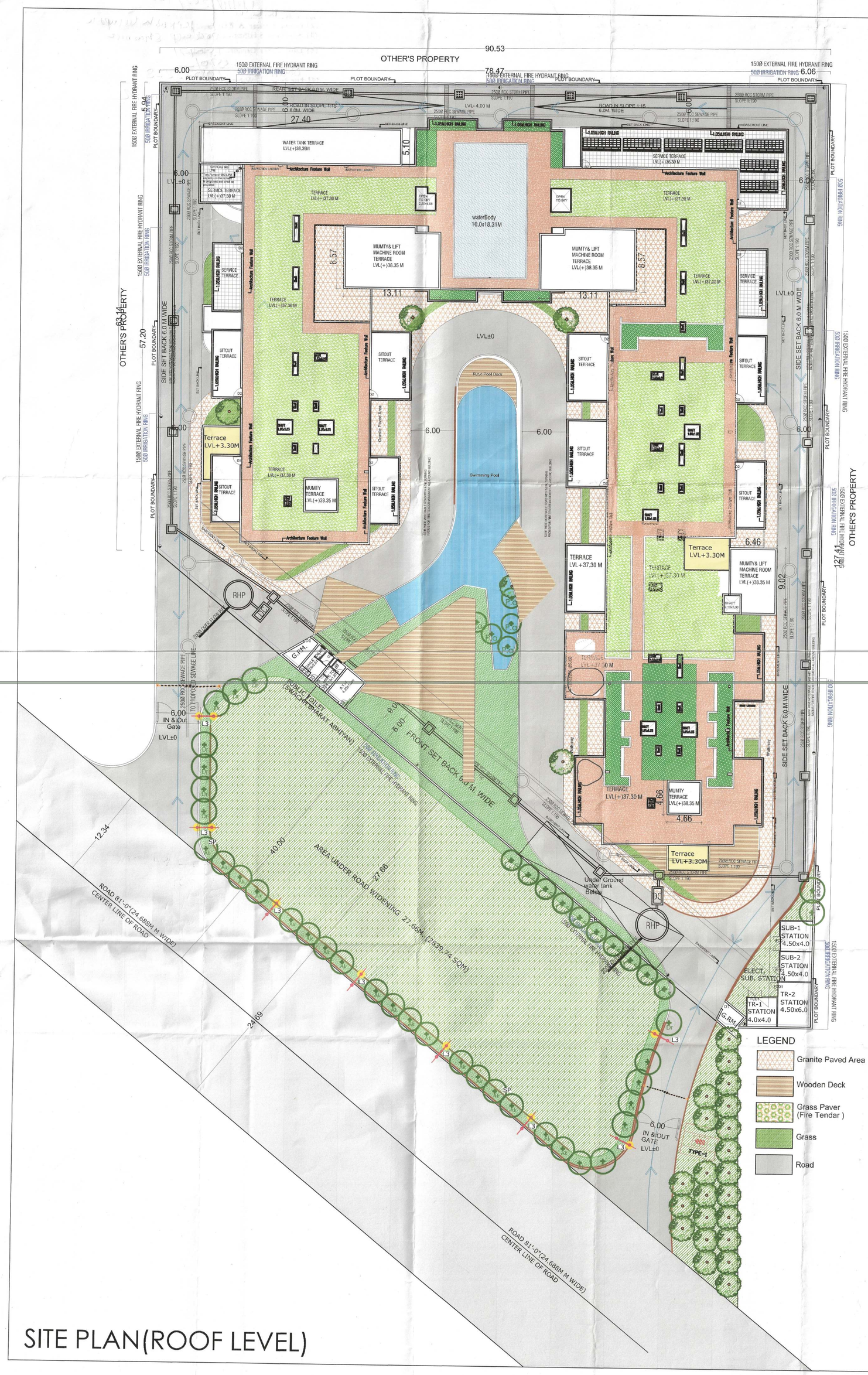
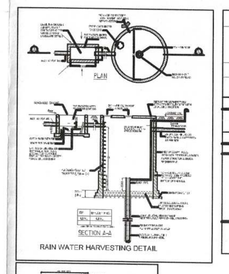


SITE PLAN(ROOF LEVEL)

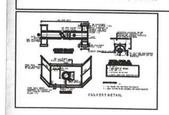
AREA CHART (TABLE-1)				
S.NO.	DESCRIPTION	AREA		UNITS
1.	Net Plot Area	9090.26 or 2.246Acre		SQM.
2.	Area Under Road Widening	2839.74 or 0.702Acre		SQM.
3.	F.a.r On Gross Area	11930.00 or 2.947Acre		SQM.
4.	Permissible Ground Coverage @ 33.3%	3972.69		SQM.
5.	Permissible F.A.R as per MPD-2021 @ 200	23860.00		SQM.
		PERMISSIBLE	PROPOSED	
6.	TOTAL F.A.R	23860.0	23858.949	SQM.
7.	Area permissible for community facilities / Club (Free From F.a.r) @ rate 0.6% of permissible FAR	200 400.00	199.99 399.629	% SQM.
8.	Ground Coverage	3972.69	3338.805	SQM.
9.	F.A.R			
	F.A.R. Area under Residential Mdu.		23498.511	SQM.
	F.A.R. Area under Shops		360.438	SQM.
10.	Area permissibleforcommunity service personal / ews			
	Ews & Csp Required @15% OF Proposed F.a.r	3579.00	3579.35	SQM.
	Area for E.W.S. / lower category @ 6.70%		1599.68	SQM.
	Area for community service personal @ 6.70%		1599.68	SQM.
	Area for E.W.S. LOBBY @ 1.59%		379.99	
	Density			
	Permissible Density @200 DUS/Hect.	238.6 MDU.	190	Nos.
11.	Total no. of EWS unit provided		40	Nos.
12.	Total no. of CSP unit provided		40	Nos.
13.	Total no. of Unit MDU +CSP+EWS		270	Nos.
14.	Total Population Achived @4.5 Person/Du's		1215	Nos.
15.	Proposed Basement Area			
	Proposed Area For 2nd. Basement		6750.069	SQM.
	Proposed Area For 1st. Basement		6750.069	SQM.
	Total Proposed area For Basement		13500.138	SQM.
	Proposed Area For Ground Floor		760.067	SQM.
16.	Proposed Covd Area			
	Total Main MDU F.a.r.Area		23858.949	SQM.
	Total CSP&EWS F.a.r.Area		3579.350	SQM.
	Non F.a.r Area (FireTower,MumtyMachineRm.		466.145	SQM.
	Total Non F.a.r. Area		24,921.834	SQM.
17.	Total Builtup area		52,759.762	SQM.

PARKING CALCULATION		
As Per UBBL		
REQUIRED PARKING FOR RESIDENTIAL @2ECS/100SQM	477.20	E.C.S
REQUIRED PARKING FOR COMMERCIAL @3ECS/100SQM	12	
REQUIRED PARKING FOR EWS & CSP @0.5/100SQM	17.895	E.C.S
TOTAL PARKING REQUIRED	507.095	
ELECTRIC VEHICLES @ 20 % OF REQUIRED CAR PARKING		
= 507.095x 20 / 100 = 101.419 ECS.		
PARKING PROVIDED -BASEMENT & SURFACE		
PARKING AREA IN 2ND BASEMENT	5737.559	SQM
ECS = @1.0 ECS / 16 SQM AREA(AUTOMATED PARKING PROP	358.597	E.C.S
PARKING AREA IN 1st BASEMENT	5737.559	SQM
ECS = @1.0 ECS / 32 SQM AREA	179.298	E.C.S
TOTAL ECS	537.895	E.C.S
PARKING PROVIDED AS NOS		
CAR IN 2nd BASEMENT	358.597	E.C.S
CAR IN 1st BASEMENT	179.298	E.C.S
TOTAL ECS	537.895	E.C.S

DEVELOPMENT CONTROL		
DESCRIPTION	REGULATION	PROPOSED
GROUND COVERAGE	33.3%	27.986%
FAR	200	199.99%
HEIGHT (MT.)	38.35 M	38.35M
PARKING	507.095	537.895
DENSITY (DU's Hec.)	200	190.262
FRONT SETBACK (MT.)	9.0 M	9.0 M
REAR SETBACK (MT.)	6.0 M	6.0 M
LEFT SETBACK (MT.)	6.0 M	6.0 M
RIGHT SETBACK (MT.)	6.0 M	6.0 M
GREEN AREA	50%	66.060%



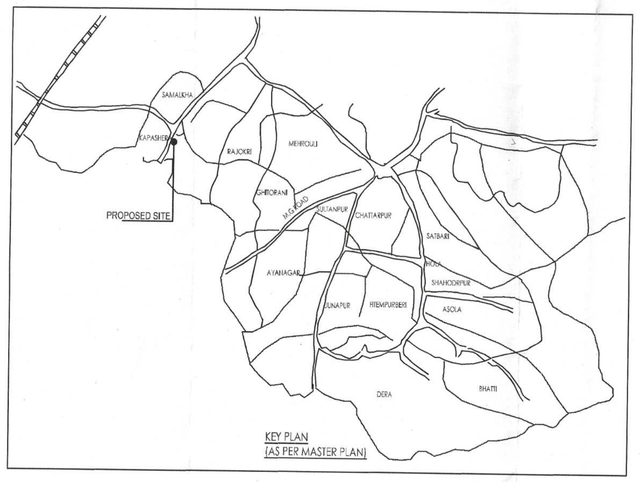
SYMBOL	DESCRIPTION
	RECTANGULAR MANHOLE
	CIRCULAR MANHOLE
	SEWER LINE
	STORM LINE
	GATE VALVE
	STORM WATER LINE
	RAIN WATER SUPPLY LINE
	TUBEWELL LINE
	FIRE LINE
	VALVE
	NON RETURN VALVE/REVERSE
	THERMOSIL
	FIRE BELL
	FIRE HYDRANT
	INTERNAL FIRE HOSE CABINET
	FIRE SPRINKLER CONNECTION
	CEILING AT BASEMENT CEILING LVL.
	INVERT LEVEL
	GROUND LEVEL



SCHEDULE FOR MANHOLE

DESCRIPTION	SIZE
UPTO 1.5 M	1.0 M X 1.0 M
1.5 M. TO 1.0 M. DEEP	0.90 M DIA.
	1.20 X 0.90M
UPTO 1.5 M. TO 2.0 M. DEEP	1.25 M. DIA.
ABOVE 2M.DEEP	1.50 M. DIA.

KEY & Location Plan



F.A.R GROUND COVERAGE& UNIT DETAIL																															
S.No	Description		AREA (IN SQMT.)																												
	FLOOR	Prop.Ground Coverage	Type Of Per Unit F.A.R					Type No.Of Dwelling Unit						Total / Floor Dwelling Units	Nos of units F.A.R						AREA UNDER CSP&EWS @15%					SHOPS F.A.R AREA	CLUB F.A.R	TOTAL F.A.R AREA MDU	NON F.A.R AREA	TOTAL BUILTUP AREA
			A	B	B1	C	D	E	A	B	B1	C	D	E		A	B	B1	C	D	E	AREA	NOS OF SCP	AREA	NOS OF EWS	EWS LOBBY					
1	GROUND FLOOR																										360.438	399.629	360.438	2782.148	3542.215 SQM
2	1ST FLOOR		153,186	114,486	-------	116,681	121,956	105,283	2	8	-------	2	2	5	19	306,372	915,888	-------	233,362	243,912	526,415	159,968	4	159,968	4	37,999	-------	-------	2225.949	814.760	3398.644 SQM
3	2ND FLOOR		156,746	114,486	-------	116,681	121,956	128,032	2	8	-------	2	2	5	19	313,492	915,888	-------	233,362	243,912	640,16	159,968	4	159,968	4	37,999	-------	-------	2346.814	817.195	3521.944 SQM
4	3rd FLOOR	3338.869 SQM	156,746	114,486	117,510	117,828	128,054	129,067	2	2	6	2	2	5	19	313,492	228,972	705,06	235,656	256,108	645,335	159,968	4	159,968	4	37,999	-------	-------	2384.623	818.167	3560.725 SQM
5	4Th. FLOOR		156,746	114,486	117,510	117,828	128,054	129,067	2	2	6	2	2	5	19	313,492	228,972	705,06	235,656	256,108	645,335	159,968	4	159,968	4	37,999	-------	-------	2384.623	818.167	3560.725 SQM
6	5Th. FLOOR		156,746	114,486	-------	116,681	121,956	128,032	2	8	-------	2	2	5	19	313,492	915,888	-------	233,362	243,912	640,16	159,968	4	159,968	4	37,999	-------	-------	2346.814	817.195	3521.944 SQM
7	6Th. FLOOR		156,746	114,486	-------	116,681	121,956	128,032	2	8	-------	2	2	5	19	313,492	915,888	-------	233,362	243,912	640,16	159,968	4	159,968	4	37,999	-------	-------	2346.814	817.195	3521.944 SQM
8	7Th. FLOOR		156,746	114,486	117,510	117,828	128,054	129,067	2	2	6	2	2	5	19	313,492	228,972	705,06	235,656	256,108	645,335	159,968	4	159,968	4	37,999	-------	-------	2384.623	818.167	3560.725 SQM
9	8Th. FLOOR		156,746	114,486	117,510	117,828	128,054	129,067	2	2	6	2	2	5	19	313,492	228,972	705,06	235,656	256,108	645,335	159,968	4	159,968	4	37,999	-------	-------	2384.623	818.167	3560.725 SQM
10	9Th. FLOOR		156,746	114,486	-------	116,681	121,956	128,032	2	8	-------	2	2	5	19	313,492	915,888	-------	233,362	243,912	640,16	159,968	4	159,968	4	37,999	-------	-------	2346.814	817.195	3521.944 SQM
11	10Th. FLOOR		156,746	114,486	-------	116,681	121,956	128,032	2	8	-------	2	2	5	19	313,492	915,888	-------	233,362	243,912	640,16	159,968	4	159,968	4	37,999	-------	-------	2346.814	817.195	3521.944 SQM
12	2nd Basement		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------		-------	-------	6750.069	6750.069 SQM
13	1st Basement		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------		-------	-------	6750.069	6750.069 SQM
14	Mumty &MachineRm		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------		-------	-------	466.145	466.145
	TOTAL														190							1599.680	40	1599.680	40	379.99			23,858.949SQM	24,921.834SQM	52,759.762 SQM

Green Area Calculation		
Sr No.	Description	Area in Sqmt.
1	Net Plot Area	9090.26 Sqmt.
2	Proposed / Achieved Ground Coverage	3338.805Sqmt.
3	Required open green area 50% of (Net plot area- Proposed Ground Cov.)	**50% of (9090.26 - 3338.805) = 2875.727 Sqmt. (i.e. 31.635% of Net Plot Area**
a	Proposed / Achieved Ground Coverage	3338.805 Sqmt.
b	Road area	1653.33 Sqmt.
c	Area under Swachh Delhi Block	10.00 Sqmt.
d	Swimming Pool	100.00 Sqmt.
e	2 Guard cabin (6 Sqmt. Each)	12.00 Sqmt.
4.	Area to be Substracted for calculating Green Area (a+b+c+d+e)	**5114.135 Sqmt.**
5.	Total Achieved / Proposed Green area (Sr no 1 {9090.26}-Sr no 4{5114.135}	**3976.125 Sqmt. (43.740 %) of Net Plot Area**
6.	Hard Green	**967.93 Sqmt.**

OWNER'S SEAL & SIGNATURE

For Anant Raj Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Attested Copy of Online SBP ID No. 100737837 DT. 26/09/2021
DMAN Bldg (HQ) SDMC
AE(B)HQ South DMC
Architect PRADEEP SHARMA CA/91/13354

Architects
PRADEEP SHARMA
ARCHITECTS ASSOCIATE
64 POORVI MARG, VASANT VIHAR N.DELHI

PROJECT :-
PROP. BUILDING PLAN GROUP HOUSING AT BEARING KHASRA NO 8/26/2 AREA MEASURING 2.947 ACRES AT VILLAGE KAPASHERA TEHSIL VASANT VIHAR NEW DELHI
BELONGING TO- M/s Anant Raj Limited
Through Its Authorized signatory Sh. Ajay Pathania

Drawing Title
SITE PLAN
(ROOF LEVEL)

NORTH

Drawn	MANOJ	Date 26-04-2021	Scale
PURRPOSE	LOCAL AUTHORITY SUBMISSION DRG.		

SHEET NO. 1.1