PERMISSIBLE UNIT
PLOT AREA as per SITE = 3249.00 SQ.MT.
150 UNIT PER HECTARE = 150/10000 = 0.015 X 3249.00 = 48.73 UNIT + PURCHASABLE F.A.R. UNIT = 48.73/2 = 24.36
TOTAL PERMISSIBLE UNIT = 48.73+24.36 = 73.09 UNITS
PROPOSED NO. OF UNIT = 70,

NO. OF TREES REQUIRED IN GROUP HOUSING = 50 TREES PER HECTARE
NO. OF TREES REQUIRED 50 / 10000 = 0.005 X 3249 = 16.245 TREES
PROPOSED TREES : 20 NO. OF TREES

F.A.R CALCULATIONS

PERMISSIBLE F.A.R.
PLOT AREA AS PER APPROVED LAYOUT = 3110.03 SQ.MT.
PLOT AREA as per SITE = 3249.00 SQ.MT.
PERMISSIBLE F.A.R.
1.50 X 3249.00 = 4873.50 SQ.MT.
PERMISSIBLE PURCHASABLE F.A.R.
0.75 X 3249.00 = 2436.75 SQ.MT.
TOTAL PERMISSIBLE F.A.R (INCLUDING PURCHASED) = **7310.25 SQ.MT.**
NON F.A.R. FOR SERVICES = 5 % OF F.A.R = 4873.50 X 5 % = 243.65 SQ.MT.

ACHIEVED F.A.R.
1037.70 X 7 FLOOR = 7263.90
LIFT WELL AREA = 9.50
STAIRCASE AREA = 19.11
SHOP AREA = 13.71
TOTAL = 7306.22 OR 2.248

NON F.A.R AREA = 33.50 X 7 = 234.50 SQ.MT.
(LIFT LOBBY & WARDROBES)

STILT FLOOR
LIFT WELL AREA = 9.50 SQ.MT.
STAIRCASE AREA = 19.11
SHOP AREA = 13.71 SQ.MT.
TOTAL = 42.32 SQ.MT.

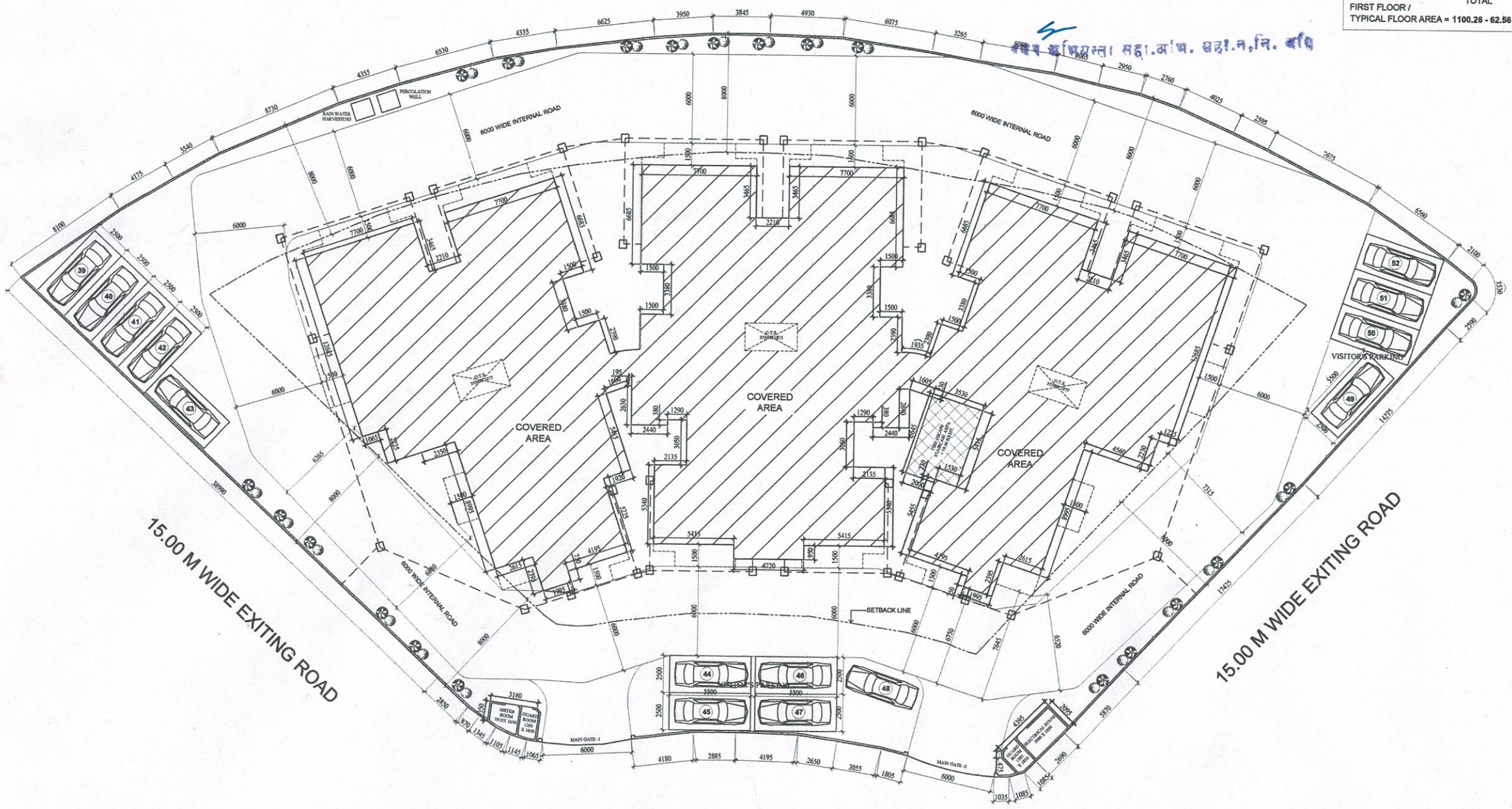
FIRST FLOOR / TYPICAL FLOOR
COVERED AREA OF UNITS = 934.60 SQ.MT.
CORRIDOR & STAIRCASE AREA = 132.60 SQ.MT.
WARDROBES (0.75 X 18) = 13.50 SQ.MT.
FIRE ESCAPE AREA = 19.56 SQ.MT.
TOTAL = **1100.26 SQ.MT.**

DEDUCTIONS
WARDROBES (0.75 X 18) = 13.50 SQ.MT.
LIFT LOBBY AREA = 10.00X2 = 20.00 SQ.MT.
LIFT WELL AREA = 4.75X2 = 9.50 SQ.MT.
FIRE ESCAPE AREA = 19.56 SQ.MT.
TOTAL = 62.56 SQ.MT.
FIRST FLOOR / TYPICAL FLOOR AREA = **1100.26 - 62.56 = 1037.70 SQ.MT.**

बुलन्दशहर विकास प्राधिकरण
बुलन्दशहर
मानचित्र सं० 28/23
दिनांक 7/12/23 से दिनांक 6/1/24 तक
स्वीकृत

सचिव बुलन्दशहर विकास प्राधिकरण

15.00 M WIDE EXITING ROAD



SITE PLAN

SCHEDULE OF DOOR & WINDOW

S.NO.	TYPE	WIDTH	HEIGHT	CILL	REMARK
1.	D	1200	2100	–	DOOR
2.	D1	1050	2100	–	DOOR
3.	D2	750	2100	–	DOOR
4.	D3	900	2100	–	DOOR
5.	W	900	1800	300	WINDOW
6.	W1	1000	1050	1050	WINDOW
7.	W2	920	1800	300	WINDOW
8.	W3	1200	1800	300	WINDOW
9.	W4	1450	1800	300	WINDOW
10.	W5	1600	1800	300	WINDOW
11.	V	900	450	1900	VENTILATOR

AREA SCHEDULE OF FLATS

S.No.	TYPE OF FLAT	NO. OF FLAT	AREA OF FLAT
1	TYPE -A THREE BED ROOM	14 NOS.	104.26 SQ.MT.
2	TYPE -B THREE BED ROOM	28 NOS.	99.44 SQ.MT.
3	TYPE -C TWO BED ROOM	14 NOS.	79.55 SQ.MT.
4	TYPE -D TWO BED ROOM	14 NOS.	84.61 SQ.MT.
5	TOTAL	70 NOS.	

S.No.	SCHEDULE OF AREA CHART		SQ.M.
1.	TOTAL PLOT AREA AS PER SITE		3110.03
2.	TOTAL PLOT AREA AS PER LAYOUT		3249.00
3.	TOTAL PLOT AREA CONSIDERED		3249.00
4.	BASEMENT FLOOR AREA		1309.58
5.	STILT FLOOR AREA		1080.70
6.	GUARD, ELECTRICAL & METER ROOM AREA		16.56
7.	FIRST FLOOR AREA		1037.70
8.	SECOND FLOOR AREA		1037.70
9.	THIRD FLOOR AREA		1037.70
10.	FOURTH FLOOR AREA		1037.70
11.	FIFTH FLOOR AREA		1037.70
12.	SIXTH FLOOR AREA		1037.70
13.	SEVENTH FLOOR AREA		1037.70
14.	MUMTY MACHINE ROOM AREA		34.71
15.	TOTAL COVERED AREA		9705.45
16.	OPEN AREA STILT FLOOR		2151.74
17.	GROUND COVERAGE PERMISSIBLE	40.00%	1299.60
18.	GROUND COVERAGE ACHIEVED	33.772%	1097.26
A	F.A.R. PERMISSIBLE = 1.50 F.A.R. PURCHASE = 0.75 (1.5+0.75) = 2.25	2.25	7310.25
B	F.A.R. ACHIEVED	2.248	7306.22

PARKING AREA STATEMENT :

PARKING AREA REQUIREMENT AS PER LAW
1) 50 to 100 Sq.Mts. FLAT AREA 1.0 CAR REQUIRED EACH FLAT
99.08 Sq.Mts. AREA NO. OF FLATS 28 X 1 = 28 CARS
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104.15 Sq.Mts. AREA NO. OF FLATS 14 X 1.25 = 17.50 CARS
TOTAL = 73.50 CARS
VIBITORS PARKING 10% OF TOTAL CARS (73.50X10%) = 07.35 CARS
FOR 1 SHOP = 01.00 CARS
TOTAL NO. OF CARS REQUIRED = 81.85 CARS

PARKING ACHIEVED:-
BASEMENT PARKING = 1309.58/32 = 40.92
STILT COVERED PARKING = 1126.56/28 = 40.23
ECS PROVIDED IN OPEN AREA = 21.00
TOTAL = 102.15 CARS

NOTE :-
1. PROPOSED CARS IN BASEMENT = 29 CARS
2. PROPOSED CARS ON STILT FLOOR = 37 CARS
3. ECS PROVIDED IN OPEN AREA = 17 CARS
4. TOTAL PROPOSED CAR PARKING = 27+37+17= 82 CARS

BOUNDARY'S
EAST - 15 M. WIDE
WEST - 15 M WIDE ROAD
NORTH - 15 M. WIDE ROAD
SOUTH - 24 M. WIDE ROAD

PROPOSED GROUP HOUSING BUILDING PLAN AT GH-04, KALINDI KUNJ AWASIYA YOJNA, KHURJA, DISTT. BULANDSHAHAR.

OWNER'S SIGN

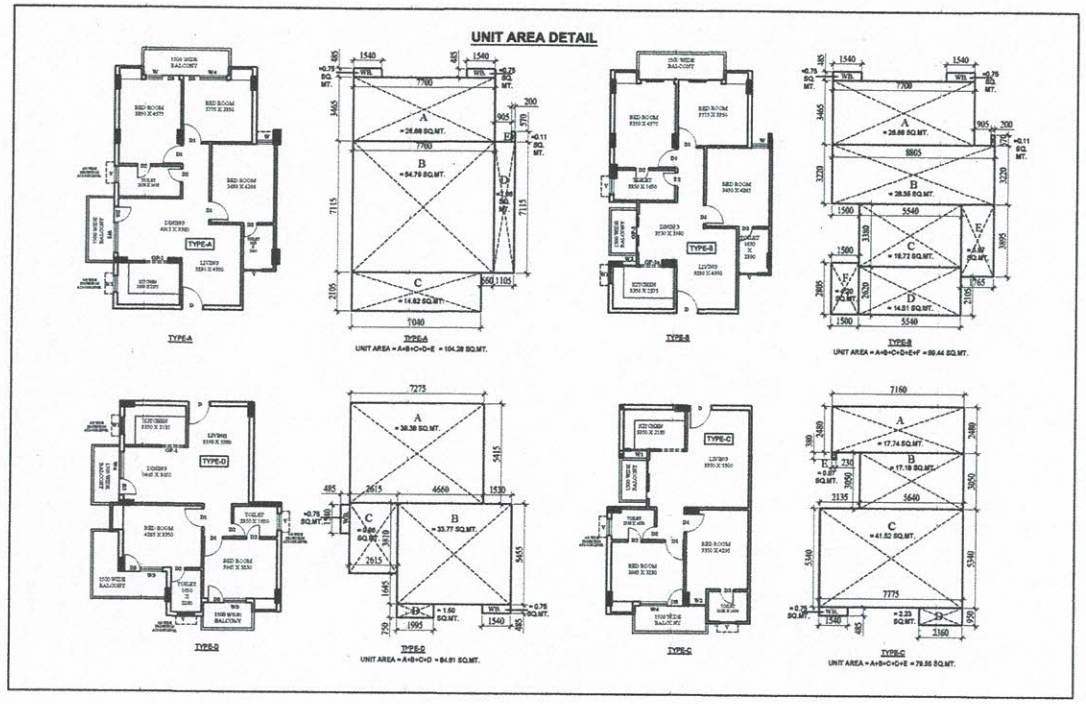
ARCHITECT

SAMEEP GARG
CA-2000-26238
H.M. Complex, Near Axis Bank
Ramghat Road, Aligarh

(ARCHITECT'S SIGN)

SCALE :	SHEET NO.	DATE :
AS / SHOWN	1 OF 5	

UNIT AREA DETAIL



PERMISSIBLE UNIT

PLOT AREA as per SITE = 3249.00 SQ.MT.
150 UNIT PER HECTARE = 150/10000 = 0.015 X 3249.00 = 48.73 UNIT + PURCHASABLE F.A.R. UNIT = 48.73/2 = 24.36
TOTAL PERMISSIBLE UNIT = 48.73+24.36 = 73.09 UNITS

PROPOSED NO. OF UNIT = 70,

NO. OF TREES REQUIRED IN GROUP HOUSING = 50 TREES PER HECTARE

NO. OF TREES REQUIRED
50 / 10000 = 0.005 X 3249 = 16.245 TREES

PROPOSED TREES : 20 NO. OF TREES

F.A.R CALCULATIONS

PERMISSIBLE F.A.R.

PLOT AREA AS PER APPROVED LAYOUT = 3110.03 SQ.MT.
PLOT AREA as per SITE = 3249.00 SQ.MT.
PERMISSIBLE F.A.R.
1.50 X 3249.00 = 4873.50 SQ.MT.
PERMISSIBLE PURCHASABLE F.A.R.
0.75 X 3249.00 = 2436.75 SQ.MT.
TOTAL PERMISSIBLE F.A.R (INCLUDING PURCHASED) = **7310.25 SQ.MT.**

NON F.A.R. FOR SERVICES = 5 % OF F.A.R = 4873.50 X 5 % = 243.65 SQ.MT.

ACHIEVED F.A.R.

1037.70 X 7 FLOOR = 7263.90
LIFT WELL AREA = 9.50
STAIRCASE AREA = 19.11
SHOP AREA = 13.71
TOTAL = 7306.22 OR 2.248

NON F.A.R AREA = 33.50 X 7 = 234.50 SQ.MT.
(LIFT LOBBY & WARDROBES)

STILT FLOOR

LIFT WELL AREA = 9.50 SQ.MT.
STAIRCASE AREA = 19.11
SHOP AREA = 13.71 SQ.MT.
TOTAL = 42.32 SQ.MT.

FIRST FLOOR / TYPICAL FLOOR

COVERED AREA OF UNITS = 934.60 SQ.MT.
CORRIDOR & STAIRCASE AREA = 132.60 SQ.MT.
WARDROBES (0.75 X 18) = 13.50 SQ.MT.
FIRE ESCAPE AREA = 19.56 SQ.MT.
TOTAL = **1100.26 SQ.MT.**

DEDUCTIONS

WARDROBES (0.75 X 18) = 13.50 SQ.MT.
LIFT LOBBY AREA = 10.00X2 = 20.00 SQ.MT.
LIFT WELL AREA = 4.75X2 = 9.50 SQ.MT.
FIRE ESCAPE AREA = 19.56 SQ.MT.
TOTAL = 62.56 SQ.MT.

FIRST FLOOR / TYPICAL FLOOR AREA = **1100.26 - 62.56 = 1037.70 SQ.MT.**

बुलन्दशहर विकास प्राधिकरण
बुलन्दशहर
पत्रांक 23/23
दिनांक 6/10/23 तक
स्वीकृत

सचिव/सहा.अभि. सहा.न.नि. बवि

SCHEDULE OF DOOR & WINDOW

S.NO.	TYPE	WIDTH	HEIGHT	CILL	REMARK
1.	D	1200	2100	-	DOOR
2.	D1	1050	2100	-	DOOR
3.	D2	750	2100	-	DOOR
4.	D3	900	2100	-	DOOR
5.	W	900	1800	300	WINDOW
6.	W1	1000	1050	1050	WINDOW
7.	W2	920	1800	300	WINDOW
8.	W3	1200	1800	300	WINDOW
9.	W4	1450	1800	300	WINDOW
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11.	V	900	450	1900	VENTILATOR

AREA SCHEDULE OF FLATS

S.No.	TYPE OF FLAT	NO. OF FLAT	AREA OF FLAT
1	TYPE -A THREE BED ROOM	14 NOS.	104.26 SQ.MT.
2	TYPE -B THREE BED ROOM	28 NOS.	99.44 SQ.MT.
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4	TYPE -D TWO BED ROOM	14 NOS.	84.61 SQ.MT.
5	TOTAL	70 NOS.	

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2.	TOTAL PLOT AREA AS PER LAYOUT		3249.00
3.	TOTAL PLOT AREA CONSIDERED		3249.00
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15.	TOTAL COVERED AREA		9705.45
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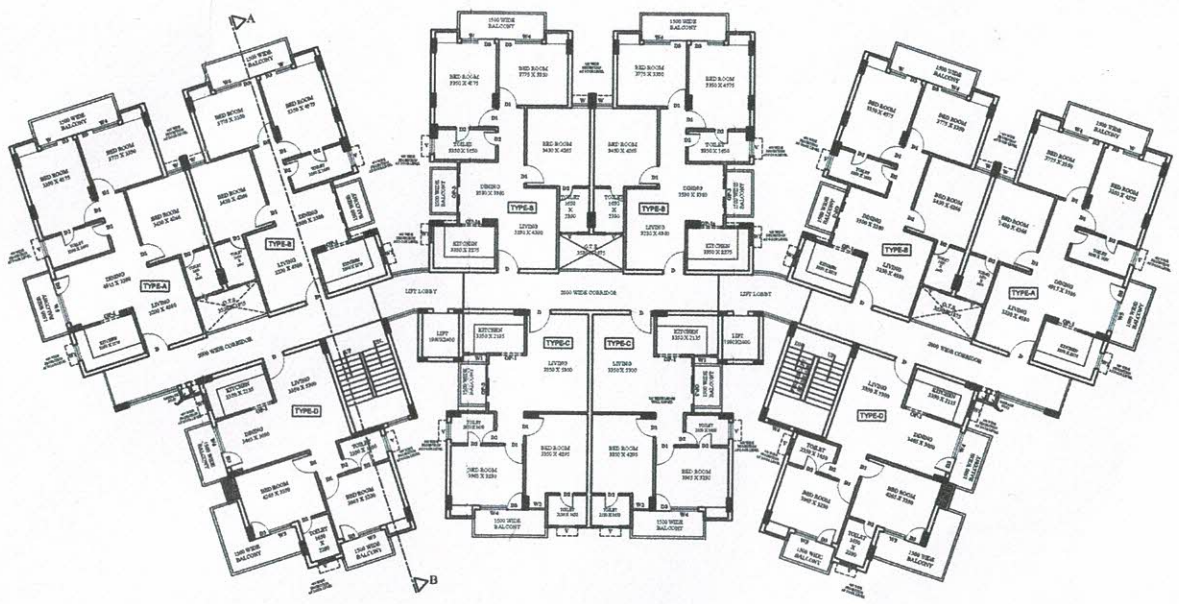
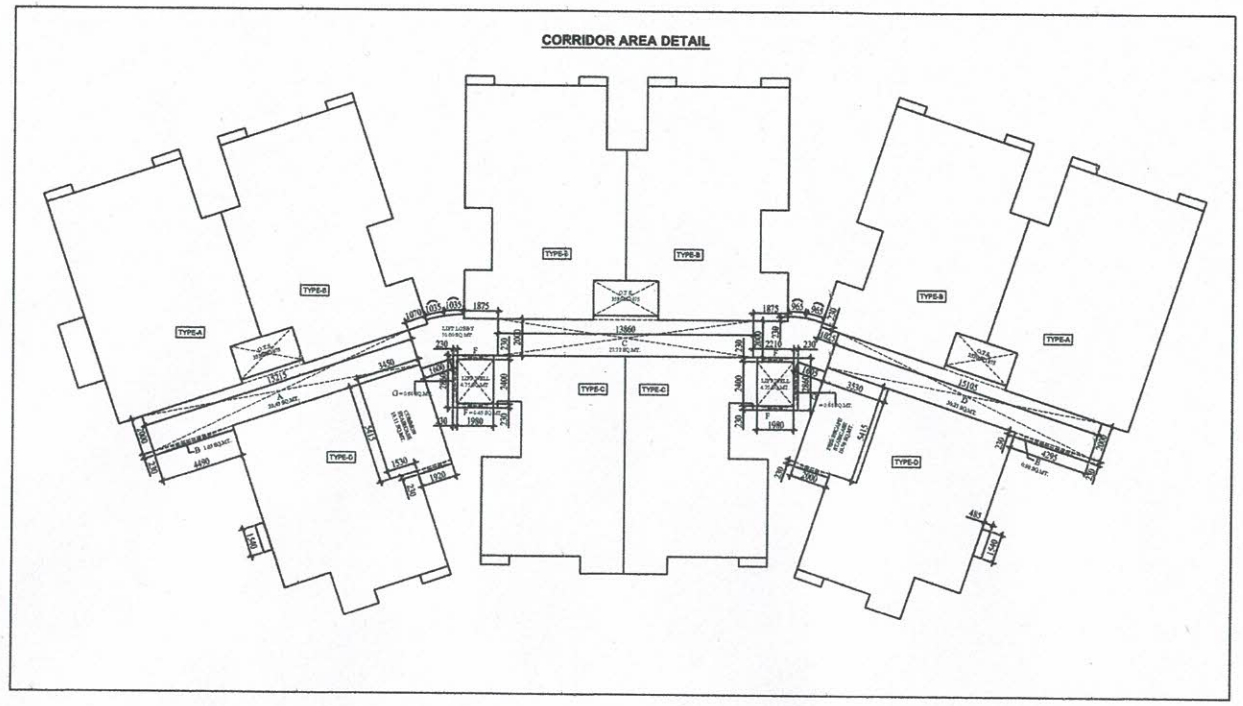
B	F.A.R. ACHIEVED	2.248	7306.22



TYPICAL FLOOR PLAN

FIRST TO SEVENTH FLOOR

CORRIDOR AREA DETAIL



PARKING AREA STATEMENT :

PARKING AREA REQUIREMENT AS PER LAW

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TOTAL = 73.50 CARS
VISITORS PARKING 10% OF TOTAL CARS (73.50X10%) = 07.35 CARS
FOR 1 SHOP = 01.00 CARS
TOTAL NO. OF CARS REQUIRED = 81.85 CARS

PARKING ACHIEVED:-
BASEMENT PARKING = 1309.58/32 = 40.92
STILT COVERED PARKING = 1128.56/28 = 40.23
ECS PROVIDED IN OPEN AREA = 21.00
TOTAL = 102.15 CARS

NOTE :-
1. PROPOSED CARS IN BASEMENT = 29 CARS
2. PROPOSED CARS ON STILT FLOOR = 37 CARS
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BOUNDARY'S

EAST - 15 M. WIDE
WEST - 15 M WIDE ROAD
NORTH - 15 M. WIDE ROAD
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PROPOSED GROUP HOUSING BUILDING PLAN AT GH-04, KALINDI KUNJ AWASIYA YOJNA, KHURJA, DISTT. BULANDSHAHAR.

OWNER'S SIGN

ARCHITECT

SAMEEP GARG
CA-2000-26238
H.M. Complex, Near Axis Bank
Ramghat Road, Aligarh

(ARCHITECT'S SIGN)

SCALE :	SHEET NO.	DATE :
AS / SHOWN	2 OF 5	

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FIRST FLOOR /
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SCHEDULE OF DOOR & WINDOW

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बुलन्दशहर विकास प्राधिकरण
बुलन्दशहर
मानचित्र सं० 23/23
दिनांक 7/6/24 से दिनांक 6/5/29 तक
स्वीकृत

सहायक अभियन्ता सहा.अभि. सहा.न.नि. अधि

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FOR 1 SHOP = 01.00 CARS
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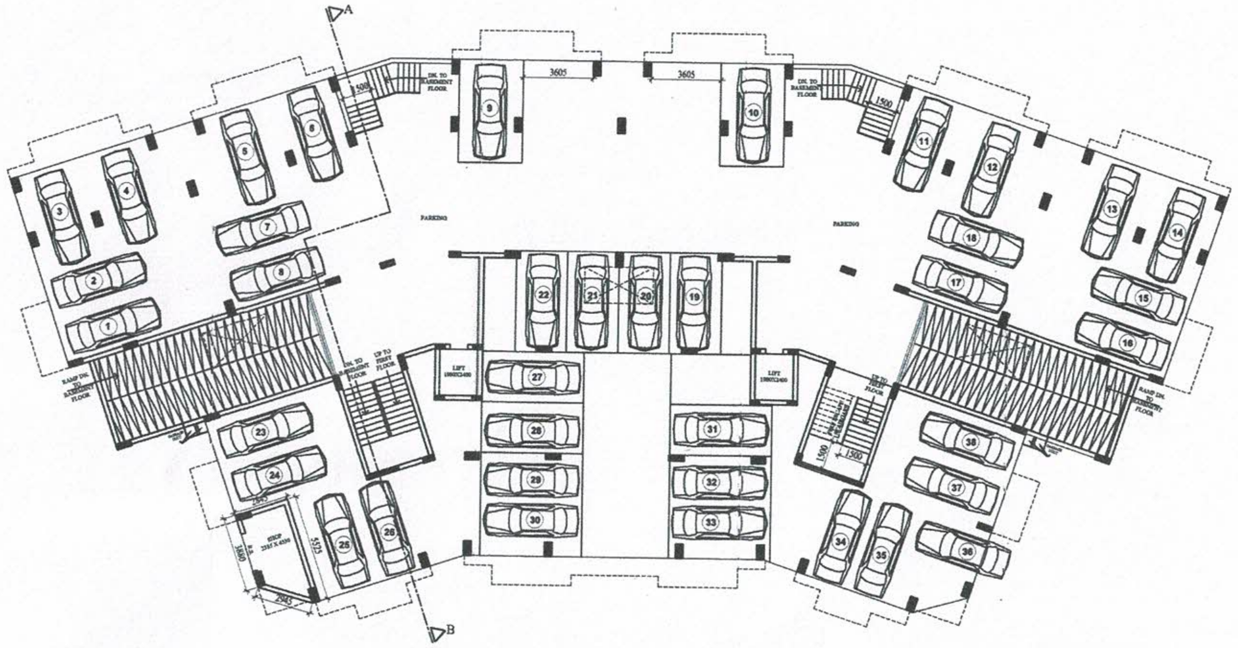
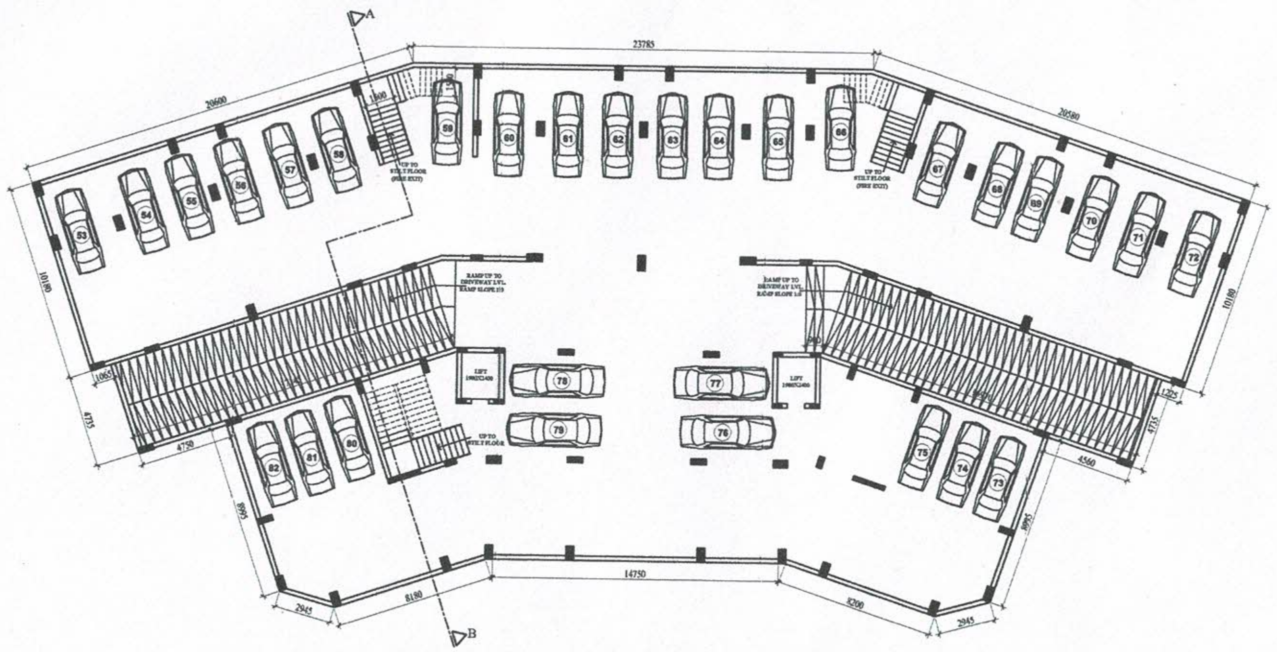
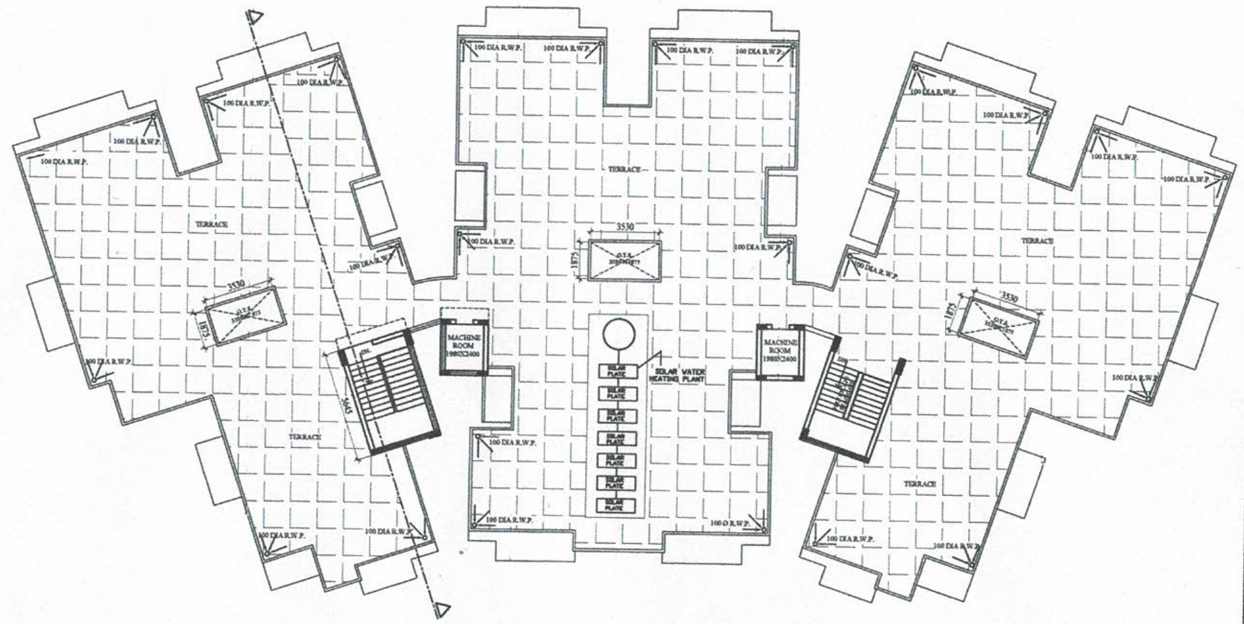


STILT FLOOR PLAN / PARKING PLAN



BASEMENT FLOOR PLAN / PARKING PLAN



TERRACE FLOOR PLAN

PROPOSED GROUP HOUSING BUILDING PLAN AT GH-04, KALINDI KUNJ AWASIYA YOJNA, KHURJA, DISTT. BULANDSHAHAR.

OWNER'S SIGN

ARCHITECT

SAMEEP GARG
CA-2000-26238
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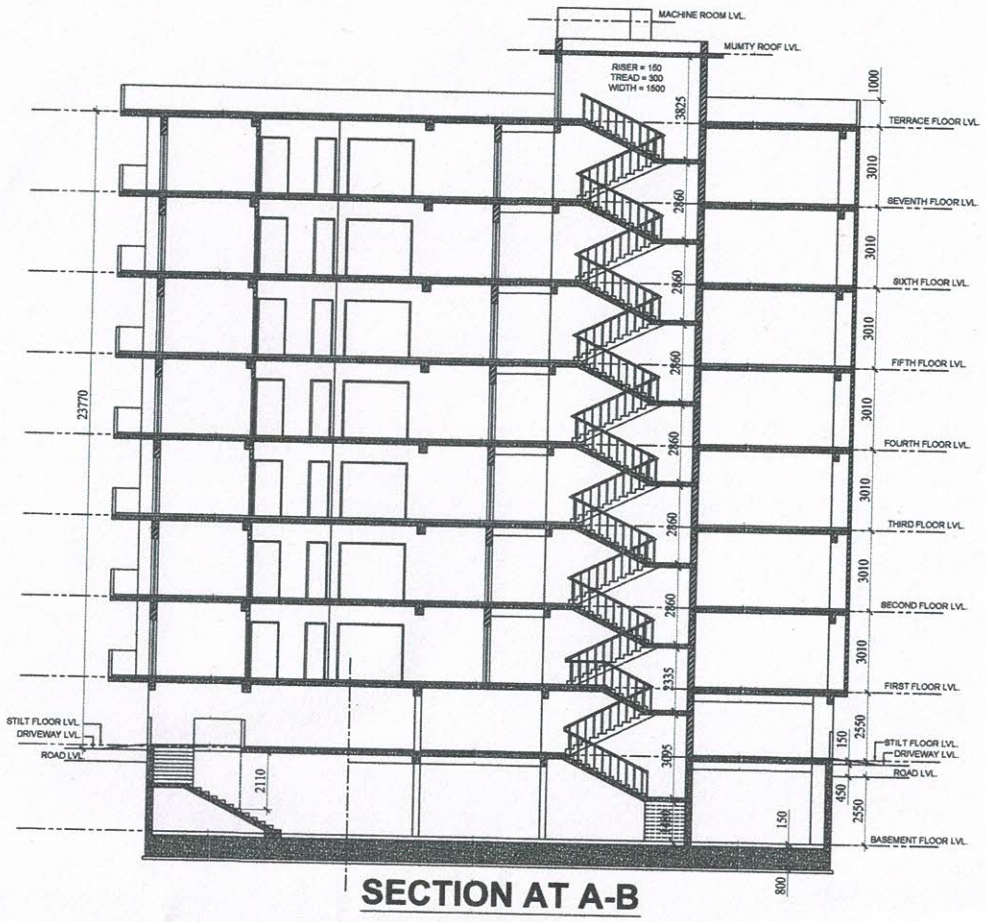
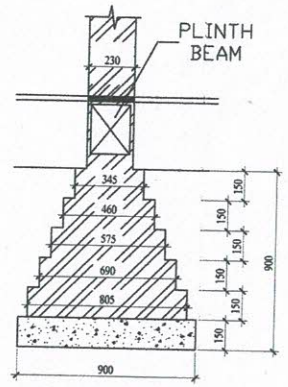
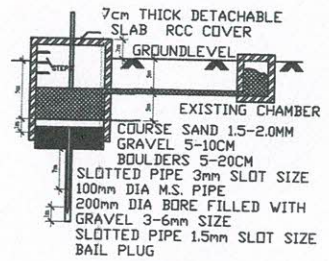
SCALE :	SHEET NO.	DATE :
AS / SHOWN	3 OF 5	



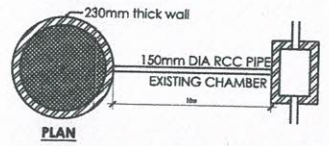
SECTION AT A-B



DETAIL OF FOUNDATION FOR 230 TH. WALL

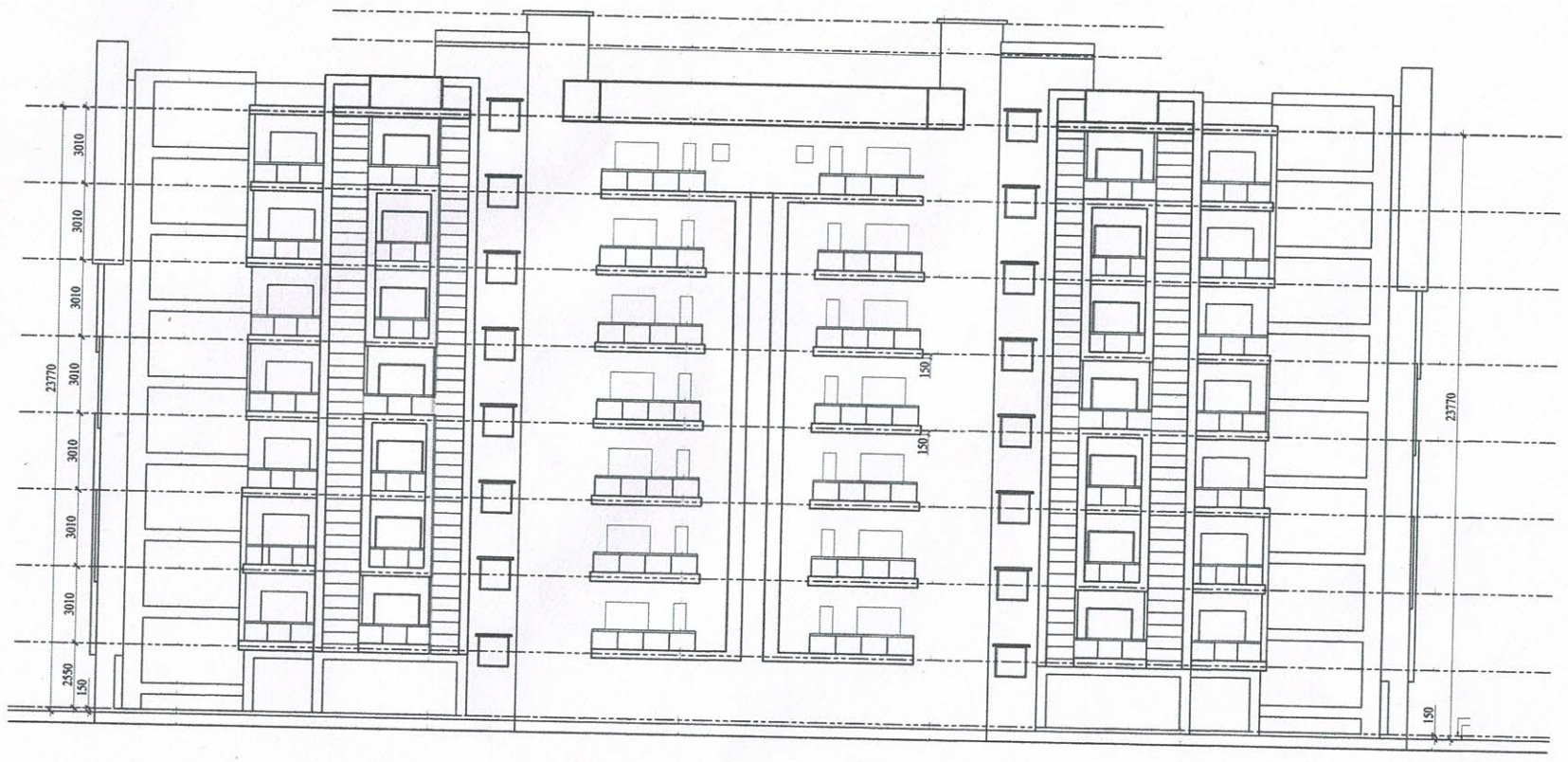


SECTION

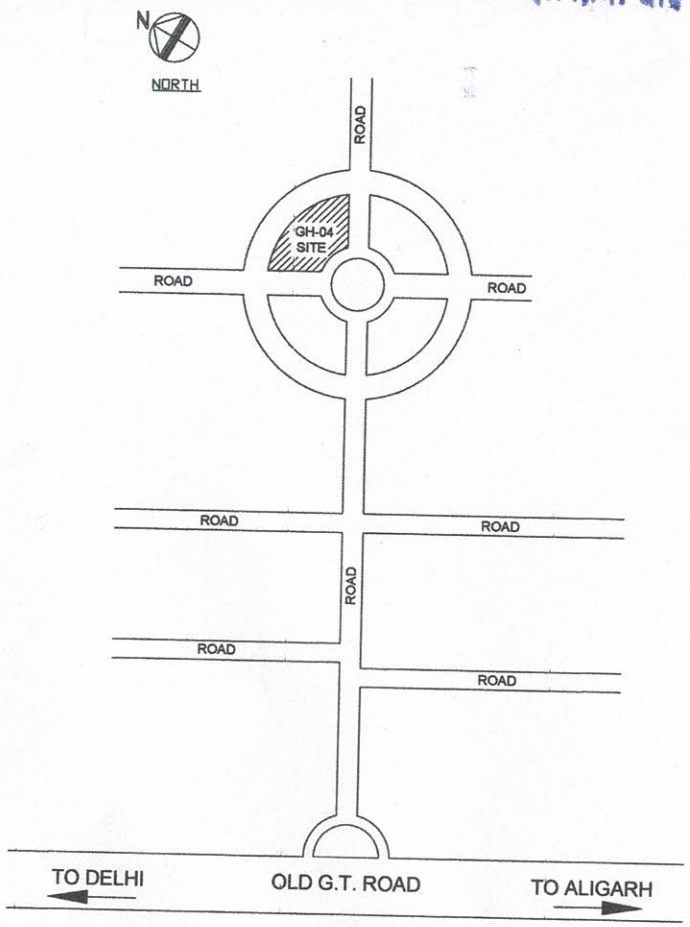


PLAN

RAIN WATER HARVESTER



FRONT ELEVATION



KEY PLAN

बुलन्दशहर विकास प्राधिकरण
बुलन्दशहर
मानचित्र नं० 23/23
दिनांक 7/5/24 से दिनांक 6/5/29 तक
स्वीकृत
नगर अभियन्ता सहा.अभि. सहा.न.नि. आदि

PROPOSED GROUP HOUSING BUILDING PLAN AT GH-04, KALINDI KUNJ AWASIYA YOJNA, KHURJA, DISTT. BULANDSHAHAR.

OWNER'S SIGN

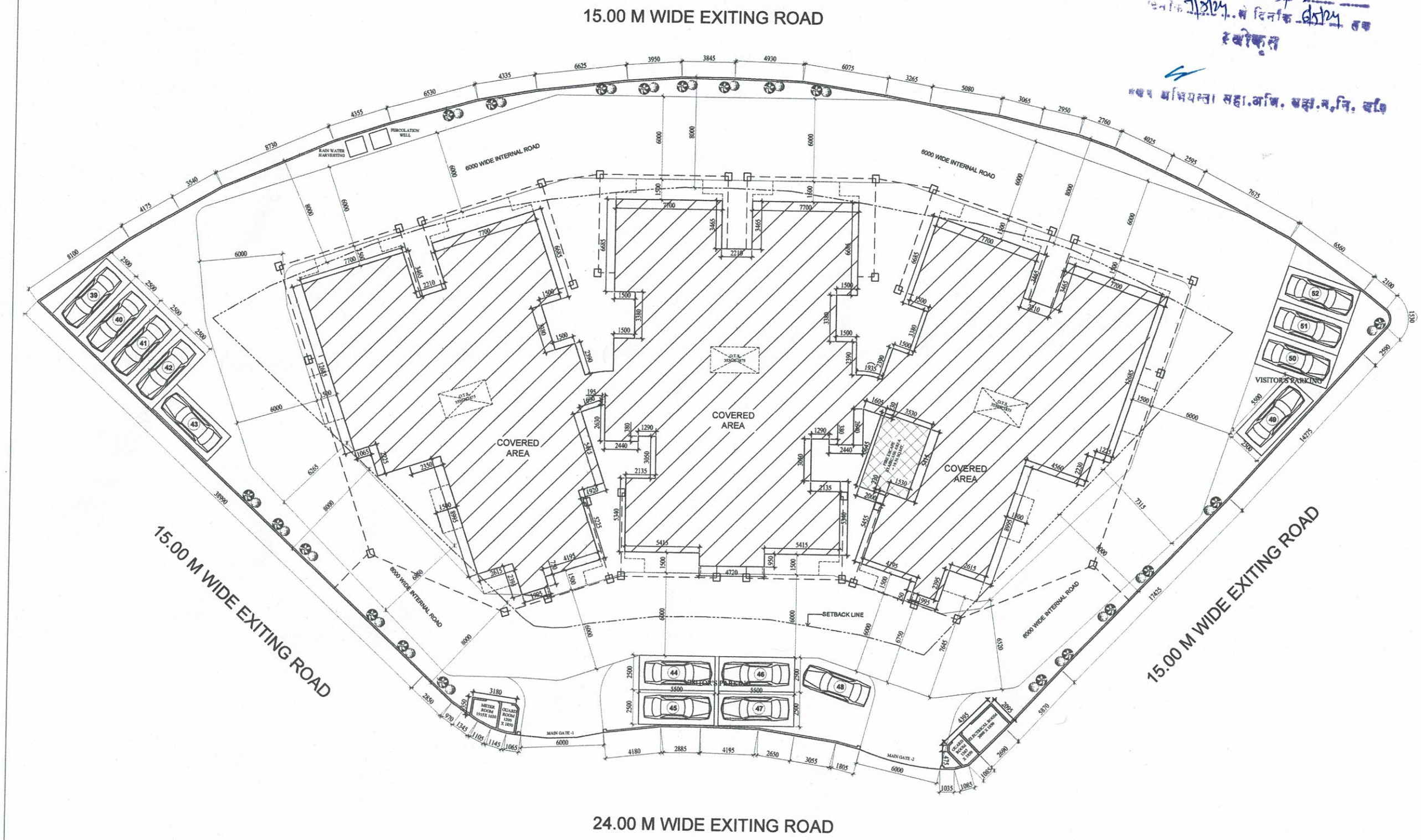
ARCHITECT

SAMEEP GARG
CA-2000-26238
H.M. Complex, Near Axis Bank
Ramghat Road, Aligarh

(ARCHITECT'S SIGN)

SCALE :	SHEET NO.	DATE :
AS / SHOWN	4 OF 5	

बुलन्दशहर विकास प्राधिकरण
बुलन्दशहर
मानचित्र सं० 23/23
दिनांक 7/3/24 से दिनांक 6/5/24 तक
स्वीकृत
नगर अभियन्ता सहा.अभि. सहा.न.नि. बवि



LANDSCAPE / SERVICE / PARKING PLAN

PROPOSED GROUP HOUSING BUILDING PLAN AT GH-04, KALINDI KUNJ AWASIYA YOJNA, KHURJA, DISTT. BULANDSHAHAR.

OWNER'S SIGN

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SCALE :	SHEET NO.	DATE :
AS / SHOWN	5 OF 5	