



EFFECTED (F.A.R.) AREA IN SET BACK (to be compound)		
A	=	9.64 sq.mt.
B	=	33.15 sq.mt.
C	=	1.70 sq.mt.
D	=	1.05 sq.mt.
TOTAL	=	45.54 SQ.MT.

EFFECTED AREA IN BASEMENT (after 6.00 mt.) TO BE COMPOUND	
1	LOWER BASEMENT = 53.03 sq.mt.
2	UPPER BASEMENT = 53.03 sq.mt.
	TOTAL = 106.06 SQ.MT.

S.NO	PARTICULARS	SQ.MT.			
1	TOTAL PLOT AREA	20940.00			
	OLD SANCTIONED PLOT AREA	17253.00			
	NEW ADDITIONAL PLOT AREA	3687.00			
	TOTAL	20940.00			
2	LESS ROAD WIDENING	2100.00			
	OLD SANCTIONED ROAD WIDENING AREA	1325.59			
	NEW ADDITIONAL ROAD WIDENING AREA	774.41			
	TOTAL	2100.00			
3	BALANCE PLOT AREA	18840.00			
	OLD SANCTIONED PLOT AREA	15927.41			
	NEW ADDITIONAL PLOT AREA	2912.59			
	TOTAL	18840.00			
4	15 % GREEN AREA	2825.998			
	OLD SANCTIONED GREEN AREA	2389.11			
	NEW ADDITIONAL GREEN AREA	436.885			
	TOTAL	2825.998			
5	LESS 15 SQ.MT AREA FOR SOLID WASTE GARBAGE				
	= new additional plot area - 15sq.mt area og solid waste garbage	2897.59			
	= 2912.59 - 15.00 sq.mt				
	= 2897.59 sq.mt				
6	NET EFFECTIVE PLOT AREA	16,581.24			
	OLD SANCTIONED AREA	13538.30			
	NEW ADDITIONAL AREA	2897.59			
	AS PER NEW ROAD ALIGNMENT (145.35 sq.mt.) AREA HAS ROAD, SO NEW ROAD AREA IS	145.35			
	TOTAL	16,581.24			
7	PERMISSIBLE GROUND COVERAGE 40 % OF PLOT AREA = 40% X 16,581.24 = 6,632.49 sq.mt.	6,632.49			
8	TOTAL GROUND COVERAGE (a + b) 30.37%	5,036.66			
	ALREADY COMPOUNDED	2,766.76 -- (a)			
s.no.	block name	COMMUNITY AREA	STILT (PARKING)	CONV. SHOPPING	TOTAL AREA
a	BLOCK - B	-	837.86	-	837.86
b	BLOCK - C	-	671.63	-	671.63
c	BLOCK - D	350.15 community area	236.13	-	586.28
d	BLOCK - E	-	670.99	-	670.99
	TOTAL	350.15	2,416.61	-	2,766.76
	TO BE COMPOUND				2,269.90 -- (b)
s.no.	block name	COMMUNITY AREA	STILT (PARKING)	CONV. SHOPPING	TOTAL AREA
e	BLOCK - A	320.00 school area	836.80	180.00	1336.80
f	BLOCK - F	-	813.10	120.00	933.10
	TOTAL	320.00	1,649.90	300.00	2,269.90
9	PERM. STILT COVERAGE.				6,632.49
10	TOTAL STILT COVERAGE (24.52 %)				4,066.51
s.no.	ALREADY COMPOUNDED	TO BE COMPOUND	TOTAL AREA		
1.	2,416.61	1,649.90	4,066.51		
11	PERMISSIBLE BASEMENT AREA (SINGEL LVL.)				12,761.131
12	TOTAL BASEMENT AREA				
s.no.	particular	ALREADY COMPOUNDED	TO BE COMPOUND	TOTAL AREA	
a	LOWER BASEMENT	7250.00	5470.50	12,720.50	
b	UPPER BASEMENT	7250.00	5470.50	12,720.50	
	TOTAL	14,500.00	10,941.00	25,441.00	
13	PERMISSIBLE F.A.R. AREA (A + B + C + D + E)				68,060.79
i.	3.75 OF NET PLOT AREA (16,435.89 X 3.75) =			61,634.58 -- (A)	
ii.	ALREADY COMPOUNDED F.A.R. AREA			563.07 -- (B)	
iii.	PERMISSIBLE INCENTIVE F.A.R. AGAINST (L.T.G. & E.W.S.) (as per sanction)			1390.80 -- (C)	
iv.	AS PER NEW ROAD ALIGNMENT (145.35 sq.mt.) AREA HAS ROAD, SO NEW PERMISSIBLE F.A.R. AREA IS = 145.35 X 2.50 = 363.37 sq.mt.			363.37 -- (D)	
v.	10% COMPOUNDED F.A.R. AREA			4,108.97 -- (E)	
	TOTAL AREA			68,060.79	
14	TOTAL EXISTING F.A.R. AREA				65,571.37
s.no.	particular	ALREADY COMPOUNDED	TO BE COMPOUND	TOTAL AREA	
a	BLOCK - B	11426.39	-----	11426.39	
b	BLOCK - C	9130.14	-----	9130.14	
c	BLOCK - D	6960.95	-----	6960.95	
d	BLOCK - E	9074.39	-----	9074.39	
e	BLOCK - A	-----	14,265.23	14,265.23	
f	BLOCK - F	-----	14,094.27	14,094.27	
g	SCHOOL AREA	-----	320.00	320.00	
h	CONVINIENT SHOP AREA	-----	Block - A = 180.00 Block - F = 120.00	300.00	
	TOTAL	36,591.87	28,979.50	65,571.37	
15	PERMISSIBLE RESIDENTIAL UNITS (as per sanction)				932
16	EXISTING RESIDENTIAL UNITS				890
s.no.	particular	ALREADY COMPOUNDED	TO BE COMPOUND	TOTAL UNITS	
a	BLOCK - B	140	-----	140	
b	BLOCK - C	154	-----	154	
c	BLOCK - D	126	-----	126	
d	BLOCK - E	140	-----	140	
e	BLOCK - A	-----	154	154	
f	BLOCK - F	-----	176	176	
	TOTAL	560	330	890	
17	FIRE STAIR CASE AREA				1309.57
	ALREADY COMPOUNDED	TO BE COMPOUND	TOTAL AREA		
	819.85	489.72	1309.57		
18	MUMTY AREA (ALREADY COMPOUNDED)				125.30
19	MACHINE ROOM AREA (ALREADY COMPOUNDED)				82.75

BLOCK - A = 677.26 sq.mt.
BLOCK - F = 542.14 sq.mt.
Community area = 350.15 sq.mt. (in block - D still floor)
TOTAL = 1569.55 sq.mt.

OWNER:-
M/s. S. C. C. BUILDER (P.) LTD.
M/s. SHRINE BUILDTECH (P.) LTD.

DIRECTOR:-
Mr. VIPIJ GIRI

OWNER SIGN:	ARCHITECT SIGN:
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SCALE	DEALT BY	CHECKED BY	DATE	DRG. No.
NTS				CD-01