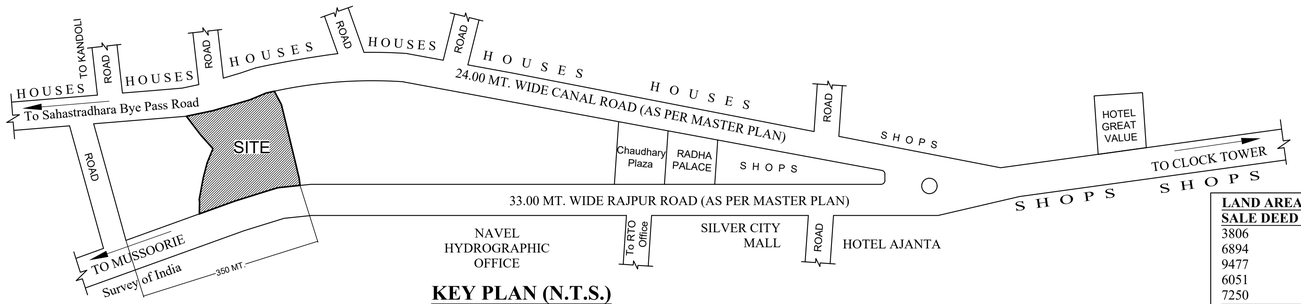
Digitally signed by HARICHAND SINGH RANA
Date: 2022.02.18 10:40:48 IST
Reason: The Map no C-0125/20-21 is approved by Ranvir Singh Chauhan, IAS (Vice Chairman, MDDA), and is recommended for approval by Govind Singh (Junior Engineer, MDDA), Harichand Singh Rana (Superintendent Engr., MDDA), Girish Chandra Gunwant (Secretary, MDDA), Date: 08.03.2021 01:37:09 PM
Location: Dehradun




## KEY PLAN (N.T.S.)

| LAND AREA DETAIL:- | |
|---|---|
| **SALE DEED NO.** | **AREA** |
| 3806 | 2668.85 SQMT. |
| 6894 | 444.62 SQMT. |
| 9477 | 1884.37 SQMT. |
| 6051 | 444.62 SQMT. |
| 7250 | 1228.06 SQMT. |
| **TOTAL AREA** | **6670.52 SQMT** |

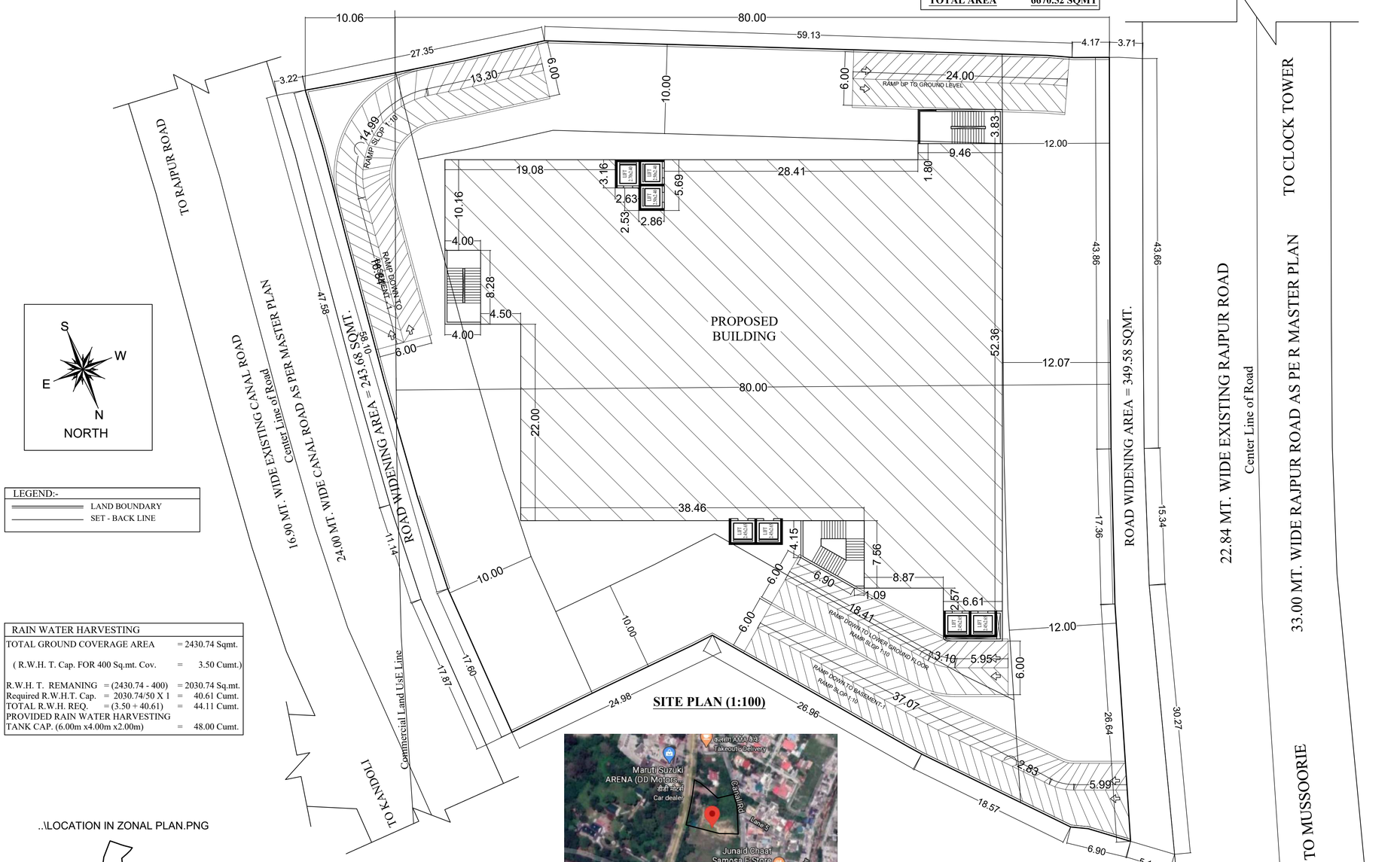
PARKING CALCULATION CHART:-

REQUIRED PARKING FOR
COMMERCIAL AREA = 8164.60 / 100 x 2.50 = 204.11 ECS.
REQUIRED PARKING FOR HOTEL
TOTAL NOS. OF ROOM IN HOTEL = 99 NOS
REQUIRED PARKING FOR HOTEL = 99 NOS. x 1 CAR / ROOM = 99.00 ECS.
TOTAL REQUIRED PARKING (COMM. + HOTEL) = (204.11 + 99.00) = 303.11 ECS

PROVIDED PARKING

| | | | |
|---|---|---|---|
| Total Set-Back Area | = | 3010.82 Sqmt. | |
| Less Ramp Area in Set-Back | = | 1025.50 Sqmt. | |
| Net Balance Set-Back Area | = | 1985.32 Sqmt. | |
| 50% Of Set-Back Area For Parking | = | 992.66 Sqmt. | |
| Total Provided Open Parking | = | (992.66 / 23) | = 43.15 ECS. |
| Provided Parking in 1st & 2nd Basement | = | (4379.04 / 32) | = 136.84 ECS. |
| Provided Stack Parking in 1st Basement | = | (2702.42 / 16) | = 168.90 ECS. |
| PROVIDED PARKING | | (43.15 + 136.84 + 168.90) | = 348.89 ECS. |

| DATE | SCALE |
|---|---|
| 13/08/2020 | 1:100 |




LEGEND:-
LAND BOUNDARY
SET - BACK LINE

| RAIN WATER HARVESTING | | |
|---|---|---|
| TOTAL GROUND COVERAGE AREA | = 2430.74 Sqmt. | |
| ( R.W.H. T. Cap. FOR 400 Sq.mt. Cov. | = | 3.50 Cumt.) |
| R.W.H. T. REMANING | = (2430.74 - 400) | = 2030.74 Sq.mt. |
| Required R.W.H.T. Cap. | = 2030.74/50 X 1 | = 40.61 Cumt. |
| TOTAL R.W.H. REQ. | = (3.50 + 40.61) | = 44.11 Cumt. |
| PROVIDED RAIN WATER HARVESTING TANK CAP. (6.00m x4.00m x2.00m) | = | 48.00 Cumt. |

..\LOCATION IN ZONAL PLAN.PNG

## LOCATION IN ZONAL PLAN (NTS.)

## SITE PLAN (1:100)

## GOOGLE IMAGE(NTS)

**LATITUDE :- 30°20'44.40"N, LONGITUDE:- 78° 3'45.67"E**

DRAWING TITLE

**SITE PLAN SHOWING BUILDING PROFILE & LAND SCAPING PLAN.**

JOB TITLE :-

**PROPOSED ADDITION & ALTRATION OF 5 STAR HOTEL & COMMERCIAL BUILDING PLAN FOR M/S MAHALAXMI BUILDWELL THROUGH IT'S PARTNER MR. MANJEET JOHAR S/O LATE SH. S. S. JOHAR SITUATED AT LAND MUNICIPAL NO. 86/1 (Old), 265/614 (New), RAJPUR ROAD, DISTRICT- DEHRADUN.**

AREA STATEMENT:-

| | | |
|---|---|---|
| TOTAL PLOT AREA | = | 6670.52 Sqmt. |
| ROAD WIDENING AREA | = | 593.26 Sqmt. |
| **TOTAL NET PLOT AREA** | = | **6077.26 Sqmt.** |
| COMM. LAND AREA ( IN Project) | = | 5882.65 Sqmt. |
| RESIDENTIAL LAND AREA ( IN Project) | = | 194.61 Sqmt. |
| COV. AREA GROUND FLOOR (HOTEL) | = | 1184.27 Sqmt. |
| COV. AREA GROUND (Commercial) | = | 1246.47 Sqmt. |
| **TOTAL COV. AREA GROUND GROUND** | = | **2430.74 Sqmt.** |
| COV. AREA FIRST FLOOR (HOTEL) | = | 239.23 Sqmt. |
| COV. AREA FIRST FLOOR (Commercial) | = | 1713.22 Sqmt. |
| **TOTAL COV. AREA FIRST FLOOR** | = | **1952.45 Sqmt.** |
| **COV. AREA SECOND FLOOR (Commercial)** | = | **2430.74 Sqmt.** |
| **COV. AREA THIRD FLOOR (Commercial)** | = | **2430.74 Sqmt.** |
| **COV. AREA FOURTH FLOOR (HOTEL)** | = | **1110.01 Sqmt.** |
| COV. AREA 5th FLOOR (Hotel 21 Room) | = | 935.37 Sqmt. |
| COV. AREA 5th FLOOR (GYM) | = | 70.12 Sqmt. |
| COV. AREA 5th FLOOR (Lift Lobby & Store) | = | 89.95 Sqmt. |
| **TOTAL COV. AREA FIFTH FLOOR** | = | **1095.44 Sqmt.** |
| COV. AREA 6th FLOOR (Hotel 26 Room) | = | 1034.32 Sqmt. |
| COV. AREA 6th FLOOR (Lift Lobby & Store) | = | 61.12 Sqmt. |
| **TOTAL COV. AREA SIXTH FLOOR** | = | **1095.44 Sqmt.** |
| COV. AREA 7th FLOOR (Hotel 26 Room) | = | 1034.32 Sqmt. |
| COV. AREA 7th FLOOR (Lift Lobby & Store) | = | 61.12 Sqmt. |
| **TOTAL COV. AREA SEVENTH FLOOR** | = | **1095.44 Sqmt.** |
| **TOTAL COV. AREA ( FOR F.A.R.)** | = | **13641.00 Sqmt.** |
| (ADDITIONAL COV. AREA OF LOCAL ARCHITECTURE AT 7th FLOOR) | | |
| COV. AREA 8th FLOOR (Hotel 26 Room) | = | 1034.32 Sqmt. |
| COV. AREA 8th FLOOR (Lift Lobby & Store) | = | 61.12 Sqmt. |
| **TOTAL COV. AREA EIGHTH FLOOR** | = | **1095.44 Sqmt.** |
| **HENCE TOTAL COV. AREA OF ALL FLOOR** | = | **14736.44 Sqmt.** |
| 1st BASEMENT AREA (Coverage 46.20%) | = | 2807.96 Sqmt. |
| 2nd BASEMENT AREA | = | 2665.34 Sqmt. |
| **TOTAL BASEMENT AREA** | = | **5473.30 Sqmt.** |
| PERMI. SERVICES IN BASEMENT (20%) | = | 1094.66 Sqmt. |
| PROP. SERVICES AREA IN BASEMENT-1 | = | 105.54 Sqmt. |
| PROP. SERVICES AREA IN BASEMENT-2 | = | 988.72 Sqmt. |
| **TOTAL AREA FOR SERVICES (19.99%)** | = | **1094.26 Sqmt.** |
| AREA OF PARKING IN BASEMENT-1 (Stack Parking) | = | 2702.42 Sqmt. |
| AREA OF PARKING IN BASEMENT-2 | = | 1676.62 Sqmt. |
| **TOTAL BASEMENT PARKING AREA** | = | **4379.04 Sqmt.** |
| **TOTAL COV. AREA FOR PARKING** | = | **8164.60 Sqmt.** |
| PERMISSIBLE GROUND COVERAGE | = | 40.00 % |
| **ACHIVED GROUND COVERAGE (2430.74 / 6077.26)** | = | **39.99 %** |
| PERMISSIBLE FAR | = | 2.20 |
| **COMPENSATORY FAR** (125% of Road Widening Area = 593.26 x 1.25 =741.57 Sqmt.) | | |
| 741.57 / 6077.26 Sqmt. | = | 0.12 |
| TOTAL PERMITTED FAR | = | 2.32 |
| **ACHIVED FAR (13641.00 / 6077.26)** | = | **2.24** |

NOTE:- ALL DIMENSION ARE IN MT.

This Plan has been prepared based on the information relating to the land ownership, possession thereof, land demarcation etc.., so furnished by the Applicant and in case the said information is found to be incorrect then in that case the Applicant shall be solely responsible for the same.
Certified that:-

1. The Building Plans submitted for approval satisfy the safety requirments as stipulated in Annexure -II and the information given is factually correct to the best of our knowledge and understanding.
2.The Structural design including safety from natural hazards has been prepared by duly qualified structural engineer at least B.E. (Civil) or equivalent.

SIGNATURE OF APPLICANTS | SIGNATURE OF STRUCTURE DESIGNER

RAMESH U SINGH
AIIA, C.A. No-80/5802
IInd Floor, 88 Old Nehru Colony
Dehradun

SIGNATURE OF ARCHITECT

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DRG. NO-I