

Proposed Site Plan For Housing Project belongs to Kasauli Holiday Home LLP. Situated at Mohal Radopend, Tehsil Kasauli, District Solan. (H.P) Kh. No. : 241 /234 & 242 /234 /2.

Area Statement
 Total Plot Area : 8410.00 sq.mt. (10 bigha)
 Area Under Internal Road : 985.00 sq.mt.
 Length of Internal Road : 197.00 running mt.

F.A.R Chart	Permissible	Achieved
Residential (1.50)	12615.00	8108.34 (0.96)
Commercial (0.25)	2102.50	354.40 (0.0421)
Public, Semi - Public (144.40 + 210 = 354.40)		

Density per / hectare
 480 persons / 0.8410 : 570.75 persons / hectare

Units Under Apartment Blocks
 Units under 1 BHK
 Block 1 : 6 units x 6 floor = 36 units
 Block 2 : 4 units x 6 floor = 24 units
 Block 3 : 6 units x 6 floor = 36 units
 Total units = 96 units

Population Chart under Apartments
 1 BHK @ 5 person : 96 x 5 : 480 person

Built up Area
 One B.H.K Apartment block 1 (include balcony & corridor)
 Ground Floor : parking
 1st Floor : 499.29 sq.mt. (6 flats)
 2nd Floor : 499.29 sq.mt. (6 flats)
 3rd Floor : 499.29 sq.mt. (6 flats)
 4th Floor : 499.29 sq.mt. (6 flats)
 5th Floor : 499.29 sq.mt. (6 flats)
 6th Floor : 499.29 sq.mt. (6 flats)
 Total Area : 2995.74 sq.mt. (36 flats)

One B.H.K Apartment block 2 (include balcony & corridor)
 Ground Floor : 352.81 sq.mt. (4 flats)
 1st Floor : 352.81 sq.mt. (4 flats)
 2nd Floor : 352.81 sq.mt. (4 flats)
 3rd Floor : Parking
 4th Floor : 352.81 sq.mt. (4 flats)
 5th Floor : 352.81 sq.mt. (4 flats)
 6th Floor : 352.81 sq.mt. (4 flats)
 Total Area : 2116.86 sq.mt. (24 flats)

Built up Area
 One B.H.K Apartment block 3 (include balcony & corridor)
 Ground Floor : 499.29 sq.mt. (6 flats)
 1st Floor : 499.29 sq.mt. (6 flats)
 2nd Floor : 499.29 sq.mt. (6 flats)
 3rd Floor : Parking
 4th Floor : 499.29 sq.mt. (6 flats)
 5th Floor : 499.29 sq.mt. (6 flats)
 6th Floor : 499.29 sq.mt. (6 flats)
 Total Area : 2995.74 sq.mt. (36 flats)

Built up area under (block 4) Club (include balcony)
 Ground Floor : 105.00 sq.mt.
 First Floor : 105.00 sq.mt.
 Total area : 210.00 sq.mt.
Built up area under (block 5) commercial Shops
 Ground Floor : 72.20 sq.mt.
 First Floor : 72.20 sq.mt.
 Total area : 144.40 sq.mt.

Total built up Area (Apartments, Club & Shops)
 block no. Area
 1 no. : 2995.74 sq.mt.
 2 no. : 2116.86 sq.mt.
 3 no. : 2995.74 sq.mt.
 4 no. : 210.00 sq.mt.
 5 no. : 144.40 sq.mt.
 Total : 8462.74 sq.mt.

Ground Coverage Under Apartment Residential (16.07%)
 Block 1 : 499.29 sq.mt.
 Block 2 : 352.81 sq.mt.
 Block 3 : 499.29 sq.mt.
 Total area : 1351.39 sq.mt.

Ground Coverage under Shops Commercial (2.76%)
 Shops : 72.20 sq.mt.
 Open Parking : 160.00 sq.mt.
 Total Area : 232.20 sq.mt.

Ground Coverage under Club House public, semi - public (6.18%)
 Club House : 105.00 sq.mt.
 Open Parking : 135.00 sq.mt.
 Open left area : 280.00 sq.mt.
 Total Area : 520.00 sq.mt.

Under covered parking
 Block 1 (g. floor) : 499.29 sq.mt.
 Block 2 (3rd floor) : 352.81 sq.mt.
 Block 3 (3rd floor) : 499.29 sq.mt.
 Total area : 1351.39 sq.mt.
Under open parking
 Shops : 160.00 sq.mt.
 Club house : 130.00 sq.mt.
 Parking 1 : 90.00 sq.mt.
 Parking 2 : 755.00 sq.mt.
 Parking 3 : 335.00 sq.mt.
 Parking 4 : 460.00 sq.mt.
 Total parking area : 3281.39 sq.mt.

Permissible parking E.C.S 1.50 / 100 sq.mt.
 1.50 / 23 sq.mt. : 34.50 sq.mt.
 8462.74 / 100 x 34.5 = 2919.64
Achieved parking E.C.S
 3281.39 / 23 sq.mt.
 142 cars. for 96 units

Organize Green / Park (11.30 %)
 Green / Park 1 : 190.00 sq.mt.
 Green / Park 2 : 85.00 sq.mt.
 Green / Park 3 : 120.00 sq.mt.
 Green / Park 4 : 260.00 sq.mt.
 Green / Park 5 : 295.00 sq.mt.
 Green / Park 1 : 950.00 sq.mt.

Under Traffic & Transportation (11.71 %)
 Internal Road : 985.00 sq.mt.



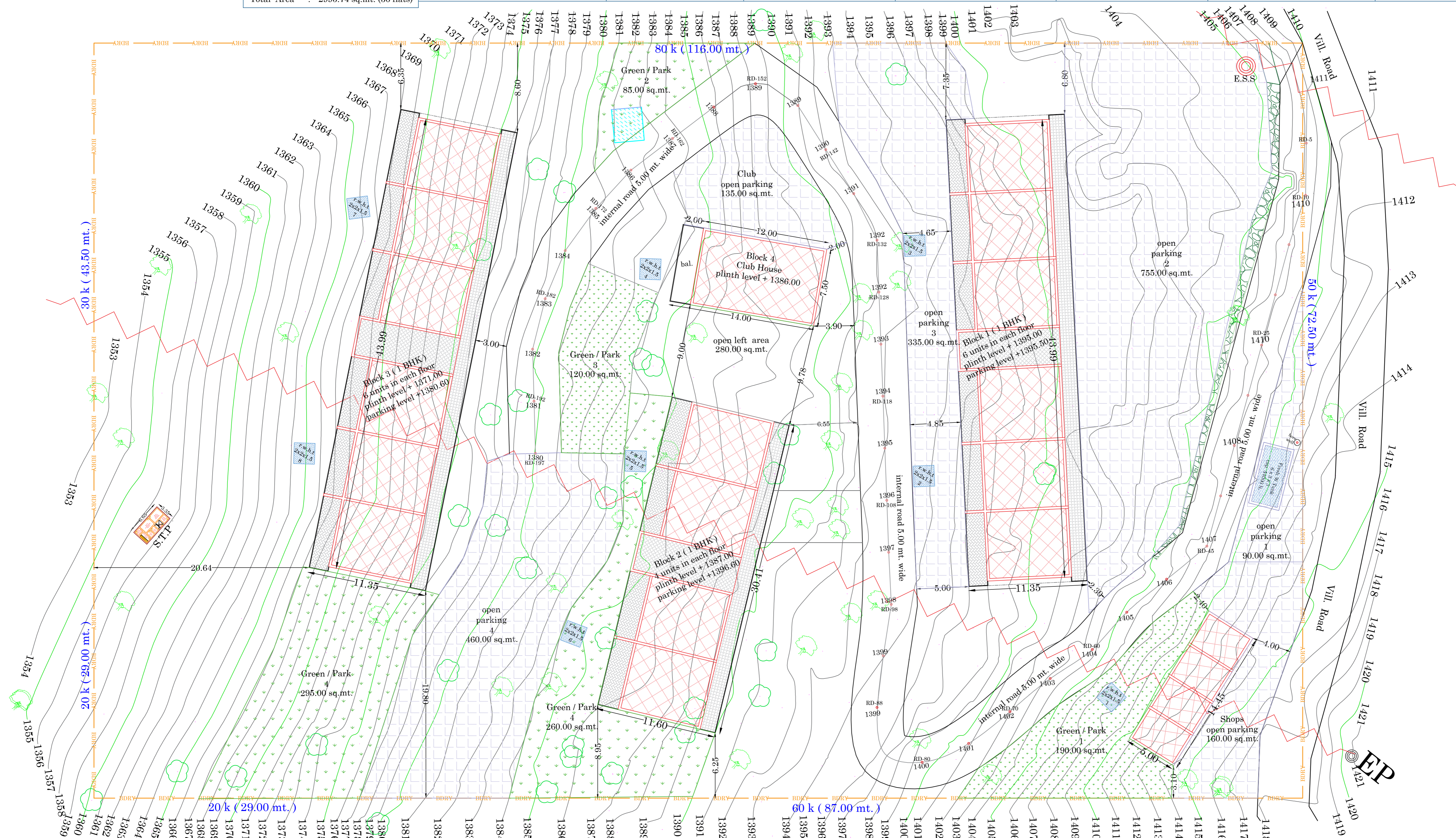
Land Use Structure	Permissible	Proposed Area	Achieved
1. Residential	30 - 35 %	1351.39 sq.mt.	16.07 %
2. Commercial	02 - 03 %	232.20 sq.mt.	2.76 %
3. Public / Semi-Public	06 - 10 %	520.00 sq.mt.	6.18 %
4. Traffic & Transportation	10 - 15 %	985.00 sq.mt.	11.71 %
5. Organized Green / Park	10 - 15 %	950.00 sq.mt.	11.30 %
6. Set backs, Pavement & Landscaping etc.	balance	4371.41 sq.mt.	51.98 %
Total Land use Structure		8410.00 sq.mt.	100.00 %

Legend
 Boundary Line : Yellow
 Building Line : Red (Proposed)
 Road / Path : Black / Brown
 Lawn / Green Area : Green
 S.T.P / Soak Pit : Brown
 R.W.T : Sky Blue

Owners Sign.

ENIGMA ATELIER
 (workshop of new inventions)
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 Raman Sharma
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Er. Raman Sharma
 Class A (Professional)
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SITE PLAN
 SCALE : 200