIFTH FLOOR AREA	= 2,921.06 SQ.M.	
SIXTH FLOOR BUILT UP AREA		
BLOCK - '1' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '2' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '3' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '4' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '5' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '6' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
BLOCK - '7' AREA	= 291.56 X 1 = 291.56	COMMERCIAL
TOTAL SIXTH FLOOR AREA	= 2,921.06 SQ.M.	

SEVENTH FLOOR BUILT UP AREA		
BLOCK - '1' AREA	= 583.13 X 1 = 583.13	FLAT
BLOCK - '2' AREA	= 356.92 X 1 = 356.92	FLAT
BLOCK - '3' AREA	= 400.22 X 1 = 400.22	FLAT
BLOCK - '4' AREA	= 719.92 X 1 = 719.92	FLAT
BLOCK - '5' AREA	= 352.00 X 1 = 352.00	FLAT
BLOCK - '6' AREA	= 400.22 X 1 = 400.22	FLAT
BLOCK - '7' AREA	= 400.22 X 1 = 400.22	FLAT
TOTAL SEVENTH FLOOR AREA	= 3,212.63 SQ.M.	
EIGHTH FLOOR BUILT UP AREA		
BLOCK - '1' AREA	= 583.13 X 1 = 583.13	FLAT
BLOCK - '2' AREA	= 356.92 X 1 = 356.92	FLAT
BLOCK - '3' AREA	= 400.22 X 1 = 400.22	FLAT
BLOCK - '4' AREA	= 719.92 X 1 = 719.92	FLAT
BLOCK - '5' AREA	= 352.00 X 1 = 352.00	FLAT
BLOCK - '6' AREA	= 400.22 X 1 = 400.22	FLAT
BLOCK - '7' AREA	= 400.22 X 1 = 400.22	FLAT
TOTAL EIGHTH FLOOR AREA	= 3,212.63 SQ.M.	
NINTH FLOOR BUILT UP AREA		
BLOCK - '1' AREA	= 583.13 X 1 = 583.13	FLAT
BLOCK - '2' AREA	= 356.92 X 1 = 356.92	FLAT
BLOCK - '3' AREA	= 400.22 X 1 = 400.22	FLAT
BLOCK - '4' AREA	= 719.92 X 1 = 719.92	FLAT
BLOCK - '5' AREA	= 352.00 X 1 = 352.00	FLAT
BLOCK - '6' AREA	= 400.22 X 1 = 400.22	FLAT
BLOCK - '7' AREA	= 400.22 X 1 = 400.22	FLAT
TOTAL NINTH FLOOR AREA	= 3,212.63 SQ.M.	
TENTH FLOOR BUILT UP AREA		
BLOCK - '1' AREA	= 583.13 X 1 = 583.13	FLAT
BLOCK - '2' AREA	= 356.92 X 1 = 356.92	FLAT
BLOCK - '3' AREA	= 400.22 X 1 = 400.22	FLAT
BLOCK - '4' AREA	= 719.92 X 1 = 719.92	FLAT
BLOCK - '5' AREA	= 352.00 X 1 = 352.00	FLAT
BLOCK - '6' AREA	= 400.22 X 1 = 400.22	FLAT
BLOCK - '7' AREA	= 400.22 X 1 = 400.22	FLAT
TOTAL TENTH FLOOR AREA	= 3,212.63 SQ.M.	
USED BUILT UP AREA	= 31,861.72 SQ.M.	
BALANCE BUILT UP AREA	= 478.58 SQ.M.	
TOTAL BUILT UP AREA	= 31,861.72 SQ.M.	
L.I.G. AREA	= RESIDENTIAL BUILT UP AREA X 10%	
	= 3,186.17 SQ.M.	
OFF STREET PARKING STATEMENT: [CLAUSE 13]		
ON UTILITY SHOP & COMMERCIAL (ONE CAR PARK SPACE FOR EVERY 50 SQ.M. OF BUILT UP GROUND & FIRST FLOOR COMMERCIAL AREA) - 1,193.24 SQ.M.		
TOTAL AREA	= 1,193.24 SQ.M.	
CAR PARKING REQUIRED	= 24 NOS. CAR	

ON RESIDENCE (FLAT) (ONE CAR PARK SPACE FOR EVERY 100 SQ.M. OF BUILT UP AREA) - 1,234.56 SQ.M.		
FIRST FLOOR AREA	= 2,921.06 SQ.M.	
SECOND FLOOR AREA	= 2,921.06 SQ.M.	
THIRD FLOOR AREA	= 2,921.06 SQ.M.	
FOURTH FLOOR AREA	= 2,921.06 SQ.M.	
FIFTH FLOOR AREA	= 2,921.06 SQ.M.	
SIXTH FLOOR AREA	= 2,921.06 SQ.M.	
SEVENTH FLOOR AREA	= 2,921.06 SQ.M.	
EIGHTH FLOOR AREA	= 2,921.06 SQ.M.	
NINTH FLOOR AREA	= 2,921.06 SQ.M.	
TENTH FLOOR AREA	= 2,921.06 SQ.M.	
TOTAL AREA	= 29,210.60 SQ.M.	
CAR PARKING REQUIRED	= 30 NOS. CAR	
TOTAL CAR PARKING REQUIRED (24+30) = 54 NOS. CAR		

INDEX :		
⊕	ELECTRIC POLE	
⊙	WELL	
⊕	RAIN WATER HARVESTING	
⊕	INSPECTION CHAMBER	
⊕	SEPTIC TANK	
⊕	SEWER LINE OF FLOT	
⊕	MAIN SEWER LINE	
⊕	TRANSFORMER	
Project Name and Address		
SINGHANIA BUILDCON PVT. LTD.		
DIRECTOR:		
MR. SURCH SINGHANIA,		
ON PLOT KH.No. 48, 570, 571, 572, 594, 593,		
VILLAGE - HIRAPUR,		
E.W.S. AREA, ON KH.No. 405, 237/5 (PART OF)		
VILL - SONDONGARI, RAIPUR		
APPLICANT		
ARCHITECT		

LAYOUT PLAN			
ARCHITECT SANDEEP NENA + ASSOCIATES			
1.23 Netai Stadium, Moli Boud,			
Raipur - (C. G.)			
Phone : (0771) 4207966, 4207900			
MSI : 9300227999, 9827188000			
Fax : (0771) 4207988			
Email : architect.sandeep@rediffmail.com,			
architect.nena@rediffmail.com			
Web : www.architectsandeepnena.com			
SCALE	DATE	DRAWN	CHECKED
1: 750	14-03-15	MAHESH	SANDEEP



ORIENTATION