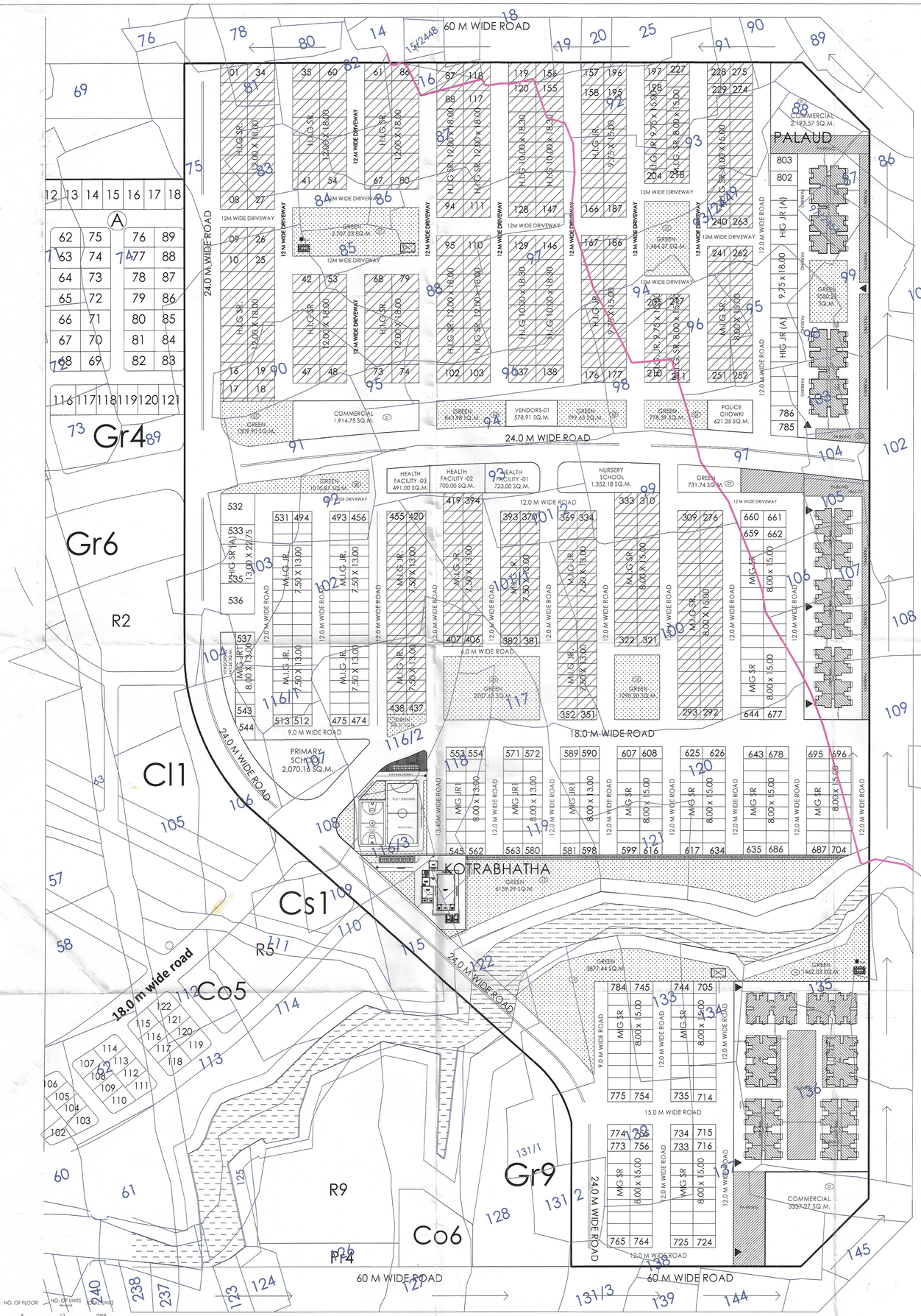


PROPOSED PLOT AREA CALCULATION

S. No.	PLOT NO.	SIZE OF PLOT	AREA (IN SQM)	No. OF PLOT	TOTAL AREA (IN SQM)	LAND USES	PERMISSIBLE MIN. FAR	PERMISSIBLE MAX. FAR	MAX HEIGHT
EXISTING APPROVAL PLOTS									
1	01 TO 455		APPROVED	455	68858.20	RESIDENTIAL	1	1.3	11
	TOTAL		**A**	**455**	**68858.20**				
H.I.G. Sr. A (13.00 M X 22.75 M)									
2	532	irregular	465.92	1	465.92	RESIDENTIAL	1	1.3	11
3	533 to 535	13.00x22.75	295.75	3	887.25	RESIDENTIAL	1	1.3	11
4	536	irregular	465.92	1	465.92	RESIDENTIAL	1	1.3	11
	TOTAL		**B**	**5**	**1819.09**				
H.I.G. Jr. A PLOT SIZE (9.75 M X 18.00 M)									
5	785	irregular	187.32	1	187.32	RESIDENTIAL	1	1.3	11
6	786 to 802	9.75x18	175.50	17	2983.50	RESIDENTIAL	1	1.3	11
7	803	irregular	207.08	1	207.08	RESIDENTIAL	1	1.3	11
	TOTAL		**C**	**19**	**3377.90**				
M.I.G. Sr. PLOT SIZE (8.00 M X 15.00 M)									
8	599 to 659	8.00X15.00	120.00	61	7320.00	RESIDENTIAL	1	1.3	11
9	660	irregular	165.00	1	165.00	RESIDENTIAL	1	1.3	11
10	661	irregular	165.00	1	165.00	RESIDENTIAL	1	1.3	11
11	662 to704	8.00X15.00	120.00	43	5160.00	RESIDENTIAL	1	1.3	11
12	705 to 714	8.00X15.00	120.00	10	1200.00	RESIDENTIAL	1	1.3	11
13	715	irregular	148.53	1	148.53	RESIDENTIAL	1	1.3	11
14	716 to 733	8.00X15.00	120.00	18	2160.00	RESIDENTIAL	1	1.3	11
15	734	irregular	148.53	1	148.53	RESIDENTIAL	1	1.3	11
16	735 TO 754	8.00X15.00	120.00	20	2400.00	RESIDENTIAL	1	1.3	11
17	755	irregular	148.53	1	148.53	RESIDENTIAL	1	1.3	11
18	756 TO 773	8.00X15.00	120.00	18	2160.00	RESIDENTIAL	1	1.3	11
19	774	irregular	148.53	1	148.53	RESIDENTIAL	1	1.3	11
20	756 TO 784	8.00X15.00	120.00	10	1200.00	RESIDENTIAL	1	1.3	11
	TOTAL		**D**	**186**	**22524.12**				
M.I.G. Jr.1 PLOT SIZE (8.00 M X 13.00 M)									
21	537 TO 543	8.00X13.00	104.00	7	728.00	RESIDENTIAL	1	1.3	11
22	544	irregular	175.38	1	175.38	RESIDENTIAL	1	1.3	11
23	545 to 598	8.00x13.00	104.00	54	5616.00	RESIDENTIAL	1	1.3	11
	TOTAL		**E**	**62**	**6519.38**				
M.I.G. Jr. PLOT SIZE (7.50 M X 13.00 M)									
24	456 to 531	7.50x13.00	97.50	76	7410.00	RESIDENTIAL	1	1.3	11
	TOTAL		**F**	**76**	**7410.00**				
	ALL TOTAL		**(B+C+D+E+F)**	**348**	**41650.49**				
	GRAND TOTAL		**(A+B+C+D+E+F)**	**803**					

APARTMENT PLOT AREA CALCULATION

S. No.	PLOT NO.	SIZE OF PLOT	AREA (IN SQM)	No. OF PLOT	TOTAL AREA IN SQM	TYPE OF DEVELOPMENT	PERMISSIBLE MIN. FAR	PERMISSIBLE MAX. FAR	MAX HEIGHT
1	P1		9,927.85	1	9927.85	FLATTED	1.50	2.50	N/R
2	P2		7,662.08	1	7662.08	FLATTED	1.50	2.50	N/R
3	P3		12,708.54	1	12708.54	FLATTED	1.50	2.50	N/R
	TOTAL			**3**	**30298.47**				

GREEN/OPEN AREA CALCULATION

S. No.	AREA (IN SQ.M.)
1	2707.23
2	1484.37
3	1309.90
4	1202.56
5	1219.95
6	292.21
7	1782.27
8	1010.87
9	2323.63
10	1110.20
11	268.37
12	6159.29
13	3877.44
14	1462.03
15	623.66
TOTAL	**26833.98**

COMMERCIAL AREA CALCULATION

S. No.	AREA (IN SQ.M.)
1	2193.57
2	1914.75
3	2510.64
TOTAL	**6618.96**

AMENITIES AREA CALCULATION

S. No.	AMENITES NAME	AREA (IN SQ.M.)
1	VENDORS -01 & 02	1231.46
2	POLICE CHOWKI	621.25
3	HEALTH FACILITY -01	723.00
4	HEALTH FACILITY -02	700.00
5	HEALTH FACILITY -03	491.00
6	NURSERY SCHOOL	1352.18
7	PRIMARY SCHOOL	2070.16
	TOTAL	**7189.05**

RECREATIONAL AREA CALCULATION

S. No.		AREA (IN SQ.M.)
1	PLAY GROUND	3074.69
2	COMMUNITY	2203.04
	TOTAL	**5277.73**

INDEX

293 | 292 PRE APPROVED PLOTS

609 | 626 PROPOSED PLOTS

PARKING CALCULATION

REQUIRED CAR PARKING AREA

OFF STREET PARKING STATEMENT:
(1.00 EQUIVALENT CAR PARKING SPACE FOR EVERY 100 SQ M. OF BUILT UP AREA)

H.I.G. APARTMENT (2 BLOCKS)
TOTAL BUILT UP AREA = 15,129.60 SQ. M.
15,699.20 / 100 Sqm = 151.29 OR 151 CARS

M.I.G. APARTMENT (3 BLOCKS)
TOTAL BUILT UP AREA = 13,716.48 SQ. M.
13,605.24 / 100 Sqm = 137.16 OR 137 CARS

M.I.G. APARTMENT (2 BLOCKS)
TOTAL BUILT UP AREA = 9,144.32 SQ. M.
9,070.16 / 100 Sqm = 91.44 OR 91 CARS

L.I.G. APARTMENT (4 BLOCKS)
TOTAL BUILT UP AREA = 14,197.76 SQ. M.
9,070.16 / 100 Sqm = 141.97 OR 142 CARS

TOTAL REQUIRED CAR PARKING AREA =
(151 + 137 + 91+142) = 521 CARS

PROPOSED CAR PARKING AREA

H.I.G. APARTMENT (2 BLOCKS)
AREA FOR STILT PARKING = 1,111.86 X 2 = 2,223.72 SQ.M.
@ 30 SQ.M./CAR = 37.06 CARS X 2 BLOCK
PARKING FOR 4 BLOCK = 74 NOS. CAR

OPEN PARKING = 2,129.48 SQ.M.
@ 25 SQ.M./CAR = 85.18 CARS
= 85 NOS. CAR
TOTAL CAR PARKING = (74+85) NOS. CAR
= 159 NOS. CAR

M.I.G. APARTMENT (3 BLOCKS)
PARKING = 661.27 X 3 = 1,983.81 SQ.M.
AREA FOR STILT PARKING
@ 30 SQ.M./CAR = 22.04 CARS X 3 BLOCK
PARKING FOR 3 BLOCK = 66 NOS. CAR

OPEN PARKING = 1795.50 SQ.M.
@ 25 SQ.M./CAR = 71.82 CARS
PARKING = 72 NOS. CAR
TOTAL CAR PARKING = (66+72) NOS. CAR
= 138 NOS. CAR

M.I.G. APARTMENT (2 BLOCKS)
AREA FOR STILT PARKING = 661.27 X 2 = 1,322.54 SQ.M.
@ 30 SQ.M./CAR = 22.04 CARS X 2 BLOCK
PARKING FOR 2 BLOCK = 44 NOS. CAR

OPEN PARKING = 1200.00 SQ.M.
@ 25 SQ.M./CAR = 48 CARS
PARKING = 48 NOS. CAR
TOTAL CAR PARKING = (44+48) NOS. CAR
= 92 NOS. CAR

L.I.G. APARTMENT (4 BLOCKS)
AREA FOR STILT PARKING = 501.20 X 4 = 2,004.80 SQ.M.
@ 30 SQ.M./CAR = 16.70 CARS X 4 BLOCK
PARKING FOR 2 BLOCK = 67 NOS. CAR

OPEN PARKING = 1924.3 SQ.M.
@ 25 SQ.M./CAR = 76.97 CARS
PARKING = 77 NOS. CAR
TOTAL CAR PARKING = (67+77) NOS. CAR
= 144 NOS. CAR

TOTAL PROPOSED CAR PARKING AREA =
(159 + 138 + 92 +144) = 533 CARS

PROJECT NAME AND ADDRESS :

PROPOSED AFFORDABLE HOUSING LAY-OUT PLAN FOR CGHB AT, SECTOR-12, NAYA RAIPUR, DISTRICT - RAIPUR, CHHATTISGARH.

KHASRA NUMBER OF VILLAGE KOTRABHATHA & PALAUD

KOTRABHATHA KH.NO.-16(Part),75(Part),76(Part), 81, 82(Part),83, 84, 85, 86, 87, 88/1-2, 89(part), 90, 91, 92, 93, 94, 95, 96,97,98,99, 100, 101/1-2, 102, 103(part), 104, 106(part), 107, 108(part), 109 (part), 110(part), 115(part), 116/1-2-3, 117, 118, 119, 120, 121, 122(part), 128(part), 131/1-2-3(part), 132(part), 133, 134, 135(part), 136(part), 137(part), 138(part),
PALAUD KH.NO.- 18(part), 19(part), 20(part),25(part), 28(part), 80, 86(part), 87(part), 88, 90(part), 91(part), 92(part), 93, 93/2449, 94, 95, 96, 97, 98, 99(part), 102(part), 103, 104,105, 106,107(part),108(part),109(part).

AREA STATEMENT (SECTOR -12)

TOTAL PLOT AREA:	**3,03,507.40 SQ.M.**	
AREA UNDER NALLAH :	**7,858.10 SQ.M.**	
AREA UNDER BUFFER :	**5,085.10 SQ.M.**	
AREA ROAD WIDNING :	**23,103.08 SQ.M.**	
NET PLOT AREA:	**2,67,461.12 SQ.M.**	
PLANNING AREA :	**2,67,461.12 SQ.M.**	
PLOTTED AREA		
APPROVED AREA :	**68,858.20 SQ.M.**	**(25.75%)**
PROPOSED AREA :	**41650.49 SQ.M.**	**(15.57%)**
TOTAL PLOTTED AREA :	**1,10,508.69 SQ.M.**	**(41.32%)**
APARTMENT AREA :	**30298.47 SQ.M.**	**(11.33%)**
GREEN/OPEN AREA :	**26,833.98 SQ.M.**	**(10.03%)**
AMENITIES AREA :	**7,189.05 SQ.M.**	**(02.69%)**
COMMERCIAL AREA :	**7445.59 SQ.M.**	**(02.78%)**
RECREATIONAL AREA :	**5,277.73 SQ.M.**	**(01.97%)**
ROAD AREA :	**79907.61 SQ.M.**	**(29.88%)**

H.I.G. APARTMENT (2 BLOCKS)
GROUND COVERAGE AREA (1 BLOCK) = 1,111.86 SQ.M.
= 2 BLOCK X 1,111.86 = 2,223.72 SQ.M.
PROPOSED BUILT UP AREA
GROUND FLOOR = 2,223.72 SQ M = PARKING
TYPICAL FLOOR AREA (1 BLOCK) = 945.60 SQ.M.
BUILT-UP AREA (S+8) (945.60 X 8) = 7,564.80 SQ.M.
TOTAL BUILT UP AREA FOR 2 BLOCK = 15,129.6 SQ. M.
TOTAL NO. OF DWELLING UNITS = 128

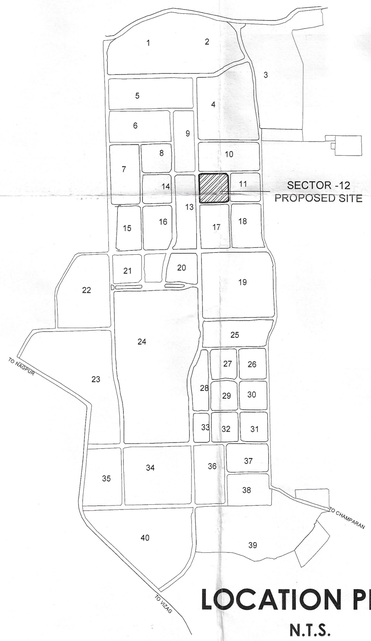
M.I.G. APARTMENT (3 BLOCKS)
GROUND COVERAGE AREA (1 BLOCK) = 661.27 SQ.M.
= 3 BLOCK X 661.27 = 1,983.81 SQ.M.
PROPOSED BUILT UP AREA
GROUND FLOOR = 1,983.81 SQ M = PARKING
TYPICAL FLOOR AREA (1 BLOCK) = 571.52 SQ.M.
BUILT-UP AREA (S+8) (571.52 X 8) = 4,572.16 SQ.M.
TOTAL BUILT UP AREA FOR 3 BLOCK = 13,716.48 SQ. M.
TOTAL NO. OF DWELLING UNITS = 192

M.I.G. APARTMENT (2 BLOCKS -NB)
GROUND COVERAGE AREA (1 BLOCK) = 661.27 SQ.M.
= 2 BLOCK X 661.27 = 1,322.54 SQ.M.
PROPOSED BUILT UP AREA
GROUND FLOOR = 1,322.54 SQ M = PARKING
TYPICAL FLOOR AREA (1 BLOCK) = 571.52 SQ.M.
BUILT-UP AREA (S+8) (571.52 X 8) = 4,572.16 SQ.M.
TOTAL BUILT UP AREA FOR 2 BLOCK = 9,144.32 SQ. M.
TOTAL NO. OF DWELLING UNITS = 128

LIG APARTMENT (4 BLOCKS)
GROUND COVERAGE AREA (1 BLOCK) = 501.20 SQ.M.
= 4 BLOCK X 501.20 = 2,004.80 SQ.M.
PROPOSED BUILT UP AREA
GROUND FLOOR
TYPICAL FLOOR AREA (1 BLOCK) = 443.68 SQ.M.
BUILT-UP AREA (S+8) (443.68 X 8) = 3549.44 SQ.M.
TOTAL BUILT UP AREA FOR 4 BLOCK = 14,197.76 SQ. M.
TOTAL NO. OF DWELLING UNITS = 256

PLOTTING STATEMENT

S.N.	BUNGALOW TYPE	SIZE	APPROVED	PROPOSED
1.	H.I.G. SR.	12.00 X 18.00 M	118	---
2.	H.I.G.	10.00 X 18.30 M	38	---
3.	H.I.G. JR.	9.75 X 15.00 M	54	---
4.a	H.I.G. SR.(A)	19.00 X 22.75 M	---	02
4.b	H.I.G. SR.(A)	13.00 X 22.75 M	---	03
5.	H.I.G. JR.(A)	9.75 X 18.00 M	---	19
6.	M.I.G. SR.	8.00 X 15.00 M	123	106
7.	M.I.G. SR. (NB)	8.00 X 15.00 M	---	80
8.	M.I.G. JR.	7.50 X 13.00 M	122	76
9.	M.I.G. JR.1	8.00 X 13.00 M	---	62
		TOTAL	**455**	**348**



LOCATION PLAN
N.T.S.

SITE PLAN

पत्र क्रमांक....48.....दि. 7.1.25
का सहपत्र है।

संयुक्त संचालक,
नगर तथा ग्राम निवेश,
क्षेत्रीय कार्यालय, रायपुर.(छ.ग.)

NORTH

SCALE A1 : 1500

ARCHITECT

TOWN PLANNER

Membership No. 2019-500

C.G.H.B.

EXECUTIVE ENGINEER

ASSISTANT ENGINEER

asna Architect Sandeep Heena and Associates
2nd Floor, Jabbal Tower, Civil Lines, Raipur (C.G.)
Pin no - 492001
Phone no - 0771-4207900 / 66, 2420521, 699521
Fax - 0771-4207988
Email - architectsand@gmail.com
Web - www.architectsandeepheena.com

DATE	DRAWN	CHECKED
26/12/2024	VIJAY	Sandeep

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