AREA CALCULATIONS					
TOTAL PLOT AREA	=	6420	SQM		
AREA UNDER ROAD WIDENING	=	550.26	SQM		
NET PLOT AREA	=	5870. 46	SQM	100 %	

BLOCK - A COMMERCIAL (EXISTING BUILDING)			
EXISTING COVERED AREA AT LOWER GROUND FLOOR	=	758.29	SQ.M.
EXISTING COVERED AREA AT UPPER GROUND FLOOR	=	726.30	SQ.M.
EXISTING COVERED AREA AT FIRST FLOOR	=	928.94	SQ.M.
EXISTING COVERED AREA AT SECOND FLOOR	=	960.93	SQ.M.
TOTAL EXISTING COVERED AREA (BLOCK A)	=	3374.46	SQ.M
GROUND COVERAGE AREA	=	985.67	SQ.M.

BLOCK - B RESIDENTIAL		
PROPOSED COVERED ARE AS TOTAL NO. OF FLOORS	= STILT + 8 (8 FLOORS)	
STILT FLOOR COVERED AREA (A)	= 1049.607	SQ.M.
TYPICAL FLOOR COVERED AREA	= 1049.607	SQ.M.
TOTAL COVERED AREA OF 1ST TO 7TH FLOOR (B) = 7 X 1049.607	= 7347.249	SQ.M.
EIGHTH FLOOR COVERED AREA (C)	= 673.697	SQ.M.
TOTAL COVERED AREA OF BLOCK B RESIDENTIAL A+B+C = 1049.607 + 7347.248 +673.697	= 9070.55	SQ.M.
GROUND COVERAGE AREA	= 1049.607	SQM.
FAR AREA	= 8020.94	SQ.M.

TOTAL COVERED AREA OF BLOCK A & BLOCK B ON ALL FLOOR = 3374.46 SQM. + 9070.553 SQM	=12445.01	SQM
FAR AREA = 3374.46 + 8020.94	= 11395.40	SQM
F A R	= 1.94	
GROUND COVERAGE OF BLOCK-A + BLOCK-B 985.67 SQM + 1049.60 SQM = 2035.27 / 5870.46	= 34.67 %	

GREEN / OPEN AREA		
MINIMUM GREEN AREA REQUIRED AS PER BYE-LAW = 15 % = 5870.46 / 100 X 15	= 880.56 SQ.M.	
GREEN & OPEN SPACES AREA	= 907.00 SQM (15.60 %)	

BLOCK - A COMMERCIAL PARKING	
PARKING CAPACITY FOR BLOCK A COMMERCIAL PARKING @ 1.0 ECS ON 100 SQM FOR COMMERCIAL	
LOWER GROUND FLOOR, UPPER GROUND FLOOR , FIRST FLOOR	= 24 CARS
PARKING FOR SECOND FLOOR FOR BANQUET HALL= 2 ECS /100SQM = 2 X 307.68/100	= 6 CARS
FOR HOTEL ROOMS = 1ECS/2 ROOMS = 1 X 12 / 2	= 6 CARS
TOTAL CAR PARKING REQUIRED FOR SECOND FLOOR	= 12 CARS
TOTAL CAR PARKING REQUIRED FOR EXISTING COMMERCIAL BLOCK -A = 24 + 12	= 36 CARS

BLOCK-B RESIDENTIAL PARKING	
2 B H K AREA = 85.76 sqmt. @ 1.00 ECS PER UNIT 60 UNIT X 85.76 sq.mt. X 1 ECS	= 60 ECS
3 B H K AREA = 116.10 @ 1.25 ECS PER UNIT 16 UNIT X 116.10 sq.mt. X 1.25 ECS	= 20 ECS
TOTAL RESIDENTIAL PARKING	= 80 ECS

PROPOSED PARKING CALCULATION	
PROPOSED MECHANICAL PARKING ON SURFACE = 13 X 3 CARS	= 39 CARS
PROPOSED SURFACE PARKING (SINGLE BAY)	= 41 CARS
PROPOSED PARKING IN STILT FLOOR	= 36 CARS
TOTAL PROPOSED CAR PARKING = 39 + 41 + 36	= 116 CARS
TOTAL PARKING FACILITY FOR BLOCK A & BLOCK B = 36 + 80	= 116 CARS

POPULATION PER HECTARE

TOTAL POPULATION = NO. OF FLATS X 5 NOS.
= 76 X 5 = 380 PERSON

= 380 / 0.5870 = 647

PROJECT

PROPOSED RESIDENTIAL APARTMENTS & EXISTING COMMERCIAL COMPLEX FOR —

MR. DHARAM KHURANA S/O MR.K. C. KHURANA
& MRS. SAVITRI KHURANA w/o MR.DHARAM KHURANA &
MR.DHIRAJ KHURANA s/o MR DHARAM KHURANA

SITE AT :- KHASRA NO 3344 & 3344/ 1 & 3346 KASBA AMROHA, OUTSIDE CHUNGI, NEAR BUS STATION, JOYA ROAD AMROHA

OWNER,S SIGN

Dharam K Khurana

Savitri Devi Khurana

Dhiraj Khurana

NOTES

IN COMMERCIAL BUILDING

CENTRALIZED AIR CONDITIONING AND MECHANICAL LIGHTING IS PROVIDED

SCHEDULE OF SPECIFICATION

1. P.C..C. IN FOUNDATION & LIME CONC. IN TOP TERRACE.
2. FIRST CLASS BRICK WORK IN FOUNDATION WITH 1:6 CEMENT SAND MORTAR.
3. FIRST CLASS BRICK WORK IN SUPER STRUCTURE 1:6 CEMENT SAND MORTAR.
4. 12 M.M. TH. PLASTER ON WALLS WITH 1:6 CEMENT SAND MORTAR.
5. 12 M.M. TH. PLASTER ON CELING WITH 1:6 CEMENT SAND MORTAR.
6. R.C.C. WORK IN BEAMS COLUNMS & LINTEL M-20 MIX CONC.
7. R.C.C. WORK IN ROOF SLAB M-15 MIX CONC.
8. SALL WOOD CHAUKHATS FOR VENTILATORS.
9. SHEESHAM WOOD SHUTTERS FOR VENTILATORS.
10. 10 CM. Ø C.I. PIPE FOR RAIN WATER.
11. **SOLAR PASSIVE ENERGY USE IS IN CONSIDERATION IN THE PROJECT .**

NORTH SIGN

LEGEND :-

PROPOSED :-

EXISTING :-

DRAWING NO. 01

SCALE - 1:200 09-12-2020

ARCHITECT :-

M/S ENARCH DESIGNERS
consultant - Architect - Jaswant Sirgh
(M.Arch)
office -- jigar colony road, opp. poultary farm ,
moradabad ph.no. - 9837313291,8265972027

भवन मानचित्र संख्या ...104/2047.....
संलग्न स्वीकृति-पत्र में उल्लेखित शर्तों के अधीन अवर अभियन्ता विनियमित क्षेत्र, अमरोहा की आख्या के आधार पर पाँच वर्ष तक के लिए स्वीकृत।
स्वीकृत दिनांक ...17/3/2021.....

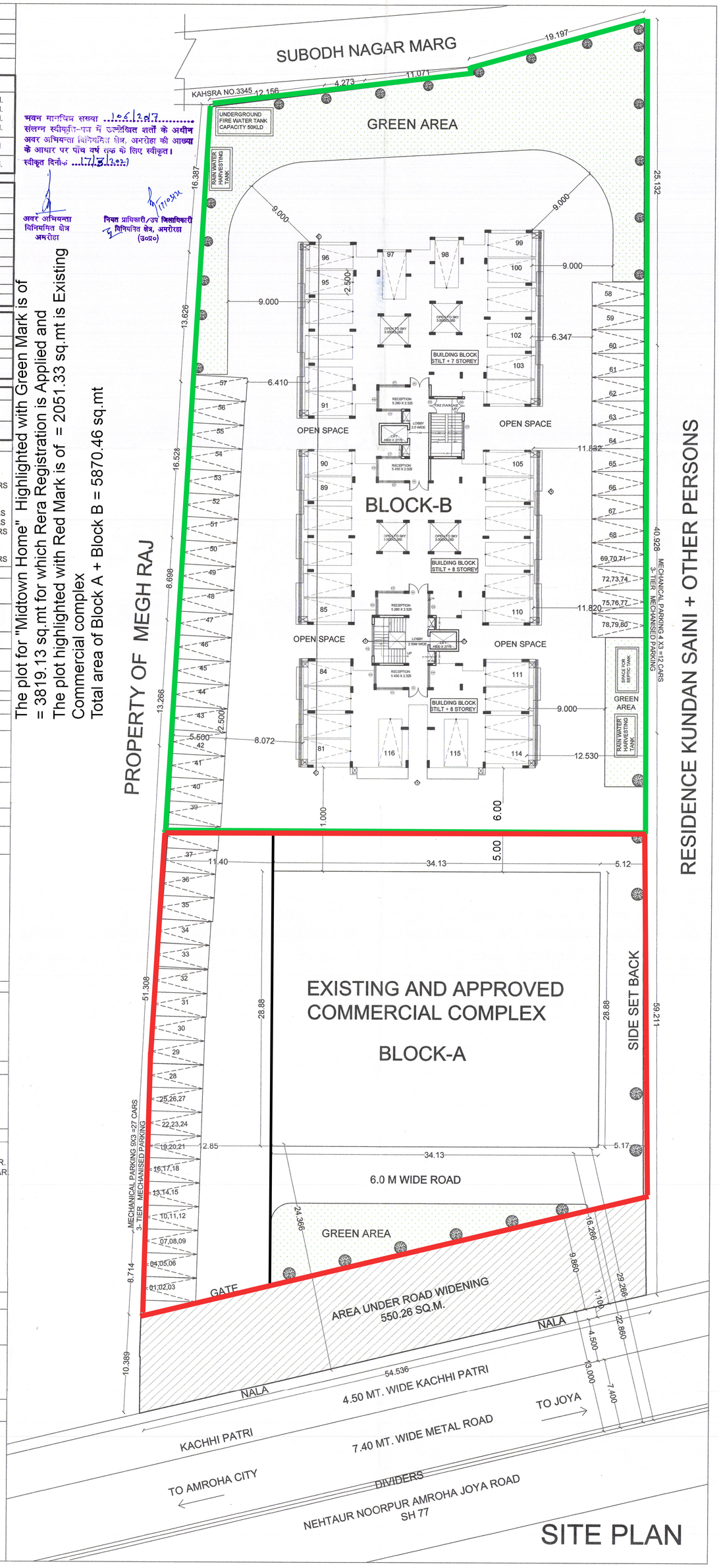
अवर अभियन्ता
विनियमित क्षेत्र
अमरोहा

नियत प्राधिकारी/उप जिलाधिकारी
विनियमित क्षेत्र, अमरोहा
(उ0प्र0)

The plot for "Midtown Home" Highlighted with Green Mark is of = 3819.13 sq.mt for which Rera Registration is Applied and The plot highlighted with Red Mark is of = 2051.33 sq.mt is Existing Commercial complex
Total area of Block A + Block B = 5870.46 sq.mt

PROPERTY OF MEGH RAJ

RESIDENCE KUNDAN SAINI + OTHER PERSONS



SITE PLAN