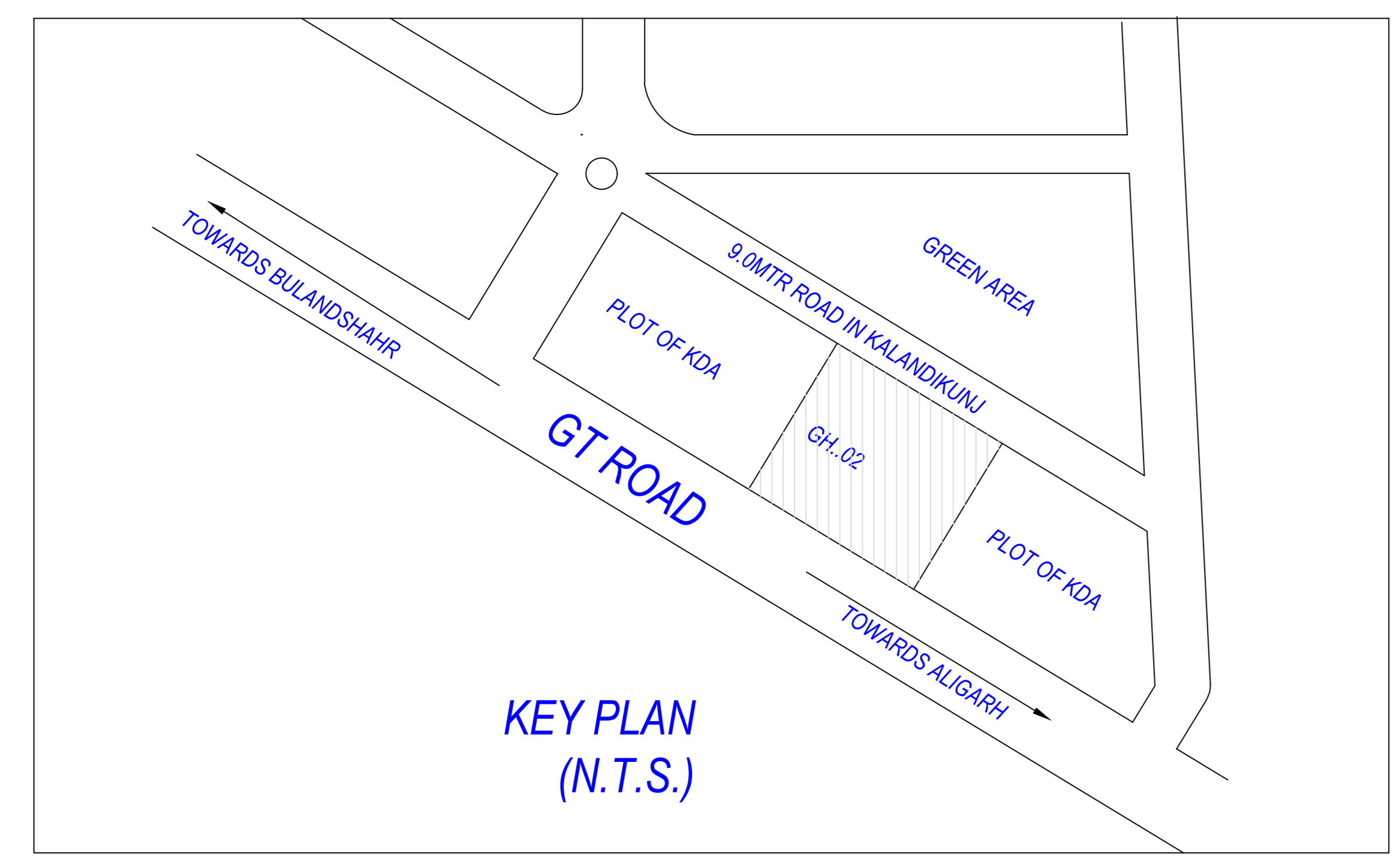
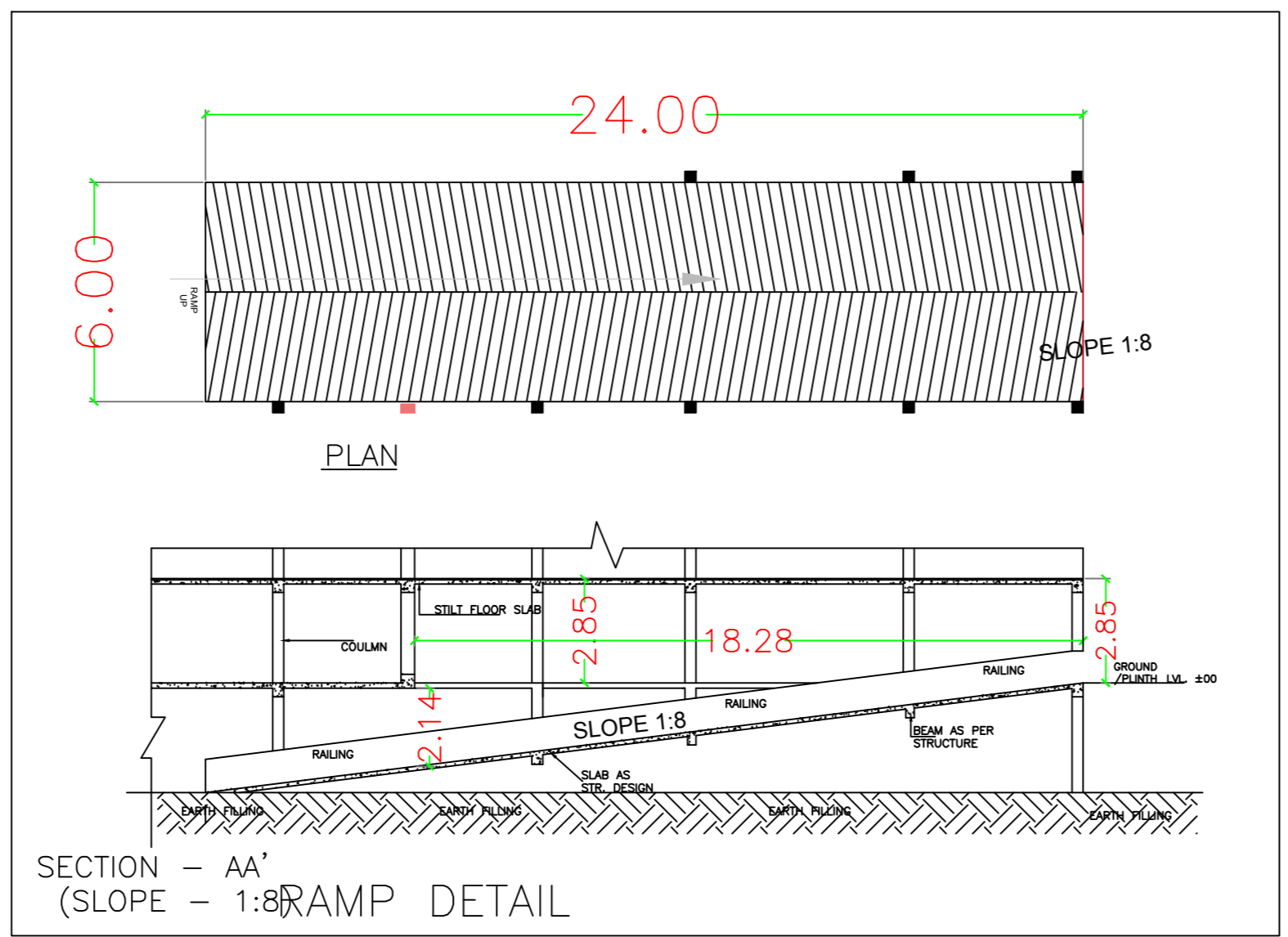
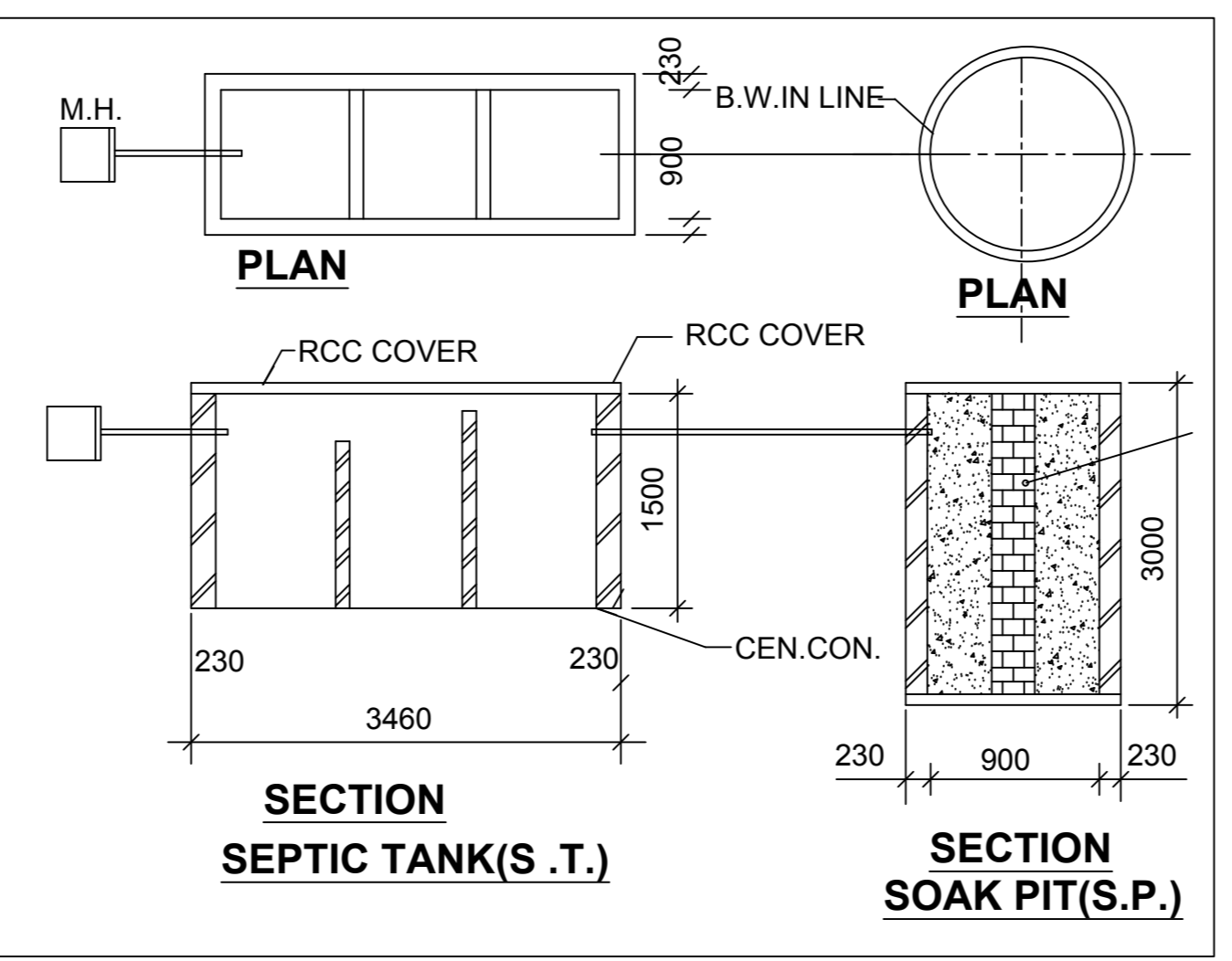
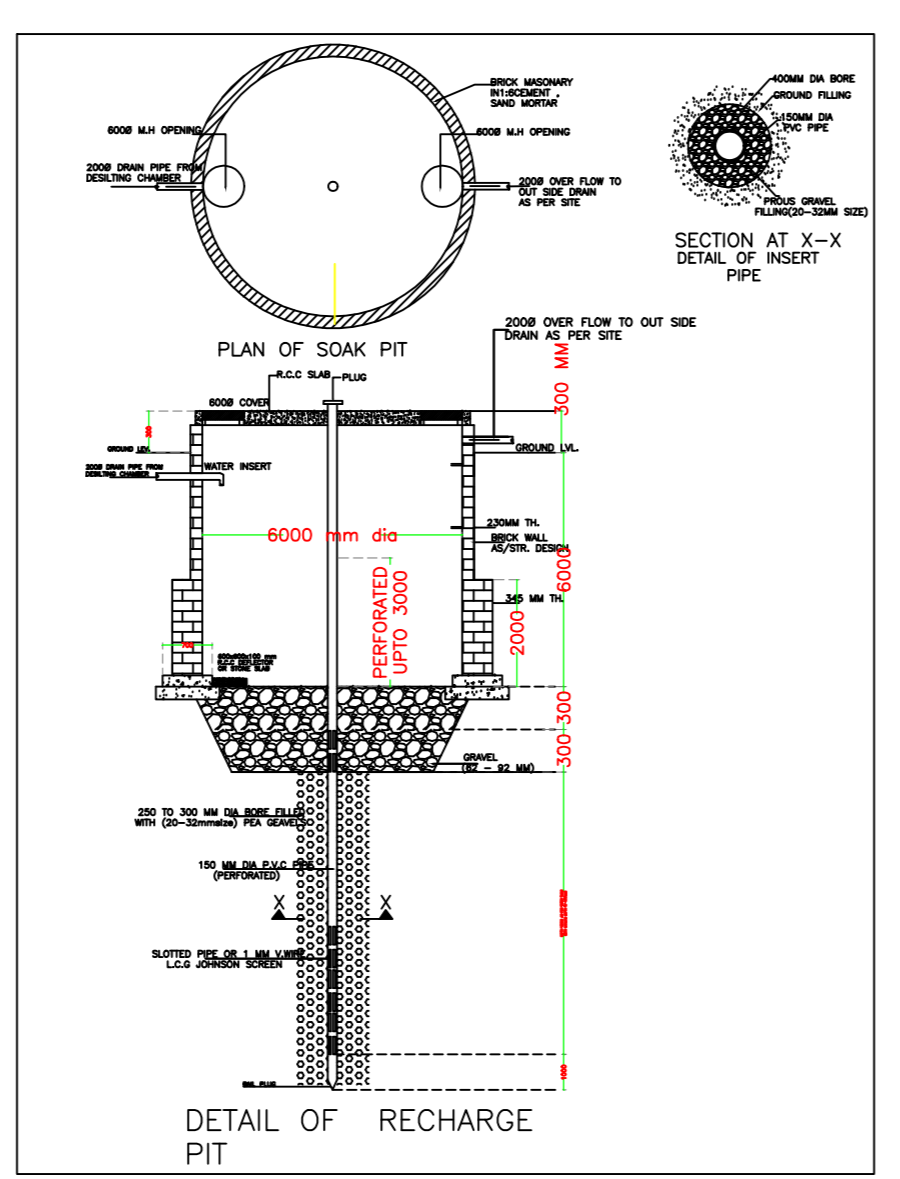
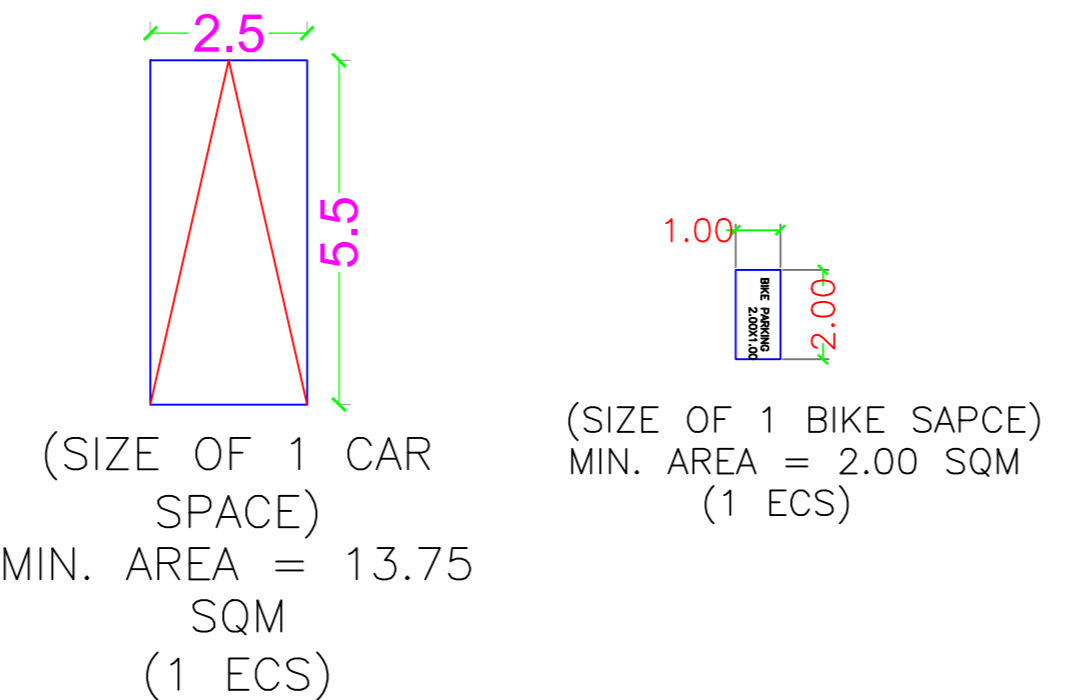
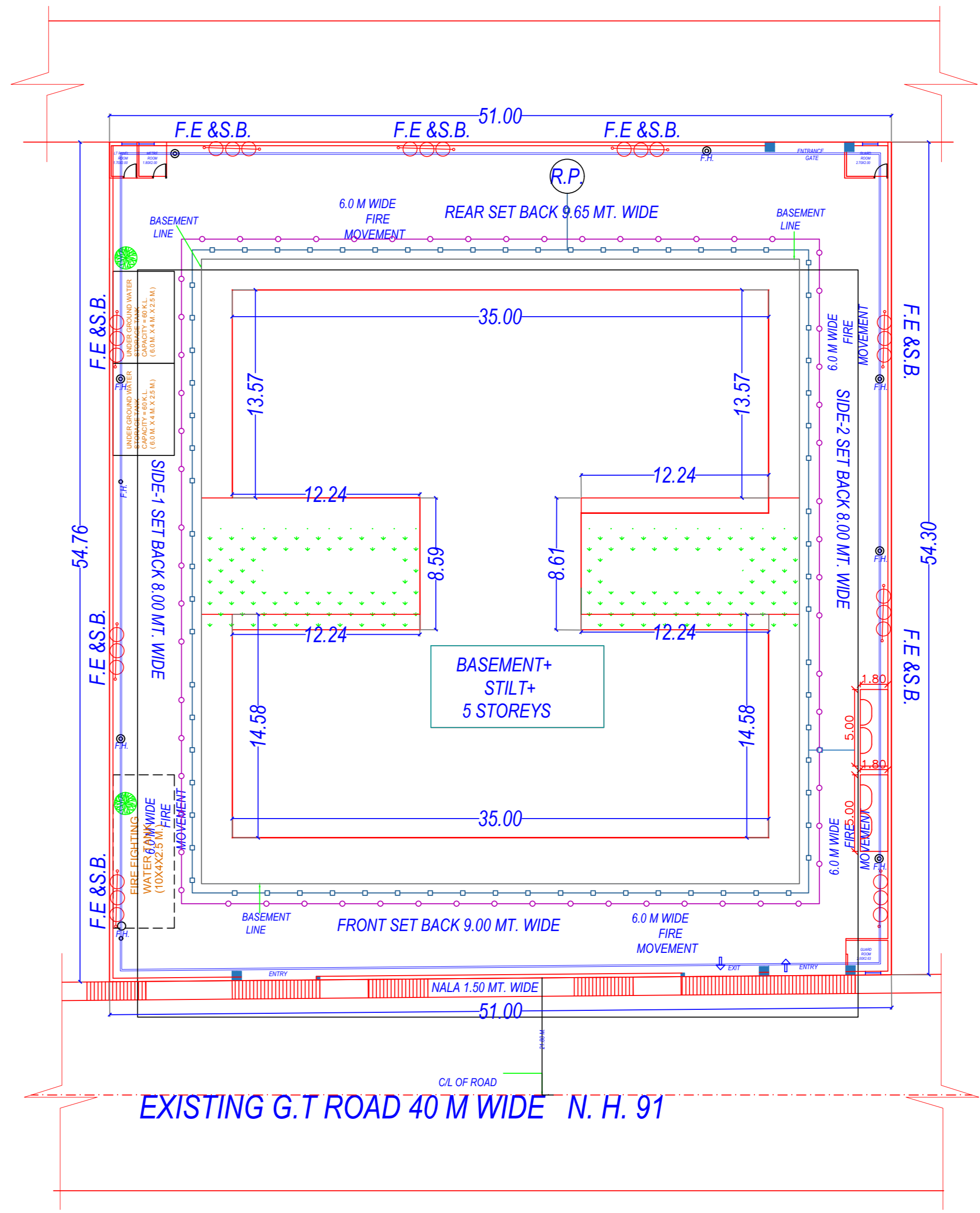
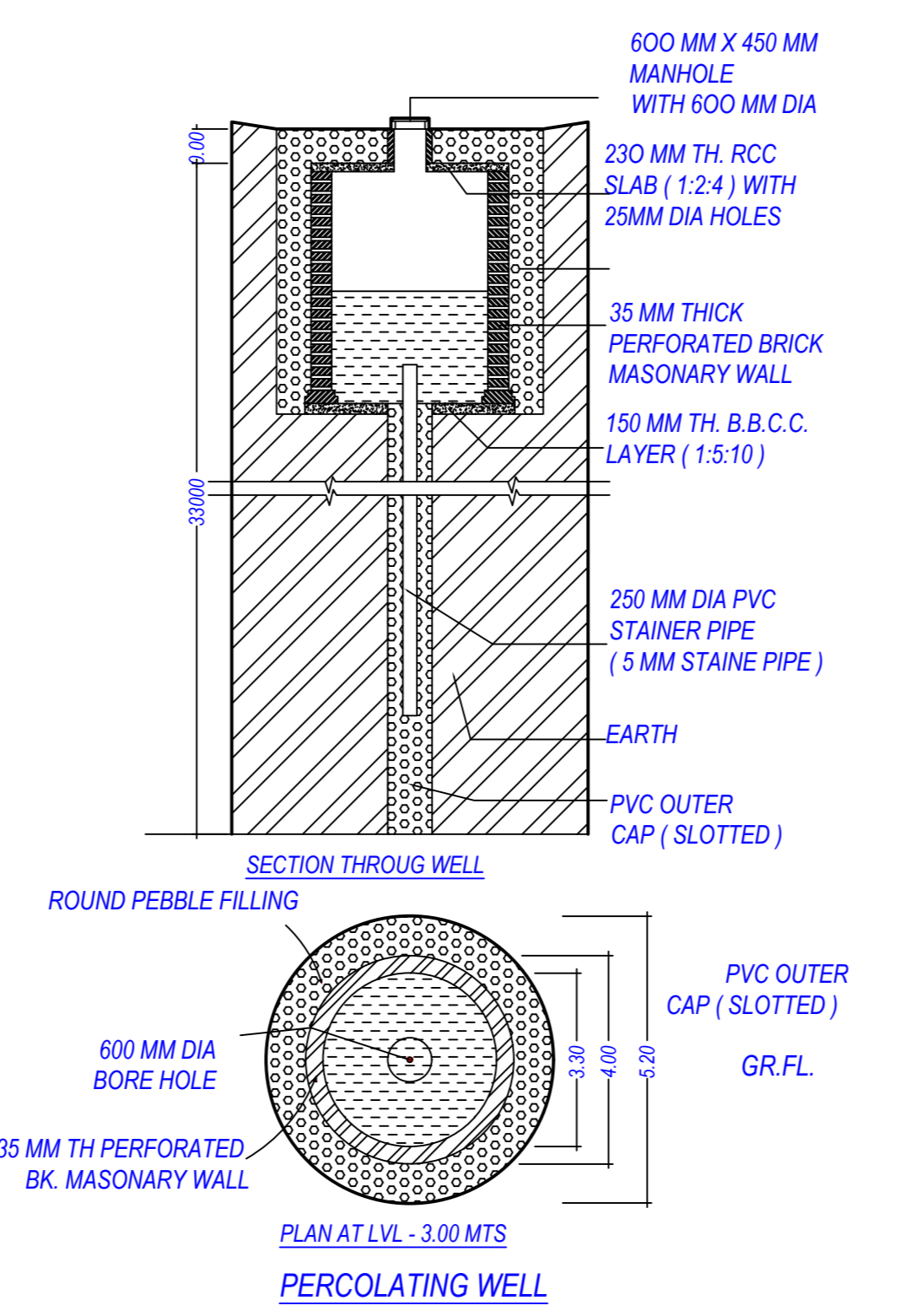


SITE PLAN
(Scale - 1:100)



KEY PLAN
(N.T.S.)



SITE PLAN
BASEMENT + STILT + 5 STOREYS

AREA STATEMENT			
PROJECT DETAILS			
Authority: Khurja Development Authority	Plot No: Residential		
Authority/Class: Category D	Plot Sub/Use: Group Housing		
Authority/Code: Development Authority (DA)	Development Plan: Kalandikunj Residential scheme		
State/Zone: Regular	Land Use Zone: Residential use Zone		
Project Type: Building Permission	Land Sub/Use Zone: Residential Zone		
Name of Government: NCR	Layout Type: NA		
Development Area: Developed Area			
Sub-Development Area: City Area			
Special Project: NA			
Site Address:			
Area Details:			
Area of Plot As per record	2781.03		
Document Area	2781.03		
As per site condition	2781.03		
Area of Plot Combined	2781.03		
1. Deduction for			
a) Proposed roads	0.00		
b) Open spaces	0.00		
Total = 2)	0.00		
Net Area of plot (1 - 2) AREA OF PLOT	2781.03		
% of Green and open space (Prop.)	6.00		
% of Green and open space (Final)	220.00		
Green and open space	220.00		
Balance area of Plot (4)	2561.03		
Plot Area For Coverage	2781.03		
Plot Area For FSI	2781.03		
Perm. FAR Area (1.50)	4171.54		
Total Perm. FAR area (1.50)	4171.54		
Permissible Coverage area (60.00 %)	1112.41		
Proposed Coverage Area (34.88 %)	970.07		
Total Prop. Coverage Area (34.88 %)	970.07		
Balance coverage area (5.12 %)	142.34		
Proposed Area at:			
Proposed Built up	Proposed F.S.I	Existing F.S.I	Existing F.S.I
Basement Floor	130.99	0.00	0.00
SBF Floor	989.87	0.00	155.62
First Floor	894.11	0.00	894.11
Second Floor	1033.32	0.00	894.11
Third Floor	1033.32	0.00	894.11
Fourth Floor	1033.32	0.00	894.11
Terrace Floor	51.14	0.00	0.00
Total Area	6432.74	0.00	3732.06
Total FAR Area:			
Maximum FAR Area Added in Builtup Area			23.22
Total Builtup Area			6455.96
Proposed F.S.I. compliance			1.50

Green and open space Area	
Name	Prop. Area
PARK GREEN AREA	109.99
PARK GREEN AREA	110.03

FAR & Unit Details																			
Building	No. of Same Bldg.	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA/Area in Sq.mt.		Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt.)										Proposed FAR Area (Sq.mt)	AGG. FAR (Sq.mt)	Total FAR Area (Sq.mt)	No. of Unit
			Over/Under, Out, Chalk	Column		Stair	Lift	Lift Machine	Battery	Arch/Pris (Canopy)	Covered Area	Parking	Proposed	Res.	Covered Area				

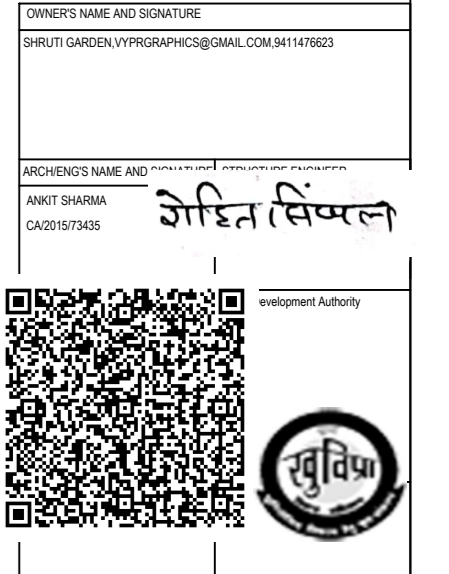
Parking Check (Table 7b)	
Vehicle Type	Prop.
Equivalent Car Space	54
Total Car	54
Two Wheeler	16
Three Wheeler	1
Other Parking	201.95
Total	317.45

Building USE/SUBUSE Details												
Building Name	Building Use	Building Sub/Use	Building Group	Building Type	Building Structure	No. of Residential Units	Floor Name	Floor Use	Floor Sub/Use	FAR Name	FAR Use	FAR Sub/Use

Tree Details (Table 3b)				
Plot	Name	Tree	No. of Trees	Prop.

Required Parking (Table 7a)							
Building Name	Type	Sub/Use	Area (Sq.mt)	Parking spaces reqd for entry	Car	Two Wheeler	Three Wheeler

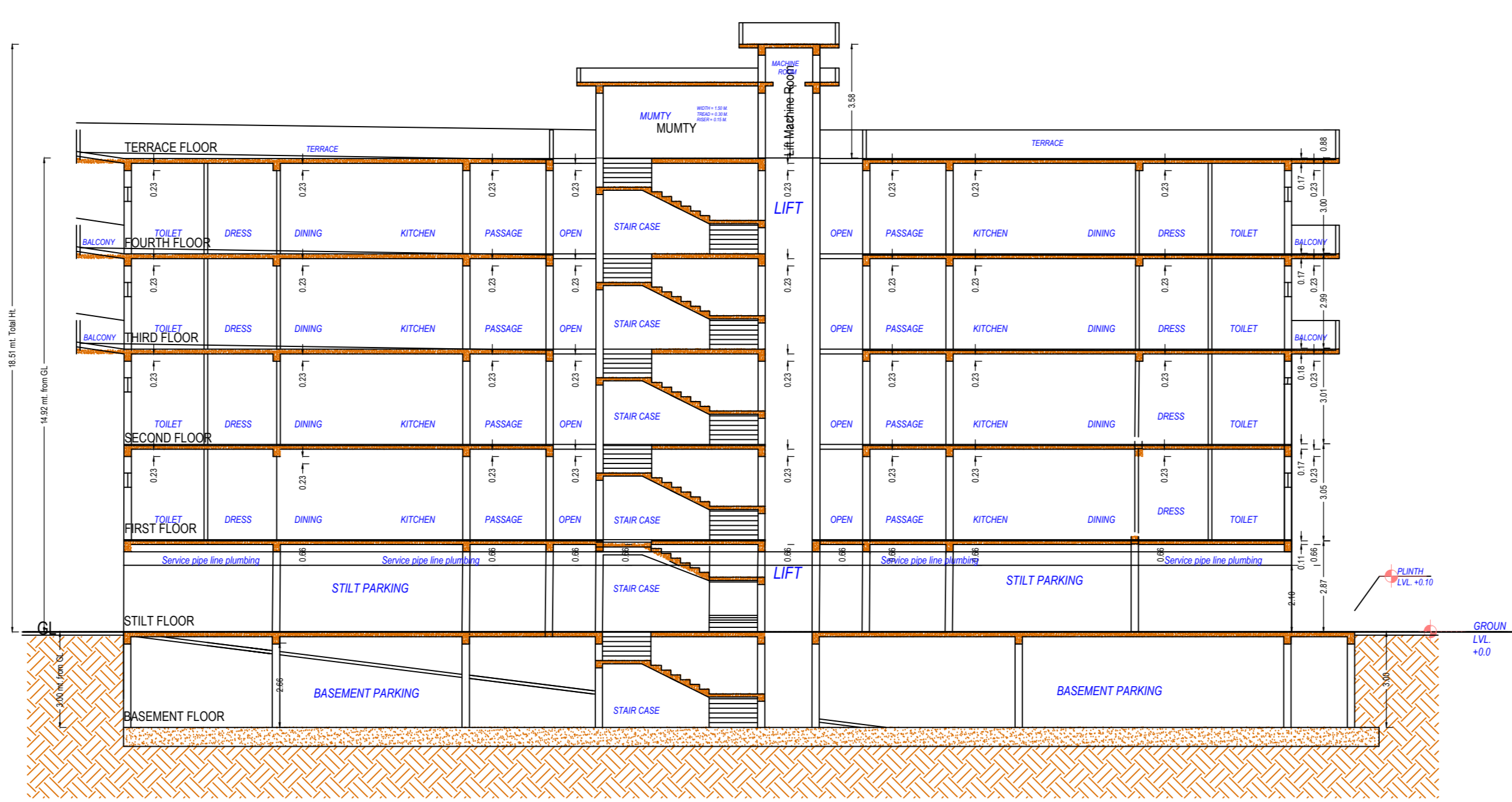
Buildingwise Floor FAR Details		
Floor Name	Building Name	Total
Basement Floor	A (GROUP HOUSING)	130.99
SBF Floor	A (GROUP HOUSING)	989.87
First Floor	A (GROUP HOUSING)	894.11
Second Floor	A (GROUP HOUSING)	1033.32
Third Floor	A (GROUP HOUSING)	1033.32
Fourth Floor	A (GROUP HOUSING)	1033.32
Terrace Floor	A (GROUP HOUSING)	51.14
Total		6432.74



KHDA/BP/21-22/0045
03 Aug 2022
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Davendra pal Singh (Secretary)
Prabhat Kumar Paul (Town Planner)
Siraj Ahmed (Executive Engineer)



FRONT ELEVATION



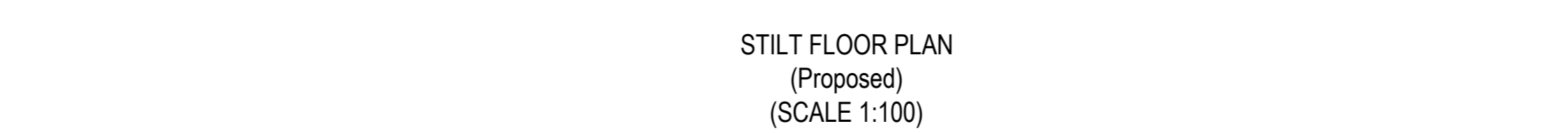
SECTION A-A



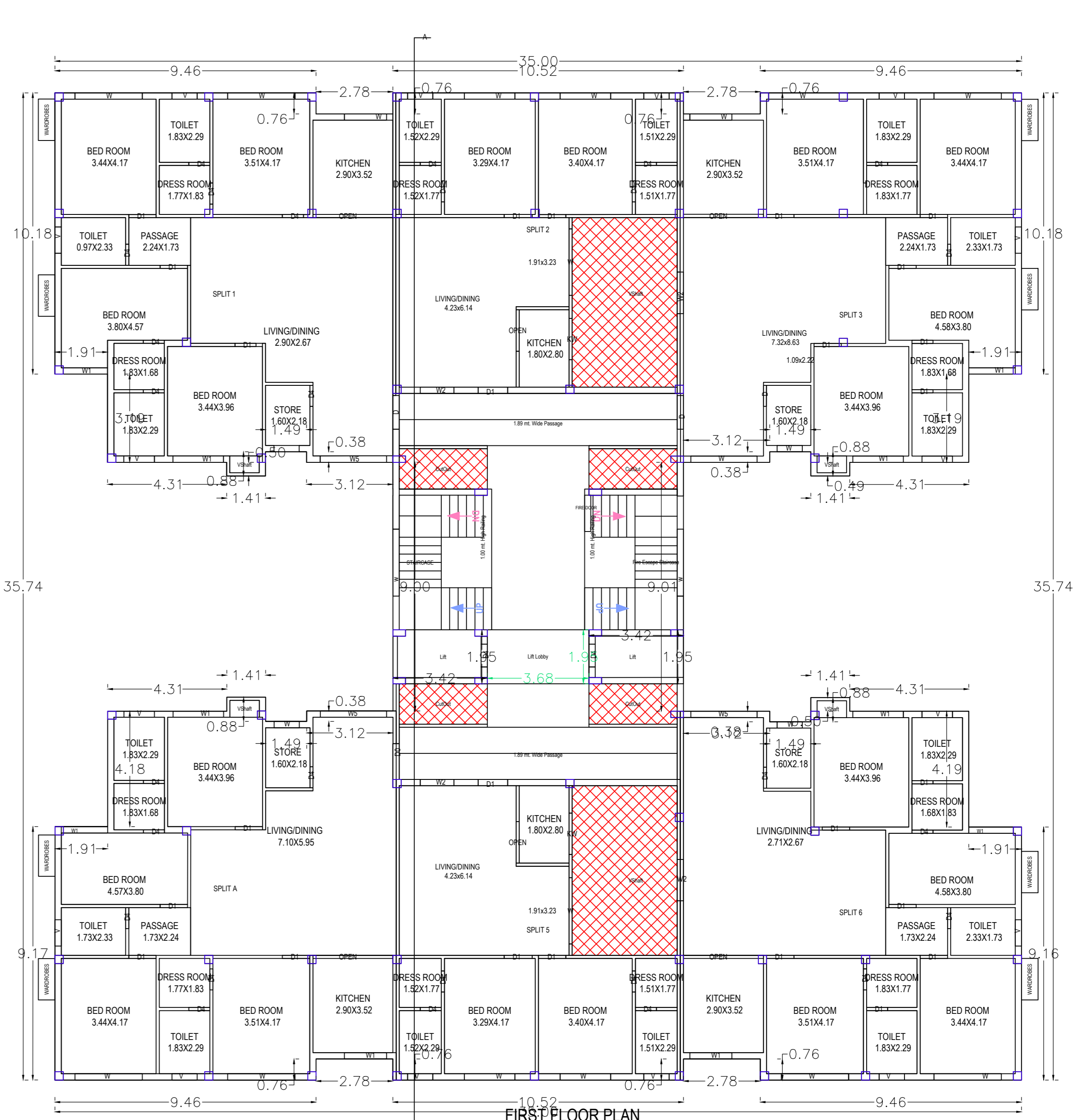
BASEMENT FLOOR PLAN (SCALE 1:100)



PARKING PLAN



STILT FLOOR PLAN (Proposed) (SCALE 1:100)



FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

Building A (GROUP HOUSING)										
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.					Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Duct/Void, Duct, Chook	Munity	Lift	Lift Machine	Lift Lobby				
Basement Floor	1355.96	0.00	1355.96	14.86	8.82	0.00	0.00	0.00	0.00	00
Stilt Floor	893.57	0.00	893.57	31.10	8.82	0.00	0.00	0.00	12.62	155.02
First Floor	1001.45	65.34	936.11	17.06	10.56	0.00	7.18	0.00	7.20	894.11
Second Floor	1098.66	65.34	1033.32	17.06	10.56	0.00	7.18	97.21	7.20	894.11
Third Floor	1098.66	65.34	1033.32	17.06	10.56	0.00	7.18	97.21	7.20	894.11
Fourth Floor	1098.66	65.34	1033.32	17.06	10.56	0.00	7.18	97.21	7.20	894.11
Terrace Floor	117.79	66.85	511.4	34.12	0.00	9.84	7.18	0.00	0.00	0.00
Total	6160.77	328.01	6432.76	148.32	59.88	9.84	35.90	291.63	28.80	1977.83
Total	6160.77	328.01	6432.76	148.32	59.88	9.84	35.90	291.63	28.80	1977.83

UnitBUA Table for Building A (GROUP HOUSING)											
Floor	Name	LshBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.					Carpet Area	No. of Unit	
				Shaft	Wall	Door	Window	Balcony			
STILT FLOOR PLAN	ST OTHER		143.00	0.00	143.00	10.44	0.55	2.21	0.00	129.80	00
FIRST FLOOR PLAN	SPLIT 1 DWELLING UNIT		155.60	0.65	154.95	10.22	0.00	0.00	0.00	144.73	06
TYPICAL 2, 3, 4 FLOOR PLAN	SPLIT 10 DWELLING UNIT		176.59	0.65	175.94	9.15	0.00	0.00	21.55	145.24	06

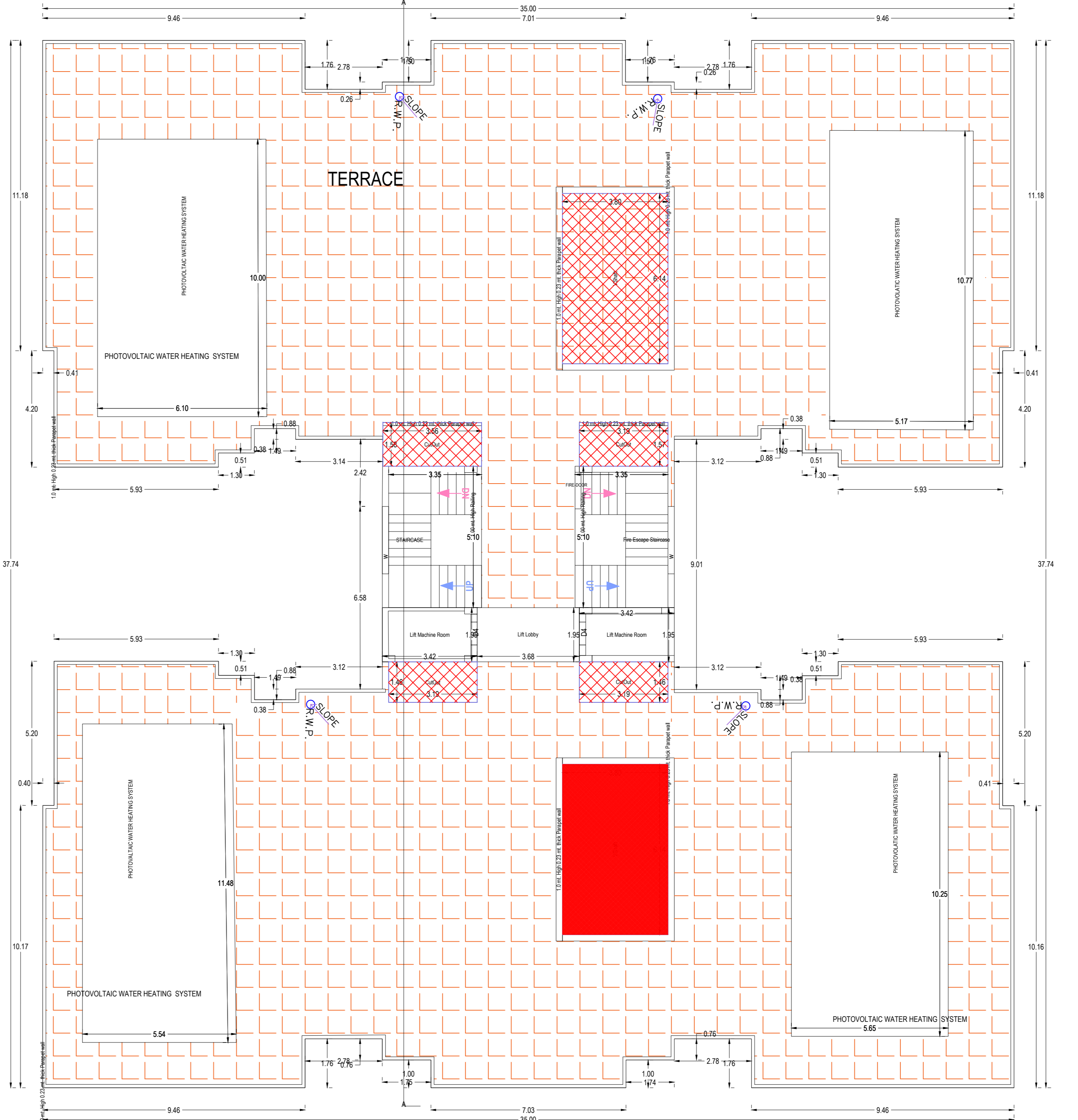
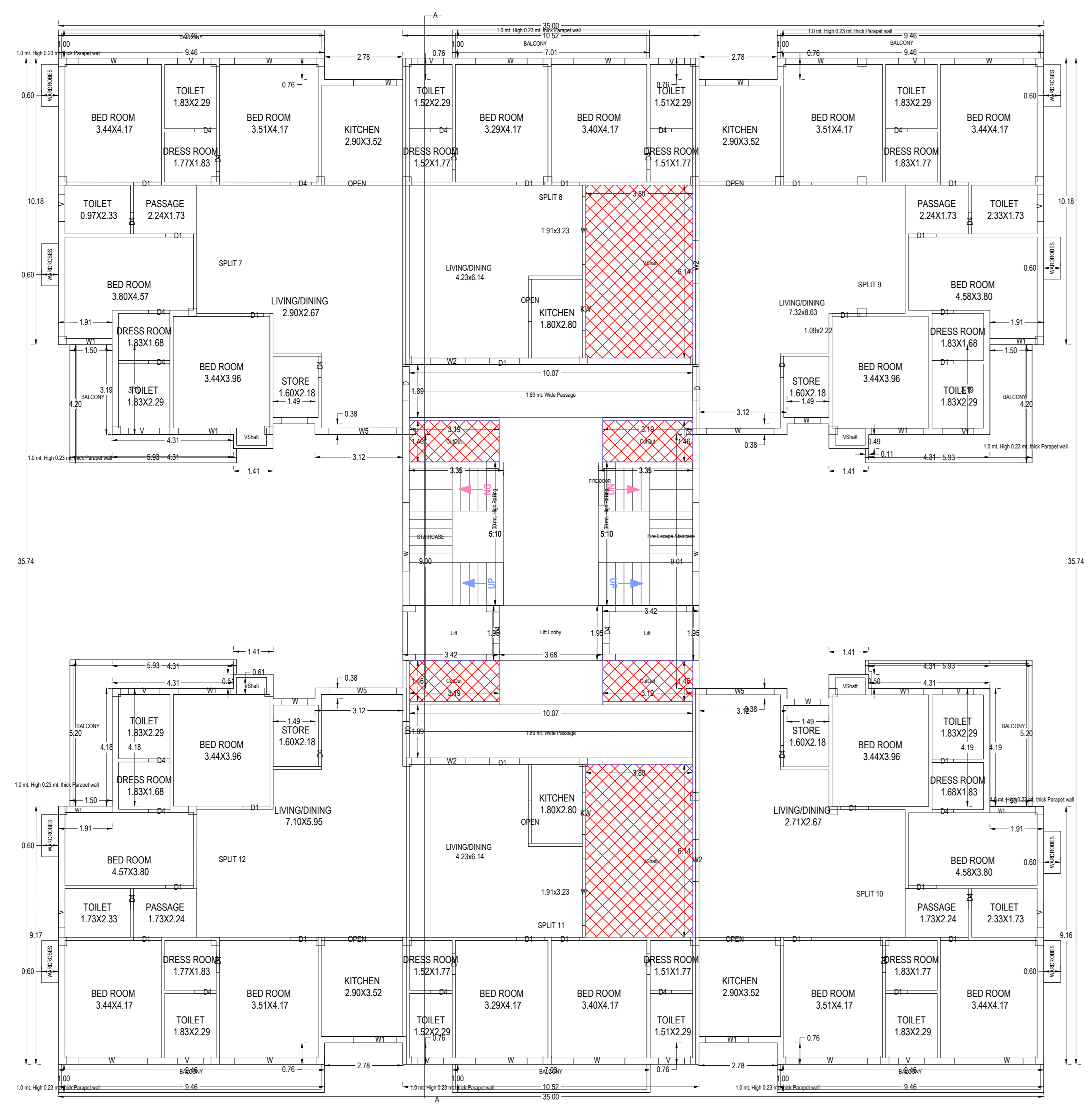
SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (GROUP HOUSING)	V	0.91	1.00	32
A (GROUP HOUSING)	W	0.91	1.20	12
A (GROUP HOUSING)	V	0.95	1.00	16
A (GROUP HOUSING)	V	1.10	1.00	16
A (GROUP HOUSING)	W2	1.22	1.20	08
A (GROUP HOUSING)	KW	1.50	1.20	08
A (GROUP HOUSING)	W2	1.50	1.20	04
A (GROUP HOUSING)	W	1.52	1.20	08
A (GROUP HOUSING)	W1	1.52	1.20	08
A (GROUP HOUSING)	W1	1.61	1.20	08
A (GROUP HOUSING)	D	0.78	2.10	04
A (GROUP HOUSING)	D	0.78	2.10	04
A (GROUP HOUSING)	D	0.96	2.10	04
A (GROUP HOUSING)	W	1.83	1.20	16
A (GROUP HOUSING)	D1	1.01	2.10	08
A (GROUP HOUSING)	D1	1.07	2.10	08
A (GROUP HOUSING)	D	1.22	2.10	08
A (GROUP HOUSING)	D0	1.30	2.10	04
A (GROUP HOUSING)	W	2.43	1.20	13
A (GROUP HOUSING)	W	2.44	1.20	28
A (GROUP HOUSING)	W	2.56	1.20	04

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (GROUP HOUSING)	D4	0.78	2.10	108
A (GROUP HOUSING)	D1	0.78	2.10	20
A (GROUP HOUSING)	D	0.78	2.10	04
A (GROUP HOUSING)	D	0.96	2.10	04
A (GROUP HOUSING)	D1	1.01	2.10	08
A (GROUP HOUSING)	D1	1.07	2.10	08
A (GROUP HOUSING)	D	1.22	2.10	08
A (GROUP HOUSING)	D0	1.30	2.10	04
A (GROUP HOUSING)	OPEN	1.50	2.40	08
A (GROUP HOUSING)	dc	2.40	2.10	01
A (GROUP HOUSING)	OPEN	2.90	2.10	16

Staircase Checks (Table Ba-1)				
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
Basement Floor	STAIRCASE	1.52	0.305	0.200
STILT FLOOR PLAN	STAIRCASE	1.52	0.305	0.151
FIRST FLOOR PLAN	STAIRCASE	1.52	0.305	0.153
TYPICAL 2, 3, 4 FLOOR PLAN	STAIRCASE	1.52	0.300	0.150
TERRACE FLOOR PLAN	STAIRCASE	1.52	0.305	0.150

Balcony Calculations Table				
FLOOR	SIZE	AREA	TOTAL AREA	
TYPICAL - 2, 3, 4 FLOOR PLAN	1.00 X 9.46 X 4 X 3	113.52	291.66	
FIRST FLOOR PLAN	1.00 X 7.01 X 1 X 3	21.03	21.09	
TYPICAL - 2, 3, 4 FLOOR PLAN	1.50 X 3.19 X 2 X 3	29.74	63.60	
TERRACE FLOOR PLAN	1.50 X 4.18 X 1 X 3	18.81	18.81	
Total			291.66	

Nisha Anant (Vice Chairman)
 Siraj Ahmed (Executive Engineer)
 Prabhat Kumar Paul (Town Planner)
 Davendra pal Singh (Secretary)
 Prabhat Kumar Paul (Town Planner)
 Siraj Ahmed (Executive Engineer)



Note: -1) This Drawing is prepared as per the current prevailing Building Bye Laws.
-2) This drawing is used for system working other than stated in application without the signature of the architect.

KHDA/BP/21-22/0045
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