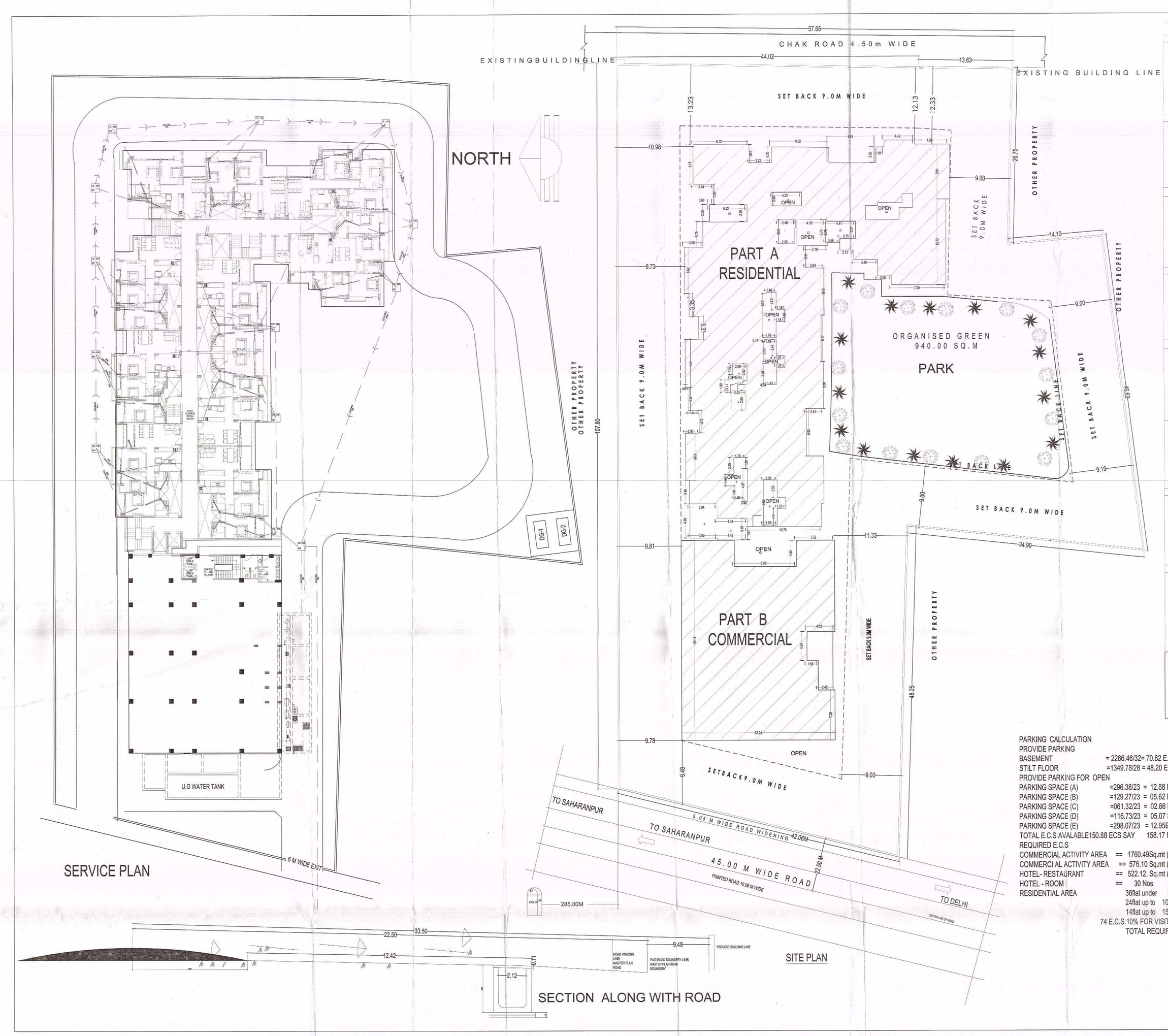

	AREA	PARKING	UNIT
ON First Floor flat no A	1 = 104.45 sq.m	1.25 E.C.S	1
	2 = 105.50 sq.m	1.25E.C.S	1
	3 = 108.11 sq.m	1.25E.C.S	1
	4 = 133.49 sq.m	1.25 E.C.S	1
	5 = 113.05 sq.m	1.25 E.C.S	1
	6 = 89.29 sq.m	1 E.C.S	1
	7 = 92.56 sq.m	1 E.C.S	1
	8 = 92.28 sq.8m	1 E.C.S	1
	9 = 104.09 sq.m	1 E.C.S	1
	10 = 106.11 sq.m	1.25 E.C.S	1

	AREA	PARKING	UNIT
ON 2nd Floor flat no B	201 = 95.18sq.m	1 E.C.S	1
	202 = 96.22 sq.m	1E.C.S	1
	203 = 101.81 sq.m	1.25E.C.S	1
	204 = 133.49 sq.m	1.25 E.C.S	1
	205 = 104.52 sq.m	1.25 E.C.S	1
	206 = 173.31 sq.m	1.50 E.C.S	1
	207 = 92.28 sq.m	1 E.C.S	1
	208 = 94.65 sq.m	1 E.C.S	1
	209 = 97.39 sq.m	1 E.C.S	1

	AREA	PARKING	UNIT
ON 3RD FLOOR FLAT NO C	301 = 95.18sq.m	1 E.C.S	1
	302 = 96.22 sq.m	1E.C.S	1
	303 = 101.81 sq.m	1.25E.C.S	1
	304 = 133.49 sq.m	1.25 E.C.S	1
	305 = 104.52 sq.m	1.25 E.C.S	1
	306 = 173.31 sq.m	1.50 E.C.S	1
	307 = 92.28 sq.m	1 E.C.S	1
	308 = 94.65 sq.m	1 E.C.S	1
	309 = 97.39 sq.m	1 E.C.S	1

	AREA	PARKING	UNIT
ON 4 TH FLOOR FLAT NO	401 = 95.18sq.m	1 E.C.S	1
D	402 = 96.22 sq.m	1E.C.S	1
	403 = 101.81 sq.m	1.25E.C.S	1
	404 = 133.49 sq.m	1.25 E.C.S	1
	405 = 104.52 sq.m	1.25 E.C.S	1
	406 = 173.31 sq.m	1.50 E.C.S	1
	407 = 92.28 sq.m	1 E.C.S	1
	408 = 94.65 sq.m	1 E.C.S	1
	409 = 97.39 sq.m	1 E.C.S	1

	AREA	PARKING	UNIT
ON 5TH FLOOR FLAT NO	501 = 95.18sq.m	1 E.C.S	1
E	502 = 96.22 sq.m	1E.C.S	1
	503 = 101.81 sq.m	1.25E.C.S	1
	504 = 133.49 sq.m	1.25 E.C.S	1
	505 = 104.52 sq.m	1.25 E.C.S	1
	506 = 173.31 sq.m	1.50 E.C.S	1
	507 = 92.28 sq.m	1 E.C.S	1
	508 = 94.65 sq.m	1 E.C.S	1
	509 = 97.39 sq.m	1 E.C.S	1

	AREA	PARKING	UNIT
ON 6 TH FLOOR FLAT NO	601 = 95.18sq.m	1 E.C.S	1
F	602 = 96.22 sq.m	1E.C.S	1
	603 = 101.81 sq.m	1.25E.C.S	1
	604 = 133.49 sq.m	1.25 E.C.S	1
	605 = 104.52 sq.m	1.25 E.C.S	1
	606 = 173.31 sq.m	1.50 E.C.S	1
	607 = 92.28 sq.m	1 E.C.S	1
	608 = 94.65 sq.m	1 E.C.S	1
	609 = 97.39 sq.m	1 E.C.S	1

	AREA	PARKING	UNIT
ON 8 TH FLOOR FLAT NO	701 = 95.18sq.m	1 E.C.S	1
G	702 = 96.22 sq.m	1E.C.S	1
	703 = 101.81 sq.m	1.25E.C.S	1
	704 = 133.49 sq.m	1.25 E.C.S	1
	705 = 104.52 sq.m	1.25 E.C.S	1
	706 = 173.31 sq.m	1.50 E.C.S	1
	707 = 92.28 sq.m	1 E.C.S	1
	708 = 94.65 sq.m	1 E.C.S	1
	709 = 97.39 sq.m	1 E.C.S	1

	AREA	PARKING	UNIT
ON 7 TH FLOOR FLAT NO	801 = 95.18 sq.m	1.00 E.C.S	1
H	802 = 96.22 sq.m	1.00 E.C.S	1
	803 = 101.81 sq.m	1.25E.C.S	1
	804 = 133.49 sq.m	1.25 E.C.S	1
	805 = 104.52 sq.m	1.25 E.C.S	1
	806 = 82.49sq.m	1.00 E.C.S	1
	807 = 83.31 sq.m	1.00 E.C.S	1
	808 = 92.28 sq.8m	1.00 E.C.S	1
	809 = 94.65 sq.m	1.00 E.C.S	1
	810 = 97.39 sq.m	1.00 E.C.S	1

DENSITY
AS PER GROUP HOUSING BY-LOWS 2008-2011
100/DSQ.MT = 200 UNIT PERMISSIBLE
6266.55 SQ.MT =125 UNIT PERMISSIBLE
6266.55SQ.MT =78 UNIT ACHIEVED
PARK DETAIL:-
PARK AREA = 940./6266.55=15.00%
NO OF TREES REQUIRED 50X6266.55=31.33NOS
10000
PROPOSED TREES = 32 NOS.

PARKING CALCULATION
PROVIDE PARKING
BASEMENT = 2266.46/32= 70.82 E.C.S
STILT FLOOR =1349.78/28 = 48.20 E.C.S
PROVIDE PARKING FOR OPEN
PARKING SPACE (A) =296.38/23 = 12.88 E.C.S
PARKING SPACE (B) =129.27/23 = 05.62 E.C.S
PARKING SPACE (C) =061.32/23 = 02.66 E.C.S
PARKING SPACE (D) =116.73/23 = 05.07 E.C.S
PARKING SPACE (E) =298.07/23 = 12.95E.C.S
TOTAL E.C.S AVALABLE150.88 ECS SAY 158.17 E.C.S
REQUIRED E.C.S
COMMERCIAL ACTIVITY AREA == 1760.49Sq.mt (1ECS PER 100.00 SQ.MT) == 17.60 E.C.S
COMMERCI AL ACTIVITY AREA == 576.10 Sq.mt (2E.C.S PER 100.00SQ.MT) == 11.52 E.C.S
HOTEL- RESTAURANT == 522.12. Sq.mt (1.5E.C.S PER 100.00SQ.MT) == 07.83 E.C.S
HOTEL - ROOM == 30 Nos (1E.C.S PER 2 Rooms) == 15.00 E.C.S
RESIDENTIAL AREA 36flat under 100 sq.m @ 1 E.C.S == 36.00 E.C.S
24flat up to 100 sq.m@ (1.25) E.C.SNo == 30.00 E.C.S
14flat up to 150 sq.m@ (1.50) E.C.SNo == 21.00 E.C.S
74 E.C.S.10% FOR VISITOR == 7.40 E.C.S
TOTAL REQUIRED == 146.35 E.C.S

FOR S.D.A. USE ONLY पत्रांक - 23/ सा०वि०अ०/जोन-II/2022 दिनांक 23-05-2022
अनुमोदित मानचित्र संख्या - 370(2016-17) /2-II
शर्तें :- मानचित्र के पत्रांक संख्या- 530/जोन-10/सा०वि०अ०/2018-19 दिनांक 01-10-18 में उल्लिखित शर्तों का अनुपालन करना होगा।

सचिव सहारनपुर विकास प्राधिकरण सहारनपुर।
उपाध्यक्ष सहारनपुर विकास प्राधिकरण सहारनपुर।
सदस्य अभियन्ता विकास प्राधिकरण सहारनपुर
सहायक अभियन्ता सहारनपुर विकास प्राधिकरण सहारनपुर
अधिशासी अभियन्ता सहारनपुर विकास प्राधिकरण सहारनपुर।

REVISED RESIDENTIAL & COMMERCIAL BUILDING PLAN AT KHASRA NO 109/1 K.M STONE 159.285 DELHI- YAMNOTRI MARG IN VILLAGE MILAK WAJIDUDDINPUR SAHARANPUR

AREA DETAIL CHART

S.N COVERED AREA RESIDENTIAL (CHART -A)	
1. FIRST FLOOR	1160.31 SQ.MT
2. SECOND FLOOR	1160.31 SQ.MT
3. THIRD FLOOR	1160.3 SQ.MT
4. FOURTH FLOOR	1160.31 SQ.MT
5. FIFTH FLOOR	1160.31 SQ.MT
6. SIXTH FLOOR	1160.31 SQ.MT
7. SEVENTH FLOOR	1160.31 SQ.MT
8. EIGHT FLOOR	1160.31 SQ.MT
TOTAL COVERED AREA	9282.48 SQ.MT
S.N COVERED AREA (COMMERCIAL+ OFFICE+HOTEL) CHART B	
1. GROUND FLOOR (COMMERCIAL)	586.83 SQ.MT = 4.40%
2. FIRST FLOOR COMMERCIAL	586.83 SQ.MT = 4.40%
3. SECOND FLOOR (COMMERCIAL)	586.83 SQ.MT = 4.40%
4. THIRD FLOOR HOTEL BANQUETE	576.10 SQ.MT = 4.32%
5. FIFTH FLOOR HOTEL REST	522.12 SQ.MT = 3.92%
6.SIXTH FLOOR HOTEL SUITE	522.12 SQ.MT = 3.92%
7.SEVENTH FLOOR HOTEL SUITE	522.12 SQ.MT = 3.92%
TOTAL AREA	3902.95 SQ.MT
COVERED AREA EXEMPT FOR F.A.R CHART –C	
1. BASEMENT	2266.46 SQ.MT
2. STILT FLOOR	1349.78 SQ.MT
3. SERVICE FLOOR	0576.10 SQ.MT
TOTAL AREA	4192.34 SQ.MT

AREA STATEMENT

DETAIL OF AREA OLD	4931.34 SQ.MT
ADD. LAND AREA	1547.66 SQ.MT
TOTAL AREA OF LAND	6479.00 SQ.MT
ROAD WINDING AREA	212.45 SQ.MT
NET PLOT AREA	6266.55 SQ.MT
PARK AREA 15%	940.00 SQ.MT
NET PLOT AREA	5326.55 SQ.MT
COVERED AREA- CHART (A+B+C)	17377.77 SQ.MT
MUMMTY AREA	0066.71 SQ.MT
TOTAL COVERED AREA	17444.48 SQ.MT
COVERAGE	**36.16 %**

F.A.R . AREA OF (A+B)= 13185.43 SQ.MT/5326.55 SQ.MT = 2.47

SUBMISSION DRAWING

Architect .
FAHAN & ASSOCIATES
MOHD. FAHAN
CA/2018/88455
ARCHITECTS, ENGINEERS
Flat No. 606, LIG, Pocket, Sector Rohini, Delhi-85

OWNER:
MR. SHIV PURAN GULATI
MR. SUBODH GULATI

STRUCTURE ENGINEER:
DASHAN KUMAR M-06720/2
Engineering Solutions
701, Tower-A, I-Thum A-40 Sector 62
Noida (U.P.)

Drawing Title :
SERVICE PLAN, SITE PLAN

Scale :		Project No :	ADV 17/004	Rev :
Date :	28.01.2021	Drawing No :	A-01	
Drawn By :	ASHOK			
Checked By :	BHARDWAJ	Drawing Status :	APPROVAL	