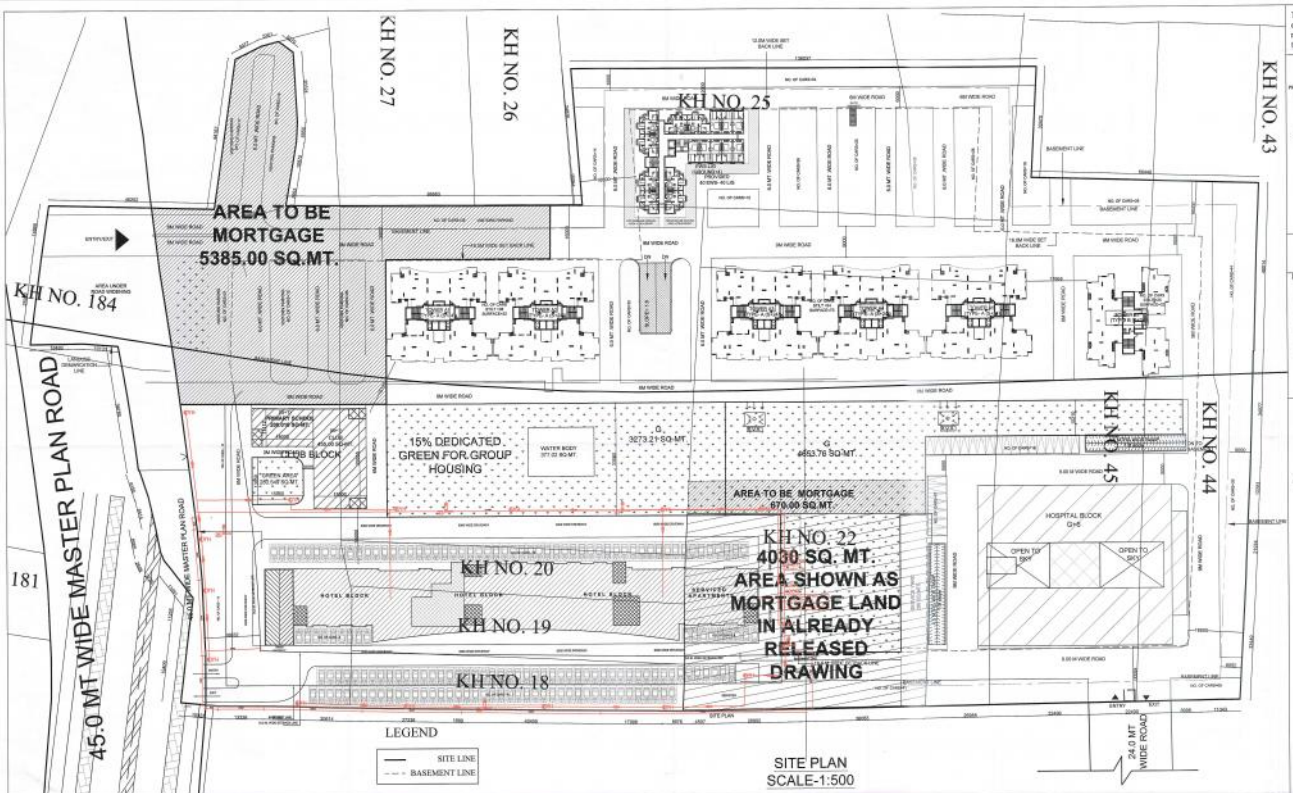

SITE PLAN
SCALE-1:500

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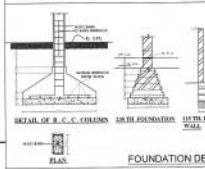
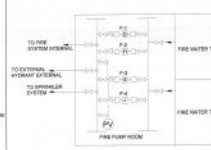
NORTH

LOCATION IN MASTER PLAN



FOUNDATION DETAIL



TO FIRE

यह मानचित्र लखनऊ महायोजना 2021 तथा भवन उपविधि 2008 तथा सम्यक शासनादेशों के अनुरूप तैयार किया गया है।

Note: G.o. no. 4384/8-3-11-181 vividh /2008 dated 27/09/2011 , para(v) (क) के अनुसार विकासकर्ता को इन्सेन्टिव

1. Smoke Extraction System is provided in basement.
2. Emergency lightning system is provided in whole building.
3. building is fully sprinkled.
4. All Fire check doors are of 2H rating.

CALCULATIONS OF PLOT AREA

Sl. No.		AREA (Sq.Mt.)	(Acres)	(Hec)
1	PLOT AREA	50,995.89	12.60	5.04
2	AREA UNDER ROAD WIDENING (RN:120 SQ. MT. SH:1983SQMT+RN:4908.97 SQ. MT. IN PUBLIC SEMI PUBLIC	1,183.60		
3	PROJECT AREA	49,811.29	12.31	4.9
4	REQUIRED GREEN AREA @15% OF PROJECT AREA	7474.7		
5	NET PLOT AREA	41,676.69	10.3	4.17
6	NET RESIDENTIAL AREA	32,928.69	8.14	3.3
7	NET IN-LIEU AREA PUBLIC AREA(NET PLOT AREA- NET RESIDENTIAL AREA)	23,847.61	4.85	1.95
8	PROVIDED GREEN AREA	7,380.68	1.82	0.74
9	PARKING REQUIREMENT			
	FOR GROUP HOUSING @ 1.5 car/100 sq. mt.	1212	Cars	
	FOR HOSPITAL @ 1.5 car/100 sq. mt.	187	Cars	
	FOR LIB @1 car / 3 staff	19	Cars	
	TOTAL	1419	Cars	
	FOR EWS @ 1 car / 7 unit	31	Sq.mt	
10	PARKING PROVIDED			
	IN BASEMENT	192	Cars	
	ON GROUND	192	Cars	
	TOTAL	384	Cars	
	Per EWS	394.53	Sq.mt	

CALCULATIONS OF RESIDENTIAL AREA

Sl. No.		No./(%)	AREA (Sq.Mt.)	(Acres)	(Hec)
1	NET PLOT AREA		32,928.69	8.14	3.3
2	PERMISSIBLE GROUND COVERAGE(40%OF PLOT AREA)	40%	8,831.60	2.18	0.88
3	PERMISSIBLE + PURCHASBLE FAR (2.5 + 1.25) + COMPANSATORY (197.00)	3.75	92,809.75	22.46	9.28
4	PERMISSIBLE NO. OF UNITS (@450 units /hectare)	726	UNITS		
5	REQUIRED NO. OF TREES@ 50 NOS /HAC	330	TREES		
6	REQUIRED NO. OF PARKING (EXCLUDING EWS/LIG PARKING)	1212	CARS		
	ACHIEVED AREAS:				
7	ACHIEVED GROUND COVERAGE	15.21%	3,350.445	0.83	0.34
8	ACHIEVED FAR+PURCHASBLE+COMPANSATORY	5.57	80,792.76	19.96	8.08
9	ACHIEVED NO. OF UNITS	570	UNITS		

Sl. No.	PARTICULARS	NO.OF UNIT	UNITS
1	EWS	48	NOS
2	LIG	48	NOS
3	GROUND COVERAGE AREA	708.85	SQ.MT.
4	TYPICAL FLOOR AREA		
	1ST TO 9TH	708.85	SQ.MT.
5	TOTAL INCENTIVE FAR AREA	4060.75	SQ.MT.
6	MUMTY AREA	23.83	SQ.MT.

NO. OF FLAT	TOTAL NO. OF PARKING PROVIDED
77	Back to Back (384 Cars)
281	Side by Side (562 Cars)
360	946 Cars
PROVIDED PARKING FOR EWS/LIG	
48 UNITS (LIG)	1 Car / 2 Units (24 Cars)
48 UNITS (EWS)	2 Sq.Mt. / Unit (110.70 Sq.Mt.)
10% Parking Provided for Visitors	

CALCULATIONS OF INSTITUTIONAL AREA

SL. NO.		No./(%)	AREA (Sq.Mt.)	(Acres)	(Hec)
1	NET PLOT AREA		19,647.03	4.85	1.96
2	PERMISSIBLE GROUND COVERAGE	30%	5,894.10	1.46	0.59
3	PERMISSIBLE + PURCHASBLE FAR (2.0 + 1.0) + COMPANSATORY (74.496)	3	58,941.08	14.56	5.9
4	REQUIRED NO. OF TREES@ 50 NOS /HAC	98	TREES		
5	REQUIRED NO. OF PARKING	589	CARS		
	ACHIEVED AREAS:				
6	ACHIEVED GROUND COVERAGE (S.C. OF HOSPITAL + S.C. OF CLUB +S.C. NURSERY SCHOOL+S.C. SERVICE APARTMENT)	28.85%	5,563.104	1.36	0.55
7	ACHIEVED F.A.R OF S.C. OF HOSPITAL + F.A.R OF CLUB +FAR NURSERY SCHOOL+FAR SERVICE APARTMENT	3	59,909.181	14.59	5.9

Area Calculations of Hospital

Floors	Fire Tower	Covered Area (In Sq.Mtr)	Ground Coverage (In Sq.Mtr)	Mumty & Machine Room.	AREA FOR FEES (In Sq.Mtr)
BASEMENT (not include in FAR)					6665.700
Gr. Floor	41.23	2270.073	2270.073		2321.308
1st Floor	41.23	2092.230			2131.460
2nd Floor	41.23	2221.255			2262.525
3rd Floor	41.23	2221.290			2262.520
4th Floor	41.23	2221.290			2262.520
5th Floor	41.23	2228.733			2269.963
6th Floor	41.23	2228.730			2269.960
Terrace floor				128.99	128.990
Total Areas	288.61	15483.64	2270.073	128.99	22546.900

Area Calculations for Paarth Hotel/Serviced Apartment

Description	(Area in sq. mt.)
Total Available Permissible FAR Area in INSTITUTIONAL Area	59017.36
FAR Area Utilised in Narayana Healthcare (A)	15483.64
FAR Area Utilised in Club (B)	910.03
FAR Area Utilised in Nursery School (C)	400.082
FAR Area Utilised in Hotel/Serviced Apartment (D)	42215.52
Total FAR Utilised in Institutional Area = (A) + (B) +(C)+(D)	59009.19
FAR available for Serviced Apartment (i.e. 20% of Total Permissible FAR)	11803.47
FAR achieved in Serviced Apartment	8893.02
FAR achieved in Commercial Area	2181.00
TOTAL FAR achieved in Commercial Area	11074.023

Area Calculations for Paarth Hotel/Serviced Apartment

Floors	Use	Ground Coverage	Built-up Area for F.A.R.	Mumty/ Machine Room	Fire escape	Area not in F.A.R.	AREA FOR FEES
Upper Basement / Lower Basement	Parking				46.322	9919.048	9965.370
	Parking				46.322	9919.048	9965.370
5th Floor	Parking/Dining	2046.015	547.478		46.322	2593.537	2639.859
1st Floor	Services/Store		2014.727		46.322		2061.049
2nd Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
3rd Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
4th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
5th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
6th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
7th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
8th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
9th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
10th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
11th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
12th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
13th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
14th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
15th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
16th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
17th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
18th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
19th Floor	Studio/Guest Rooms		2086.670		46.322		2133.992
20th Floor	Studio/Guest Rooms		1724.056		46.322		1770.378
Terrace				128.99			128.990
Total Areas		2046.015	42215.523	128.99	1385.400		45774.08

CALCULATION OF UNITS of HOTEL/SERVICED APARTMENT

DESCRIPTION	HOTEL NO. OF ROOMS	HOTEL NO. OF SUITE ROOMS	SERVICED APARTMENT SERVICED APARTMENT	SERVICED APARTMENT SERVICED APARTMENT	TOTAL
STILT FLOOR	0	0	0	0	0
1ST FLOOR	0	0	0	0	0
2nd FLOOR	21	12	5	4	42
3rd FLOOR	21	12	5	4	42
4th FLOOR	21	12	5	4	42
5th FLOOR	21	12	5	4	42
6th FLOOR	21	12	5	4	42
7th FLOOR	21	12	5	4	42
8th FLOOR	21	12	5	4	42
9th FLOOR	21	12	5	4	42
10th FLOOR	21	12	5	4	42
11th FLOOR	21	12	5	4	42
12th FLOOR	21	12	5	4	42
13th FLOOR	21	12	5	4	42
14th FLOOR	21	12	5	4	42
15th FLOOR	21	12	5	4	42
16th FLOOR	21	12	5	4	42
17th FLOOR	21	12	5	4	42
18th FLOOR	21	12	5	4	42
19th FLOOR	21	12	5	4	42
20th FLOOR	20	8		4	34
TOTAL	404	224	90	72	790

Provision of Parking for Hotel/Serviced Apartment

Upper Basement	293
Lower Basement	293
Surface Parking	182
Stilt Parking	30
Total	803

AREA CALCULATIONS OF CLUB & NURSERY SCHOOL

Sl. No.		Nursery School (Area)	Club (Area)
1	Ground Coverage	200.016	455.08
2	First Floor Coverage	200.016	455.08
	Total	400.032	910.16

Parking requirement for Hotel/Serviced Apartments in Paarth

DESCRIPTION	AREA IN SQ.MT	NO OF ROOMS	PARKING REQUIRED
CLUB	910		@30cars/100sq.mt Covered area
NURSERY	400.032		@30cars/100sq.mt Covered area
COMMERCIAL	2181		@30cars/100sq.mt Covered area
HOTEL		228	@ 1 car / 3 Rooms
SERVICED APARTMENT	4893.02		@30cars/100sq.mt Covered area
TOTAL			

Note: Calculations of Hotel/Serviced Apartment

Sl.No.	Particulars	Area (in Sq.mt.)
1	Proposed Area	20132.87
2	Future Development Area	28196.57
3	Green Required @ 15% of Proposed Area	3019.93
4	Required 30% Land as Mortgage Area	4029.57
5	Provided land area for Mortgage	4030.00

Sl.No.	Particulars	Area (in Sq.mt.)
1	Proposed Area	50995.00
2	Required 20% Land as Mortgage Area	10079.00
3	Already Provided land area for Mortgage	4030.00
4	Now Provided land area for Mortgage	6055.00
5	Total Land area for Mortgage	10085.00

PROJECT

PROPOSED GROUP HOUSING AT KHASRA NO. 182P,183P,184P IN VILLAGE ARDAUNAMAU & KHASRA NO.18P,19,20,21,22P,23,24P,25P,44P & 45P IN VILLAGE AHIMAMAU AT GOMTINAGAR EXTENSION - LUCKNOW

DRAWING TITLE

SUBMISSION DRAWING
SITE PLAN

DEALT BY	ARCHITECT	REVISION
SHAILENDRA	RAJENDRA	
SCALE 1:500	CHECKED BY VIRESH KUMAR	DATE MAY 2013

OWNER'S NAME:
PAARTH Infrabuild Pvt.Ltd. and Other's

ARCHITECT
RUDRABHISHEK ENTERPRISES PVT. LTD.
TOWN & COUNTRY PLANNERS, ARCHITECTS & INTERIOR DESIGNERS, SURVEY CIVIC, SERVICES DESIGNERS
GROUND FLOOR, YUVA BHAWAN, YMCA COMPLEX, 13 RANA PRATAP MARG LUCKNOW.
CALL - (0522) 2206165

PROJECT DEVELOPED BY -
M/s PAARTH INFRABUILD PVT. LTD.

DRAWING NUMBER
GH/PAARTH/SUB-1