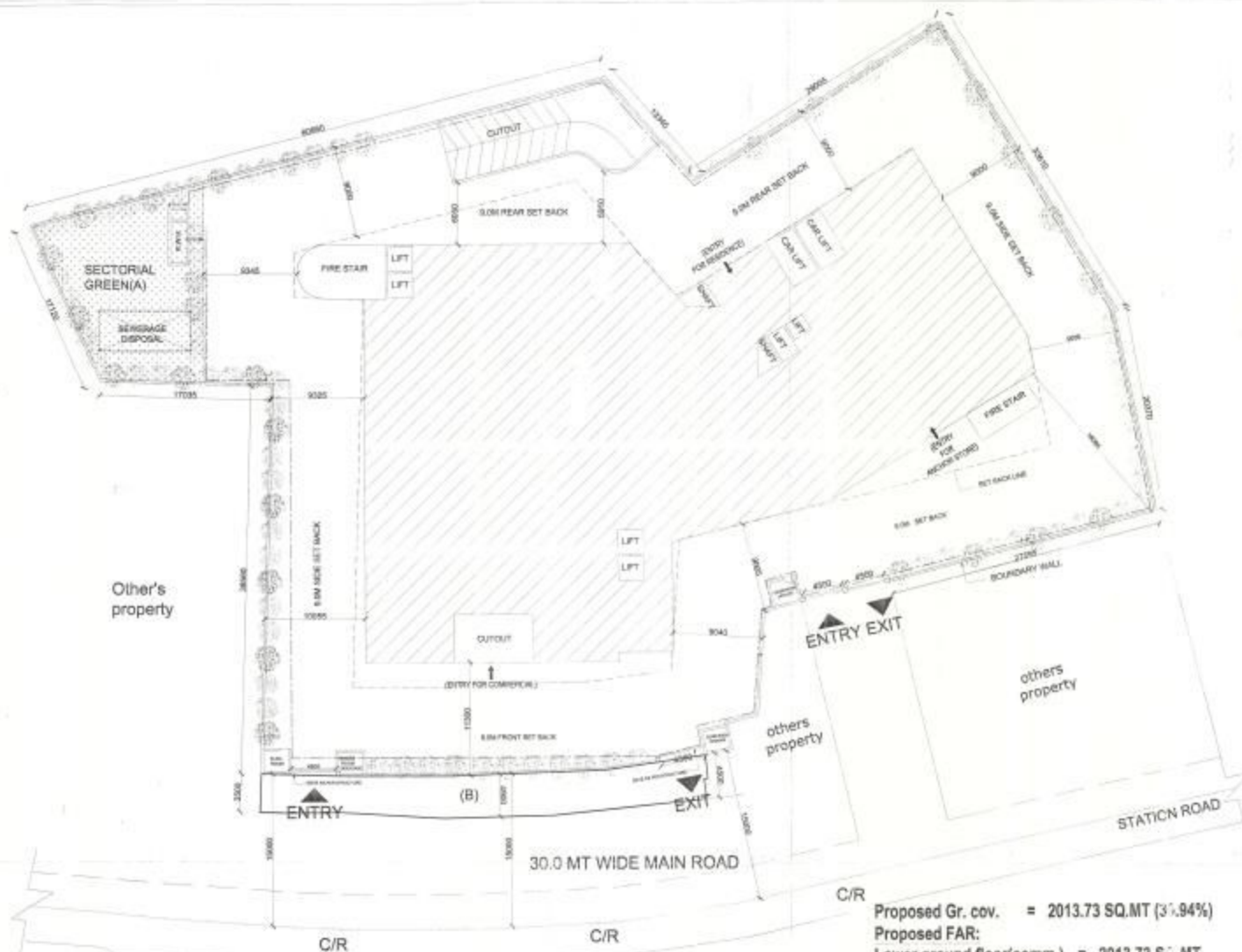




REQUIRED SECTORIAL GREEN AREA FOR
RESIDENTIAL USE ;
RESIDENTIAL AREA = $(482.0 + 296.27) \text{ Sq.mt}$
= 778.27 Sq.mt
GREEN AREA REQUIRED = 15% OF (RESI. AREA X 1.5)
= $(778.27 \times 1.5) \times 15\%$
= 175.11 SQ.MT
GREEN AREA ACHIEVED = 250.00 SQ.MT

Area Calculation	
Total plot area	5482.46 Sq.mt
Road widening area	296.00 Sq.mt
Required Sectorial Green area for Residential Use	250.00 Sq.mt
Net PLOT AREA $(5482.46 - 296.00 - 250.00) \text{ Sq.mt}$	5087.46 Sq.mt
Permissible FAR @ 1.5	7556.18 Sq.mt
Permissible Ground coverage 40%	2034.98 Sq.mt

Proposed Gr. cov. = 2013.73 SQ.MT (3.94%)
Proposed FAR:
Lower ground floor(comm.) = 2013.73 SQ.MT
Upper Ground floor(comm.) = 1638.00 SQ.MT
First floor(comm.) = 1668.00 SQ.MT
Second floor (Multiplex/Resi) = 1940.00 SQ.MT
Third floor(resi.) = 296.27 SQ.MT
TOTAL = 7556.00 SQ.MT (1.49%)
ACHIEVED FAR = 1.49 % (7556.00 sq.m)



LOCATION PLAN



Project Consultant
M/S SA FORTUNE DEVELOPERS PRIVATE LIMITED
2/1185, ODA PLATS, KAUKA, DELHI-110005

NOTE: ALL DIMENSION ARE IN MM

OWNER:
M/S SA FORTUNE DEVELOPERS PRIVATE LIMITED AT
2/1185, ODA PLATS, KAUKA, DELHI-110005

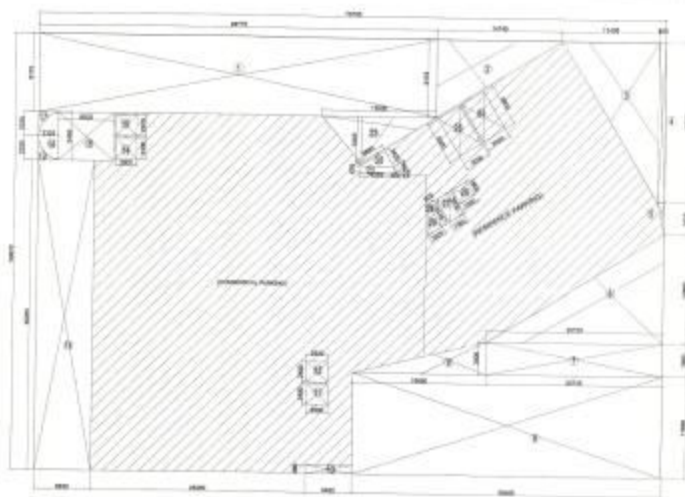
PROJECT CONSULTANT:
M/S SA FORTUNE DEVELOPERS PRIVATE LIMITED
2/1185, ODA PLATS, KAUKA, DELHI-110005

PROPOSED THE COMMERCIAL MULTIPLEX RESIDENTIAL
HOUSING AT SARAI KUDIA, STATION ROAD,
BULANDSHAHAR, UP-203001

PROJECT CONSULTANT:
M/S SA FORTUNE DEVELOPERS PRIVATE LIMITED
2/1185, ODA PLATS, KAUKA, DELHI-110005

REVISION SUBMISSION DRAWING

DATE	NO.	DATE	NO.
01.01.2018	01	01.01.2018	01
01.01.2018	02	01.01.2018	02
01.01.2018	03	01.01.2018	03
01.01.2018	04	01.01.2018	04
01.01.2018	05	01.01.2018	05



BASEMENT FLOOR PLAN

BASEMENT FLOOR					
SL. NO.	AREA	NO. OF	NO. OF	NO. OF	NO. OF
1	10.17	1	1.11	1	1.11
2	10.17	1	1.11	1	1.11
3	10.17	1	1.11	1	1.11
4	10.17	1	1.11	1	1.11
5	10.17	1	1.11	1	1.11
6	10.17	1	1.11	1	1.11
7	10.17	1	1.11	1	1.11
8	10.17	1	1.11	1	1.11
9	10.17	1	1.11	1	1.11
10	10.17	1	1.11	1	1.11
11	10.17	1	1.11	1	1.11
12	10.17	1	1.11	1	1.11
13	10.17	1	1.11	1	1.11
14	10.17	1	1.11	1	1.11
15	10.17	1	1.11	1	1.11
16	10.17	1	1.11	1	1.11
17	10.17	1	1.11	1	1.11
18	10.17	1	1.11	1	1.11
19	10.17	1	1.11	1	1.11
20	10.17	1	1.11	1	1.11
21	10.17	1	1.11	1	1.11
22	10.17	1	1.11	1	1.11
23	10.17	1	1.11	1	1.11
24	10.17	1	1.11	1	1.11
25	10.17	1	1.11	1	1.11
26	10.17	1	1.11	1	1.11
27	10.17	1	1.11	1	1.11
28	10.17	1	1.11	1	1.11
29	10.17	1	1.11	1	1.11
30	10.17	1	1.11	1	1.11
31	10.17	1	1.11	1	1.11
32	10.17	1	1.11	1	1.11
33	10.17	1	1.11	1	1.11
34	10.17	1	1.11	1	1.11
35	10.17	1	1.11	1	1.11
36	10.17	1	1.11	1	1.11
37	10.17	1	1.11	1	1.11
38	10.17	1	1.11	1	1.11
39	10.17	1	1.11	1	1.11
40	10.17	1	1.11	1	1.11
41	10.17	1	1.11	1	1.11
42	10.17	1	1.11	1	1.11
43	10.17	1	1.11	1	1.11
44	10.17	1	1.11	1	1.11
45	10.17	1	1.11	1	1.11
46	10.17	1	1.11	1	1.11
47	10.17	1	1.11	1	1.11
48	10.17	1	1.11	1	1.11
49	10.17	1	1.11	1	1.11
50	10.17	1	1.11	1	1.11
51	10.17	1	1.11	1	1.11
52	10.17	1	1.11	1	1.11
53	10.17	1	1.11	1	1.11
54	10.17	1	1.11	1	1.11
55	10.17	1	1.11	1	1.11
56	10.17	1	1.11	1	1.11
57	10.17	1	1.11	1	1.11
58	10.17	1	1.11	1	1.11
59	10.17	1	1.11	1	1.11
60	10.17	1	1.11	1	1.11
61	10.17	1	1.11	1	1.11
62	10.17	1	1.11	1	1.11
63	10.17	1	1.11	1	1.11
64	10.17	1	1.11	1	1.11
65	10.17	1	1.11	1	1.11
66	10.17	1	1.11	1	1.11
67	10.17	1	1.11	1	1.11
68	10.17	1	1.11	1	1.11
69	10.17	1	1.11	1	1.11
70	10.17	1	1.11	1	1.11
71	10.17	1	1.11	1	1.11
72	10.17	1	1.11	1	1.11
73	10.17	1	1.11	1	1.11
74	10.17	1	1.11	1	1.11
75	10.17	1	1.11	1	1.11
76	10.17	1	1.11	1	1.11
77	10.17	1	1.11	1	1.11
78	10.17	1	1.11	1	1.11
79	10.17	1	1.11	1	1.11
80	10.17	1	1.11	1	1.11
81	10.17	1	1.11	1	1.11
82	10.17	1	1.11	1	1.11
83	10.17	1	1.11	1	1.11
84	10.17	1	1.11	1	1.11
85	10.17	1	1.11	1	1.11
86	10.17	1	1.11	1	1.11
87	10.17	1	1.11	1	1.11
88	10.17	1	1.11	1	1.11
89	10.17	1	1.11	1	1.11
90	10.17	1	1.11	1	1.11
91	10.17	1	1.11	1	1.11
92	10.17	1	1.11	1	1.11
93	10.17	1	1.11	1	1.11
94	10.17	1	1.11	1	1.11
95	10.17	1	1.11	1	1.11
96	10.17	1	1.11	1	1.11
97	10.17	1	1.11	1	1.11
98	10.17	1	1.11	1	1.11
99	10.17	1	1.11	1	1.11
100	10.17	1	1.11	1	1.11

SECTORIAL GREEN AREA (A)

S. No.	Size	Area
1	13.30	6.79
2	13.30	6.79
3	13.30	6.79
4	13.30	6.79
5	13.30	6.79
6	13.30	6.79
7	13.30	6.79
8	13.30	6.79
9	13.30	6.79
10	13.30	6.79
11	13.30	6.79
12	13.30	6.79
13	13.30	6.79
14	13.30	6.79
15	13.30	6.79
16	13.30	6.79
17	13.30	6.79
18	13.30	6.79
19	13.30	6.79
20	13.30	6.79
21	13.30	6.79
22	13.30	6.79
23	13.30	6.79
24	13.30	6.79
25	13.30	6.79
26	13.30	6.79
27	13.30	6.79
28	13.30	6.79
29	13.30	6.79
30	13.30	6.79
31	13.30	6.79
32	13.30	6.79
33	13.30	6.79
34	13.30	6.79
35	13.30	6.79
36	13.30	6.79
37	13.30	6.79
38	13.30	6.79
39	13.30	6.79
40	13.30	6.79
41	13.30	6.79
42	13.30	6.79
43	13.30	6.79
44	13.30	6.79
45	13.30	6.79
46	13.30	6.79
47	13.30	6.79
48	13.30	6.79
49	13.30	6.79
50	13.30	6.79
51	13.30	6.79
52	13.30	6.79
53	13.30	6.79
54	13.30	6.79
55	13.30	6.79
56	13.30	6.79
57	13.30	6.79
58	13.30	6.79
59	13.30	6.79
60	13.30	6.79
61	13.30	6.79
62	13.30	6.79
63	13.30	6.79
64	13.30	6.79
65	13.30	6.79
66	13.30	6.79
67	13.30	6.79
68	13.30	6.79
69	13.30	6.79
70	13.30	6.79
71	13.30	6.79
72	13.30	6.79
73	13.30	6.79
74	13.30	6.79
75	13.30	6.79
76	13.30	6.79
77	13.30	6.79
78	13.30	6.79
79	13.30	6.79
80	13.30	6.79
81	13.30	6.79
82	13.30	6.79
83	13.30	6.79
84	13.30	6.79
85	13.30	6.79
86	13.30	6.79
87	13.30	6.79
88	13.30	6.79
89	13.30	6.79
90	13.30	6.79
91	13.30	6.79
92	13.30	6.79
93	13.30	6.79
94	13.30	6.79
95	13.30	6.79
96	13.30	6.79
97	13.30	6.79
98	13.30	6.79
99	13.30	6.79
100	13.30	6.79

PARKING CALCULATIONS:

NO. OF ECS REQUIRED

1. PARKING @ 1 FOR EVERY 10 CINEMA SEATS (766/10) = 76.6 CAR
2. 2 ECS FOR EVERY 100 SQ.M = 77 CARS

AS PER Commercial Area :

$$= 5319.73$$

$$= 5319.73 \times 1.5 = 106 \text{ CARS}$$

3. NO. OF REQUIRED ECS AS PER RESIDENTIAL UNIT

- NO. OF UNIT IN SECOND FLOOR = 4 UNIT (64 SQ.M @UNIT)+ 2 UNIT (45 SQ.M @UNIT)
- NO. OF UNIT IN THIRD FLOOR = 1 UNIT (64 SQ.M @UNIT)+ 2 UNIT (45 SQ.M @UNIT)
- 1 ECS FOR 50 TO 75 SQ.M AREA UNIT
- = 1 X 9 = 9 CARS

$$\text{TOTAL REQUIRED ECS} = 77 + 106 + 9 = 192 \text{ CARS}$$

PROVIDED PARKING

1. PROVISION FOR PARKING IN BASEMENT

- BASEMENT PARKING AREA = 2052.05 SQ.M
- (MECHANICAL PARKING) = 2052.05/16
- = 128 CARS

2. PROVIDED PARKING AREA IN OPEN & SET BACK AREA :

- OPEN AREA = P - (GROUND COVERAGE AREA)
- = 948.75 Sq.mt
- = 2962.48 - 2013.73 Sq.mt

TENDER ROAD AREA

$$= \text{NET PLOT AREA} - (P)$$

$$= 5037.45 - 2362.48$$

$$= 2674.97 \text{ Sq.mt}$$

TOTAL PARKING AREA

$$= 50\% \text{ OF } (948.75 + 2674.97) \text{ SQ.MT}$$

$$= 1511.86 \text{ SQ.MT}$$

PROVISION FOR PARKING IN OPEN & SET BACK SPACE:

$$\text{OPEN PARKING AREA} = 1511.86 \text{ Sq.mt}$$

$$\text{PROVIDED PARKING IN OPEN AREA @ 23} = 1511.86 / 23 = 65 \text{ CARS}$$

$$\text{TOTAL PROVIDED CARS} = 128 + 65 = 193 \text{ CARS}$$

HENCE ECS PROVIDED IN BASEMENT & OPEN AREA ETC IS GREATER THAN ECS REQUIRED



ROAD WIDENING AREA (B)

ROAD WIDENING AREA					
SL. NO.	AREA	NO. OF	NO. OF	NO. OF	NO. OF
1	10.17	1	1.11	1	1.11
2	10.17	1	1.11	1	1.11
3	10.17	1	1.11	1	1.11
4	10.17	1	1.11	1	1.11
5	10.17	1	1.11	1	1.11
6	10.17	1	1.11	1	1.11
7	10.17	1	1.11	1	1.11
8	10.17	1	1.11	1	1.11
9	10.17	1	1.11	1	1.11
10	10.17	1	1.11	1	1.11
11	10.17	1	1.11	1	1.11
12	10.17	1	1.11	1	1.11
13	10.17	1	1.11	1	1.11
14	10.17	1	1.11	1	1.11
15	10.17	1	1.11	1	1.11
16	10.17	1	1.11	1	1.11
17	10.17	1	1.11	1	1.11
18	10.17	1	1.11	1	1.11
19	10.17	1	1.11	1	1.11
20	10.17	1	1.11	1	1.11
21	10.17	1	1.11	1	1.11
22	10.17	1	1.11	1	1.11
23	10.17	1	1.11	1	1.11
24	10.17	1	1.11	1	1.11
25	10.17	1	1.11	1	1.11
26	10.17	1	1.11	1	1.11
27	10.17	1	1.11	1	1.11
28	10.17	1	1.11	1	1.11
29	10.17	1	1.11	1	1.11
30	10.17	1	1.11	1	1.