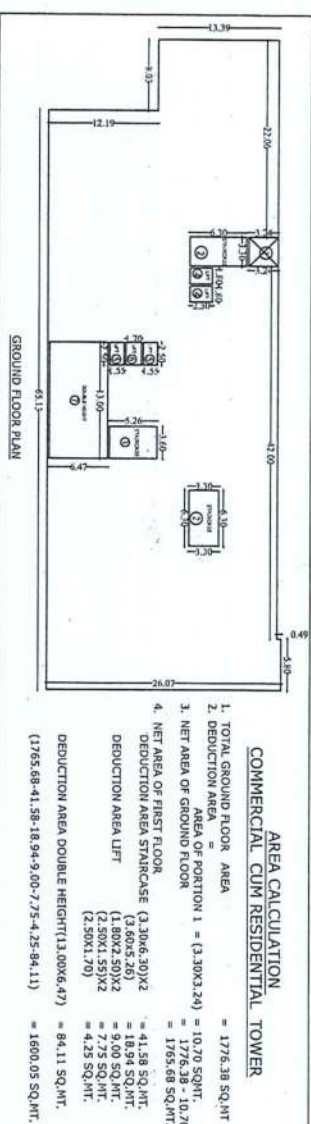
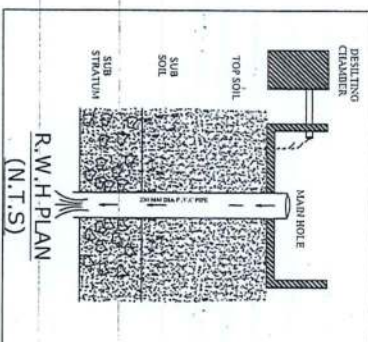
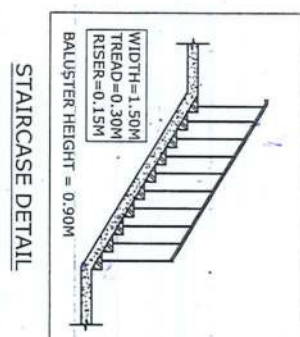
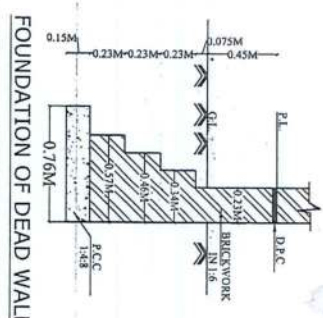
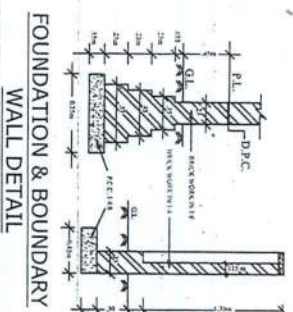


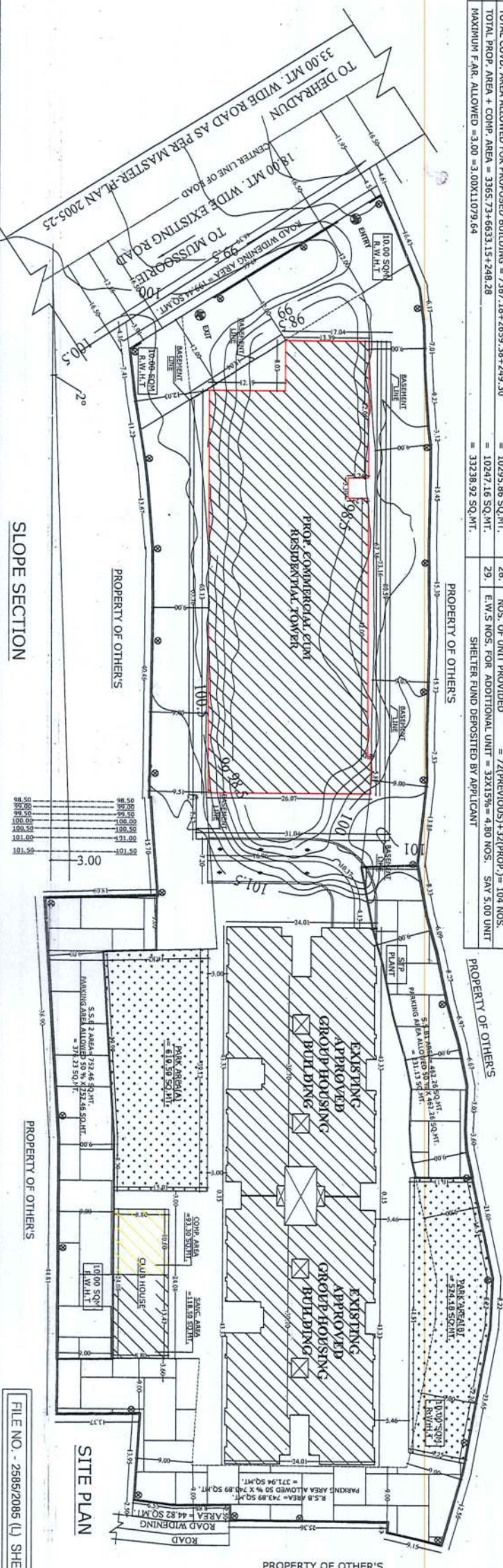
AREA CALCULATION FOR APPROVED/REVISED OF MIX USED PROJECT GROUP HOUSING & COMMERCIAL BUILDING											
SANC. MAP NO. SR-0109/16-17 RE-1 DATED 11-09-2017											
TOTAL LAND AREA		11323.91	SQ.MT.								
ROAD WIDENING AREA		244.27	SQ.MT.								
NET LAND AREA		11079.64	SQ.MT.								
SL. NO.	FLOOR	GROUP HOUSE	GROUP HOUSE	CLUB	CLUB	ESS	GUARD ROOM	COMMERCIAL, CUM RESIDENTIAL TOWER			
		TOWER A	TOWER B	C	C	D	E	F	AREA FOR F.A.R. (A+B+C+D)	AREA FOR D.O.	
01.	GROUND	SANC. AREA (SQ.MT.)	SANC. AREA (SQ.MT.)	SANC. AREA (SQ.MT.)	PERM. COMP. AREA (SQ.MT.)	SANC. AREA (SQ.MT.)	SANC. AREA (SQ.MT.)	COMMERCIAL PROP. AREA (SQ.MT.)	RESIDENTIAL PROP. AREA (SQ.MT.)	AREA FOR F.A.R. (A+B+C+D)	AREA FOR D.O.
02.	FIRST	845.38	845.38	118.50	93.30	150.00	10.00	1765.68	0.00	3668.24	1858.98
03	SERVICE FL.	804.927	804.927	118.50	93.30			1600.05	0.00	3421.70	1693.35
04.	SECOND	804.927	804.927		61.68			0.00	1441.64	3113.174	1503.32
05.	THIRD	804.927	804.927					0.00	1441.64	3051.494	1441.64
06.	FOURTH	804.927	804.927					0.00	1441.64	3051.494	1441.64
07.	FIFTH	804.927	804.927					0.00	1441.64	3051.494	1441.64
08.	SIXTH	804.927	804.927					0.00	1441.64	3051.494	1441.64
09.	SEVENTH	804.927	804.927					0.00	1441.64	3051.494	1441.64
10.	EIGHTH	797.489	797.489					0.00	1441.64	3051.494	1441.64
11.	NINTH	363.154	363.154					0.00	1441.64	3051.494	1441.64
12.	TOTAL	7640.932	7632.780	237.00	248.28	150.00	10.00	3365.73	6633.15	25757.86	10247.16
13.	BASEMENT - 1	3436.287	(TOWER A+TOWER B+CLUB)					2531.79			
13.	BASEMENT - 2	3393.025	(TOWER A+TOWER B+CLUB)					2531.79			
	TOTAL BASEMENT	6829.312	(TOWER A+TOWER B+CLUB)					5063.58			
	TOTAL									25757.86	15310.74
14.	PREVIOUS SANC. COVD. AREA	= 7640.93+7632.78+237.00 = 15510.17 SQ.MT.									
15.	PLOT AREA OF PREVIOUS SANC. BUILDING (AS PER F.A.R. 2.10)(=15510.17/2.10)	= 7386.05 SQ.MT.									
16.	PLOT AREA OF PROPOSED BUILDING = 11079.64 - 7386.05	= 3693.59 SQ.MT.									
17.	F.A.R. ALLOWED FOR PROPOSED GREEN BUILDING (1.80+0.20 = 2.00)(PLOT AREA)3693.59 = 7387.18 SQ.MT.	= 7387.18 SQ.MT.									
18.	PURCHASE F.A.R. ALLOWED = 1.80(40% - 0.72)=0.72X(PLOT AREA)3693.59	= 2659.38 SQ.MT.									
19.	CAMPANSATORY F.A.R. OF ROAD WIDENING AREA (125%X1199.44)	= 249.30 SQ.MT.									
20.	TOTAL COVD. AREA ALLOWED FOR PROPOSED BUILDING = 7387.18+2659.38+249.30	= 10295.85 SQ.MT.									
21.	TOTAL PROP. AREA + COMP. AREA = 3365.73+3663.15+248.28	= 10247.16 SQ.MT.									
22.	MAXIMUM F.A.R. ALLOWED = 3.00 = 3.00X11079.64	= 33238.92 SQ.MT.									
23.	TOTAL F.A.R. ACHIEVED = (15510.71+10247.16)/11079.64	= 2.32									
24.	F.A.R. PURCHASE = 10247.16 - (7387.18+249.30)	= 2610.68 SQ.MT.									
25.	PERMISSIBLE GROUND COVERAGE	= 35.00%									
26.	ACHIEVED GROUND COVERAGE (2610.68/11079.64)	= 33.11%									
27.	TOTAL NOS. OF UNIT ALLOWED = (11079.64/1000)X300	= 33.11 NOS.									
28.	NOS. OF UNIT PROVIDED	= 72(PREVIOUS)+32(PROP) = 104 NOS.									
29.	E.W.S NOS. FOR ADDITIONAL UNIT = 32X15% = 4.80 NOS. SAY 5.00 UNIT	= 5 NOS.									
SHELTER FUND DEPOSITED BY APPLICANT											

PARKING CALCULATION FOR EXISTING GROUP HOUSING	
NOS OF PARKING FOR 72 UNITS @ 150.00 SQ. MT. = (72X1.50)	= 108.00 E.C.S.
NOS. OF PARKING FOR CLUB HOUSE = 485.28 E.C.S./UNITX2.50	= 1213.20 E.C.S.
TOTAL REQUIRED PARKING FOR GROUP HOUSING	= 1321.20 E.C.S.
OPEN PARKING (3.5,81+5.5,8 +24.5,8,72) (21.13+76.23+37.94)X2.50	= 41.58 E.C.S.
TOTAL PROVIDED PARKING UNDER BASEMENT(5455.828/812)	= 170.498 E.C.S.
TOTAL PROVIDED PARKING FOR GROUP HOUSING(42.58+170.498)+ 213.07 E.C.S.	= 42.58 E.C.S.

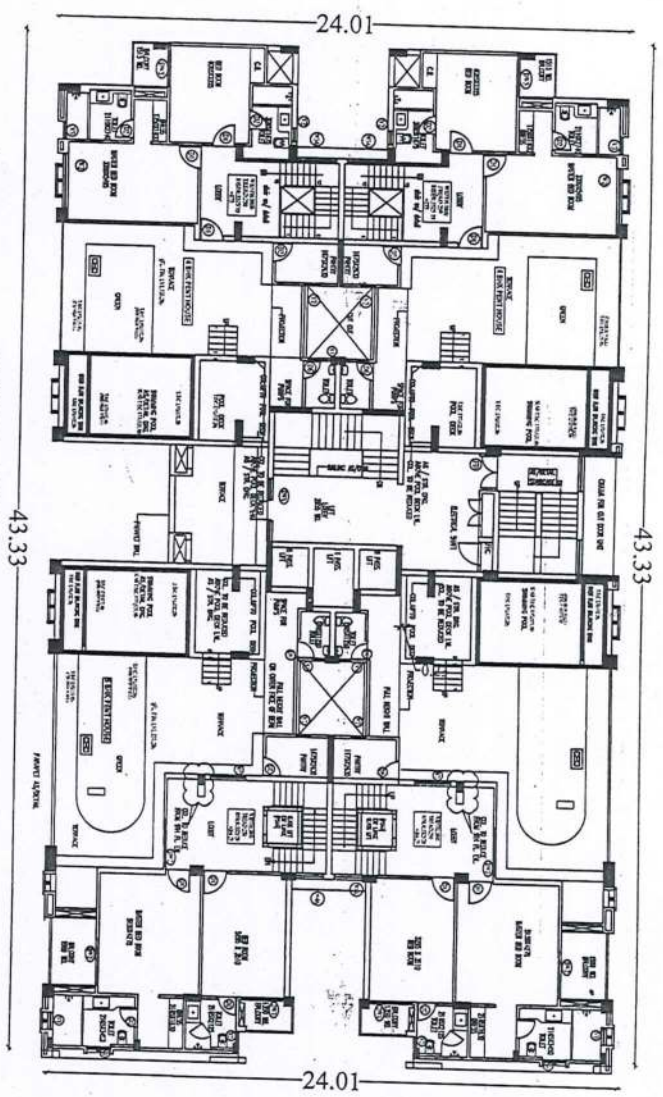
PARKING CALCULATION FOR PROPOSED COMM. CUM RESIDENTIAL TOWER	
TOTAL REQUIRED PARKING IN COMMERCIAL AREA = 3365.73 /100X2.50 = 84.14 E.C.S.	
1. PARKING AREA REQUIRED	
UPTR COVD, AREA @ 75 SQ. MT.	= 1.00 E.C.S./ UNIT
UPTR COVD, AREA 75-150 SQ. MT.	= 1.00 E.C.S./ UNIT
ABOVE COVD, AREA 150 SQ. MT.	= 1.50 E.C.S./ UNIT
2. TOTAL PARKING AREA REQUIRED	
321.50 E.C.S.	= 48.00 E.C.S.
TOTAL PARKING AREA REQUIRED	= 132.14 E.C.S.
PARKING AREA PROVIDED	
UPPER BASEMENT PARKING(2450.30/32)	= 76.57 E.C.S.
LOWER BASEMENT PARKING(2450.30/32)	= 76.57 E.C.S.
TOTAL PARKING PROVIDED	= 153.14 E.C.S.

TOTAL PARKING REQUIRED & PROVIDED FOR PROPOSED COMM. CUM RESIDENTIAL TOWER & GROUP HOUSING.	
1. TOTAL PARKING AREA REQUIRED = (120.13+132.14) = 252.27 E.C.S.	
2. OPEN PARKING HOUSING (108.00+48.00)X2.50	= 196.00 E.C.S.
3. TOTAL PARKING AREA REQUIRED = (213.07+153.14) = 366.21 E.C.S.	
4. TOTAL PROVIDED PARKING (42.58+170.498)+ 213.07 E.C.S.	= 42.58 E.C.S.

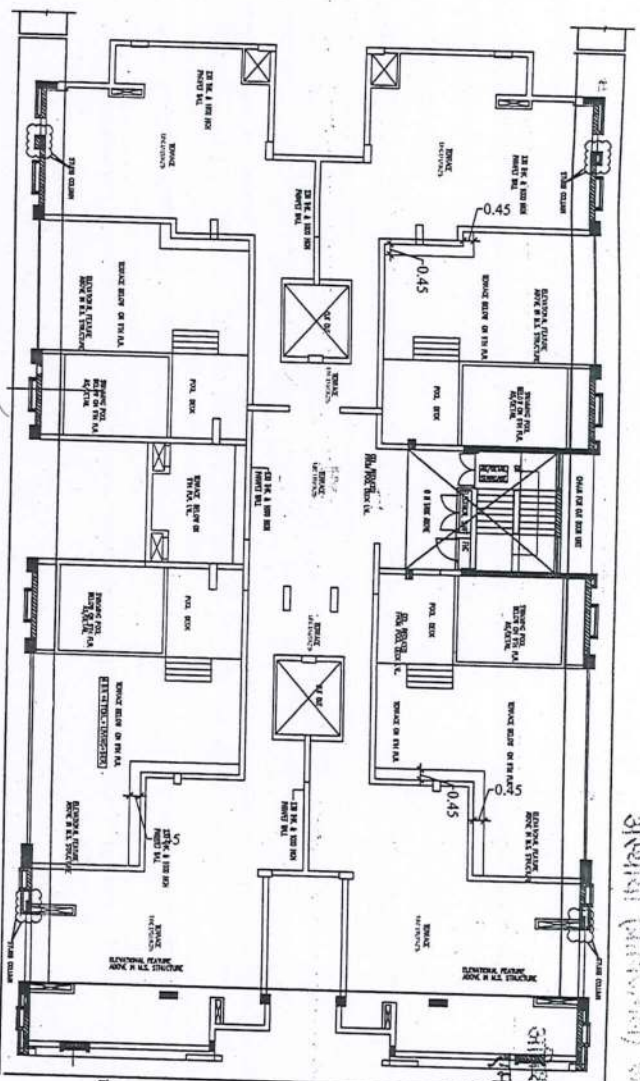
1/8, VILLAGE SINGOLA, PARAGANA PARWADOON, DISTRICT- DEHRADUN. (UTTARAKHAND)	
<u>NORTH POINT</u>	<u>LEGEND</u>
	M.H. - MAIN HOLE. S.T. - SEPTIC TANK. S.P. - SOAK PTT. R.W.P. - RAIN WATER PIPE. R.W.H.T.- RAIN WATER HARVESTING TANK.
<u>SCALE 1 :400</u>	<u>DATE :-18-10-2022</u>
<u>DRAWN BY :-</u> <u>AR. BHAVDEEP SINGH PAL</u>	<u>CHECKED BY :-</u> <u>AR. GIRDHARI ARORA</u>
<u>CERTIFIED THAT :-</u> 1. THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS AS STIPULATED IN ANNEXURE II AND THE INFORMATION IS GIVEN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING. 2. THE STRUCTURAL DESIGN INCLUDING EARTH-QUAKE HAS BEEN PREPARED BY DUTY QUALIFIED STRUCTURAL ENGINEER AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.	
<u>KEY COLOUR</u>	
SAN.C. AREA SHOWN WITH BLACK COLOUR 	



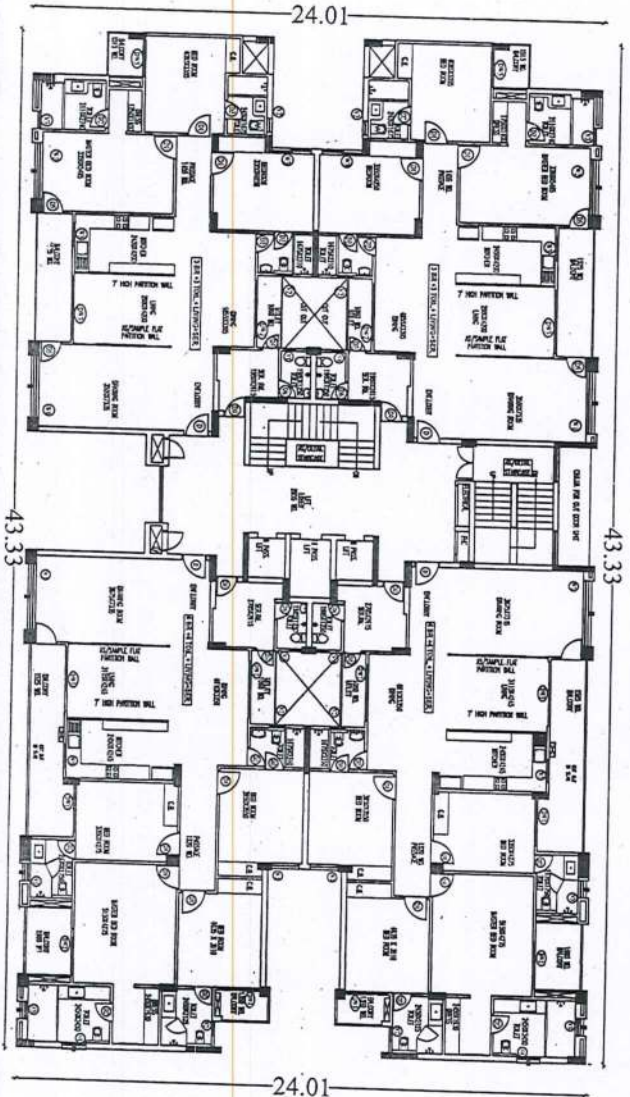
SR. 0135/20-23
13/01/2023
25/01/2024
SEAL / STAMP
PREVIOUS SANC. DRAWING NO.
109/1617 REJ DATED: 11/09/2017



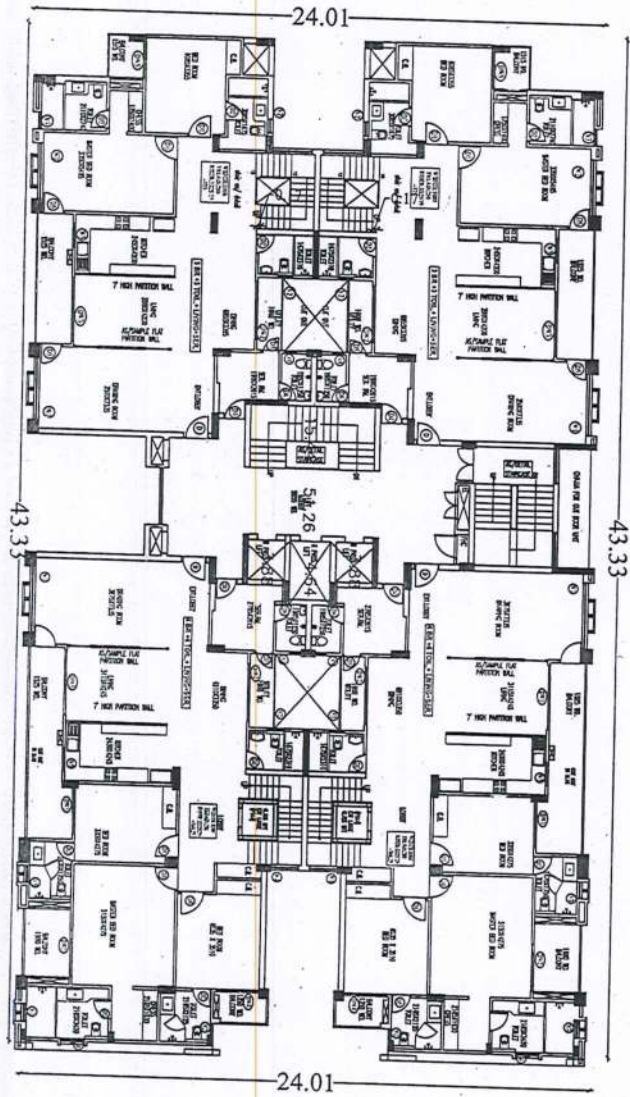
SANC./EXIST. 9TH FLOOR PLAN
TOWER-B



SANC./EXIST. TERRACE FLOOR PLAN
TOWER-B



SANC./EXIST. 7TH FLOOR PLAN
TOWER-B



SANC./EXIST. 8TH FLOOR PLAN
TOWER-B

COMP. & PROP. MIXED USE PROJECT OF
EXISTING / SANCTIONED GROUP HOUSING
BUILDING PLAN FOR MRS. RAKESH DHAWAN,
MRS. SHRUTIDHAWAN, MRS. SONAL DHAWAN &
MRS. RENU SHARMA ON LAND BEARING KHASRA
NO. 569 Gha & 80 Khasra 80 Ka (OLD KHASRA NO.
55/1) PARTS, 79, 81, 82, 83, 84, & KH. NO.
300 KHA MIN PROPERTY NO. - 178, VILLAGE
SINOLA, PARAGANA PARWADOON, DISTRICT-
DEHRADUN. (UTTARAKHAND)

DETAIL OF DOORS & WINDOWS			
SL. NO.	TYPE	SYMBOL	WIDTH HEIGHT SIL. HT.
1.	DOOR	D	1.80 M 2.10 M 0.00 M
2.	DOOR	D1	1.00 M 2.10 M 0.00 M
3.	DOOR	D2	0.90 M 2.10 M 0.00 M
4.	DOOR	D3	0.75 M 2.10 M 0.00 M
5.	WINDOW	W	1.50 M 1.35 M 0.75 M
6.	WINDOW	W1	1.50 M 1.05 M 1.05 M
7.	WINDOW	W/W	2.40 M 2.10 M 0.00 M
8.	WINDOW	W/W1	1.80 M 2.10 M 0.00 M
9.	WINDOW	W/W2	1.37 M 2.10 M 0.00 M
10.	VENTILATOR	V	2.00 M 0.60 M 2.15 M
11.	VENTILATOR	V1	0.75 M 0.60 M 1.50 M
12.	VENTILATOR	V2	0.60 M 0.60 M 1.50 M



SCALE: 1:150
DRAWN BY: AR. BHAVDEEP SINGH PAL
CHECKED BY: AR. GIRDHARI AROHA
DATE: -18-10-2022
M.H. - MAIN HOLE.
S.T. - SEPTIC TANK.
S.P. - SOAK PIT.
R.W.P. - RAIN WATER PIPE.
R.W.T. - RAIN WATER
HARVESTING TANK.

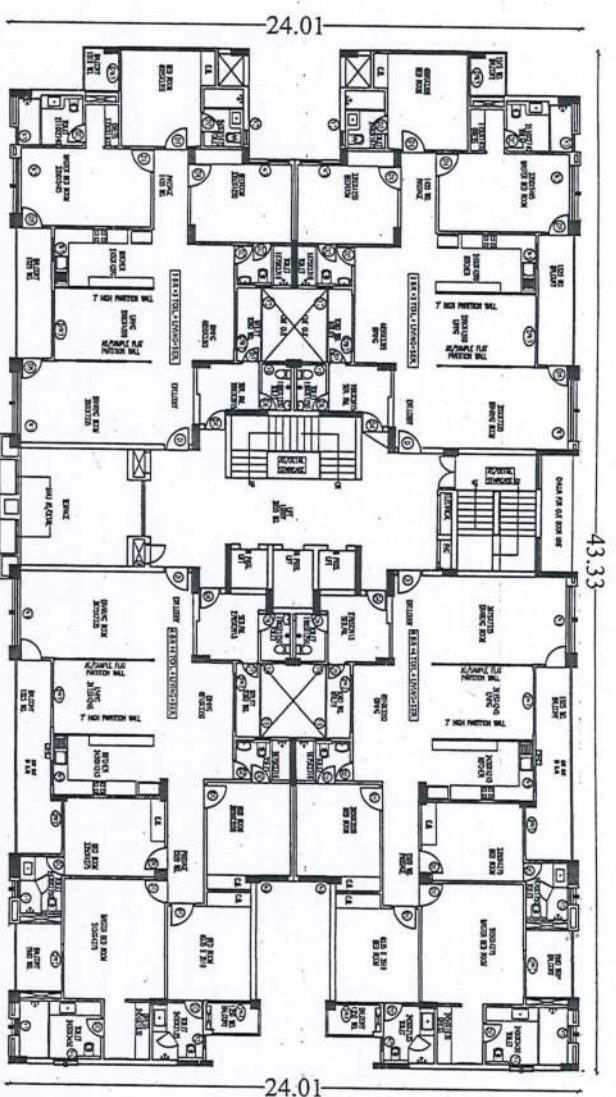
KEY COLOUR
SANC. AREA SHOWN WITH BLACK COLOUR
COMP. SHOWN WITH YELLOW HATCH
PROP. AREA SHOWN WITH RED COLOUR

DRAWING NO. - 08

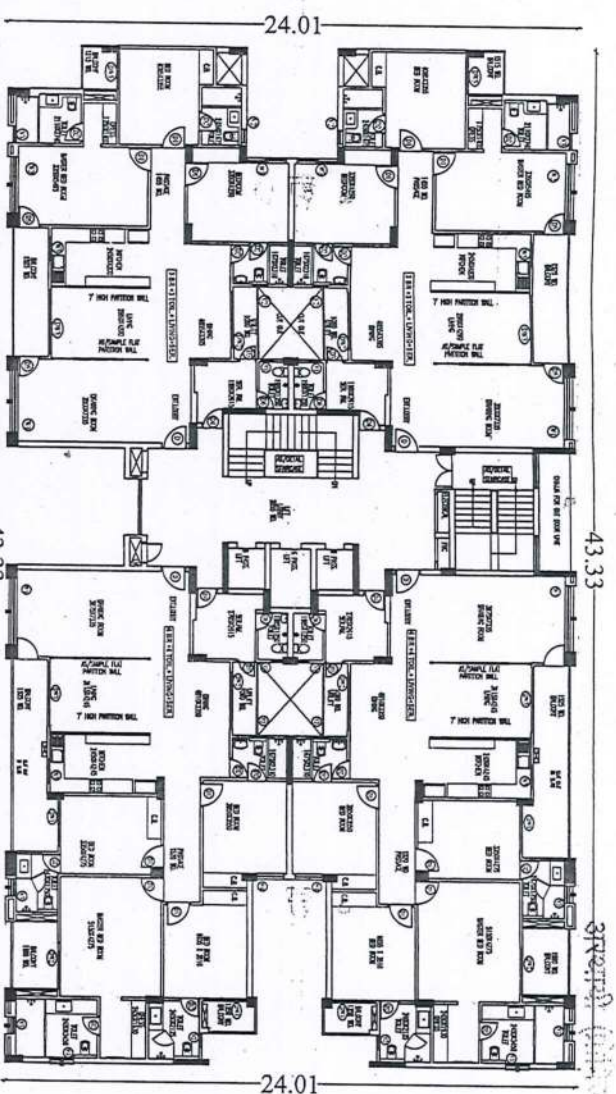
AROKA ASSOCIATES
ARCHITECTS & ENGINEERS
A-6 JAWAHAR SHOPPING COMPLEX
BINDAL, BRIDGE, DEHRADUN
PIN: 0135-271557, 09837079971

Ar. Girdhari Aroha
ARCHITECT
Ar. Bhavdeep Singh Pal
ARCHITECT

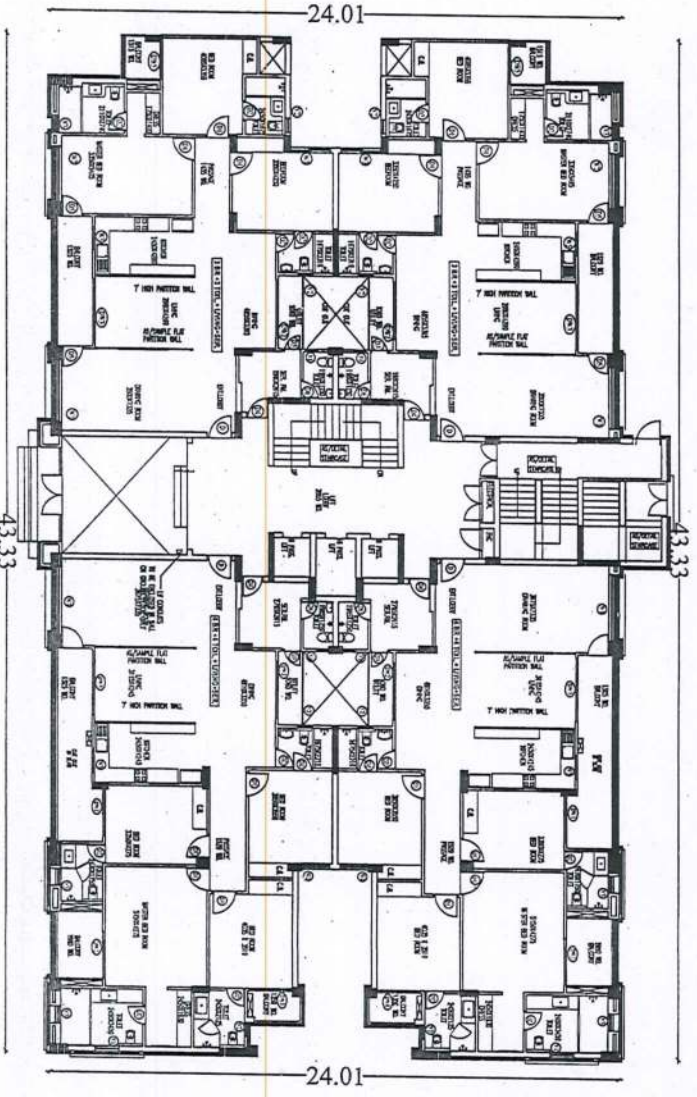
Ar. Girdhari Aroha
ARCHITECT
Ar. Bhavdeep Singh Pal
ARCHITECT



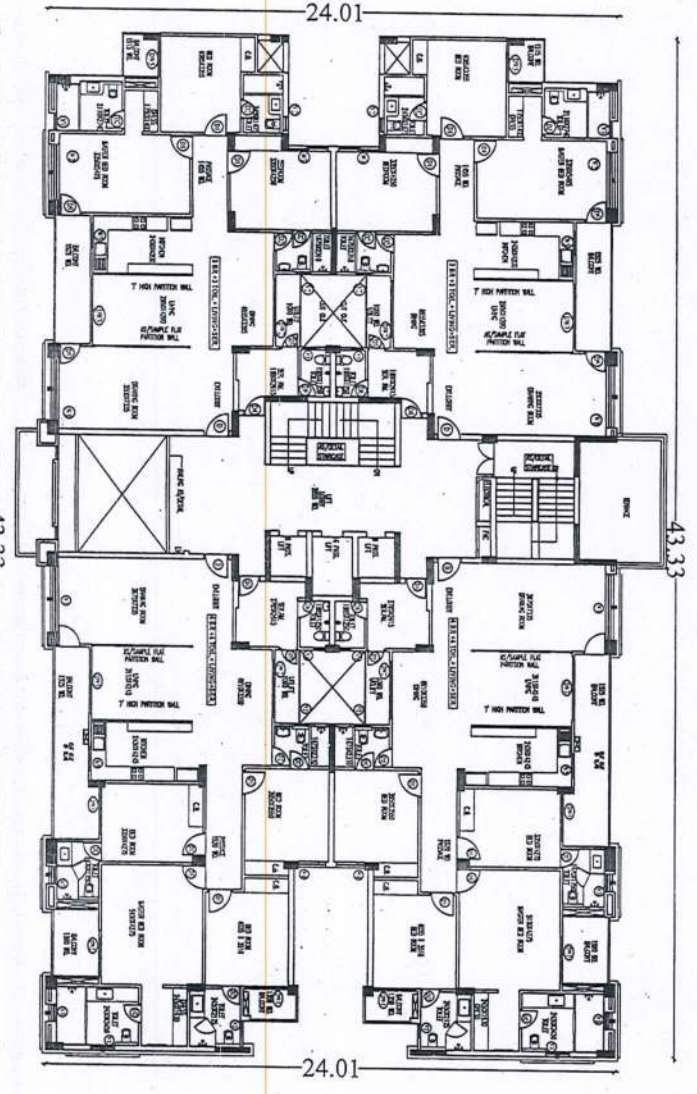
SANC./EXIST. SECOND FLOOR PLAN
TOWER-B



SANC./EXIST. 3RD TO 6TH FLOOR PLAN
TOWER-B



SANC./EXIST. GROUND FLOOR PLAN
TOWER-B



SANC./EXIST. FIRST FLOOR PLAN
TOWER-B

SR-0135/22-23
13/01/2023
28/01/2024

SEAL / STAMP
PREVIOUS SANC. DRAWING NO.
38-0109/16-17 REJUDICATED 31/09/2017

REPAIR & PROP. MIXED USE PROJECT OF
EXISTING / SANCTIONED GROUP HOUSING
BUILDING PLAN FOR MRS. RAKESH DHAWAN,
MRS. SHRUTIDHAWAN, MRS. SONAL DHAWAN &
MRS. RENU SHARMA ON LAND BEARING KHASRA
NO.-69 Gha & 80 Kna, 80 Ka (OLD KHASRA NO.
55/1) PARTS, 79, 81, 82, 83, 84, & KH. NO.
300 KHA MIN PROPERTY NO. - 178, VILLAGE
SINOLA, PARAGANA PARWADOON, DISTRICT-
DEHRADUN. (UTTARAKHAND)

DETAIL OF DOORS & WINDOWS

SL.NO.	TYPE	SYMBOL	WIDTH	HEIGHT	SIL. HT.
1.	DOOR	D	1.80 M	2.10 M	0.00 M
2.	DOOR	D1	1.00 M	2.10 M	0.00 M
3.	DOOR	D2	0.90 M	2.10 M	0.00 M
4.	DOOR	D3	0.75 M	2.10 M	0.00 M
5.	WINDOW	W	1.50 M	1.35 M	0.75 M
6.	WINDOW	W1	1.50 M	1.05 M	1.05 M
7.	WINDOW	S/W	2.40 M	2.10 M	0.00 M
8.	WINDOW	S/W1	1.80 M	2.10 M	0.00 M
9.	WINDOW	S/W2	1.37 M	2.10 M	0.00 M
10.	VENTILATOR	V	2.00 M	0.60 M	2.15 M
11.	VENTILATOR	V1	0.75 M	0.60 M	1.50 M
12.	VENTILATOR	V2	0.60 M	0.60 M	1.50 M

NORTH POINT



LEGEND
M.H. - MAIN HOLE.
S.T. - SEPTIC TANK.
S.P. - SOAK PIT.
R.W.P. - RAIN WATER PIPE.
R.W.H.T. - RAIN WATER
HARVESTING TANK.

SCALE: 1:150
DRAWN BY: AR. BHAVDEEP SINGH PAL
CHECKED BY: AR. GIRDHARI ARORA

CERTIFIED THAT:-
1. THE BUILDING PLAN SUBMITTED FOR APPROVAL, SATISFIES THE SAFETY REQUIREMENTS AS
PER THE BUILDING ACT, 1960 AND THE BUILDING REGULATIONS, 1960.
2. THE STRUCTURAL DESIGN INCLUDING EARTHQUAKE HAS BEEN PREPARED BY DILLY
QUALIFIED STRUCTURAL ENGINEER AND THESE PROVISIONS SHALL BE ADHERED TO
DURING THE CONSTRUCTION.

KEY COLOUR

SANC. AREA SHOWN WITH BLACK COLOUR
COMP. SHOWN WITH YELLOW HATCH
PROP. AREA SHOWN WITH RED COLOUR

DRAWING NO.-07

Arora Associates
Architects & Engineers
B-4, JAWAHAR SHOPPING COMPLEX
BINDAL, BRIDGE DEHRADUN
PH. 0135-2715857, 09853707997

ARORA ASSOCIATES
ARCHITECTS & ENGINEERS
B-4, JAWAHAR SHOPPING COMPLEX
BINDAL, BRIDGE DEHRADUN
PH. 0135-2715857, 09853707997

FILE NO. - 2585/2085 (G) SHEET NO.