

SITE PLAN
 (Scale - 1:200)

PARKING DETAIL UNIT AREA WISE
 (already compounded)

NORMS :-

1 E.C.S REQUIRED FOR FLAT HAVING AREA 50 TO 100 Sq.mt.
 1.25 E.C.S REQUIRED FOR FLAT HAVING AREA 100 TO 150 Sq.mt.
 1.5 E.C.S REQUIRED FOR FLAT HAVING AREA 150 Sq.mt. TO ABOVE

2.00 sq.mt. AREA REQUIRED WHEN FLAT AREA BELOW 50.00 sq.mt.

A. BLOCK - A (1st to 4th floors)

S.NO.	UNIT TYPE	FLATS AREA	TOTAL NO OF UNIT	PARKING NORMS	TOTAL E.C.S
1.	TYPE - 1	173.17	12	1.50	18
2.	TYPE - 2	107.12	06	1.25	7.50
3.	TYPE - 1A	233.67	01	1.50	1.50
4.	TYPE - 1B	241.97	01	1.50	1.50
5.	TYPE - 1C	234.82	01	1.50	1.50
6.	TYPE - 1D	240.87	01	1.50	1.50
TOTAL E.C.S					37.50

B. PARKING FOR COMMUNITY HALL AREA
 = 74.93 X 2.00/100 = 1.49 (say - 1 e.c.s.)

C. PARKING FOR CONVENIENT SHOP AREA
 = 18.11 X 2.00/100 = 0.36 (say - 1 e.c.s.)

D. VISITOR'S PARKING REQUIRED FOR PROPOSED E.C.S.
 = 32 X 10% = 3.20 (say - 3 e.c.s.)

TOTAL E.C.S. REQUIRED :-
 = A + B + C + D
 = 32 + 1 + 1 + 3 = 37 e.c.c.

(parking required for proposed area)

(5th to 7th floors)

S.NO.	UNIT TYPE	FLATS AREA	TOTAL NO OF UNIT	PARKING NORMS	TOTAL E.C.S
1.	TYPE - 1*	130.76	10	1.25	12.50
2.	TYPE - 2	107.12	05	1.25	6.25
3.	TYPE - 2A	60.39	01	1.00	1.00
TOTAL E.C.S					19.75

VISITOR'S PARKING REQUIRED FOR PROPOSED E.C.S.
 = 20 X 10% = 2.00 (say - 2 e.c.s.)

Total parking required (existing + proposed)
 = 37 + 2 + 2 = 59 e.c.s.

TOTAL E.C.S. PROVIDED :-

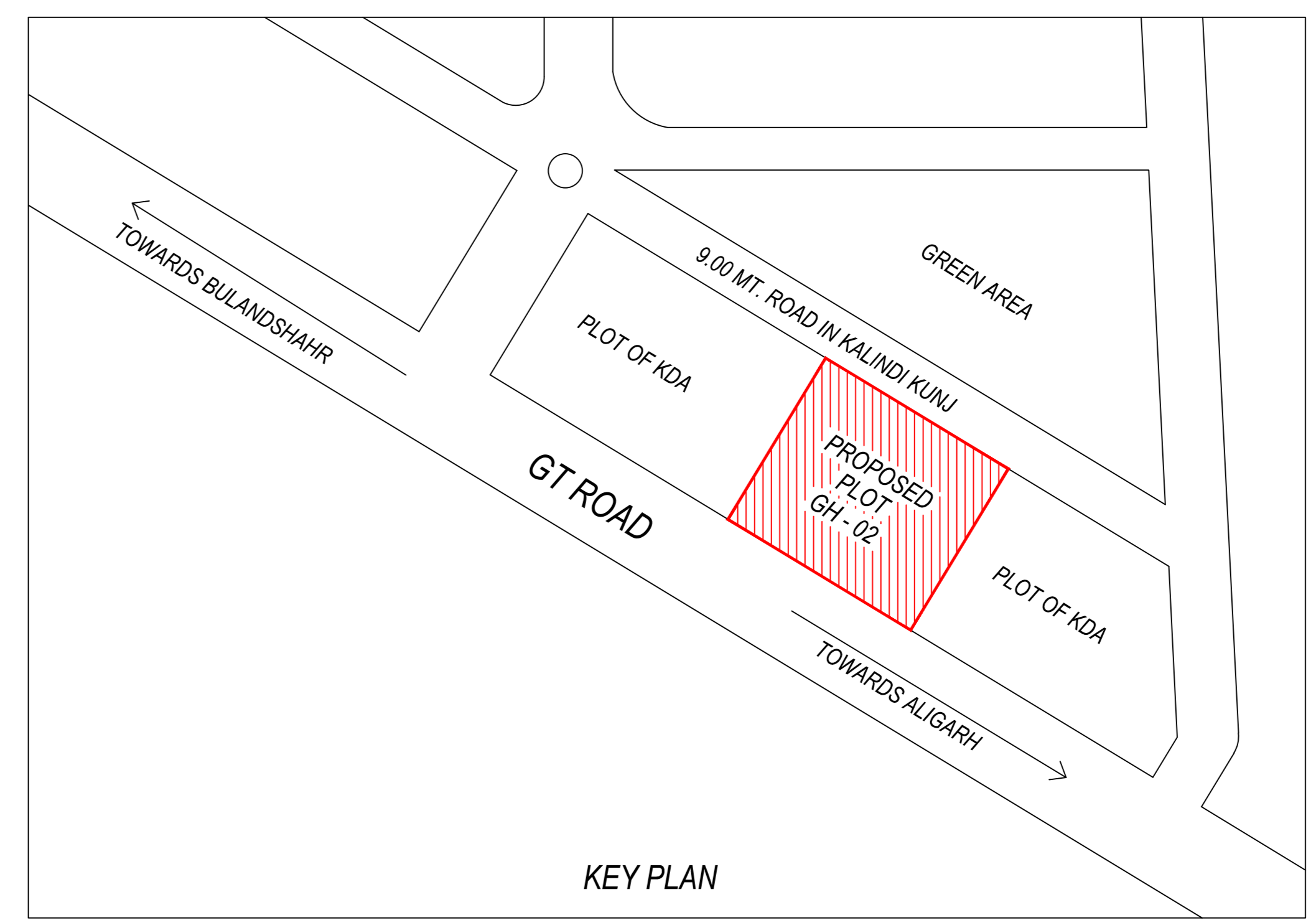
a. BASEMENT :-	40
b. STILT :-	20
normal parking - 14 nos.	
visitor's parking - 06 nos.	
TOTAL (a + b) :-	60

Buildingwise Floor FAR Details

Floor Name	Building Name		Total		Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)		
Basement Floor	0.00	1815.70	0.00	0.00	1815.70	0.00
Still/Gr. Floor	0.00	1055.62	0.00	18.11	1055.62	0.00
First Floor	0.00	1053.05	0.00	1017.38	1053.05	0.00
Second Floor	0.00	1044.92	0.00	1009.25	1044.92	0.00
Third Floor	0.00	1044.92	0.00	1009.25	1044.92	0.00
Fourth Floor	0.00	1044.92	0.00	1009.25	1044.92	0.00
Fifth Floor	876.85	0.00	837.97	0.00	876.85	0.00
Sixth Floor	876.85	0.00	837.97	0.00	876.85	0.00
Seventh Floor	561.30	0.00	514.74	0.00	561.30	0.00
Terrace Floor	61.03	0.00	0.00	61.03	0.00	0.00
Total:	2376.03	7059.13	2190.68	4063.24	2376.03	7059.13

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.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit	
							Murthy	Lift	Lift Machine	Lift Lobby	Arch Proj (Canopy)	Ramp					Parking
RESIDENTIAL (BUILDING)	1	9469.09	33.93	9435.16	7059.13	2376.03	177.20	73.26	14.08	91.00	10.60	159.00	2462.42	4063.24	2190.68	6253.92	38
Total:	1	9469.09	33.93	9435.16	7059.13	2376.03	177.20	73.26	14.08	91.00	10.60	159.00	2462.42	4063.24	2190.68	6253.92	38



KEY PLAN

AREA STATEMENT
 (already compounded)

S.NO	PARTICULARS	SQ.MT.		
1	TOTAL PLOT AREA	2781.03		
2	PERM. GROUND COV. = 40% OF PLOT AREA = 2781.03 X 40% = 1112.41 sq.mt.	1112.41		
3	EXISTING STILT/GROUND COVERAGE (37.95%)	1055.62		
Block - A				
S.No.	particular	GROUND	STILT	TOTAL
1	CONVENIENT SHOP AREA = 18.11	962.58	1055.62	
2	Community Hall Area = 74.93			
TOTAL		93.04	962.58	1055.62
4	EXISTING BASEMENT AREA	1,815.70		
5	PERMISSIBLE F.A.R AREA @ 1.50 = 2781.03 X 1.50 = 4,171.54 sq.mt.	4,171.54		
6	EXISTING F.A.R AREA (1.46)	4063.24		
A RESIDENTIAL		4,045.13		
B CONVENIENT SHOPS		18.11		
= TOTAL F.A.R AREA = (A + B)		= 4,045.13 + 18.11 = 4,063.24 sq.mt.		
7	EXISTING RESIDENTIAL UNITS	22		
8	EXISTING FIRE STAIR CASE AREA (in non F.A.R.)	65.72		

AREA COMPARISON CHART BETWEEN SANCTION & EXISTING
 (already compounded)

AS PER SANCTION MAP NO. - KHDABP/2021-22/0045				AS PER EXISTING			
SR.	FLOOR	F.A.R. (in sq.mt.)	NON F.A.R. (in sq.mt.)	TOTAL (in sq.mt.)	F.A.R. (in sq.mt.)	NON F.A.R. (in sq.mt.)	UNITS
01	BASEMENT	---	1355.96	1355.96	---	1815.70	---
02	STILT/GR.	155.62	833.95	989.57	---	1037.51	---
03	1st FLOOR	894.11	42.00	936.11	06	1017.38	06
04	2nd FLOOR	894.11	139.21	1033.32	06	1009.25	06
05	3rd FLOOR	894.11	139.21	1033.32	06	1009.25	06
06	4th FLOOR	894.11	139.21	1033.32	06	1009.25	06
07	TERRACE	---	51.14	51.14	---	---	---
08	Accessories	---	23.22	23.22	---	---	---
TOTAL		3732.06	2723.90	6455.96	24 units	4,063.24	2,995.89

ALREADY COMPOUNDED AREA DETAIL

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No of Residential Units	No of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR	FAR Use	FAR SubUse
RESIDENTIAL (BUILDING)	Residential	Group Housing	-	Highrise	38	1	BASEMENT FLOOR PLAN	Residential - Parking	Group Housing	Commercial - Parking	Commercial	Commercial	Retail Shop
							STILT FLOOR PLAN	Commercial - Parking	Group Housing	Commercial	Commercial	Retail Shop	
							FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							TYPICAL - 3rd & 4th FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							FIFTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							SIXTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							SEVENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							TERRACE FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	

Total Plot Area :-	2781.03	Total FAR Area :-	6253.92
Total Coverage Area :-	1055.62	Total BUA Area :-	9462.76

COLOR INDEX

Color	Description
Green	Plot Boundary
Red	Abutting Road
Yellow	Proposed Construction
Blue	Common Plot
Orange	Road Alignment (Road Widening Area)
Purple	Future T.P. Scheme Deduction Area
Light Blue	Existing (To be retained)
Dark Blue	Existing (To be demolished)

Tree Details (Table 3h)

Plot	Name	Resd	Prop
Khurja plot	Tree	14	14

Parking Check (Table 7b)

Vehicle Type	No.	Prop.	
		Area	No.
Equivalent Car Space	-	-	55
Visitor's Car Parking	5	68.78	5
Other Parking	-	-	-
Total	5	68.78	5

OWNERS NAME AND SIGNATURE
 SHRUTI GARDEN, shrutigarden9@gmail.com, 9715293005

ARCHITECT'S NAME AND SIGNATURE
 ANU AGARWAL
 CA/9619603

Signature Not Verified
 Khurja Development Authority



Signature Not Verified
 Khurja Development Authority

Building Plan Application Number
 KHDABP/23-24/0082

Sanctioned On
 15 Jan 2024

Valid Till
 04 Apr 2029

Approved By
 Dr. Ankur Lathar (Vice Chairman)

Examined By
 SUSHIL KUMAR SHARMA (Junior engineer)

Paras Kumar Singh (Assistant Engineer)

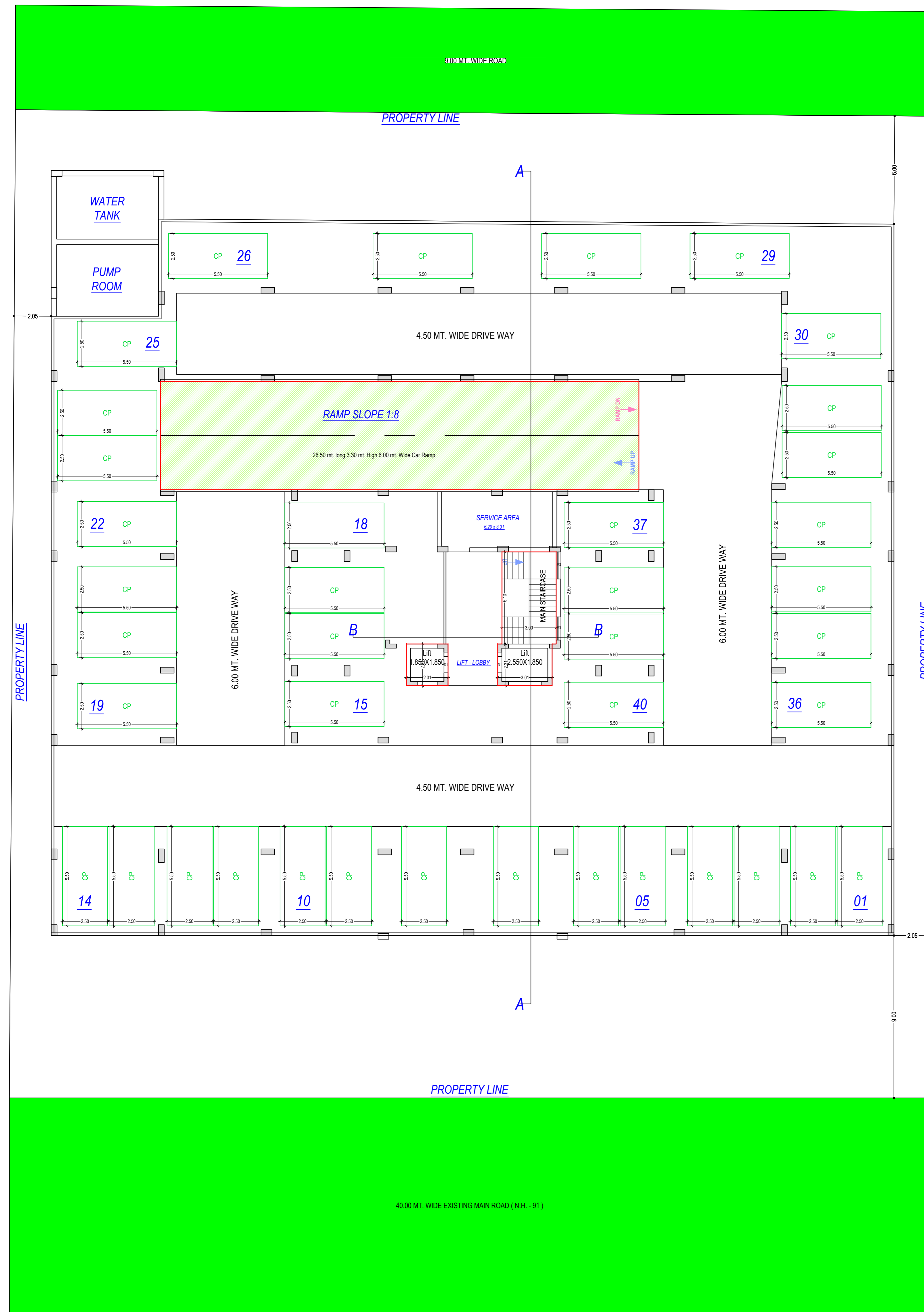
Rajeev Ratan Shah (Town Planner)

Davendra pal Singh (Secretary)



Dr. Ankur Lathar (Vice Chairman)

Davendra pal Singh (Secretary)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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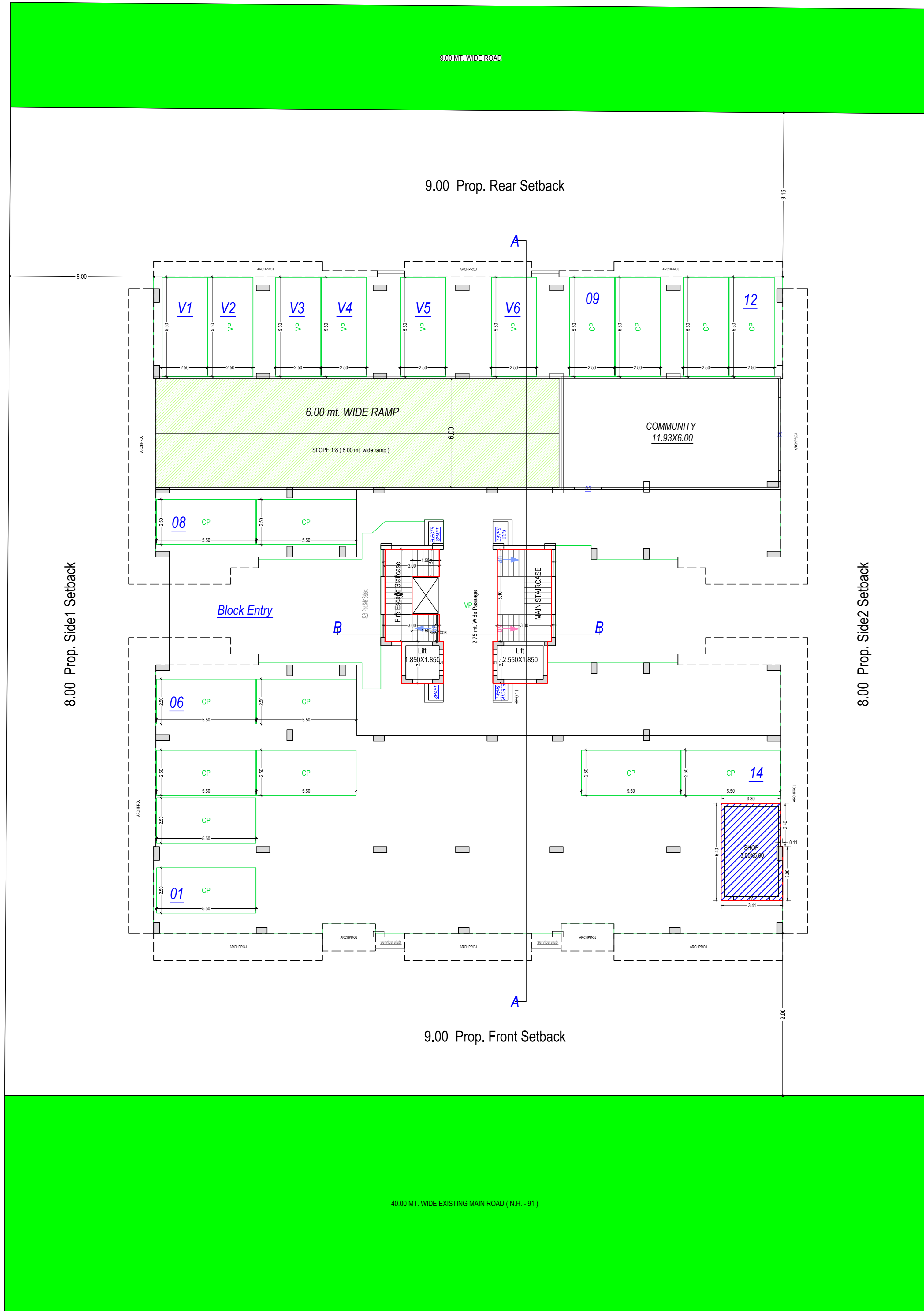


BASEMENT FLOOR PLAN
(SCALE 1:100)
(Existing)

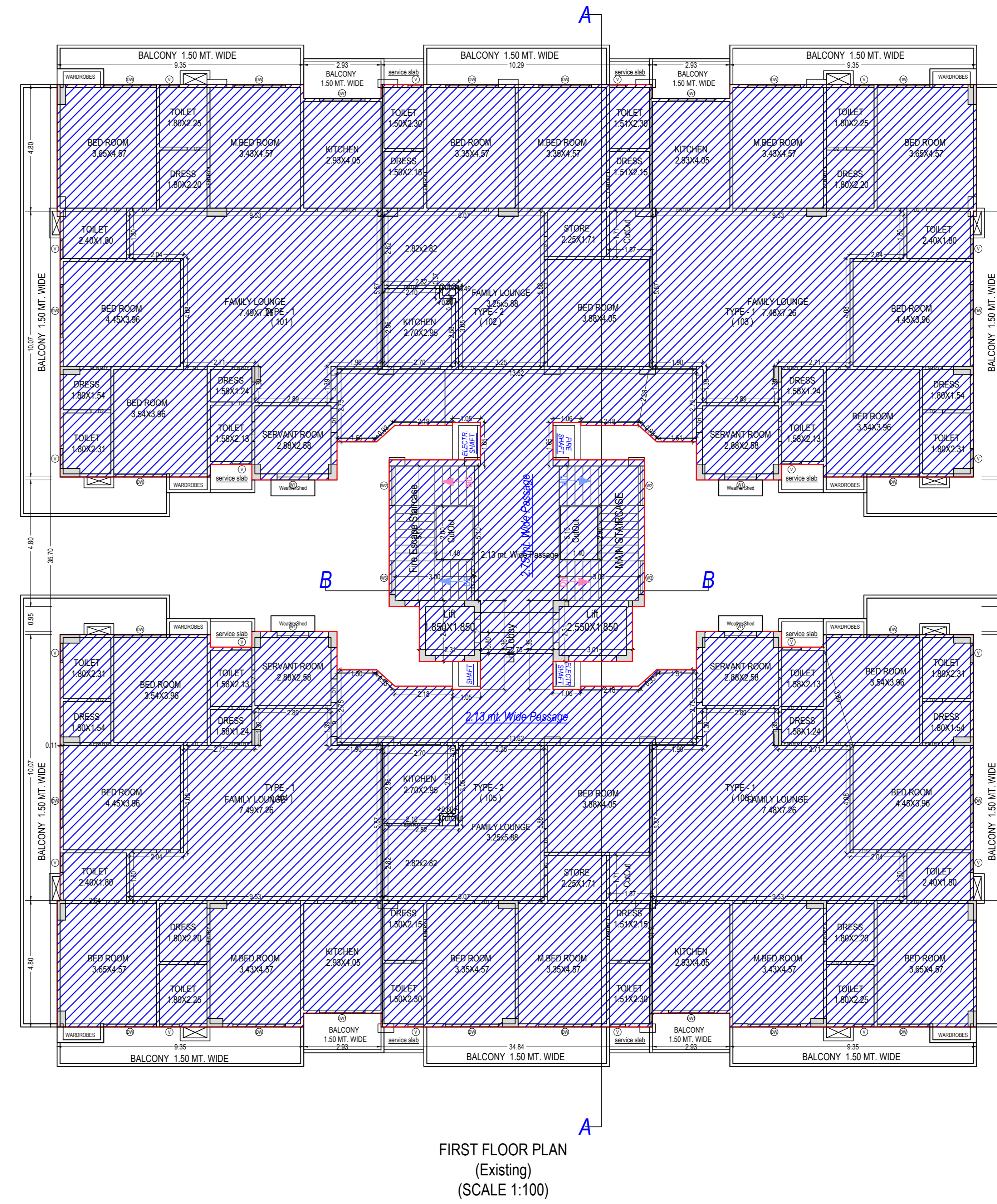
OWNER'S NAME AND SIGNATURE	
SHRUTI GARDEN, shrutigarden96@gmail.com, 9119290305	
ARCHITECT'S NAME AND SIGNATURE	STRUCTURE ENGINEER
ANUJ AGARWAL CA/96/19603	श्रुति गार्डन
Signature Not Verified Digitally signed by Anuj Agarwal DN: cn=Anuj Agarwal, o=	Khurja Development Authority  
Building Plan Application Number	
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Approved By 04 Apr 2029	
Examined By	
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SUSHIL KUMAR SHARMA (Junior engineer)	
Paras Kumar Singh (Assistant Engineer)	
Rajeev Ratan Shah (Town Planner)	
Davendra pal Singh (Secretary)	
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Total Coverage Area: -	1055.62	Total BUA Area: -	9462.76





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

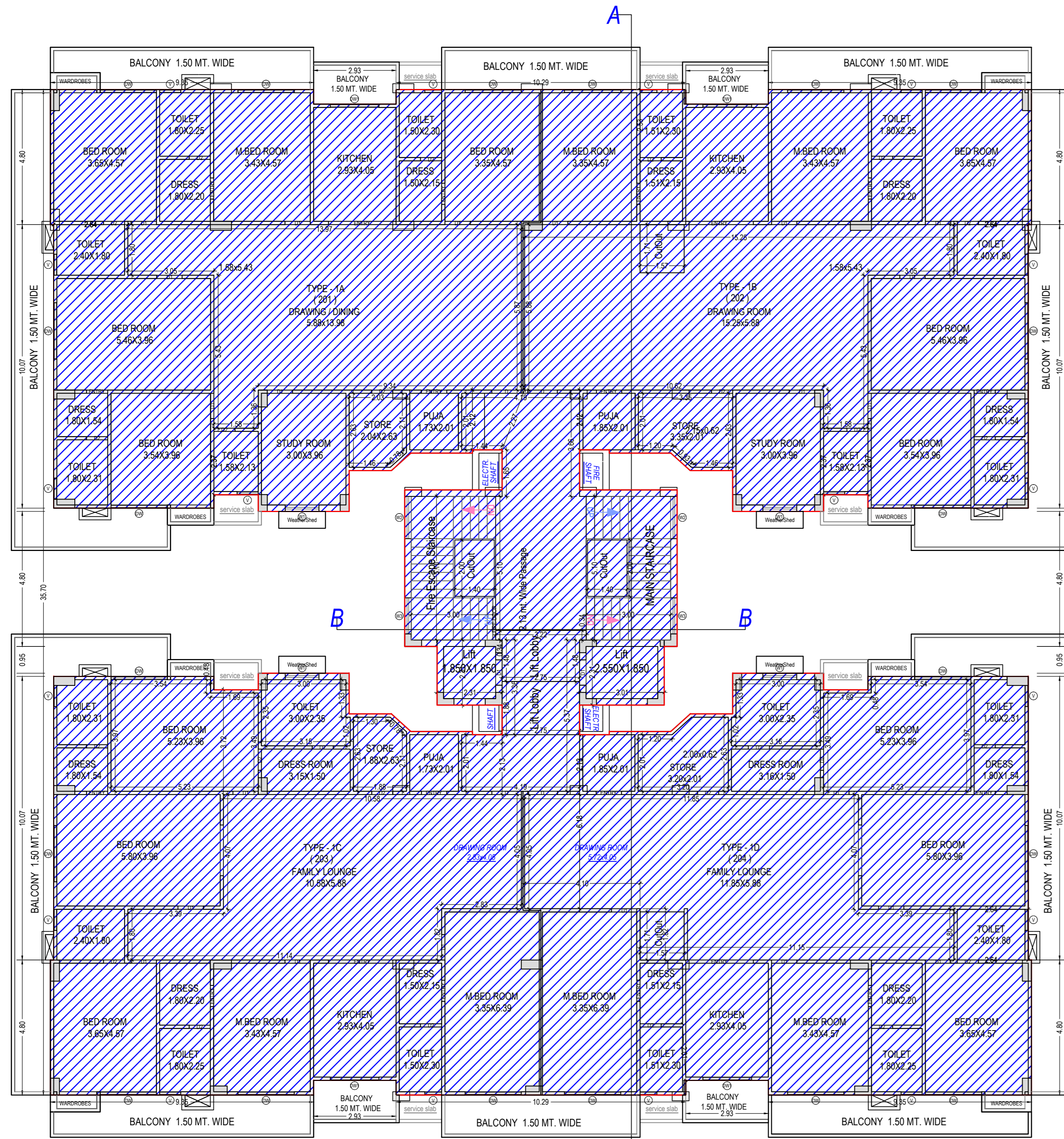


FIRST FLOOR PLAN
(Existing)
(SCALE 1:100)

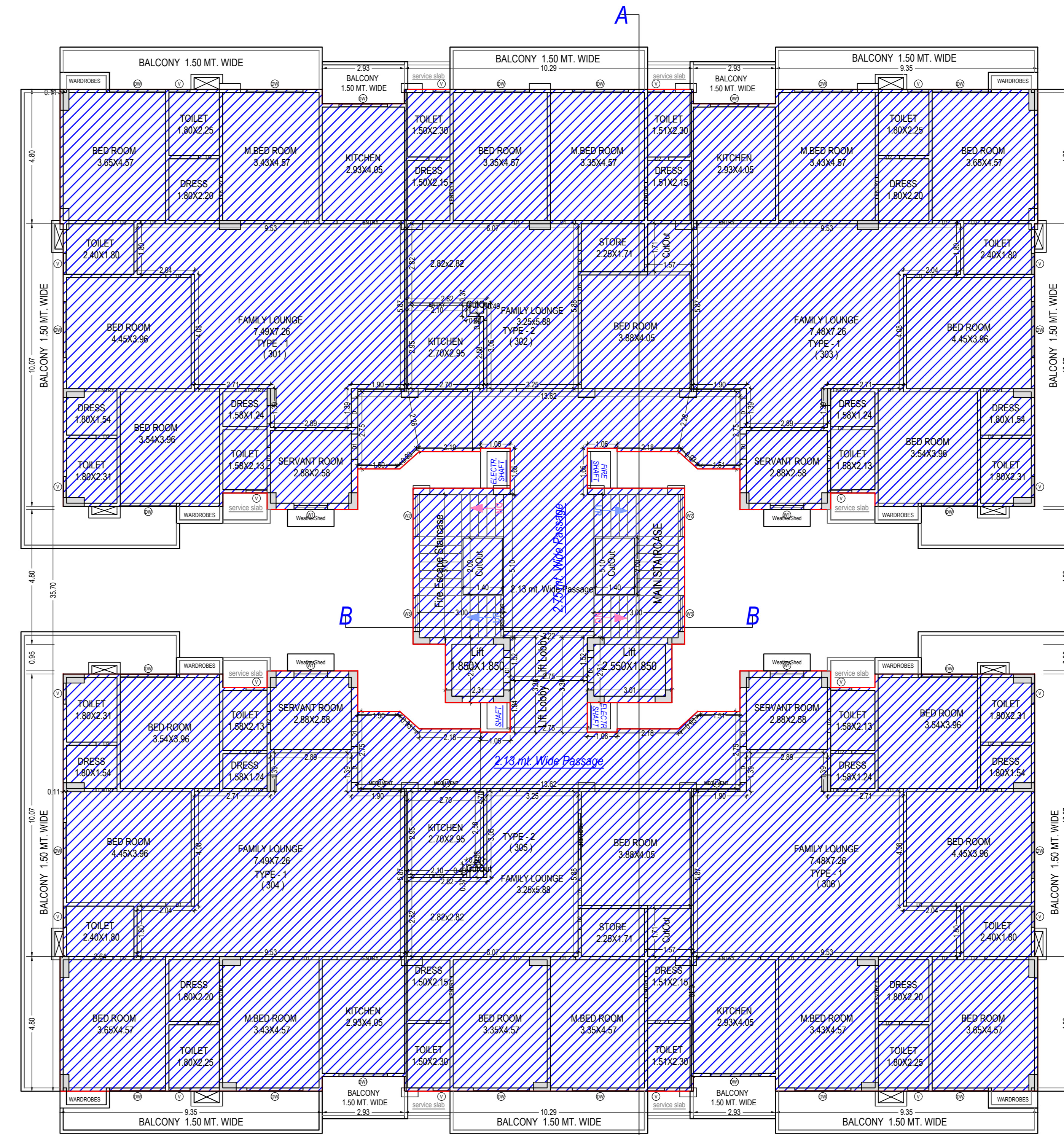
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Total Coverage Area -	1055.62	Total BUA Area -	9462.76

OWNER'S NAME AND SIGNATURE SHRUTI GARDEN, shrutigarden@gmail.com, 9119290305	
ARCHITECT'S NAME AND SIGNATURE ANU AGARWAL CA/9019503	
Signature Not Verified Date: 04-Apr-2023 Designation: ARCHITECT	Khujia Development Authority
 	
Building Plan Application Number KHDA/BP/23-24/0082	
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Approved By Dr. Ankur Lathar (Vice Chairman)	
Examined By SUSHIL KUMAR SHARMA (Junior engineer) Paras Kumar Singh (Assistant Engineer) Rajeev Ratan Shah (Town Planner) Davendra pal Singh (Secretary)	
Dr. Ankur Lathar (Vice Chairman) Davendra pal Singh (Secretary)	





SECOND FLOOR PLAN
(Existing)
(SCALE 1:100)

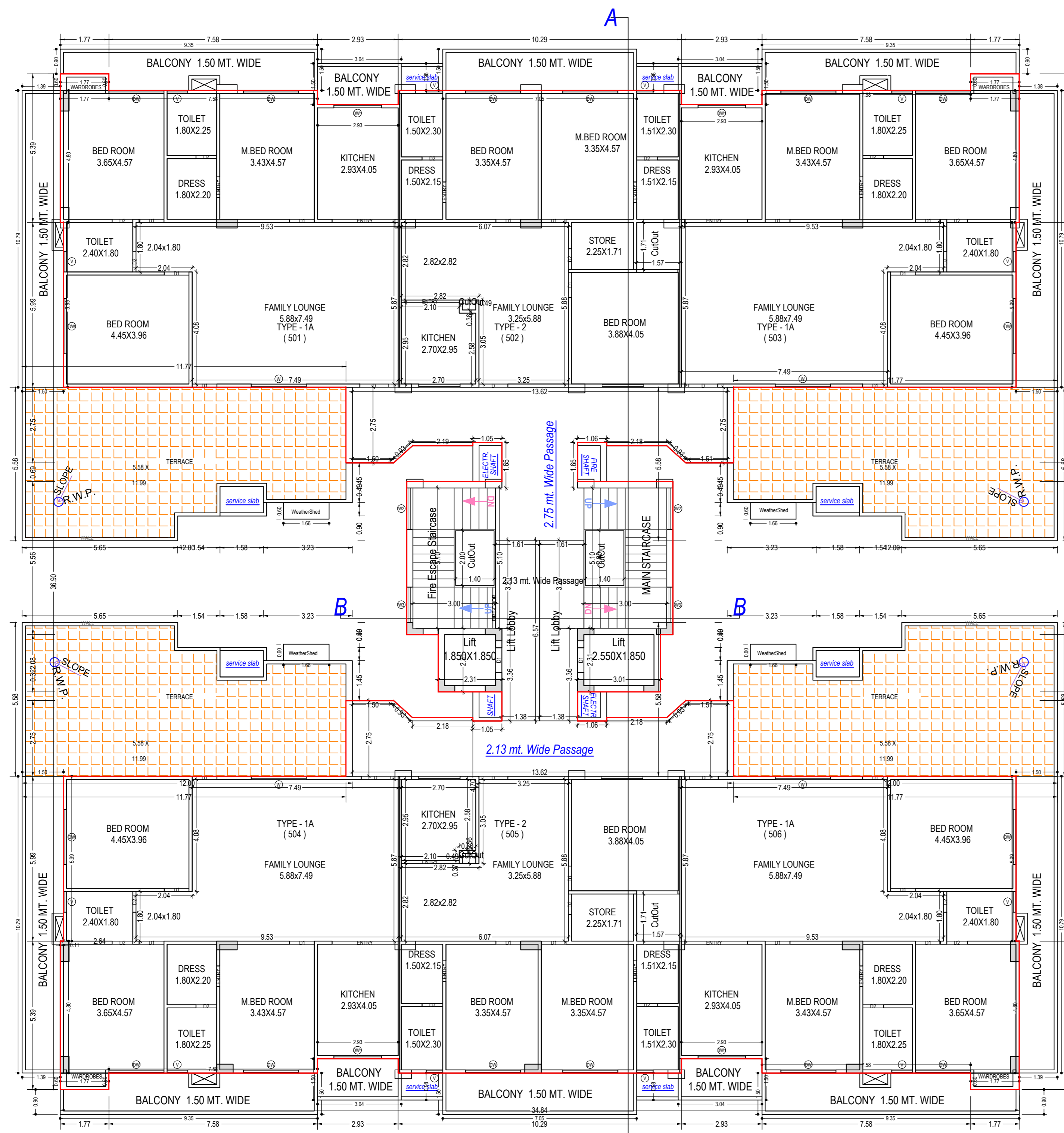


TYPICAL - 3&4 FLOOR PLAN
(Existing)
(SCALE 1:100)

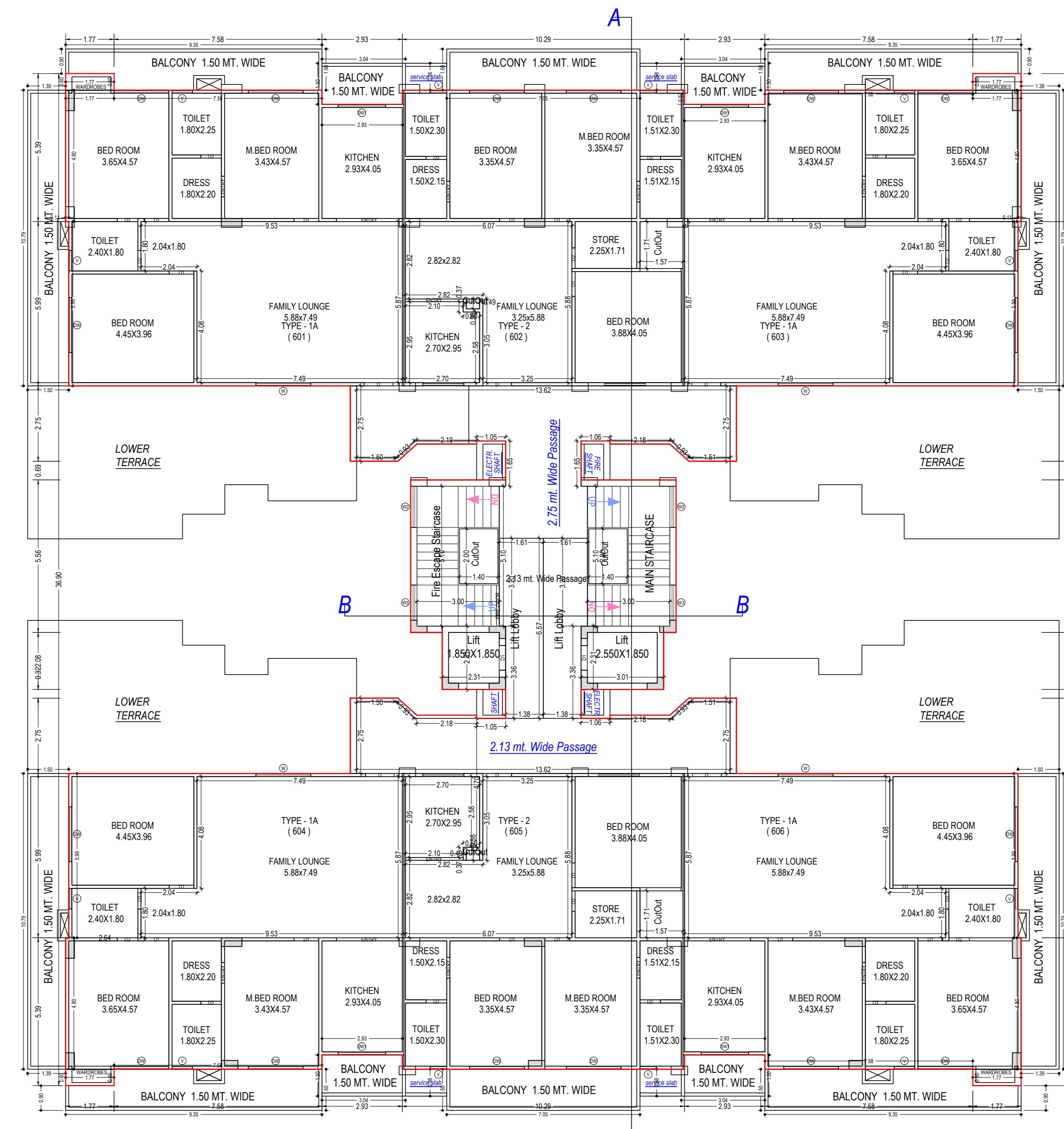
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ARCHITECT'S NAME AND SIGNATURE ANUJ AGARWAL CA/96/19503	STRUCTURAL ENGINEER
Signature Not Verified Quality not approved Date: 15 Jan 2024 Designation: Architect	Khurja Development Authority
 	
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Dr. Ankur Lathar (Vice Chairman) Davendra pal Singh (Secretary)	



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



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

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UserDefinedMetric (1189.00 x 841.00MM)

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ARCHITECTS NAME AND SIGNATURE STRUCTURE ENGINEER

ANUJ ACARWAL

CA/9619903

Signature Not Verified
Date: 06/01/2024
Designation: ARCHITECT
Khurja Development Authority



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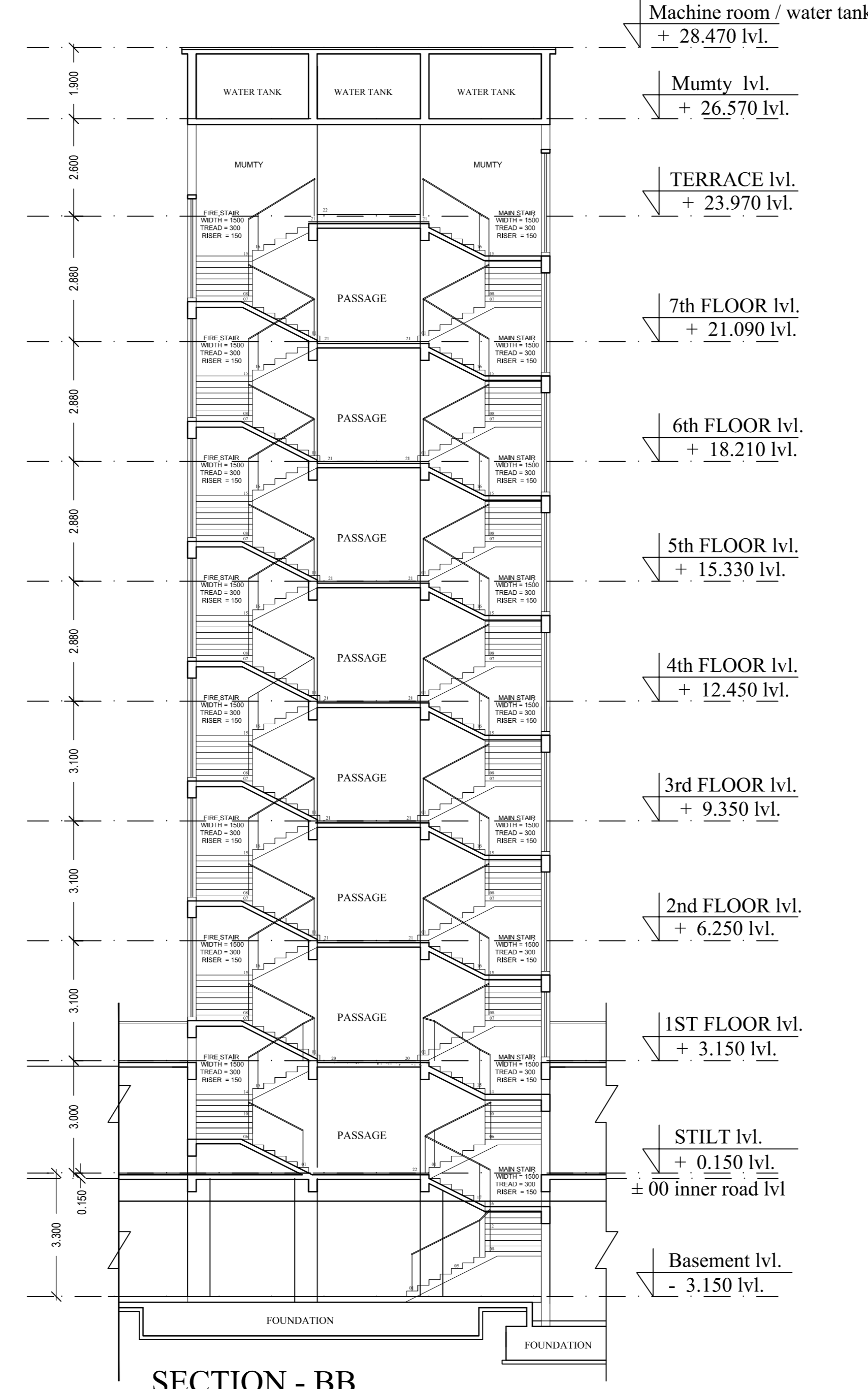
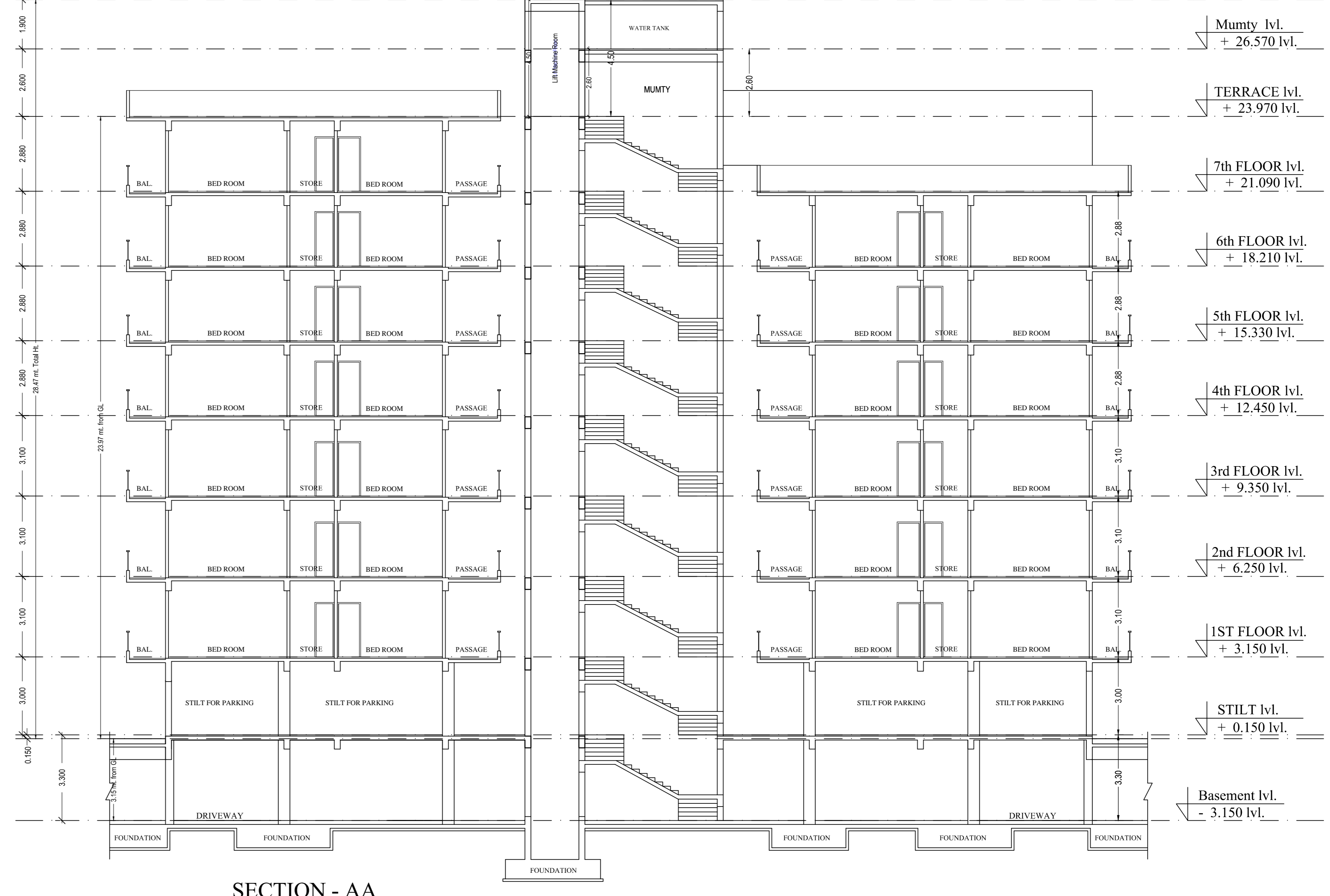
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