

Proposal Basic Information

Proposal File No.	HMC/EP/19/01/2023
Owner Name	1. BIJAY SHREE AND SAPNA CONSTRUCTION PVT LTD 2. JITENDRA KUMAR YADAV
Khata No.	159
Plot No.	561
Village Name	Cantonment
Use	Residential
SubUse	ResComm Bldg

AREA STATEMENT

AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	1132.18
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		115.92
Total		115.92
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1016.26
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1132.18
Plot Area by FAR (Net Plot Area - Road/Widening Area)	(A-Deductions)	1132.18

COVERAGE CHECK

Proposed Coverage area (50.00 %)	569.09
Total Prop. Coverage Area (49.41 %)	559.38
Balance coverage area (1.05 %)	6.71

FAR CHECK

Perm. FAR Area (2.50)	2830.45
Total Perm. FAR Area	2830.45
Residential FAR	3771.04
Commercial FAR	1119.99
Proposed FAR Area	2798.68
Total Proposed FAR Area	2798.68
Consumed FAR (Factor)	2.47
Balance FAR Area	31.77

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	3436.70
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ARCHITECT (Regd) SUNIL KUMAR SINHA
ENGINEER (Regd)
SUPERVISOR (Regd)

OWNER (Regd) 1. BIJAY SHREE AND SAPNA CONSTRUCTION PVT LTD
2. JITENDRA KUMAR YADAV

DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Pink

Buildingwise Floor FAR Details

Floor Name	Building Name	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
Basement Floor	A (RESIDENTIAL CUM COMMERCIAL)	580.63	8.55	580.63	8.55
Ground Floor	A (RESIDENTIAL CUM COMMERCIAL)	569.79	555.35	569.79	555.35
First Floor	A (RESIDENTIAL CUM COMMERCIAL)	569.84	569.84	569.84	569.84
Second Floor	A (RESIDENTIAL CUM COMMERCIAL)	569.88	569.88	569.88	569.88
Third Floor	A (RESIDENTIAL CUM COMMERCIAL)	569.88	569.88	569.88	569.88
Fourth Floor	A (RESIDENTIAL CUM COMMERCIAL)	569.88	569.88	569.88	569.88
Terrace Floor	A (RESIDENTIAL CUM COMMERCIAL)	0.00	0.00	0.00	0.00
Total		3436.70	2798.67	3436.70	2798.67

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RESIDENTIAL CUM COMMERCIAL)	Residential	ResComm Bldg	BASEMENT FLOOR	Residential	ResComm Bldg	-	-	-
			GROUND FLOOR	Commercial	Shop	COMM FAR	Commercial	Shop
			FIRST FLOOR	Commercial	Shop	COMM FAR	Commercial	Shop
			TYPICAL - 2 - 4 FLOOR PLAN	Residential	ResComm Bldg	RESI FAR	Residential	ResComm Bldg
			TERRACE FLOOR PLAN	Residential	ResComm Bldg	-	-	-
			TERRACE FLOOR PLAN	Residential	ResComm Bldg	-	-	-

Required Parking (Table 7a)

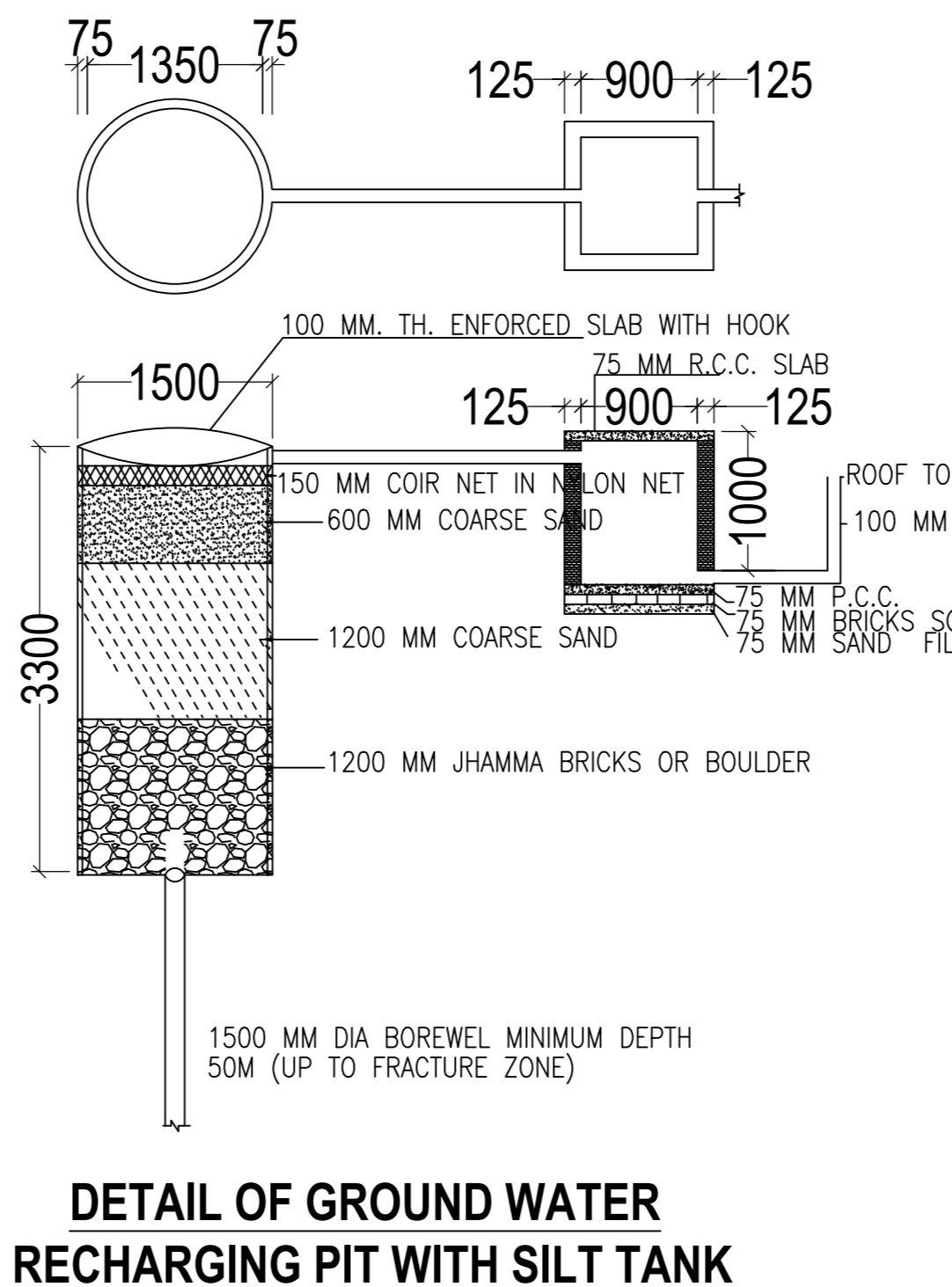
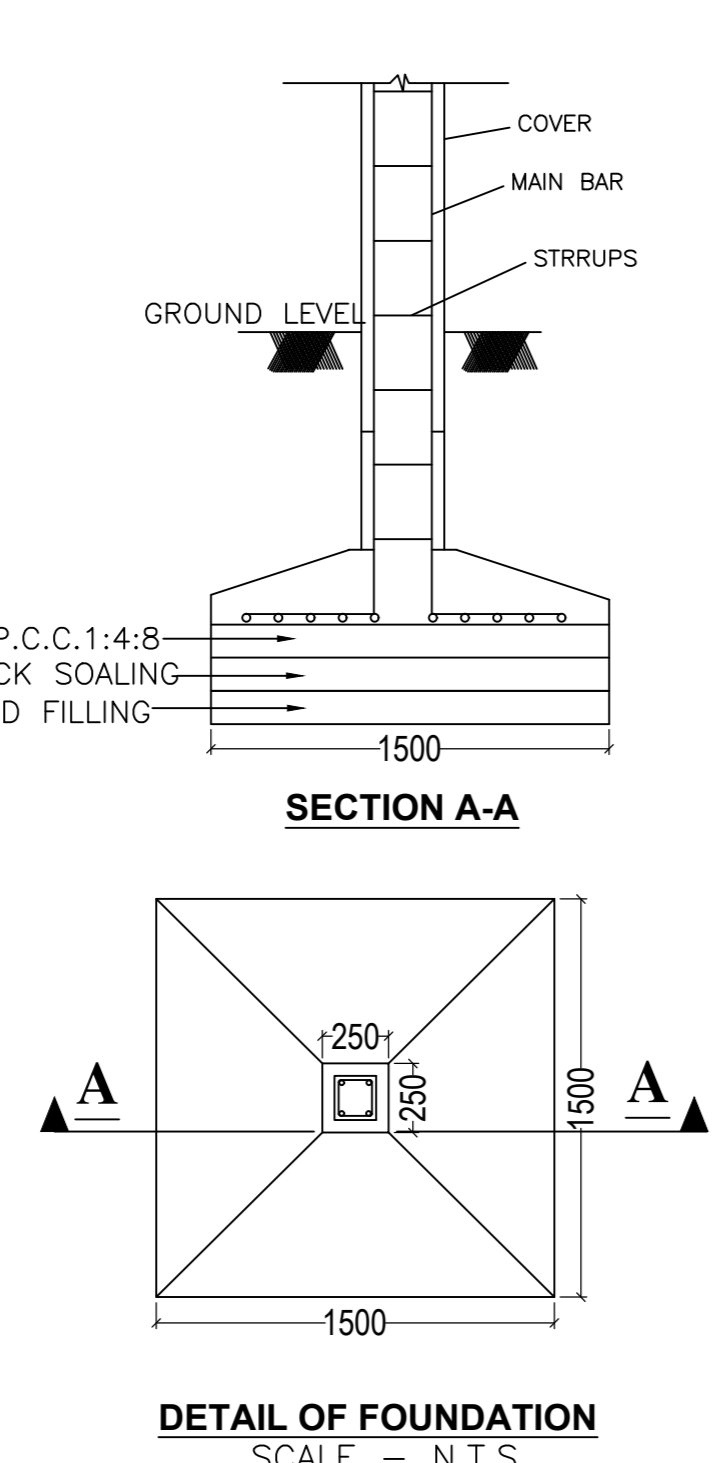
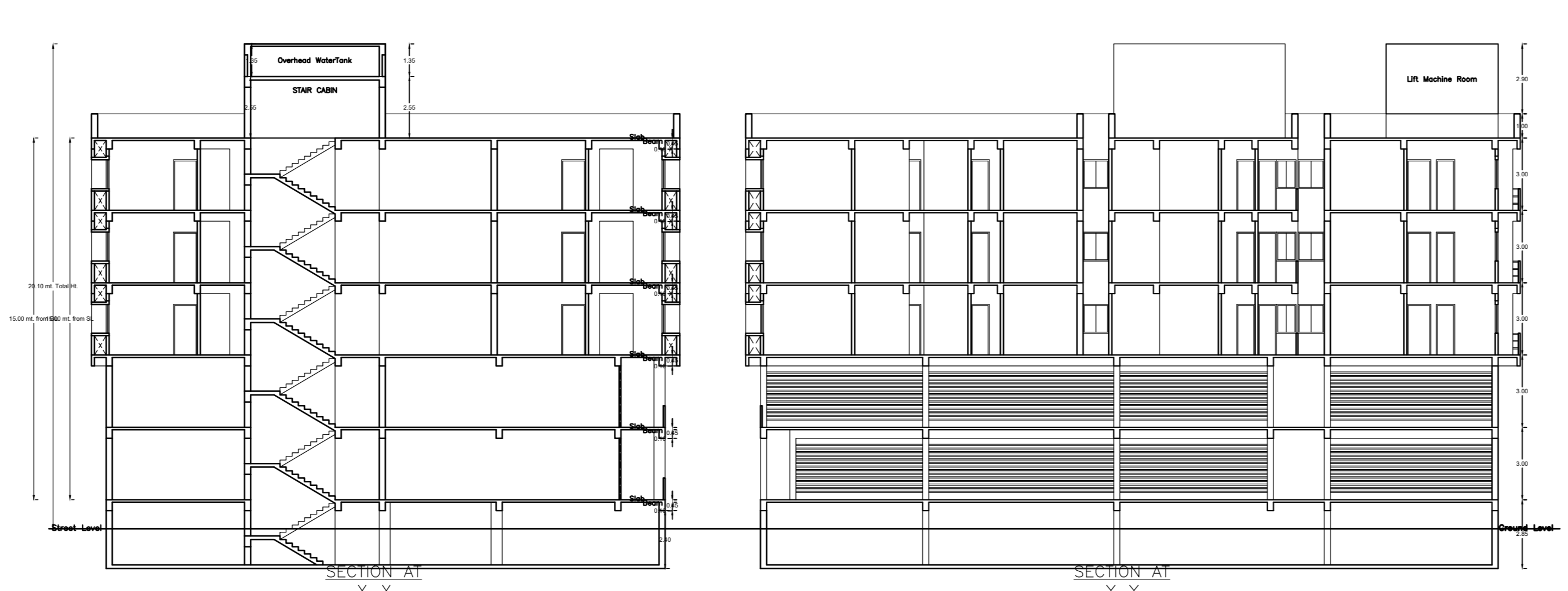
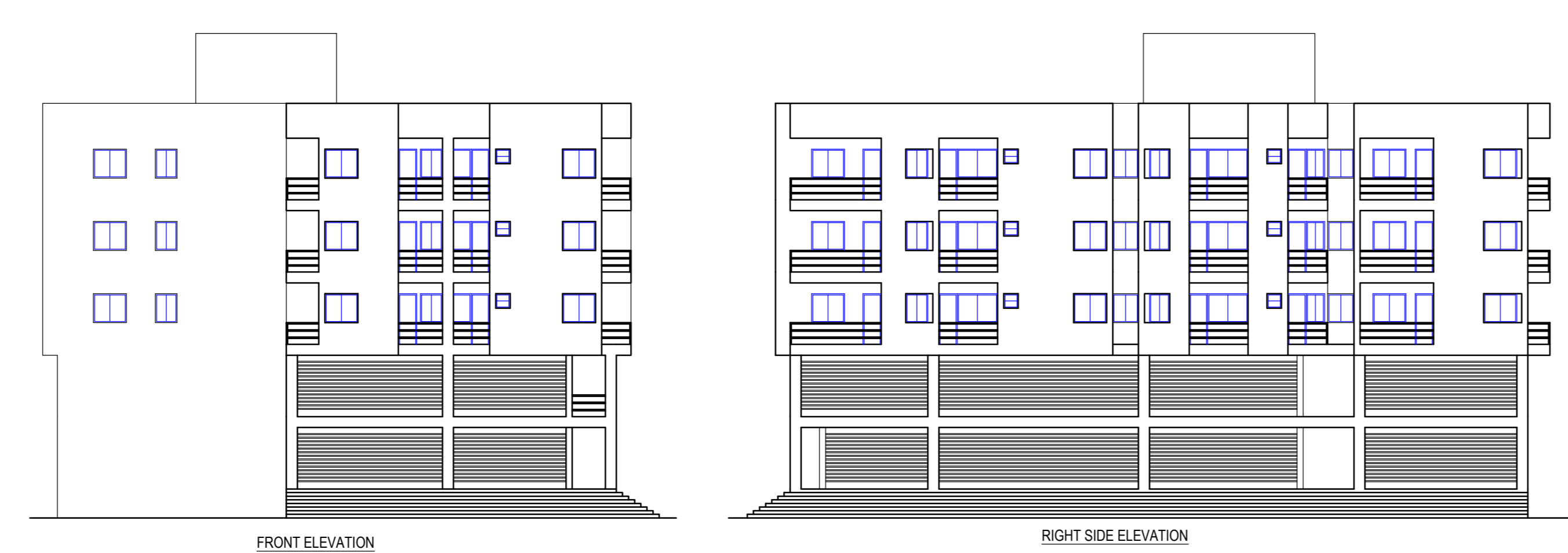
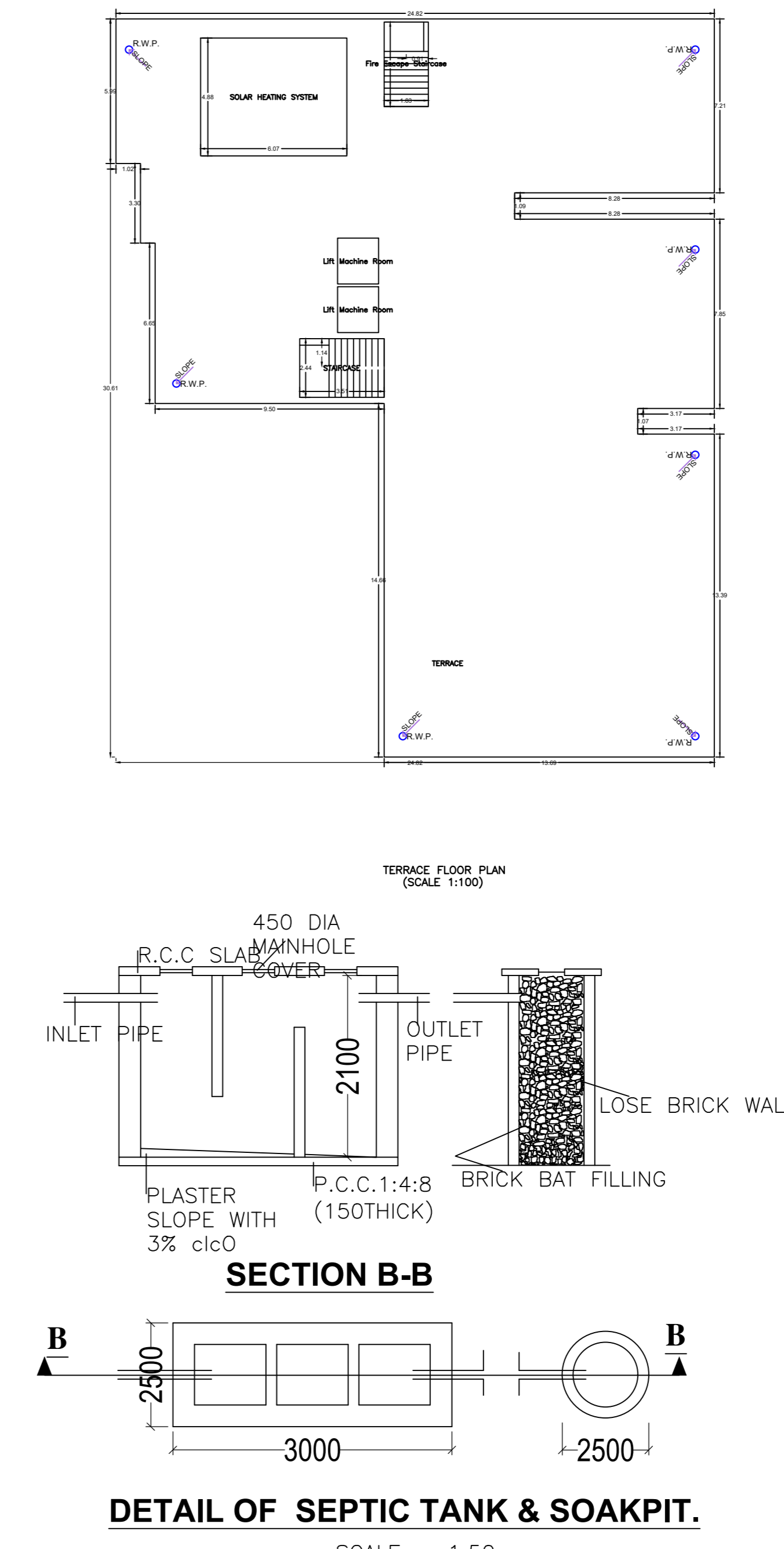
Building Name	Type	SubUse	Area (Sq.mt)	Units	Car	Two Wheeler	Prop.	Reqd.	Car	Two Wheeler	Prop.
A (RESIDENTIAL CUM COMMERCIAL)	Commercial	Shop	>= 50	50	1056.54	1	15	-	-	-	-
			>= 100	100	1056.54	1	15	-	-	-	-
			>= 150	150	1056.54	1	15	-	-	-	-
A (RESIDENTIAL CUM COMMERCIAL)	Residential	ResComm Bldg	>= 100	100	18.00	1	15	-	-	-	-
			>= 200	200	18.00	1	15	-	-	-	-
			>= 300	300	18.00	1	15	-	-	-	-
Total					33	33	1	2	2	64	

Parking Check (Table 7b)

Vehicle Type	Regd.	Area	Prop.	Area
Car	33	412.50	33	412.50
Two Wheeler	2	25.00	2	25.00
Total Car	33	412.50	33	412.50
Visitor's Car Parking	2	25.00	2	25.00
Two Wheeler	-	-	65	130.00
Total Two Wheeler	64	128.00	65	130.00
Other Parking	-	-	137.58	137.58
Total	-	565.50	-	635.48

Building :A (RESIDENTIAL CUM COMMERCIAL)

Floor Name	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Star/Case	Lin	Accessory Use	Parking	Resi	Commercial	Star	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Consumed Additional FAR Area (Sq.mt)	Tmt (No.)
Basement Floor	580.63	10.15	6.46	0.00	555.48	0.00	0.00	0.00	8.55	8.55	8.55	0.00	00
Ground Floor	569.79	6.41	0.00	4.03	0.00	0.00	565.35	0.00	565.35	565.35	565.35	0.00	03
First Floor	569.84	6.41	6.46	4.03	0.00	0.00	563.74	0.00	563.74	563.74	563.74	0.00	03
Second Floor	569.88	6.41	6.46	0.00	0.00	557.01	0.00	0.00	557.01	557.01	557.01	0.00	06
Third Floor	569.88	6.41	6.46	0.00	0.00	557.01	0.00	0.00	557.01	557.01	557.01	0.00	06
Fourth Floor	569.88	6.41	6.46	0.00	0.00	557.01	0.00	0.00	557.01	557.01	557.01	0.00	06
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	3436.70	42.20	32.30	8.06	555.48	1671.03	1119.09	8.55	2798.67	2798.67	2798.67	0.00	24



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL CUM COMMERCIAL)	D3	0.75	2.10	81
A (RESIDENTIAL CUM COMMERCIAL)	D2	0.90	2.10	18
A (RESIDENTIAL CUM COMMERCIAL)	D1	0.98	2.10	48
A (RESIDENTIAL CUM COMMERCIAL)	D	1.05	2.10	18
A (RESIDENTIAL CUM COMMERCIAL)	RS	1.50	2.10	10

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL CUM COMMERCIAL)	V	0.60	1.20	38
A (RESIDENTIAL CUM COMMERCIAL)	W1	0.76	1.20	03
A (RESIDENTIAL CUM COMMERCIAL)	W2	0.90	1.20	18
A (RESIDENTIAL CUM COMMERCIAL)	W1	0.94	1.20	06
A (RESIDENTIAL CUM COMMERCIAL)	W1	1.07	1.20	03
A (RESIDENTIAL CUM COMMERCIAL)	W1	1.09	1.20	03
A (RESIDENTIAL CUM COMMERCIAL)	W	1.24	1.20	03
A (RESIDENTIAL CUM COMMERCIAL)	W1	1.35	1.20	39
A (RESIDENTIAL CUM COMMERCIAL)	W	1.50	1.20	15
A (RESIDENTIAL CUM COMMERCIAL)	MECH VENT	1.80	1.20	30

UnitBUA Table for Building :A (RESIDENTIAL CUM COMMERCIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	SHOP	130.55	128.91	1	1
	2	SHOP	73.54	69.12	1	3
	3	SHOP	224.21	222.98	3	1
FIRST FLOOR PLAN	4	SHOP	130.55	128.91	1	1
	5	SHOP	73.54	69.12	1	3
	6	SHOP	230.67	227.44	3	1
TYPICAL - 2 - 4 FLOOR PLAN	FLAT-01	FLAT	84.36	84.04	11	1
	FLAT-02	FLAT	91.21	90.91	11	1
	FLAT-03	FLAT	79.68	79.35	10	18
	FLAT-04	FLAT	84.66	84.52	10	1
	FLAT-05	FLAT	84.21	83.89	10	1
FLAT-06	FLAT	91.48	91.40	10	1	
Total			2379.88	2365.77	196	24

FAR & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)				Proposed FAR Area (Sq.mt)	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Tmt (No.)	
			Star/Case	Lin	Accessory Use	Parking						
A (RESIDENTIAL CUM COMMERCIAL)	1	3436.70	42.20	32.30	8.06	555.48	1671.03	1119.09	8.55	2798.67	2798.67	24
Grand Total	1	3436.70	42.20	32.30	8.06	555.48	1671.03	1119.09	8.55	2798.67	2798.67	24

LTP NAME AND SIGNATURE SUNIL KUMAR SINHA
HMC/EN/0002/2019

STRUCTURAL ENG'S NAME AND SIGNATURE

BUILDER NAME AND SIGNATURE

DIGITAL SIGNATURE