



SCHEDULE OF AREA:-

TOTAL PLOT AREA = 38874.79 SQM.
 TOTAL AREA DEEMED TO BE UNDER IND. USE = 34281.59 SQM.
 PERM. GROUND COVERAGE (60%) = 20568.95 SQM.
 PERM. FAR (125%) = 42851.98 SQM.
 AREA NOT DEEMED TO BE UNDER IND. USE:-
 POCKET - A = 25.50 X 77.64 = 1979.82 SQM.
 POCKET - B = $67.13 \times 53.35 = 3580.56$ SQM.
 TOTAL AREA NOT DEEMED TO BE UNDER IND. USE = 4559.38 SQM.

Existing Covd. Area:-

Ground Floor :-

Block - 1 =	66467.50 Sft.
2 =	21923.00 Sft.
4 =	1741.12 Sft.
5 =	120.44 Sft.
6 =	130.50 Sft.
7 =	301.50 Sft.
8 =	182.81 Sft.
9 =	196.81 Sft.
10 =	915.75 Sft.
11 =	665.25 Sft.
12 =	6540.00 Sft.
13 =	28.26 Sft.
A =	2516.25 Sft.
B =	2850.00 Sft.
B1 =	8543.87 Sft.
C =	5709.37 Sft.
D =	19542.75 + 44677.12 = 64219.87 Sft.
H =	1866.25 Sft.
I =	1866.25 Sft.
J =	3579.81 Sft.
K =	4625.30 Sft.
L =	1575.00 Sft.
Q =	2139.00 Sft.

Total Exist. Covd. Area at Ground Floor = 198703.91 Sft. or 18460.04 Sqm.

Demolished Area:-

Block - B1 = 6.35 X 22.63 = 143.70 Sqm.

12 = 6540.0 Sft. or 607.58 Sqm.

Total demolished area of all blocks = 751.28 Sqm.

Net Existing Ground Coverage (Existing - Demolished) = 18460.04 - 751.28 = 17708.76 Sqm.
 (190617.09 Sft.)

Existing Covd. Area:-

First Floor :-

Block - 1 =	13054.00 Sft.
4 =	311.75 Sft.
J =	3579.81 Sft.
K =	1916.30 Sft.

Total Exist. Covd. Area at First Floor = 18861.86 Sft. or 1752.31 Sqm.

Second Floor :-

Block - 4 =	311.75 Sft.
Block - J =	763.75 Sft.

Total Exist. Covd. Area at Second Floor = 1075.50 Sft. or 99.92 Sqm.

Third Floor :-

Block - 4 = 311.75 Sft. or 28.96 Sqm.

Mumty :-

Block - J =	436.06 Sft.
K =	259.62 Sft.

Total Exist. Covd. Area at Mumty = 695.68 Sft. or 64.63 Sqm.

Total Existing covd. area at All Floors of All Blocks:-

= 190617.09 + 18861.86 + 1075.50 + 311.75 + 695.68 = 211561.88 SFT. or 19654.58 Sqm.

Total Existing Covd. Area for FAR = 19654.58 - 64.63 = 19589.95 Sqm.

Area to be Compounded/ O.C. Applied:-

Ground Floor :-

Block - B = 5.87 X 5.10 + 9.10 X 3.15 - 0.45 X 1.66 = 29.94 + 28.66 - 0.75 = 57.85 Sqm.
 R = 19.35 X 50.0 + 12.15 X 4.03 = 967.50 + 48.96 = 1016.46 Sqm.

Total Area to be Compounded at Ground Floor = 1074.31 Sqm.

First Floor :-

Block - R = 19.35 X 50.0 = 967.50 Sqm.

Mumty:-

Block - B = 7.44 X 3.91 + 0.23 X 0.76 = 29.09 + 0.17 = 29.26 Sqm.
 R = 8.05 X 4.03 = 32.44 Sqm.

Total Area to be Compounded at Mumty = 61.70 Sqm.

Total Area to be Compounded at All Floor (With Mumty) = 1074.31 + 967.50 + 61.70 = 2103.51 Sqm.

Total Area to be Compounded for FAR (Without Mumty) = 2103.51 - 61.70 = 2041.81 Sqm.

Ground Coverage:-

Existing = 17708.76 Sqm.

Tobe Compounded = 1074.31 Sqm.

Total Ground Coverage Achieved (Existing + Tobe Compounded)

= 17708.76 + 1074.31 = 18783.07 Sqm. (54.79%) $\left[\frac{18783.07}{34281.59} \right] \times 100$

FAR Achieved:-

Existing Covd. Area = 19589.95 Sqm

Tobe Compounded = 2041.81 Sqm.

Total FAR Achieved = 21631.76 Sqm. (63.10%) $\left[\frac{21631.76}{34281.59} \right] \times 100$

PROJECT :-
 SITE PLAN OF FACTORY AT DHATURI ROAD, VILL.
 - BHIGAN, DISTT. SONIPAT.
 FOR
 M/S HINDUSTAN TIN WORKS LTD.

Drg. Title: SITE PLAN

Scale: 1:500

DRN BY :- ANIL



APPLICANT

ARCHITECT