

AREA CALCULATION CHART					
O.C. GRANTED FOR WAREHOUSE (BLOCK A) VIDE MEMO NUMBER: JR-1355/(D/RD)/2021/15727, DATED 02-07-2021					
S.NO.	DESCRIPTION	L	W	NOS	TOTAL AREA (SQM)
1	A	287.97	X 159.43	X 1	= 45911.057
2	B	41.06	X 143.43	X 1	= 5889.236
3	CANOPY 1	124.54	X 5.00	X 1	= 622.700
4	CANOPY 2	287.97	X 5.00	X 1	= 1439.850
5	CANOPY 3	73.70	X 5.00	X 1	= 368.500
6	CANOPY 4	83.92	X 5.00	X 1	= 419.600
7	SCRAP ROOM	16.00	X 6.70	X 1	= 107.200
8	SCRAP ROOM 2	12.00	X 8.00	X 1	= 96.000
TOTAL					54844.143
A					
S.NO.	DESCRIPTION	L	W	NOS	TOTAL AREA (SQM)
1	GUARD ROOM	3.66	X 4.96	X 1	= 18.154
2	DRIVER REST ROOM - 1	8.40	X 7.20	X 1	= 60.480
3	COVERED PARKING - 1	58.67	X 7.32	X 1	= 428.664
4	COVERED PARKING - 2	61.02	X 17.38	X 1	= 1060.528
5	COVERED WALKWAY	3.14	X 16.80	X 16.8/4	= 221.558
6	COVERED WALKWAY	10.76	X 11.81	X 1	= 127.076
7	COVERED WALKWAY	7.41	X 32.38	X 1	= 239.836
8	COVERED WALKWAY	180.96	X 1.50	X 1	= 271.440
9	SECURITY ROOM NO. - 2	3.46	X 3.46	X 1	= 11.972
10	WORKER'S REST ROOM	7.00	X 30.75	X 1	= 215.250
11	MT/LT ROOM	21.50	X 11.35	X 1	= 244.025
12	PUMP ROOM	17.96	X 7.26	X 1	= 130.390
TOTAL					2890.342
B					
TOTAL AREA IN GROUND COVERAGE (A+B)					
57734.485					
COVERED AREA ON MEZZANINE FLOOR					
S.NO.	DESCRIPTION	L	W	NOS	TOTAL AREA (SQM)
1	WAREHOUSE A	329.03	X 32.75	X 1	= 10775.733
TOTAL COVERED AREA ON MEZZANINE FLOOR					10775.733
TOTAL AREA IN FAR = C+D					
68510.219					
E					

REVISED WAREHOUSE (BLOCK B)					
S.NO.	DESCRIPTION	L	W	NOS	TOTAL AREA (SQM)
1	WAREHOUSE B	232.43	X 167.90	X 1	= 38932.897
2	CANOPY 1	74.66	X 33.75	X 1	= 2519.775
3	CANOPY 2	245.00	X 5.00	X 1	= 1225.000
4	CANOPY 3	235.00	X 5.00	X 1	= 1175.000
TOTAL					44017.672
F					

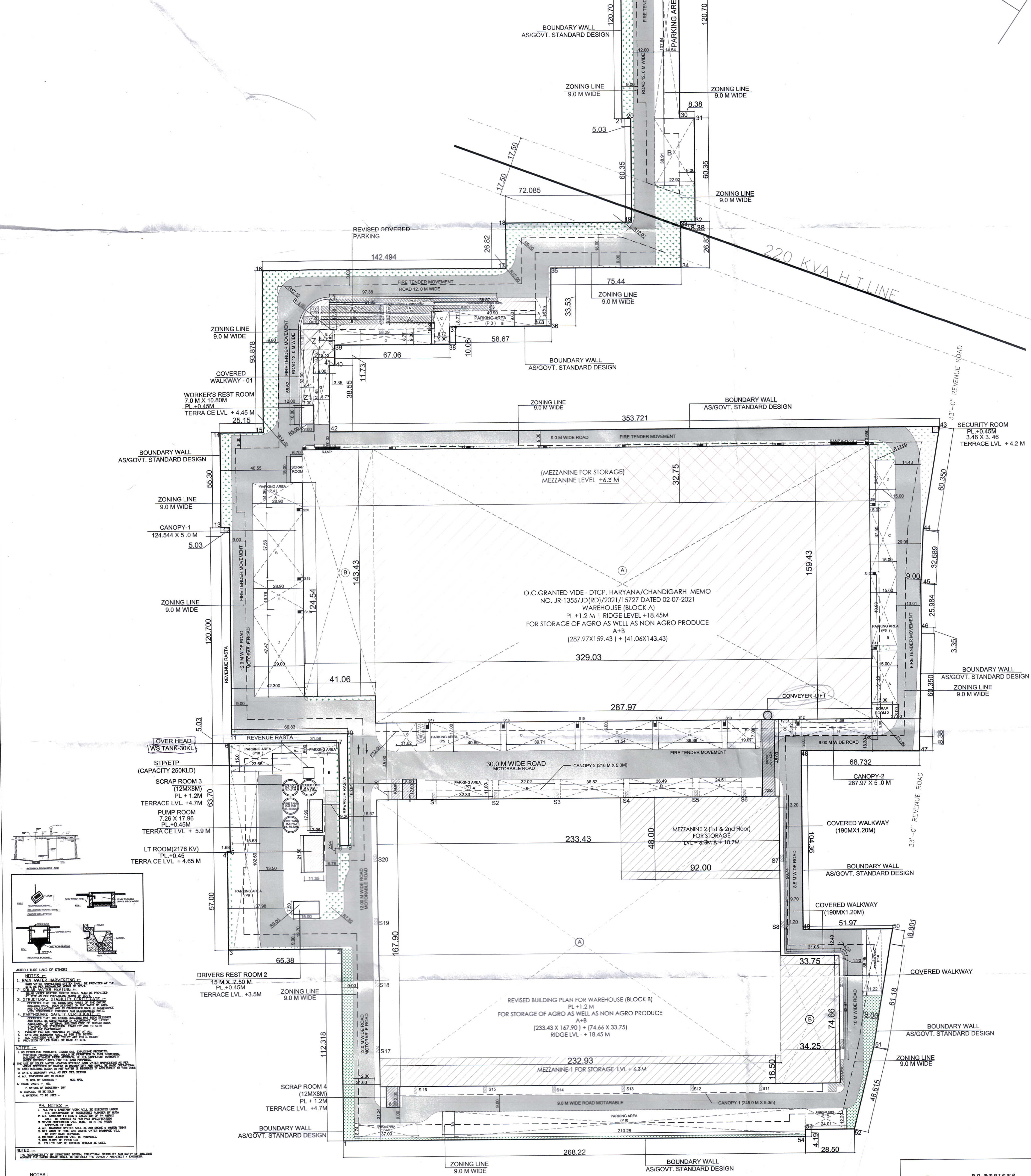
OTHER BUILDINGS					
S.NO.	DESCRIPTION	L	W	NOS	TOTAL AREA (SQM)
1	DRIVER REST ROOM - 02	15.00	X 7.50	X 1	= 112.500
2	SCRAP ROOM 3	12.00	X 8.00	X 1	= 96.000
3	SCRAP ROOM 4	12.00	X 8.00	X 1	= 96.000
4	COVERED WALKWAY	190.00	X 1.20	X 1	= 228.000
5	CONNECTING BRIDGE	45.00	X 7.20	X 1	= 324.000
6	REVISSED COVERED PARKING - A	27.50	X 4.50	X 2	= 247.500
7	REVISSED COVERED PARKING - B	36.50	X 4.50	X 2	= 328.500
8	REVISSED COVERED PARKING - C	8.50	X 4.50	X 1	= 38.250
9	REVISSED COVERED PARKING - D	4.50	X 4.50	X 1	= 20.250
10	REVISSED COVERED PARKING - E	35.00	X 3.30	X 1	= 115.500
11	REVISSED COVERED PARKING - F	98.00	X 2.00	X 1	= 196.000
TOTAL					1802.500
TOTAL AREA IN GROUND COVERAGE (F+G)					
45820.172					
G					
H					

PROPOSED COVERED AREA ON MEZZANINE FLOOR					
S.NO.	DESCRIPTION	L	W	NOS	TOTAL AREA (SQM)
1	MEZZANINE 1	232.95	X 16.50	X 1	= 3843.345
2	MEZZANINE 2 (FIRST FLOOR)	74.66	X 34.25	X 1	= 2557.105
3	MEZZANINE 2 (SECOND FLOOR)	92.00	X 48.00	X 1	= 4416.000
TOTAL COVERED AREA ON MEZZANINE FLOOR					15232.450
TOTAL AREA IN FAR = H+I					
63742.622					
I					

S.NO.	DESCRIPTION	AREA (SQM)
1	TOTAL SITE AREA	170726.633
2	PERMISSIBLE GROUND COVERAGE @ 60%	102435.98
3	PERMISSIBLE FAR @ 75%	128044.97
PROPOSED		
TOTAL GROUND COVERAGE ACHIEVED		
1	(O.C. GRANTED AREA - DEMOLISHED COVERED PARKING AREA) + REVISED COVERED AREA	59.44%
2	(57734.485 - 2078.562) + 55655.923 + 45820.172	
TOTAL F.A.R. ACHIEVED		
1	(O.C. GRANTED AREA - DEMOLISHED COVERED PARKING AREA) + REVISED FAR AREA	74.67%
2	(68510.219 - 2078.562) + 66431.657 + 63852.622	

PERMI. COVERED AREA FOR OFFICE BLOCK, WATCH WARD & STAFF RESIDENCE @ 5% OF PERM F.A.R. = 6402.24 SQM	
PROPOSED AREA	NIL

TOTAL REVISED COVERED AREA FOR SCRUTINY & LAND USE CALCULATION	
REVISED FAR AREA + ALTERATION IN O.C. GRANTED AREA (CONVEYER LIFT)	TOTAL
(61052.622 + 28.26) SQM	61080.88 SQM



PROPOSED PARKING AREA DETAILS					
PERMISSIBLE AREA REQUIRED FOR PARKING = 25609.00 SQM (15% OF PLOT AREA)					
S.NO.	DESCRIPTION	L	W	NOS	TOTAL AREA (SQM)
1	OPEN PARKING P1				
A		25.19	X 46.09	X 1	= 1161.007
B		36.84	X 30.28	X 1	= 1115.515
C		17.2	X 36.84	X 1	= 633.787
LESS: DRIVER'S REST ROOM					-60.480
2	PARKING P2				
A		14.54	X 107.84	X 1	= 1567.994
B		22.92	X 38.91	X 1	= 891.817
3	PARKING P3				
A		8.77	X 16.29	X 1	= 142.863
B		49.90	X 8.23	X 1	= 410.677
C		8.77	X 18.52	X 1	= 162.420
D		58.29	X 8.77	X 1	= 511.203
E		8.77	X 11.82	X 1	= 103.661
F		12.13	X 8.76	X 1	= 106.259
G		8.77	X 34.45	X 1	= 302.127
4	PARKING P4				
A		28.90	X 14.36	X 1	= 415.004
B		28.90	X 37.56	X 1	= 1085.484
C		28.90	X 16.76	X 1	= 484.364
D		28.90	X 47.47	X 1	= 1371.883
5	PARKING P5				
A		11.62	X 17.00	X 1	= 197.540
B		40.69	X 17.00	X 1	= 691.730
C		39.71	X 17.00	X 1	= 675.070
D		41.54	X 17.00	X 1	= 706.180
E		36.88	X 17.00	X 1	= 626.960
F		19.00	X 17.00	X 1	= 323.000
G		12.00	X 10.12	X 1	= 121.440
H		41.06	X 10.12	X 1	= 415.527
I		3.00	X 12.50	X 1	= 37.500
6	PARKING P6				
A		15.00	X 31.28	X 1	= 469.200
B		15.00	X 40.93	X 1	= 613.950
C		15.00	X 37.50	X 1	= 562.500
D		15.00	X 24.31	X 1	= 364.650
7	PARKING P7				
A		24.16	X 11.00	X 1	= 265.760
B		32.33	X 11.00	X 1	= 355.630
C		32.02	X 11.00	X 1	= 352.220
D		36.52	X 11.00	X 1	= 401.720
E		36.49	X 11.00	X 1	= 401.390
F		24.51	X 11.00	X 1	= 269.610
8	PARKING P8				
A		210.28	X 15.00	X 1	= 3154.200
9	PARKING P9				
A		15.69	X 102.69	X 1	= 1611.206
10	PARKING P10				
A		29.13	X 15.00	X 1	= 436.950
11	PARKING P11				
A		31.58	X 5.00	X 1	= 157.900
B		12.74	X 21.56	X 1	= 274.674
12	PARKING P12				
A		37.00	X 8.74	X 1	= 323.380
13	PARKING P13				
A		24.01	X 8.74	X 1	= 209.847
14	PARKING P14				
A		38.95	X 11.22	X 1	= 437.019
TOTAL (A)					24681.317
TOTAL PARKING AREA PROVIDED (A+B)					
25627.317					
(% OF PLOT AREA)					
15.01%					
13	COVERED PARKING - 1 (DEMOLISHED)	58.67	X 7.32	X 0	= 0.000
14	COVERED PARKING - 2 (DEMOLISHED)	61.02	X 17.38	X 0	= 0.000
		3.14	X 16.80	X 0	= 0.000
		10.76	X 11.81	X 0	= 0.000
		7.41	X 32.38	X 0	= 0.000
11	COVERED PARKING				
A		27.50	X 4.50	X 2	= 247.500
B		36.50	X 4.50	X 2	= 328.500
C		8.50	X 4.50	X 1	= 38.250
D		4.50	X 4.50	X 1	= 20.250
E		35.00	X 3.30	X 1	= 115.500
F		98.00	X 2.00	X 1	= 196.000
TOTAL PARKING AREA PROVIDED (A+B)					25627.317
(% OF PLOT AREA)					
15.01%					

NOTES:

1. ALL THE WORKS TO BE DONE AS PER THE SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL THE ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL THE EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND FLOOD CONTROL MEASURES.
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DATE: 15/06/2021

PC DESIGNS
PRIVATE LIMITED
ARCHITECTURE ENGINEERING PLANNING
NEW DELHI-110030

TITLE:
REVISED BUILDING PLAN FOR WAREHOUSE FOR STORAGE OF AGRO AS WELL AS NON-AGRO PRODUCE FOR AN AREA MEASURING 170726.63 SQM. IN REVENUE ESTATE OF VILLAGE YAKUBPUR, TEHSIL BADLI, DIST. JHAJJAR FOR: P.R.J WAREHOUSING PVT. LTD.

OWNERS' SIGN:

ARCHITECTS' SIGN:

RANJEET YADAV
ARCHITECT
CA205055179

SHEET TITLE:
SITE PLAN

DRAWING NO:
SD-01

SCALE:

DATE: JUNE 2021