

REF.

PLOT SIZE :- 75.0' X 105.0' - 40.0'

PLOT AREA :- 7531.3 SQ. FT.



न. प. उ.

SITE PLAN OF PLOT NO. 8
 IN HIRAN MAGRI SECTION N. 5
 SCHEME UDAIPUR (RAJ)

SCALE 1" = 100 FT

TRACED BY

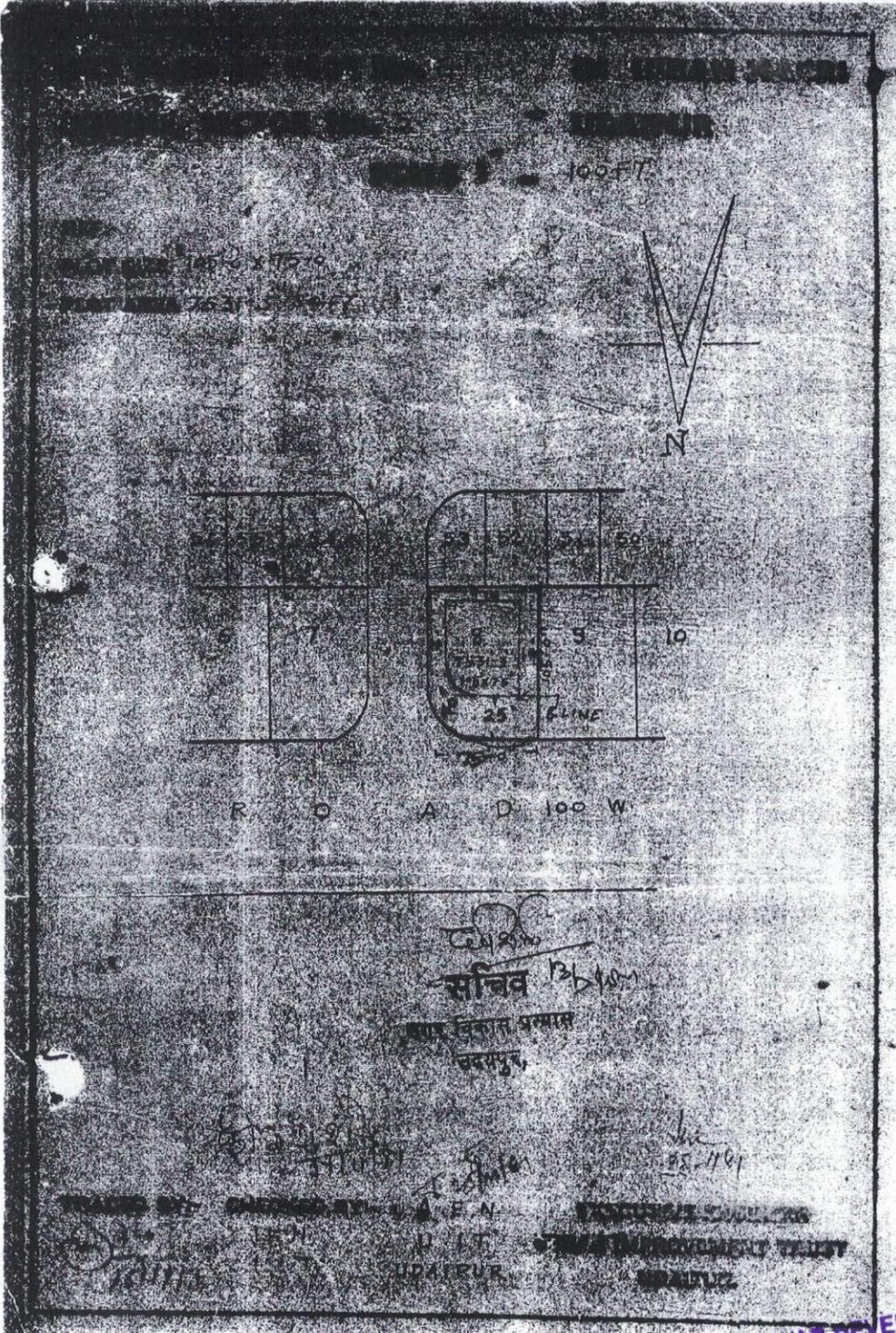
DEPUTY TOWN PLANNER
M. C. UDAIPUR

COMMISSIONER
M. C. UDAIPUR

MUNICIPAL COUNCIL UDAIPUR

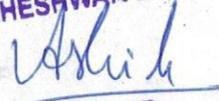
For: SHANKHESHWAR DEVELOPER

Ashtik
PARTNER



सचिव 13/10/91
 जयपुर विकास प्रस्ताव
 जयपुर

For: SHANKHESHWAR DEVELOPERS


 PARTNER

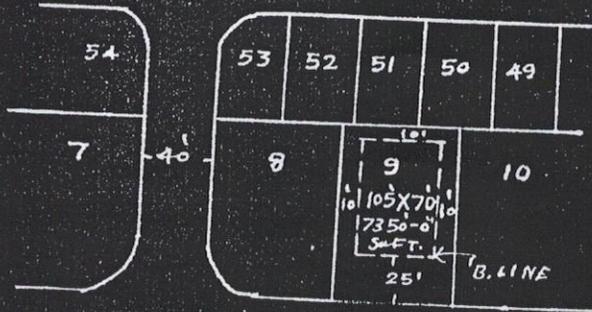
SITE PLAN OF PLOT No. 9 IN HIRAN MAGRI SCHEME, SECTOR No. 5 UDAIPUR

SCALE 1" = 100 FT.

REF:-

PLOT SIZE 105'-0" X 70'-0"

PLOT AREA 7350'-0" Sq. FT.



R O A D 100 W I D E

TRACED BY:-

[Signature]
18/12

CHECKED BY:-

JEN

A. E. N.

U. I. T.
UDAIPUR.

EXECUTIVE ENGINEER

URBAN IMPROVEMENT TRUST

UDAIPUR.

For: SHANKHESHWAR DEVELOPERS

[Signature]

PARTNER

TITLE PLAN OF PLOT NO. 9

HIRAN MARG

SCHEME, SECTOR No. 5

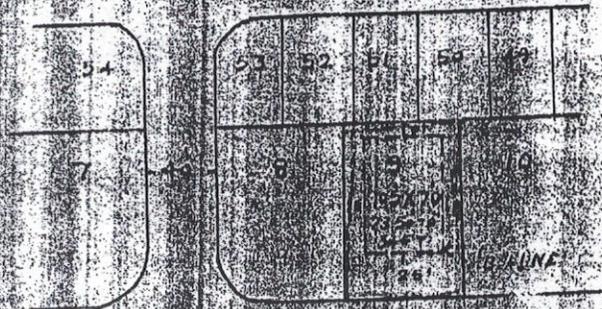
UDAIPUR

SCALE 1" = 100 FT.

REEL

PLOT SIZE 105.0' X 74.0'

PLOT AREA 7350.0 SQ. FT.



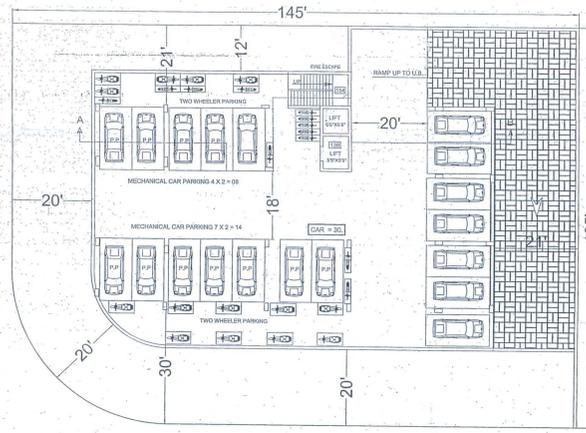
R O A D 100 W I D E

Secretary
Urban Improvement
UDAIPUR

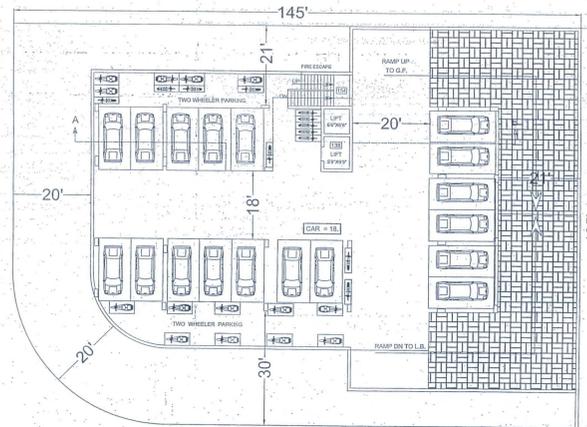
[Handwritten signatures]

DRAWN BY - CHECKED BY -

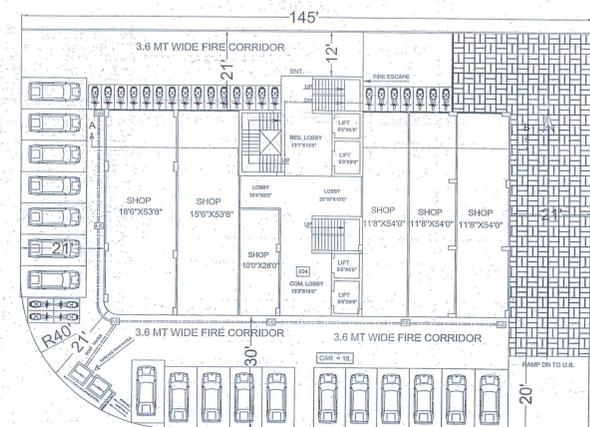
EXECUTIVE ENGINEER
URBAN IMPROVEMENT
UDAIPUR



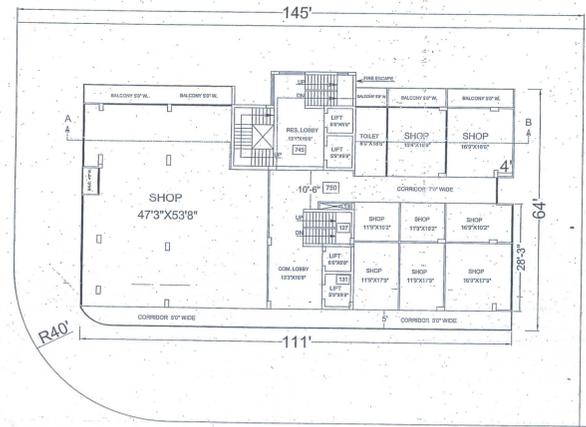
LOWER BASEMENT PLAN



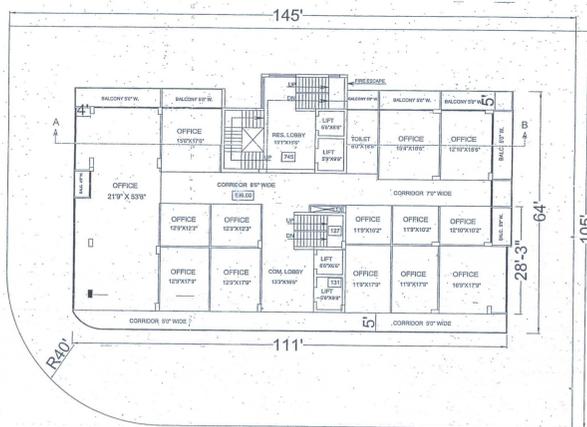
UPPER BASEMENT PLAN



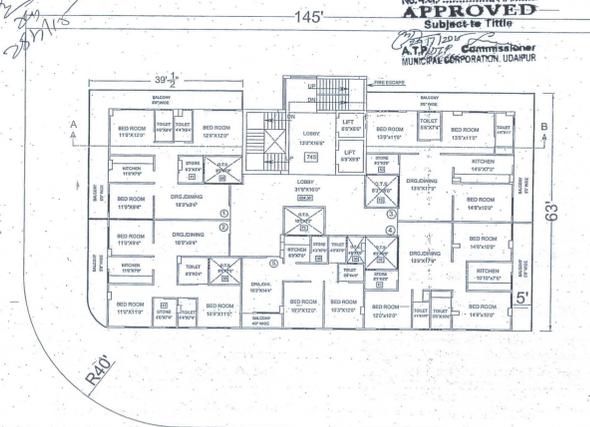
GROUND FLOOR PLAN



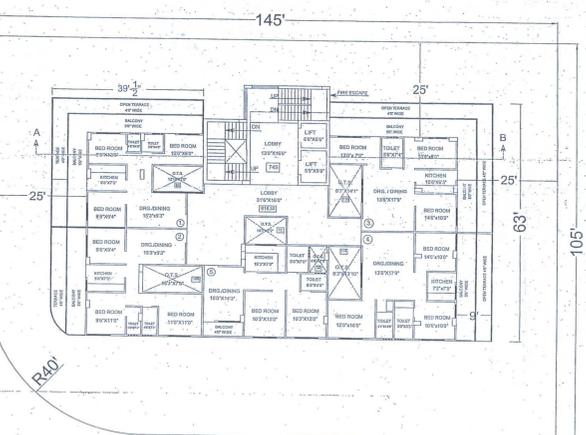
FIRST FLOOR PLAN



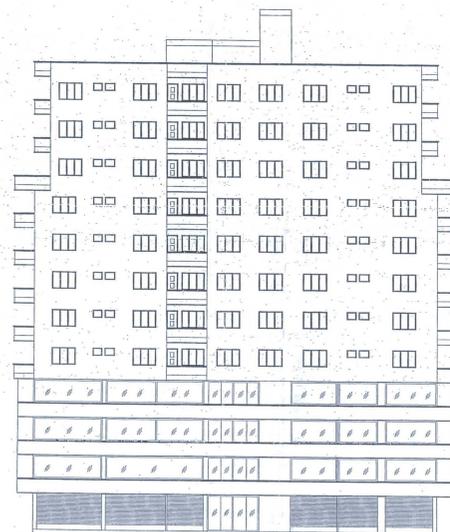
SECOND & THIRD FLOOR PLAN



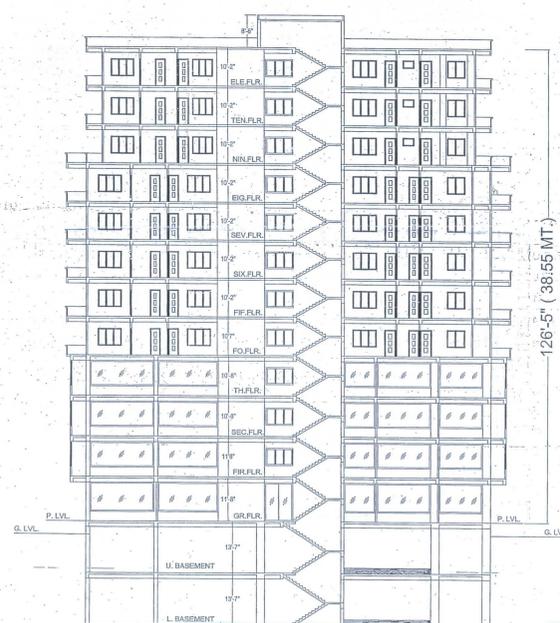
TYPICAL FLOOR PLAN (4 TH TO 8 TH)



NINETH TO ELEVENTH FLOOR PLAN



FRONT ELEVATION



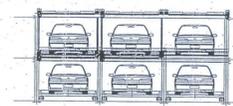
SECTION A - B

DID DETAIL FOR L. BASEMENT FLOOR

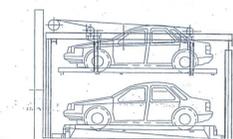
BUILTUP AREA = 7598.00 SQ.FT
 STAIR AREA = 154
 LIFT AREA = 138
 TOTAL DID. AREA = 292.00SQ.FT.

DID DETAIL FOR U. BASEMENT FLOOR

BUILTUP AREA = 7426.00 SQ.FT
 STAIR AREA = 154
 LIFT AREA = 138
 TOTAL DID. AREA = 292.00SQ.FT.



PUZZLE PARKING ELEVATION



PUZZLE PARKING SECTION

PARKING DETAIL

TOTAL REQUIRED PARKING E.C.U. = 88
 TOTAL AVAILABLE PARKING E.C.U. = 88
 1. CAR 66 (75% OF E.C.U.)
 AREA FOR EACH CAR = 2.50MX5.0 MT.
 2. TWO WHEELER 18X3 = 54 (20% OF E.C.U.)
 AREA FOR EACH TWO WH. = 1MX2.0 MT.
 3. CYCLE 4X6 = 24 (5% OF E.C.U.)
 AREA FOR EACH CYCLE. = 0.5MX2.0 MT.

TOTAL MARKED E.C.U. = 66

UNIT	L. BASEMENT	U. BASEMENT	OPEN	TOTAL UNIT
CAR	22 M.P.+ 8 = 30	18	18	66
TWO WH.	14	14	26	54
CYCLE	12	12	00	24

DIDUCTION DETAIL FOR GROUND FLOOR

BUILTUP AREA = 5753.00 SQ.FT
 LIFT, STAIR CASE & LOBBY = 745.0
 LIFT, STAIR CASE & LOBBY = 258.0
 DID. AREA = 1003.00SQ.FT. F.A.R AREA (5753 - 1003 = 4750)
 LOBBY 604.00 SQ.FT. (12.71% OF F.A.R AREA = 4750.00SQ.FT.)
 TOTAL DID. AREA = 1003 + 604 = 1607.00SQ.FT.

DIDUCTION DETAIL FOR FIRST FLOOR

BUILTUP AREA = 6134.00 SQ.FT
 LIFT, STAIR CASE & LOBBY = 745.0
 LIFT, STAIR CASE & LOBBY = 258.0
 ELE. SHAFT = 13.
 DID. AREA = 1016.00SQ.FT. F.A.R AREA (6134 - 1016 = 5118)
 LOBBY 750.00 SQ.FT. (14.65% OF F.A.R AREA = 5118.00SQ.FT.)
 TOTAL DID. AREA = 1016 + 750 = 1766.00SQ.FT.

DIDUCTION DETAIL FOR SEC. & THIRD FLOOR

BUILTUP AREA = 6017.00 SQ.FT
 LIFT, STAIR CASE & LOBBY = 745.0
 LIFT, STAIR CASE & LOBBY = 258.0
 ELE. SHAFT = 13.
 DID. AREA = 1016.00SQ.FT. F.A.R AREA (6017 - 1016 = 5001)
 LOBBY 996.00 SQ.FT. (19.91% OF F.A.R AREA = 5001.00SQ.FT.)
 TOTAL DID. AREA = 1016 + 996 = 2012.00SQ.FT.

DIDUCTION DETAIL FOR (4TH TO 8TH FLOOR)

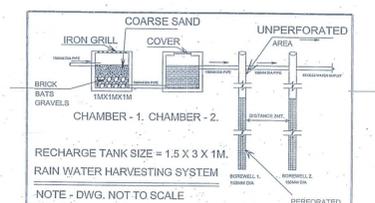
BUILTUP AREA = 6170.00 SQ.FT
 LIFT, STAIR CASE & LOBBY = 745.0
 O.T.S. = 365
 BALCONY = 40
 DID. AREA = 1150.00SQ.FT. F.A.R AREA (6170 - 1150 = 5020)
 LOBBY 604.50 SQ.FT. (12.04 % OF F.A.R AREA = 5020.00SQ.FT.)
 TOTAL DID. AREA = 1150 + 604.50 = 1754.50 SQ.FT.

STORE AREA DETAIL (4TH TO 8TH FLOOR)

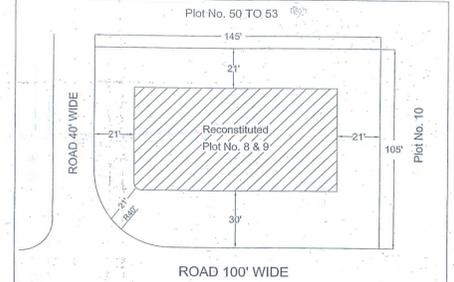
(197 X 5 = 985)

DIDUCTION DETAIL FOR (9TH TO 11 TH FLOOR)

BUILTUP AREA = 5454.00 SQ.FT
 LIFT, STAIR CASE & LOBBY = 745.0
 O.T.S. = 525
 BALCONY = 40
 DID. AREA = 1310.00SQ.FT. F.A.R AREA (5454 - 1310 = 4144)
 LOBBY 618.50 SQ.FT. (15 % OF F.A.R AREA = 4144.00SQ.FT.)
 TOTAL DID. AREA = 1310 + 618.50 = 1928.50 SQ.FT.



RAIN WATER HARVESTING SYSTEM



SITE PLAN
 SCALE : 1" = 16'-0"

PLOT SIZE : AS PER SHOWN
 PLOT AREA : 14881.25 SQ.FT.

F.A.R. AREA DETAIL

PARTICULAR	BUILTUP IN SQ.FT.	DIDUCTION FOR F.A.R.	F.A.R. AREA IN SQ.FT.
L. Basement floor	7598.00	7598.00	00.00
U. Basement floor	7426.00	7426.00	00.00
Ground floor area (Com.)	5753.00	1607.00	4146.00
First floor area (Com.)	6134.00	1766.00	4368.00
Second floor area (Com.)	6017.00	2012.00	4005.00
Third floor area (Com.)	6017.00	2012.00	4005.00
Fourth floor area (Res.)	6170.00	1754.50	4415.50
Fifth floor area (Res.)	6170.00	1754.50	4415.50
Sixth floor area (Res.)	6170.00	1754.50	4415.50
Seventh floor area (Res.)	6170.00	1754.50	4415.50
Eighth floor area (Res.)	6170.00	1754.50	4415.50
Ninth floor area (Res.)	5454.00	1928.50	3525.50
Tenth floor area (Res.)	5454.00	1928.50	3525.50
Eleventh floor (Res.)	5454.00	1928.50	3525.50
Total Const. Area	86157.00	36979.00	49178.00

COMMERCIAL F.A.R = 16524.00
 RESIDENTIAL F.A.R = 32654.00

LESS STORAGE AREA = 979.00 (3 % OF RES. F.A.R AREA)
 48199.00/ 14881.25
 NET F.A.R. = 3.24

GROUND COVERAGE = 39.54 % OF PLOT AREA
 NO. OF FLATS = 24
 TOTAL HEIGHT = 126' 5"

PARKING DETAIL

REQUIRED PARKING E.C.U. (COM.) = 16524 / 10.76 / 50 = 30.71
 REQUIRED PARKING E.C.U. (RES.) = 31675 / 10.76 / 75 = 39.25
 TOTAL REQUIRED PARKING E.C.U. = 70
 VISITOR PARKING 25 % = 18
 TOTAL REQUIRED PARKING E.C.U. = 88
 PARKING E.C.U. IN L. BASEMENT FLOOR = 7598 - 292 / 10.76 / 32 = 21.30
 PARKING E.C.U. IN U. BASEMENT FLOOR = 7426 - 292 / 10.76 / 32 = 20.70
 PARKING E.C.U. IN OPEN AREA = 14881.25 - 6134 - 2560 (RAMP)
 NET AREA = 6187.25 / 10.76 / 23 = 25.00
 TOTAL AVAILABLE PARKING E.C.U. = 21.3 + 20.7 + 25 = 67
 PROVIDING MECHANICAL PARKING = 22
 TOTAL AVAILABLE PARKING = 67 + 22 = 89

PROPOSED COMM. & FLAT PLAN FOR
 M/S. SHANKHESHWER DEVELOPERS THROUGH PARTNER
 SH. ASHISH JAIN S/O SH. SUSHIL KUMAR JAIN
 SH. NAMA LAL RATHORE S/O SH. SHANKAR LAL RATHORE
 AT PLOT NO. 8 & 9
 HIRAN MAGRI SEC. - 5, UDAIPUR (RAJ.)

SCALE 1" = 16'-0"

SIG. OWNER

ARCHITECT

RECHARGE TANK SIZE = 1.5 X 3 X 1M.

RAIN WATER HARVESTING SYSTEM

NOTE - DWG. NOT TO SCALE

For: SHANKHESHWAR DEVELOPERS
 PARTNER

For: SHANKHESHWAR DEVELOPERS
 PARTNER

U-17- Regd No- 20