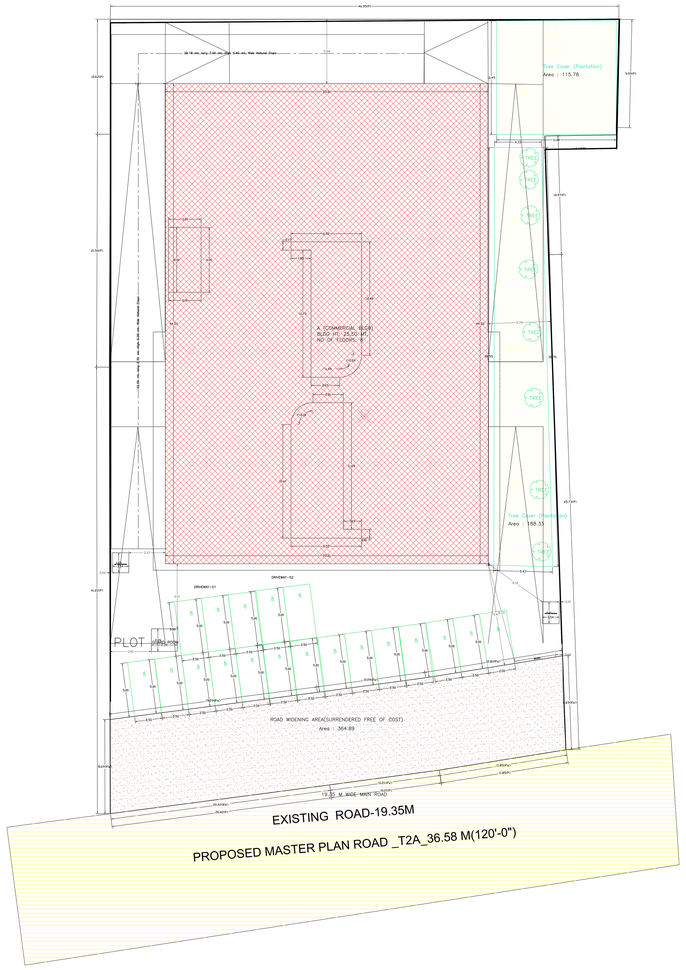
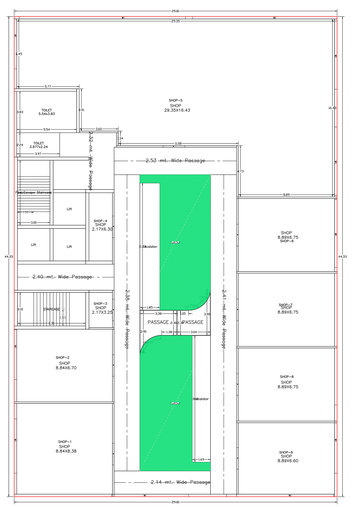
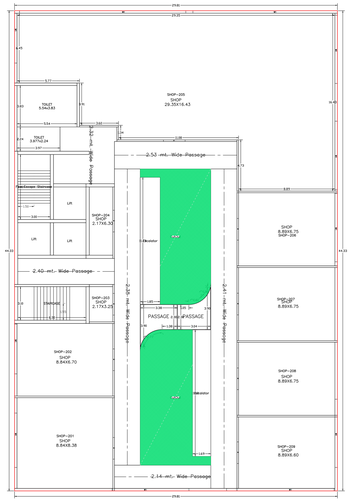
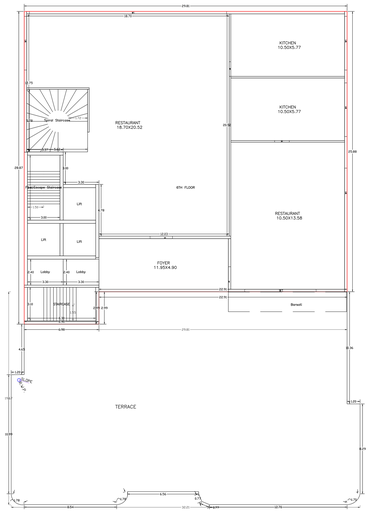
Project Title :COMMERCIAL BUILDING



SITE PLAN







SIXTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)

GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

FIFTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

RAIN WATER HARVESTING UNIT

Project Location	
Proposal For	PROPOSED BUILDING
Owner Name	MR.ALOK BIKAJI SMT.SARITA DEVI BIKAJI MR.VISHAL AGRAWAL & SMT.KHUSHI MR. YASH GARODIA
Khata No	359
Plot No	1926,1927
Village Name	MISIR GONDA
Use	Commercial
SubUse	Retail Shop

AREA STATEMENT BANCH	VERSION NO. 1.3.5
BUILDING CATEGORY/USE	VERSION DATE: 19/12/2022
PROJECT DETAIL	
Authority BMTPC,GONDA	Plot Use Commercial
Nature of Sanction	Plot SubUse Retail Shop
Location RESIDENTIAL/COMMERCIAL CORPORATION	Plot/Khata/Patta/Lease No
Zone/ No. NAP OFFICE/GONDA	Plot/Sub Plot No. 1926,1927
Land Use Zone Residential Plot	Total Plot Area 1926 (1926+1927)
Proper Type Building Permission	Draft Plot No. 1926(A,B,C,D)
Nature of Development New	Draft Plot No. 1926(A,B,C,D)
Village or Development Area/ City	Road Type Pucca
	Road Road Width : 19.35
AREA DETAIL	SQ.MT.
AREA OF PLOT (Minimum)	(M-Z) 364.01
Deduction for NetPlot Area	
Substrata Free of Cost	364.89
Total	364.89
NET AREA OF PLOT(Total Plot Area - Deduction from Gross Plot	(A-Deductions) 2997.53
Deduction for Balance Plot Area(Non Gross Plot Area)	
Substrata Free of Cost	364.89
Total	364.89
Total	364.89
BALANCE AREA OF PLOT(Net Plot Area - Deductions/Amenity Area)	(A-Deductions) 2632.61
PLOT UNDER FOOTPRINT/GROUND COVERAGE	(A-Deductions) 2997.53
Plot Area for FAR Site Plot Area - Footprint/Ground Area	(A-Deductions) 2997.53
COVERAGE DETAIL	
Permissible Coverage area (65.00 %)	1948.40
Proposed Coverage Area (65.38 %)	1952.94
Balance coverage area (0.38 %)	11.36
Balance coverage area (0.38 %)	11.36
FAR DATA	
Perm. FAR Area (3.00)	8991.61
Total Perm. FAR area	8991.61
Commercial FAR	8885.71
Residential FAR	105.90
Total Proposed FAR Area	8885.71
Consumed FAR (Fa.ea)	3.00
Remaining FAR	0.01
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	15337.66
ARCHITECT Regd.	SANDEEP KUMAR JHA
ENGINEER Regd.	
SUPERVISOR Regd.	
OWNER (Regd)	MR.ALOK BIKAJI SMT.SARITA DEVI BIKAJI SMT.NIRMALA DEVI GARODIA MR.YASH GARODIA
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
PROPOSED OPEN AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Buildingwise Floor FAR Details

Floor Name	Building Name A (COMMERCIAL BLDG) Proposed BuiltUp Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed BuiltUp Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor Plan	1397.82	0.00	1397.82	0.00
Basement Ground Floor	1397.82	0.00	1397.82	0.00
Lower Ground Floor	1321.43	1193.87	1321.43	1193.87
Ground Floor	1321.43	1167.17	1321.43	1167.17
First Floor	1321.43	1167.17	1321.43	1167.17
Second Floor	1321.43	1115.07	1321.43	1115.07
Third Floor	1164.61	1133.85	1164.61	1133.85
Fourth Floor	1164.61	1133.85	1164.61	1133.85
Fifth Floor	1164.61	1133.85	1164.61	1133.85
Sixth Floor	782.14	781.56	782.14	781.56
Terrace Floor	22.69	0.00	22.69	0.00
Total:	15337.66	8885.71	15337.66	8885.71

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor UseSub	Floor UseSub	FAR Area	FAR UseSub	FAR UseSub
A COMMERCIAL BLDG	Commercial	Retail Shop	Multistoried	BASEMENT FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Retail Shop
				LOWER GROUND FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Retail Shop
				GROUND FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Retail Shop
				FIRST FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Retail Shop
				SECOND FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Retail Shop
				THIRD FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Retail Shop
				FOURTH FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Retail Shop
				FIFTH FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Retail Shop
				SIXTH FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Retail Shop
				TERRACE FLOOR PLAN	Commercial	Retail Shop	-	-	-
				STAIR ROOM PLAN			-	-	-
				LIFT ROOM PLAN			-	-	-
				OVER HEAD WATER TANK	Commercial	Retail Shop	-	-	-
				STAIR ROOM PLAN			-	-	-
				LIFT ROOM PLAN			-	-	-

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Unit	Car		Two Wheeler		Eco Friendly Cycle	
					Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Reqd.
A COMMERCIAL BLDG	Commercial	Retail Shop	8885.71	Eco	1	1	1	1	2	2
			8885.71	ECS	1	1	1	1	2	2
			8885.71	ECS	1	1	1	1	2	2
			8885.71	ECS	1	1	1	1	2	2
			8885.71	ECS	1	1	1	1	2	2
Total	-	-	-	-	-	60	-	60	-	272

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Eco	60	1125.00	60	1125.00
Total Car	60	1125.00	60	1125.00
Two Wheeler	272	340.00	272	340.00
Other Parking	-	-	276	1035.00
Total		1465.00		1465.00

FAR & Tenement Details

Building	No. of Same Bldg	Deduction From Stairs, Lift & Lift Well (Sq.mt.)	Deductions Area Not Counted In FAR (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Commercial FAR/Area (Sq.mt.)	Total Number of Units
			Cellar		StairCase	Lift	Balcony	Mumty	Parking	Commercial				
A COMMERCIAL BLDG	1	1279.72	163.03	1337.66	190.92	235.95	62.06	171.66	2152.74	8885.72	8885.71	8885.71	52	
Grand Total:	1	1279.72	163.03	1337.66	190.92	235.95	62.06	171.66	2152.74	8885.72	8885.71	8885.71	52	

Building :A (COMMERCIAL BLDG)

Floor Name	Floor Height	Deduction From Stairs, Lift & Lift Well (Sq.mt.)	Deductions Area Not Counted In FAR (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Commercial FAR/Area (Sq.mt.)	Total Number of Units
			Cellar		StairCase	Lift	Balcony	Mumty	Parking	Commercial				
Basement Floor Plan	3.66	0.00	0.00	1397.82	0.00	0.00	0.00	0.00	0.00	1397.82	0.00	0.00	0.00	00
Basement Ground Floor	3.66	0.00	0.00	1397.82	0.00	0.00	0.00	0.00	0.00	1397.82	0.00	0.00	0.00	00
Lower Ground Floor	3.66	0.00	127.96	1321.43	0.00	0.00	0.00	0.00	0.00	1321.43	1193.87	1193.87	1193.87	00
Ground Floor	3.66	0.00	127.96	1321.43	19.85	0.00	0.00	16.39	0.00	1397.82	1167.17	1167.17	1167.17	08
First Floor	3.66	0.00	127.96	1321.43	19.85	0.00	0.00	16.39	0.00	1397.82	1167.17	1167.17	1167.17	08
Second Floor	3.66	0.00	127.96	1321.43	19.85	0.00	0.00	45.46	0.00	1397.82	1115.07	1115.07	1115.07	08
Third Floor	3.66	0.00	127.96	1164.61	19.85	27.85	0.00	45.46	0.00	1164.61	1133.85	1133.85	1133.85	08
Fourth Floor	3.66	0.00	127.96	1164.61	19.85	27.85	17.81	0.00	0.00	1164.61	1133.85	1133.85	1133.85	07
Fifth Floor	3.66	0.00	127.96	1164.61	19.85	27.85	17.81	0.00	0.00	1164.61	1133.85	1133.85	1133.85	07
Sixth Floor	3.66	0.00	127.96	1164.61	19.85	27.85	17.81	0.00	0.00	1164.61	1133.85	1133.85	1133.85	07
Terrace Floor	3.66	0.00	0.00	782.14	0.00	0.00	0.00	0.00	0.00	782.14	781.56	781.56	781.56	00
Overhead Water Tank	3.66	0.00	0.00	22.69	0.00	0.00	0.00	0.00	0.00	22.69	0.00	0.00	0.00	00
Stair Room Plan	3.66	0.00	0.00	22.69	0.00	0.00	0.00	0.00	0.00	22.69	0.00	0.00	0.00	00
Lift Room Plan	3.66	0.00	0.00	22.69	0.00	0.00	0.00	0.00	0.00	22.69	0.00	0.00	0.00	00
Total:	-	0.00	891.76	15337.66	190.92	235.95	62.06	171.66	0.00	15337.66	12154.16	12154.16	12154.16	52
Number of Same Buildings	1													
Total:		1279.72	163.03	1337.66	190.92	235.95	62.06	171.66	2152.74	8885.72	8885.71	8885.71	8885.71	52

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A COMMERCIAL BLDG	D	0.75	2.40	23
A COMMERCIAL BLDG	D1	1.05	2.40	41
A COMMERCIAL BLDG	D	2.00	2.40	30
A COMMERCIAL BLDG	D	2.07	2.40	31
A COMMERCIAL BLDG	D1	2.07	2.40	10

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A COMMERCIAL BLDG	V	0.75	2.40	39
A COMMERCIAL BLDG	D1	0.75	2.40	12
A COMMERCIAL BLDG	W1	11.18	2.40	31
A COMMERCIAL BLDG	W1	13.04	2.40	38
A COMMERCIAL BLDG	W1	15.30	2.40	36
A COMMERCIAL BLDG	W1	18.04	2.40	31
A COMMERCIAL BLDG	W1	4.20	2.40	32
A COMMERCIAL BLDG	W1	4.65	2.40	15
A COMMERCIAL BLDG	W1	4.96	2.40	33
A COMMERCIAL BLDG	W1	5.50	2.40	36
A COMMERCIAL BLDG	W1	6.80	2.40	24
A COMMERCIAL BLDG	W1	6.98	2.40	31
A COMMERCIAL BLDG	W1	7.51	2.40	36
A COMMERCIAL BLDG	W1	9.91	2.40	38

Balcony Calculations Table

FLOOR	SNO	AREA	TOTAL AREA
FIFTH FLOOR PLAN	(B X S) SUB TOTAL :	12.85	52.56
	(B X S) SUB TOTAL :	4.20	
	(B X S) SUB TOTAL :	5.66	
	(B X S) SUB TOTAL :	29.85	
FOURTH FLOOR PLAN	(B X S) SUB TOTAL :	12.85	52.56
	(B X S) SUB TOTAL :	4.20	
	(B X S) SUB TOTAL :	5.66	
	(B X S) SUB TOTAL :	29.85	
	(B X S) SUB TOTAL :	4.96	
THIRD FLOOR PLAN	(B X S) SUB TOTAL :	12.85	52.56
	(B X S) SUB TOTAL :	4.20	
	(B X S) SUB TOTAL :	5.66	
	(B X S) SUB TOTAL :	29.85	
	(B X S) SUB TOTAL :	4.96	
Total :			104.76

UnitBUA Table for Building :A (COMMERCIAL BLDG)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SHOP-1	SHOP	84.39	70.25	1	1
	SHOP-2	SHOP	9.51	7.36	1	
	SHOP-3	SHOP	23.52	19.58	1	
	SHOP-4	SHOP	381.82	350.51	1	1
	SHOP-5	SHOP	82.39	60.52	1	
	SHOP-6	SHOP	82.39	60.52	1	
	SHOP-7	SHOP	82.39	60.52	1	
	SHOP-8	SHOP	82.39	59.95	1	
	SHOP-201	SHOP	84.39	70.25	1	
	SHOP-202	SHOP	9.51	7.36	1	
	SHOP-203	SHOP	23.52	19.58	1	
SECOND FLOOR PLAN	SHOP-204	SHOP	381.82	350.51	1	1
	SHOP-205	SHOP	82.39	60.52	1	
	SHOP-206	SHOP	82.39	60.52	1	
	SHOP-207	SHOP	82.39	59.95	1	
	SHOP-208	SHOP	82.39	59.95	1	
	SHOP-209	SHOP	82.39	59.95	1	
TERRACE FLOOR PLAN	STAIRCASE	OTHER	204.51	183.67	5	1
	SHOP-301	SHOP	189.91	154.62	2	
	SHOP-302	SHOP	189.91	157.28	2	
	SHOP-303	SHOP	82.39	59.95	1	
	SHOP-304	SHOP	82.39	59.95	1	
FIFTH FLOOR PLAN	SHOP-305	SHOP	189.91	157.28	2	1
	SHOP-306	SHOP	189.91	156.62	2	
	SHOP-307	SHOP	113.35	107.83	1	
	SHOP-308	SHOP	113.35	107.83	1	
	SHOP-309	SHOP	160.01	144.19	1	
	SHOP-401	SHOP	189.91	157.28	2	
	SHOP-402	SHOP	189.91	156.62	2	
	SHOP-403	SHOP	113.35	107.83	1	
FOURTH FLOOR PLAN	SHOP-404	SHOP	113.35	107.83	1	1
	SHOP-405	SHOP	189.91	157.28	2	
	SHOP-406	SHOP	189.91	156.62	2	
	SHOP-407	SHOP	113.35	107.83	1	
	SHOP-408	SHOP	160.01	144.19	1	
	TOILET	SHOP	5.54	4.52	1	
	SHOP-501	SHOP	189.91	157.28	2	
	SHOP-502	SHOP	189.91	156.62	2	
	SHOP-503	SHOP	113.35	107.83	1	
THIRD FLOOR PLAN	SHOP-504	SHOP	189.91	157.28	2	1
	SHOP-505	SHOP	189.91	156.62	2	
	SHOP-506	SHOP	113.35	107.83	1	
	SHOP-507	SHOP	113.35	107.83	1	
	SHOP-508	SHOP	160.01	144.19	1	
	TOILET	SHOP	5.54	4.52	1	
	SHOP-01	SHOP	129.37	107.83	1	
	SHOP-02	SHOP	9.51	7.36	1	
GROUND FLOOR PLAN	SHOP-03	SHOP	18.15	15.39	1	1
	SHOP-04	SHOP	207.14	170.47	1	
	SHOP-05	SHOP	207.14	170.47	1	
	SHOP-06	SHOP	216.56	206.22	1	
	SHOP-07	SHOP	129.37	107.83	1	
	SHOP-08	SHOP	129.37	107.83	1	
LOWER GROUND FLOOR PLAN	SHOP-LG1	SHOP	27.05	20.45	1	1
	SHOP-LG2	SHOP	27.05	20.45	1	
	SHOP-LG3	SHOP	17.45	13.38	1	
Total :	-	-	8885.71	8481.08	83	13

LOP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SANDEEP KUMAR JHA 21994C			Signature Not Verified Digitally signed by SANDEEP KUMAR JHA Date: 2023.03.30 16:47:27 IST Reason: Approved

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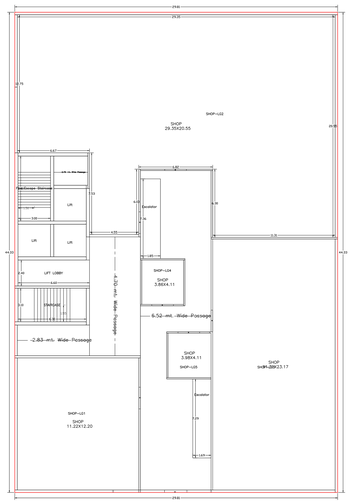
Project Title :COMMERCIAL BUILDING



LOWER GROUND FLOOR PLAN
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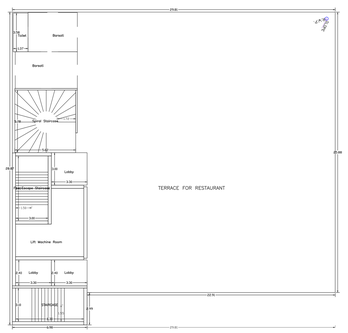

TERRACE FLOOR PLAN
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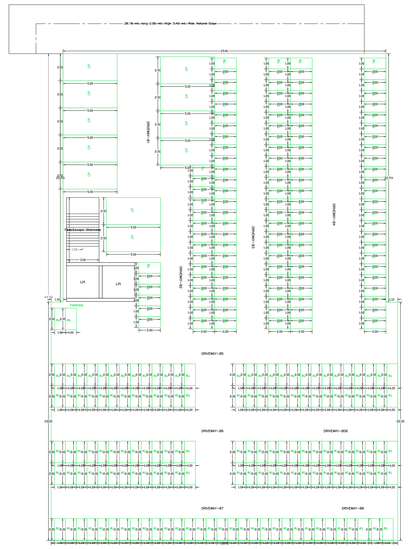
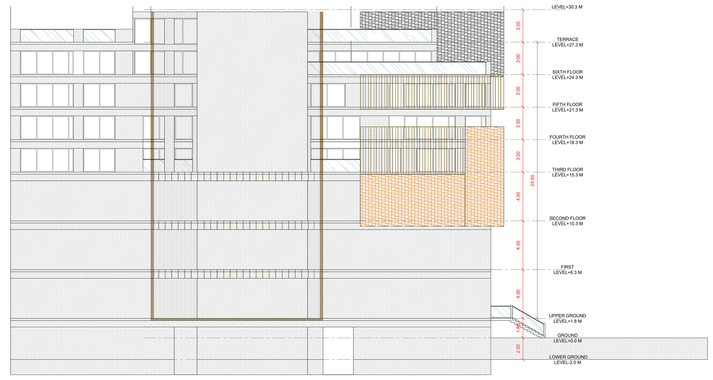
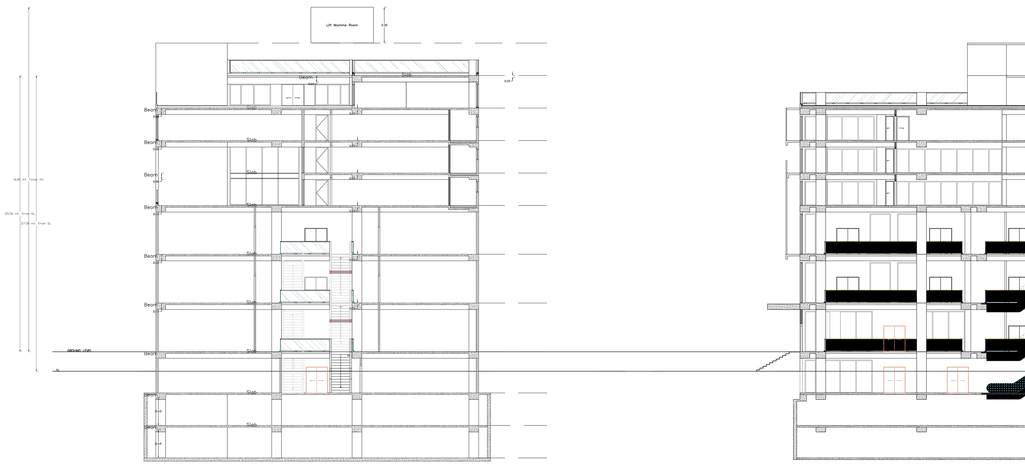
BASEMENT SECOND FLOOR PLAN
(SCALE: 1:100)



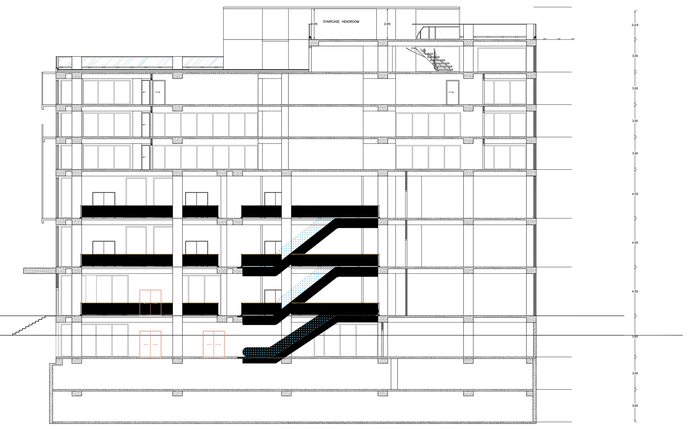
BASEMENT FIRST FLOOR PLAN
(SCALE: 1:100)



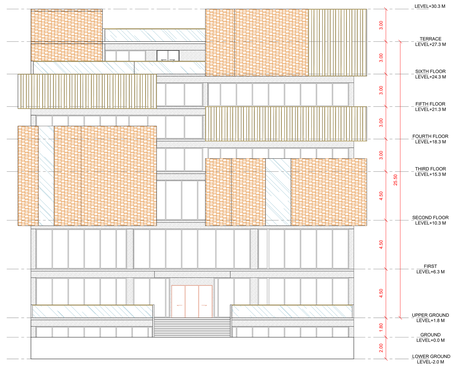
SIDE ELEVATION



BB' SECTION



AA' SECTION



FRONT ELEVATION

	DATE	30.09.2025
	SHEET NO	2
Planned Use		
Planned Title	RMC/BP/0926/YI/22/24	
Owner Name	MR.ALOK BAJAJ SMT.SARITA DEVI BAJAJ MR.ANUJ BAJAJ SMT.ANCHAL BAJAJ MR. YASH GARODIA	
Khata No	359	
Plot No	1926,1927	
Village Name	MISIR GONDA	
Use	Commercial	
SubUse	Retail Shop	

LTP NAME AND SIGNATURE	STRUCTURAL ENGG NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SANDEEP KUMAR JHA (CRAC			

Signature Not Verified
Digitally signed by
Date: 2025.10.01

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