

60' WIDE ROAD

ZDP 100' WIDE ROAD
88.77 [291'-3"]

EXIT ENTRY

ELECTRICAL
SUBSTATIONFRESH
WATER TANKPUMP
ROOMFIRE
TANK

14.37

6.0 m WIDE DRIVEWAY

11.25

6.0 m WIDE DRIVEWAY

11.25

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11.25

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40' WIDE ROAD
70.89 [232'-7"]40' WIDE ROAD
52.75 [173'-1"]60' WIDE ROAD
126.93 [416'-5"]

113.69 [373"]

NO. OF TWO WHEELER = 156

NO. OF CARS = 82

100' WIDE ROAD

शहरी सेवा निगम-2025
अभिलेख अन्तर्गत माप की गई
खरीद एम्पल कमी की
बैक दिनांक 15.05.25 में
अप्रोपरीत किया गया। कमी
की बैक अ. कार्यवाही बिना
कार्रवाई फाई 1034-44
दिनांक 25-05-25 जारी किया गया।

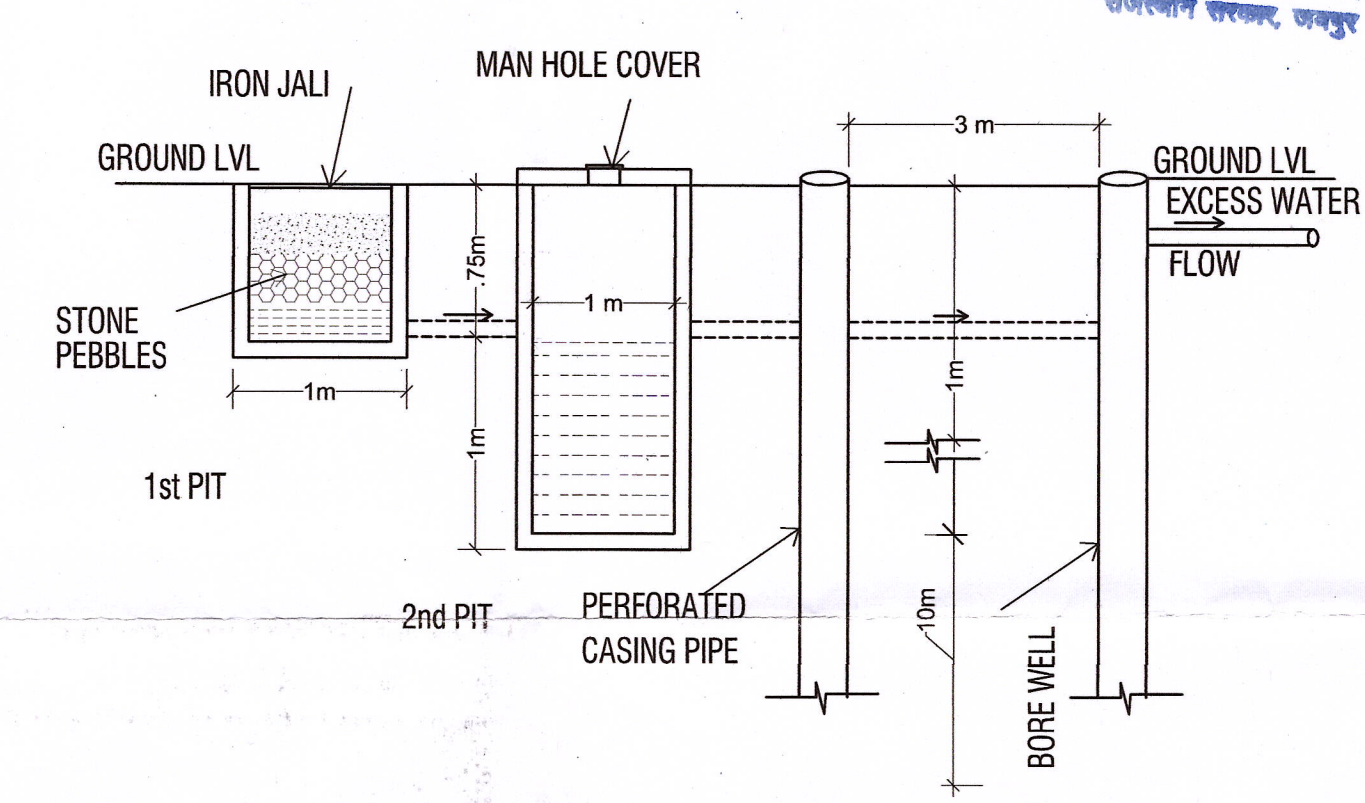
OTHER'S
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PROPERTY

S.NO.	REFERENCE:-	
1	PLOT AREA	12,684.79 Sqmt
2	PERMISSIBLE B.A.R.	12,684.79 X 2 = 25,369.58 Sqmt
3	PROPOSED B.A.R.	53,080.23 Sqmt (4.18)
4	PERMISSIBLE GROUND COVERAGE	5,073.92 Sqmt (40%)
5	PROPOSED GROUND COVERAGE	4,210.96 Sqmt (33.20%)
6	PERMISSIBLE HEIGHT	56.25.00 MTR.
7	PROPOSED HEIGHT	45.00 MTR.
8	PERMISSIBLE GREEN COVER (ON GROUND + BASEMENT ROOF)	2,536.96 Sqmt (20%)
9	PROPOSED GREEN COVER (ON GROUND + BASEMENT ROOF)	2,537.77 Sqmt (20%)
E.C.U. REQUIRED:-		
10	RESIDENTIAL = 52,814.57/115 + 10% Visitor's Parking = 505.18	
	COMMERCIAL = 265.66/75 + 25% Visitor's Parking = 4.43	
	TOTAL E.C.U. = 505.18 + 4.43 = 509.61 (SAY = 510)	
	CAR = 383, SCOOTERS = 383	
E.C.U. REQUIRED:-		
11	E.C.U. = 632	PROPOSED E.C.U.
	CAR = 388, SCOOTERS = 733	CAR
	38 Nos. Visitor's Parking	SCOOTER
	38 Nos. EV Parking	

S.NO.	FLOORS	TOTAL AREA	FIRE ESCAPE STAIRCASE	GROSS B.U.A.	LIFT WELL	BAR
1	LOWER BASEMENT (INCL. RAMP)	9,376.58	0.00	9,376.58	69.72	0.00
2	UPPER BASEMENT (INCL. RAMP)	9,376.58	0.00	9,376.58	69.72	0.00
3	GROUND FLOOR	1,750.94	0.00	1,750.94	0.00	1,750.94
4	PARKING	2,039.67	154.69	2,194.36	69.72	1,969.95
5	COMMUNITY	265.66	0.00	265.66	0.00	265.66
6	COMMERICAL	255.72	0.00	255.72	0.00	0.00
7	ELE. SUBSTATION, GUARD ROOM & STP	49,930.32	1,856.28	51,786.60	836.64	49,093.68
8	TYPICAL FLOOR (4.160.86X12)	295.55	154.69	450.24	69.72	0.00
9	TERRACE (MUMTY + O.H. TANK)	295.55	154.69	450.24	69.72	0.00
10	TOTAL	63,914.44	2,165.66	66,080.10	1,045.80	53,080.23
TOTAL B.A.R. = 53,080.23 Sqmt (RESIDENTIAL B.A.R. = 52,814.57 Sqmt + COMMERCIAL B.A.R. = 265.66 Sqmt)						

S.NO.	SETBACK:-		
1	FRONT	11.25 m	12.75 m
2	LEFT SIDE	11.25 m	12.68 m
3	RIGHT SIDE	11.25 m	13.70 m
4	BACK	11.25 m	11.45 m

S.NO.	FLATS CALCULATION	
1	NO. OF FLATS ON ONE FLOOR	26
2	FOR 12 FLOORS	312
3	NO. OF 2 BHK	96
4	NO. OF 3 BHK	216



WATER HARVESTING DETAILS

निदेशालय के पत्र क्रमांक 4769 दिनांक 14.07.2025
व पत्र क्रमांक 7009 दिनांक 29.08.2025 में अंकित
शर्तों के द्वारा प्रशासनिक स्वीकृति प्रदान की गई।

शहरी सेवा निगम-2025
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North:
Scale:
1:200

PROJECT :-
GROUP HOUSING PROJECT
KHASRA NO. 1072/348, SANWALI ROAD, TODI
NAGAR, TEH. SIKAR, DIST. SIKAR

DRG. TITLE
SITE PLAN

CONSULTANT :-
**DEPT. OF ARCHITECTURE &
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