

AREA DETAIL AS/SANCTION BUILDING PLAN
MEMO NO ZP-1034/AD(RA) 2015/ 8610 DATED 26/5/2015

S.NO.	CONTENT	AREA IN SQ.MT.	AREA IN ACRES
1	TOTAL AREA AS PER ZONING PLAN	23087.279	5.705
2	PERMISSIBLE LAND FOR COMMERCIAL 4% OF TOTAL LAND	923.491	0.2282
3	PERMISSIBLE F.A.R FOR COMMERCIAL 175 %	1616.110	
4	PERMISSIBLE LAND FOR FLATS (1-2)	22163.788	5.4768
5	PERMISSIBLE F.A.R FOR FLATS 225 %	49868.523	
6	MAXIMUM DENSITY ALLOWED PER ACRE (900X 5.4768)	4929.12	
7	MINIMUM DENSITY ALLOWED PER ACRE (850X 5.4768)	4655.28	
8	A MAXIMUM D.U (429.12/5 PERSON)	985.82	
9	B MINIMUM D.U (4655.28/5 PERSON)	931.08	

S.NO.	CONTENT	PERMISSIBLE (sq.mt.)	PROPOSED	REFERENCE	
1	GROUND COVERAGE AREA	11543.57(50%)	3345.33(14.489%)	CHART NO. C	
2	F.A.R.	49868.215	49867.23(2.249%)	CHART NO. A	
3	HEIGHT OF BUILDING	120 mt.	75.450 mt.	CHART NO. B	
4	PARKING	466 ECS (REQUIRED)	936 Two Wheeler	CHART NO. B	
5	COMMERCIAL BUILDING	1616.10(175%)	1616.08(175 %)	CHART NO. 2a+2b	
6	COMMUNITY BUILDING	185.8	211.55	CHART NO. 4a	
7	ANGANWADI	185.8	218.80	CHART NO. 4a	
8	BASEMENT AREA		9844.71	CHART NO. G	
9	GREEN AREA	3463.39 (15.08%)	3483.39 (15.08%)	CHART NO. E	
10	STILT AREA		1899.49	CHART NO. F	
11	DENSITY PER ACRE	850 MINIMUM	900 MAXIMUM	850.86	CHART NO. A
12	REGULER DU	931.08 MINIMUM	985.82 MAXIMUM	932	CHART NO. A

AREA DETAIL REPORT AS PER PART OC APPLIED

S.N	CONTENT	AREA IN SQ.MT.	AREA IN ACRES
1	TOTAL AREA AS PER ZONING PLAN	23087.279	5.705
2	PERMISSIBLE LAND FOR COMMERCIAL 8.0 % OF TOTAL LAND	1846.982	0.4564
3	PERMISSIBLE F.A.R FOR COMMERCIAL 175 %	3232.219	
4	PERMISSIBLE LAND FOR RESIDENTIAL (1-2)	21240.297	5.249
5	PERMISSIBLE F.A.R FOR RESIDENTIAL 225 %	4723.728	
6	MAXIMUM DENSITY ALLOWED PER ACRE (900X 5.249)	3936.440	
7	MINIMUM DENSITY ALLOWED PER ACRE (750X 5.249)	3444.746	
8	A MAXIMUM D.U (4723.728/5 PERSON)	944.75	
9	B MINIMUM D.U (3936.44/5 PERSON)	787.29	

S.N	CONTENT	PERMISSIBLE	AS/SANCTION	AS/COMPLETION	SANCTION	COMPLETION
1	TOTAL AREA AS PER ZONING PLAN		23087.279	23087.279	5.705	5.705
2	PROPOSED LAND FOR COMMERCIAL 8.0 % OF TOTAL LAND	4%	923.491	1846.982	0.228	0.456
3	PERMISSIBLE F.A.R FOR COMMERCIAL 175 %		1616.110	3232.219		2791.404
4	PERMISSIBLE LAND FOR RESIDENTIAL (1-2)		22163.788	21240.297	5.477	5.249
5	PERMISSIBLE F.A.R FOR RESIDENTIAL 225 %		49868.523	4723.728		4723.728
6	MAXIMUM DENSITY ALLOWED PER ACRE (900/ACRE)		4929.108	4723.728		4723.728
7	MINIMUM DENSITY ALLOWED PER ACRE (750X ACRE)		4107.590	3936.440		3936.440
8	MAXIMUM D.U		985.822	944.746		944.746
9	MINIMUM D.U		821.518	787.288		787.288

AREA SUMMARY SHEET					
S.N	CONTENT	PERMISSIBLE	AS/SANCTION	AS BUILT	DEVIATION
1	TOTAL LAND AREA AS/LICENCE NO 73 OF 2014	24179.929			5.975
2	TOTAL LAND AREA AS PER ZONING	23087.279			5.705
3	TOTAL GROUND COVERAGE	11543.570	3345.330	5051.625	4954.606
4	F.A.R (21240.297 X 2.25 = 47790.66)	47790.668	49857.230		47794.419
5	FAR OF CUB IN TOWER 03 & 04			253.440	253.440
6	HT OF BUILDING	120.000	75.450		75.800
7	PARKING ECS	466.000	466.000		498.500
8	PARKING TWO WHEELER	936.000	936.000		997.000
9	COMMERCIAL BUILDING (175%) (1846.982 X 175 = 3232.219) AS/ 8%	3232.219	1616.080		3054.545
10	COMMUNITY	186.800	211.550		207.982
11	ANGANWADI	185.800	218.800		187.512
12	BASEMENT AREA		9844.710		11300.807
13	GREEN AREA (15%)	3463.070	3483.390		1456.097
14	STILT AREA		1899.490		1554.680
15	TOTAL NOS OF DUS		932		934

REVISED COMMERCIAL BUILDING PLAN AREA DETAIL

1	TOTAL LAND AREA AS/LICENCE NO 73 OF 2014	24179.929	5.975
2	TOTAL AREA AS PER ZONING PLAN	23087.279	5.705
3	PROPOSED LAND FOR COMMERCIAL 8.0 % OF TOTAL LAND	8%	1846.982
4	PERMISSIBLE F.A.R FOR COMMERCIAL 175 %		3232.219
5	COMMERCIAL 01-REVISED AREA		2791.404
6	COMMERCIAL 02-REVISED AREA		263.141
7	TOTAL REVISED AREA OF COMMERCIAL		3054.545

FAR AREA COMMERCIAL 1		
SR.NO.	SANCTIONED AREA	ACHIVED
1	Ground floor	1215.97
2	FIRST FLOOR	1142.602
3	SECOND FLOOR	1078.68
4	TOTAL AREA EXCEEDS (SQ.MT.)	570.122
FAR AREA COMMERCIAL 02		
SR.NO.	SANCTIONED AREA	REV BUILT AREA
5	Ground floor	400.11
NET TOTAL FAR OF COM 01 & COM 02 (2791.404 + 263.141)		
3054.545		

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 16.16.18. DU. 28.02.22

Superintending Engineer (HQ) for Chief Engineer 1 HSPV

DDT (T) MEMBER BPAC

Member Secretary BPAC

ATP (HQ)

DTP (HQ)

SOE (W)

ATP

ATP

REQUIRED ECS FOR COMMERCIAL AREA FROM 4% TO 8% = 3054.545 - 1616.08 = 1438.465/50 = 28.769 - SAY 29 ECS

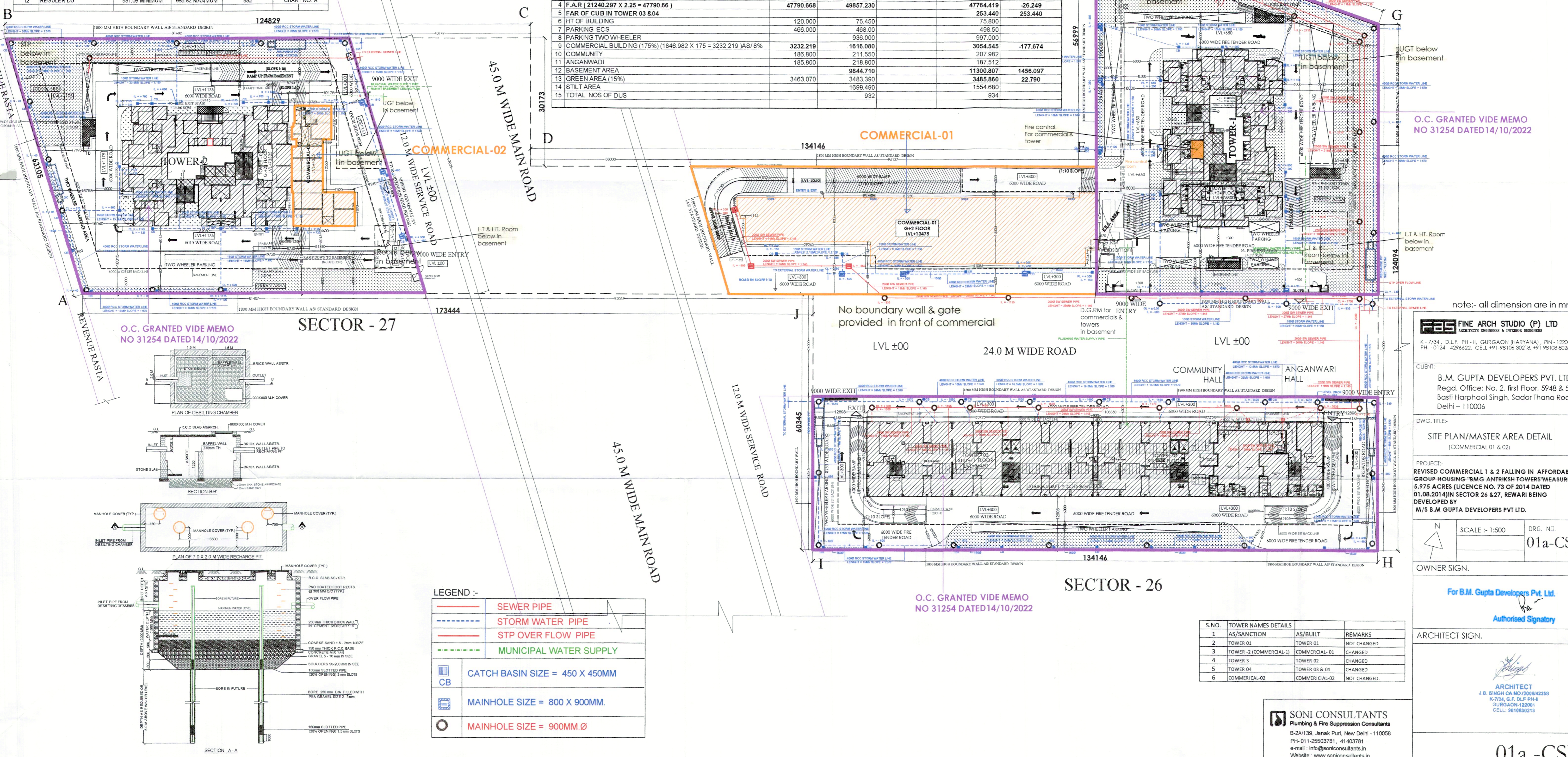
TOTAL ECS PROVIDED = 498.5 ECS

TOTAL ECS FOR RESIDENCE = 467 ECS

BALANCE ECS FOR COMMERCIAL = 498.5 - 467 = 31.5 ECS (SPACE DEDICATED IN BASEMENT BELOW COMMERCIAL 01 & 02)

TOTAL ECS PROVIDED = 467 + 31 + 14 = 514 ECS.

TO BE READ WITH THIS OFFICE MEMO NO. DATED:



FAS FINE ARCH STUDIO (P) LTD
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
K - 7/34, D.L.F. PH - II, GURGAON (HARYANA), PIN - 122001
PH - 0124 - 4296622, CELL +91-98104-90218, +91-98108-80260

CLIENT:-
B.M. GUPTA DEVELOPERS PVT. LTD.
Regd. Office: No. 2, first floor, 5948 & 5949
Basti Harphool Singh, Sadar Thana Road
Delhi - 110006

DWG. TITLE:-
SITE PLAN/MASTER AREA DETAIL
(COMMERCIAL 01 & 02)

PROJECT:-
REVISED COMMERCIAL 1 & 2 FALLING IN AFFORDABLE GROUP HOUSING "BAG ANTRIKSH TOWERS" MEASURING 5.975 ACRES (LICENCE NO. 73 OF 2014 DATED 01.08.2014) IN SECTOR 26 & 27, REWARI BEING DEVELOPED BY M/S B.M. GUPTA DEVELOPERS PVT LTD.

SCALE :- 1:500
DRG. NO. **01a-CSP**

OWNER SIGN.
For B.M. Gupta Developers Pvt. Ltd.
Authorised Signatory

ARCHITECT SIGN.

ARCHITECT
J.B. SINGH CA NO/2008/42258
K-7/34, G.F. DLF PH-II
GURGAON-122001
CELL: 9810830218

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01a -CSP