

[illegible]

EXPENSES AND DEFERRED BALANCE SHEET ADJUSTMENT				FACILITY FUND		TOTAL	
	00017119	00017120	00017121				
	EXPENSE	EXPENSE	EXPENSE				
GRADING COVERAGE	344,700	0	0		344,700		
F.A.R.	401,812	0	0			532,070	
NET F.A.R. AREA				150,391		0	
D. UNITS	1,500	0	0			0	
NET F.A.R. AREA	344,700	0	0			150,391	
STILL	10,300	0	0			0	
LOWER INVENTORY	989,000	0	0			0	
UPPER INVENTORY	989,000	0	0			0	
STANDARD F.A.R. AREA	989,000	0	0		43,000	0	
TOTAL	2,721,400	0	0	150,391	43,000	2,537,690	
SUB-FACILITIES AREA							
LIFT LORRY	737,000	0	0			884,000	
INVENTORY INVENTORY	250,000	0	0		2,750	0	
STOCK BOARD	250,000	0	0		0	250,000	
HURRY	74,000	0	0		0	0	
UPPER INVENTORY	250,000	0	0		0	0	
TOTAL	989,000	0	0	250,000		1,139,000	
BALANCE SHEET							
LOWER INVENTORY	989,000	0	0			0	
UPPER INVENTORY	989,000	0	0			0	
TOTAL	1,978,000	0	0			0	

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	F.A.R.				WON F.A.R.		M.C.F. F.A.R.			
	GR.COV.	IND.IND.	F.A.R.	S.H.R.	STLT	FEED	LET	SEW	SEW	BLU/ROW
COMPOUNDED										
COVER 12	50.871	12	892.341	87.873	247.521	117.428	45.446	955.201	2.501	2.501
COVER 22	50.871	22	5479.608	205.685	1,148.247	593.839	158.844	3,673.410	0.000	0.000
COVER 32	50.871	32	1,019.375	101.937	241.830	117.428	45.446	955.201	2.501	2.501
COVER 42	50.871	42	1,019.375	101.937	241.830	117.428	45.446	955.201	2.501	2.501
COVER 52	50.871	52	800.562	80.056	187.440	93.724	38.622	738.004	0.000	0.000
COVER 62	50.871	62	800.562	80.056	187.440	93.724	38.622	738.004	0.000	0.000
COVER 72	272.833	4	277.777	31.967	428.150	140.351	59.470	14,882.000	0.000	4.300
TOTAL 6	3464.766	636	40934.487	255.713	5716.807	2836.152	697.684	24,446.000	68.001	6.424
UNSTRTING										
COVER 62	24	2122.712	65.628		14.827	1.772	24.389	5,542.000	0.000	0.000
COVER 72	24	2122.712	65.628		14.827	1.772	24.389	5,542.000	0.000	0.000
TOTAL 6	48.000	4244.424	131.256		29.654	3.544	48.778	11,084.000	0.000	0.000
ENTRIES + COMPOUNDED										
TOTAL 6A	3464.766	636	40934.487	255.713	5746.461	2839.696	706.458	25,554.000	68.001	6.424

MINIMUM CAR PARKING REQUIREMENT			
MINIMUM CAR PARKING REQ. RESIDENTIAL 62440 229 @ 1.5 ECS / 100 SQM.	=	787	ECS
MINIMUM CAR PARKING REQ. COMMERCIAL 266 971 @ 2 ECS / 100 SQM.	=	6	ECS
MINIMUM CAR PARKING REQ. COMMUNITY FACILITY 976 987 @ 2 ECS / 100 SQM.	=	12	ECS
MINIMUM CAR PARKING REQ. EDUCATION 408 60 @ 1 ECS / 100 SQM.	=	4	ECS
TOTAL CAR PARKING (INCLUDING VISITOR'S PARKING)		800	ECS

SCHEDULE OF AREA		
TOTAL PLOT AREA AS/ANXATION LAYOUT		= 1417.98 SQ. M.
AREA/LOTTERY ROAD (B) (B)		= () 250.92 SQ. M.
NET PLOT AREA		= 1167.06 SQ. M.
PERMISSIBLE GROUND COVER/BIAS		1.387 Ha/acre
PERMISSIBLE GROUND COVER/BIAS		368.73 SQ. M.
PREVIOUS TOTAL GROUND COVERAGE (ANXATION / COMPOUNDING)		368.73 SQ. M.
TOTAL GROUND COVERAGE (COMPOUNDED)		368.73 SQ. M.
PERMISSIBLE GREEN AREA 10% OF (1167.06)		116.71 SQ. M.
PROPOSED GREEN AREA	10.0 %	116.71 SQ. M.
PERMISSIBLE F.A.R. @ 2.5		3393.90 SQ. M.
PERMISSIBLE PURCHASABLE F.A.R. @ 50% OF PERMISSIBLE F.A.R. @ 1.25		1696.95 SQ. M.
TOTAL PERMISSIBLE F.A.R. @ 3.75		5090.85 SQ. M.
PERMISSIBLE FACILITY AREA @ 3% OF 3393.90 FOR LOT/COMMON C & SERVICE STREET		1696.95 SQ. M.
PERMISSIBLE COMPOUNDED F.A.R. @ 10 % OF 2.5 F.A.R.		3393.90 SQ. M.
PREVIOUS TOTAL SANCTION / COMPOUNDING AREA IN TOWERS (LOT, LOT/COMMON C & SERVICE STREET)		5091.78 SQ. M.
PREVIOUS SANCTION / COMPOUNDING EXCESS AREA FACILITY AREA (1166.71+1696.95-800 B.T.T)		284.67 SQ. M.
PREVIOUS TOTAL SANCTION / COMPOUNDING AREA IN TOWERS + EXCESS AREA FACILITY AREA		5091.78 SQ. M.
TOTAL (EXISTING + COMPOUNDED) AREA IN TOWERS (LOT/COMMON C & SERVICE STREET)		5372.67 SQ. M.
TOTAL AREA IN TOWERS (LOT/COMMON C & SERVICE STREET) (1166.71+1696.95)		2864.67 SQ. M.
EXCESS COMPOUNDED AREA (TOWER @ 84.19% (EXISTING + Proposed) = SANCTION)		250.92 SQ. M.
PROPOSED COMPOUNDING AREA	(5372.67-2864.67)	1508.00 SQ. M.
(5371.04-2822.19)		
PERMISSIBLE UNITS 8330 / PERSONS PER HECTARE	=	1.357 X 330
UNIT OF PURCHASABLE F.A.R.	=	1.357 X 330 X 0.5
PERMISSIBLE DWELLING UNITS		467 UNITS
PERMISSIBLE DWELLING UNITS		233 UNITS
PREVIOUS TOTAL SANCTION / COMPOUNDING DWELLING UNITS		678 UNITS
TOTAL (EXISTING + C.O.FOUNDED) DWELLING UNITS		678 UNITS
PERMISSIBLE CONVENIENCE SHOPPING @ 1% F.A.R.		33.94 SQ. M.
PERMISSIBLE CONVENIENCE SHOPPING @ 1% F.A.R.		33.94 SQ. M.

CAR PARKING REQUIREMENT			
MINIMUM CAR PARKING REQ. RESIDENTIAL 50440.229 @ 1.5 E.CS./100 SQM.		767	E.C.S.
MINIMUM CAR PARKING REQ. COMMERCIAL 196.971 @ 1 E.CS./100 SQM.		12	E.C.S.
MINIMUM CAR PARKING REQ. COMMUNITY FACILITY 576.987 @ 2 E.CS./100 SQM.		12	E.C.S.
MINIMUM CAR PARKING REQ. EDUCATION 408.0 @ 1 E.CS./100 SQM.		4	E.C.S.
TOTAL CAR PARKING (INCLUDING VISITOR'S PARKING)		809	E.C.S.

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F.A.R. & (NON F.A.R.) DETAIL		C-CONFIG NOTES	EXISTING	
TOTAL EXCLUDING FACILITIES F.A.R.		48116.119	566.767	S.G.M.
F.A.R. FACILITIES AREA IN F.A.R. = 1884.873			308.353	S.G.M.
TOTAL F.A.R. =		48116.119	875.121	S.G.M.
F.A.R. FACILITIES NON F.A.R.		1480.190	16.336	S.G.M.
STRT AREA		113.946		S.G.M.
FREE STAIR		1450.251	196.48	S.G.M.
LOWER BASEMENT AREA		9199.843		S.G.M.
UPPER BASEMENT AREA		7192.843		S.G.M.
GUARD ROOM+METER ROOM			41.01	S.G.M.
GALVANY AREA			41.01	S.G.M.
TOTAL		23101.463	206.818	S.G.M.
TOTAL OF F.A.R. +NON F.A.R. + FACILITIES=		50896.580	886.939	S.G.M.

BALCONY AREA DETAIL	
TOWER	BALCONY AREA (SQM.)
T1	1761.358
T2	884.217
T3	1783.561
T4	1714.392
T5	1714.392
T6	1423.263
T7	25.416
TOTAL	9306.60

NALI AREA CALCULATION						
NOS.	NO	LENGTH	WIDTH			
N1	1	5.656 x	6.550	=	37.060	SQ.M.
N2	1	(6.961 x	5.897 / 2	=	20.583	SQ.M.
N3	1	13.584 x	9.220	=	125.244	SQ.M.
N4	1	(5.772 x	5.930 / 2	=	17.114	SQ.M.
TOTAL					=	200.002 SQ.M.

ROAD WIDENING AREA CALCULATION									
NOS.	NO	LENGTH	WIDTH						
RW1	1	(30.046 + 32.021)	2 x	6.000	=	186.20	SQ.M.		
RW2	1	(4.844 + 5.322)	2 x	6.000	=	30.468	SQ.M.		
RW3	1	(25.362 + 25.708)	2 x	6.000	=	153.210	SQ.M.		
RW4	1	(39.224 + 39.747)	2 x	6.000	=	236.913	SQ.M.		
TOTAL					=	606.822	SQ.M.		

ARCHITECT'S SIGN

Bhupendra

BHUPENDERA KUMAR
ARCHITECT
C.A/2004/33978

CLIENT'S SIGN For ANIKA PROMOTERS PVT. LTD.

CLIENT
ANNIKA PROMOTERS PRIVATE LIMITED

PROJECT
COMPOUNDING GROUP HOUSING-SIGNATURE HEIGHT
AT KHASRA NO-977,976,981, VILLAGE NOOR NAGAR
PARGANA- LONI, TEHSIL & DISTT-GHAZIABAD, (U.P.)

SHEET TITLE			
SITE PLAN & AREA CALCULATION			
DEALT	SCALE		DRG. NO.
ARUN	1:400		
CHECKED	DATE		GHR

B.K.	20-9-2021		
ARCHITECT			
SAHA & ASSOCIATES ARCHITECTS, PLANNERS & INT. DESIGNERS D-22, PAMPOSH ENCLAVE, (L.G.F.) NEW DELHI-110048 TEL. 26285032, 26461121, FAX. 011 91 642875 email :- bbupsaha@gmail.com			