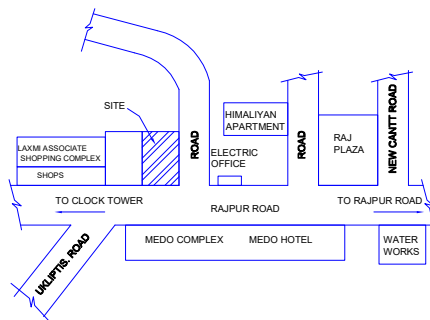
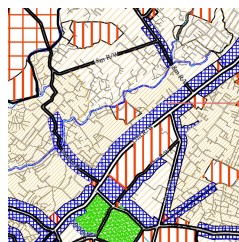


COMPOUNDING AREAS COMPARATIVE CHART			
	PRESENT-2019	PREVIOUS-2011	NET AREA
<b>BASEMENT FLOOR</b>	AREA IN SQM	AREA IN SQM	AREA IN SQM
FRONT SB.	94.97	42.77	52.2
REAR SB.	140.82	55.46	85.36
BOTH SIDE SET BACKS	29.11	27.68	1.43
AREA TO BE FILLED IN FSB = 152.84 SQM			
<b>GROUND FLOOR</b>			
FRONT SB.	NIL	NIL	NIL
REAR SB.	161.29	55.46	105.83
BOTH SIDE SET BACK	29.11	27.68	1.43
<b>FIRST FLOOR</b>			
FRONT SB.	NIL	NIL	NIL
REAR SB.	161.29	55.46	105.83
BOTH SIDE SET BACKS	29.11	27.68	1.43
<b>SECOND FLOOR</b>			
FRONT SB.	NIL	NIL	NIL
REAR SB.	161.29	55.46	105.83
BOTH SIDE SET BACKS	29.11	27.68	1.43
<b>THIRD FLOOR</b>			
FRONT SB.	NIL	NIL	NIL
REAR SB.	161.29	NIL	161.29
BOTH SIDE SET BACKS	29.11	NIL	29.11
<b>TOTAL</b>			<b>651.17</b>

KEY PLAN (N.T.S.)



MASTER PLAN



SITE

SITE PLAN SHOWING  
BASEMENT FLOOR PLAN

AREA CALCULATION FOR COMPOUNDING			
S.NO.	DESCRIPTION	AREA	
1	TOTAL LAND AREA AS PER EXISTING SITE	3374.66	SQM
2	FRONT ROAD WIDENING AREA	220.20	SQM
3	SIDE ROAD WIDENING AREA	50.10	SQM
4	CANAL AREA	376.91	SQM
5	NET PLOT AREA	2727.45	SQM
6	SET BACKS		
	FRONT	12	MTRS
	SIDES	5.5	
	BACK	6	
7	PERMISSIBLE GROUND COVERAGE	40%	1090.98 SQM
8	GROUND COVERAGE ACHIEVED	38.29%	1044.22 SQM
9	PERMISSIBLE FAR	2.2	
10	FAR ACHIEVED	1.53	4176.88 SQM
11	<b>BASEMENT FLOOR CALCULATIONS</b>		
	TOTAL FLOOR CONSTRUCTED AT SITE	1254.69	SQM
	SANCTIONED AREA	984.00	SQM
	EXTRA CONSTRUCTION OF BASEMENT	270.69	SQM
	PERMISSIBLE COMPOUNDING AREA	80.71	SQM
	COMPOUNDING AREA AT F.S.B	94.97	SQM
	COMPOUNDING AREA AT R.S.B	140.82	SQM
	COMPOUNDING AREA AT L.S.B	29.11	SQM
	TO BE FILLED AREA AT L.S.B	20.05	SQM
	TO BE FILLED AREA AT R.S.B	20.47	SQM
	RESULTANT COVERED AREA WITH CAR LIFT (1254.69-20.05-20.47)	1214.17	SQM
	TO BE DEMOLISHED AREA FOR CAR LIFT	19.96	SQM
	NET COVERED AREA(1234.64-19.96)	1194.21	SQM
	TO BE DEMOLISHED AREA FOR RAMP	33.56	SQM
	THEREFORE AREA TO BE FILLED	152.84	SQM
12	<b>GROUND FLOOR CALCULATIONS</b>		
	TOTAL FLOOR CONSTRUCTED AT SITE	1254.69	SQM
	SANCTIONED AREA	1140.00	SQM
	BUT, GROUND FLOOR COVERED AREA WITHIN PERMISSIBLE LIMITS	1044.22	SQM
	THEREFORE, EXTRA CONSTRUCTION OF FLOOR	210.47	SQM
	COMPOUNDING AREA AT R.S.B	161.49	SQM
	COMPOUNDING AREA AT L.S.B	29.11	SQM
	TO BE DEMOLISHED AREA AT S.S.B	20.05	SQM
	RESULTANT COVERED AREA(1254.69-20.05)	1234.64	SQM
	TO BE DEMOLISHED AREA FOR CAR LIFT	19.96	SQM
	NET COVERED AREA(1234.64-19.96)	1214.68	SQM
13	<b>FIRST FLOOR CALCULATIONS</b>		
	TOTAL FLOOR CONSTRUCTED AT SITE	1254.69	SQM
	SANCTIONED AREA	1120.00	SQM
	BUT, GROUND FLOOR COVERED AREA WITHIN PERMISSIBLE LIMITS	1044.22	SQM
	THEREFORE, EXTRA CONSTRUCTION OF FLOOR	210.47	SQM
	COMPOUNDING AREA AT R.S.B	161.49	SQM
	COMPOUNDING AREA AT S.S.B	29.11	SQM
	TO BE DEMOLISHED AREA AT S.S.B	20.05	SQM
	RESULTANT COVERED AREA(1254.69-20.05)	1234.64	SQM
	TO BE DEMOLISHED AREA FOR CAR LIFT	19.96	SQM
	NET COVERED AREA(1234.64-19.96)	1214.68	SQM
14	<b>SECOND FLOOR CALCULATIONS</b>		
	TOTAL FLOOR CONSTRUCTED AT SITE	1254.69	SQM
	SANCTIONED AREA	1120.00	SQM
	BUT, GROUND FLOOR COVERED AREA WITHIN PERMISSIBLE LIMITS	1044.22	SQM
	THEREFORE, EXTRA CONSTRUCTION OF FLOOR	210.47	SQM
	COMPOUNDING AREA AT R.S.B	161.49	SQM
	COMPOUNDING AREA AT S.S.B	29.11	SQM
	TO BE DEMOLISHED AREA AT S.S.B	20.05	SQM
	RESULTANT COVERED AREA(1254.69-20.05)	1234.64	SQM
	TO BE DEMOLISHED AREA FOR CAR LIFT	19.96	SQM
	NET COVERED AREA(1234.64-19.96)	1214.68	SQM
15	<b>THIRD FLOOR CALCULATIONS</b>		
	TOTAL FLOOR CONSTRUCTED AT SITE	1254.69	SQM
	SANCTIONED AREA	904.79	SQM
	BUT, GROUND FLOOR COVERED AREA WITHIN PERMISSIBLE LIMITS	1044.22	SQM
	PERMISSIBLE COMPOUNDING AREA AT THIRD FLOOR	139.43	SQM
	THEREFORE, EXTRA CONSTRUCTION OF FLOOR	210.47	SQM
	COMPOUNDING AREA AT R.S.B	161.49	SQM
	COMPOUNDING AREA AT S.S.B	29.11	SQM
	TO BE DEMOLISHED AREA AT S.S.B	20.05	SQM
	RESULTANT COVERED AREA(1254.69-20.05)	1234.64	SQM
	TO BE DEMOLISHED AREA FOR CAR LIFT	19.96	SQM
	NET COVERED AREA(1234.64-19.96)	1214.68	SQM
16	TERRACE FLOOR AREA	1214.68	SQM
17	<b>TOTAL BUILT UP AREA(ACHIEVED)</b>	4858.72	SQM
18	<b>PARKING CALCULATIONS:</b>		
	PARKING REQUIRED(4858.72/100*2.5)	121.47	
	SAY	122.00	ECS
19	BASEMENT PARKING (1194.21/32)	37.32	ECS
20	OPEN PARKING AREA	446.99	SQM
	OPEN PARKING PROVIDED (446.99/23)	19.43	ECS
	STACK PARKING PROVIDED (446.99/16)	27.94	ECS
21	SET BACK PARKING		
	TOTAL SET BACK AREA	1336.46	SQM
	PARKING AREA ALLOWED IN SET BACK AREA(50% OF SET BACK AREA)	668.23	SQM
	PARKING AREA PROVIDED IN SET BACK AREA	169.2	SQM
	OPEN PARKING PROVIDED IN SET BACK AREA(169.20/23)	7.36	ECS
22	OPEN TERRACE PARKING PROVIDED		
	OPEN TERRACE PARKING PROVIDED(1214.68/32)	37.96	ECS
23	<b>TOTAL PARKING PROVIDED</b>	130.01	ECS

FOR M.D.D.A. USE ONLY

PROJECT TITLE

COMPOUNDED COMMERCIAL BUILDING PLAN FOR  
M/S BHARAT ASSOCIATES AT PROPERTY NO. 69  
RAJPUR ROAD DEHRA DUN (U.A.)  
PROP. - SH. AVADESH KUMAR S/O Lt. SH. ROHITASH  
SINGH

Certified that:-

- 1\* The Building plans submitted for approval satisfy the safety requirements as stipulated in annexure-II and the given is factually correct to the best of our knowledge and understanding.
- 2\* The structural design including safety from natural hazard, including earthquake has been prepared by duly qualified structural engineer and these provisions shall be adhered to during the construction.

DETAIL OF PRESENT

GROUND COVERAGE =40%  
F.A.R. 2.20  
FRONT SETBACK=12.0M  
REAR SETBACK = 6.0M  
SIDE SETBACK-1 = 5.0M  
SIDE SETBACK-2 =5.0M

ARCHITECT

SIG. OF OWNER

SIGN OF STRU. ENGG.

NORTH POINT



SHEET TITLE -

SUBMISSION DRAWING

ARCHITECTS:

Office:  
499/1, Kaulagarh Road, Dehradun-248001  
Tele-Fax:0135-2755097  
E-MAIL:tdsworks@gmail.com

TRIYA DESIGN STUDIO



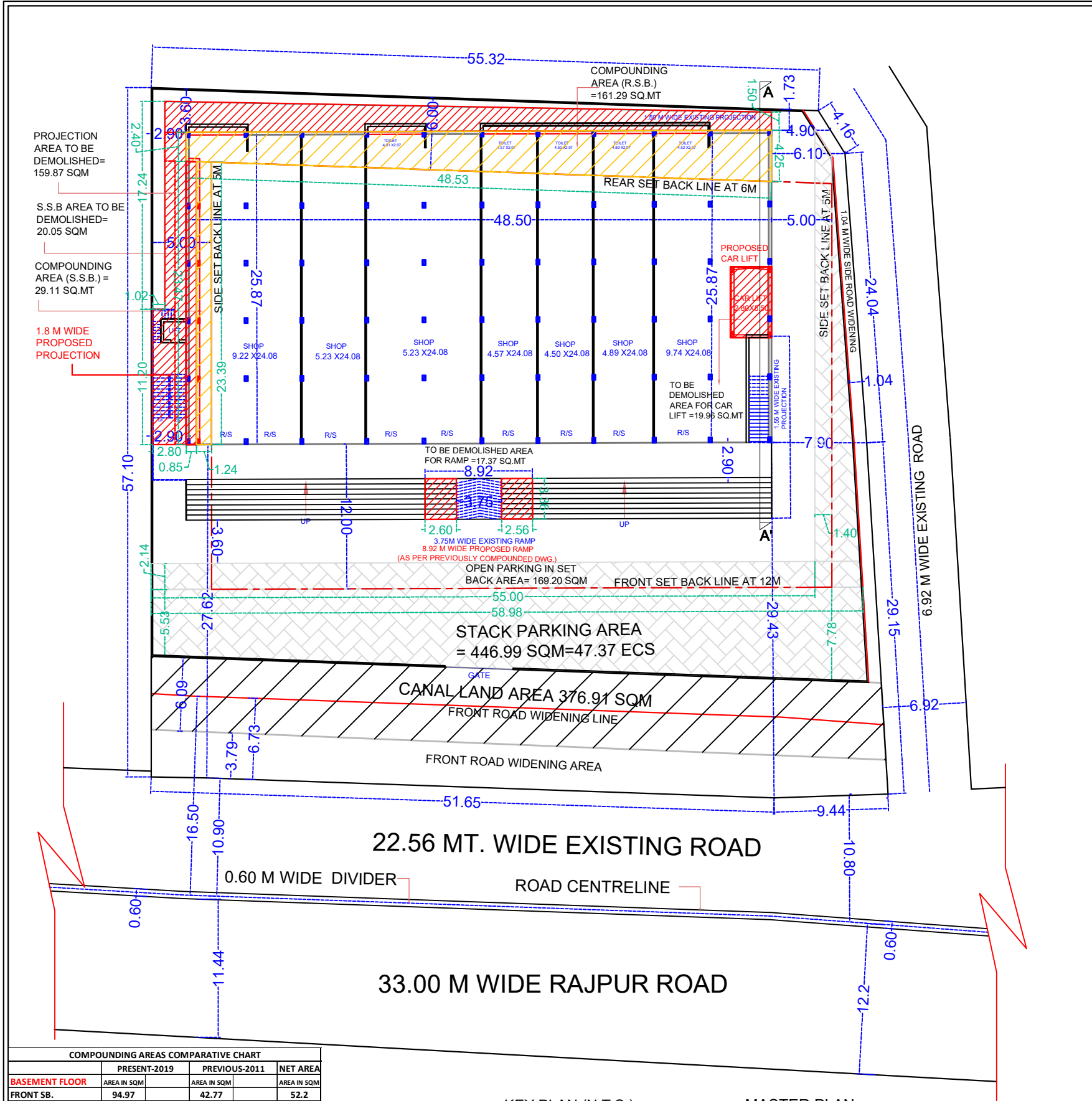
EXISTING FIRST, SECOND, THIRD FLOOR PLAN

### TERRACE FLOOR PLAN

## EXISTING BASEMENT FLOOR PLAN

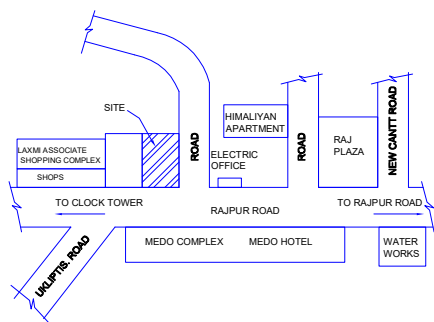
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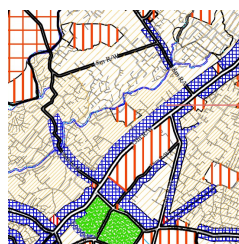


COMPOUNDING AREAS COMPARATIVE CHART				
	PRESENT-2019		PREVIOUS-2011	
	AREA IN SQM		AREA IN SQM	
<b>BASEMENT FLOOR</b>				
FRONT SB.	94.97		42.77	52.2
REAR SB.	140.82		55.46	85.36
BOTH SIDE SET BACKS	29.11		27.68	1.43
AREA TO BE FILLED IN FSB = 152.84 SQM				
<b>GROUND FLOOR</b>				
FRONT SB.	NIL		NIL	NIL
REAR SB.	161.29		55.46	105.83
BOTH SIDE SET BACK	29.11		27.68	1.43
<b>FIRST FLOOR</b>				
FRONT SB.	NIL		NIL	NIL
REAR SB.	161.29		55.46	105.83
BOTH SIDE SET BACKS	29.11		27.68	1.43
<b>SECOND FLOOR</b>				
FRONT SB.	NIL		NIL	NIL
REAR SB.	161.29		55.46	105.83
BOTH SIDE SET BACKS	29.11		27.68	1.43
<b>THIRD FLOOR</b>				
FRONT SB.	NIL		NIL	NIL
REAR SB.	161.29		NIL	161.29
BOTH SIDE SET BACKS	29.11		NIL	29.11
TOTAL				651.17

KEY PLAN (N.T.S.)



MASTER PLAN



SITE

SITE PLAN SHOWING  
GROUND FLOOR PLAN

AREA CALCULATION FOR COMPOUNDING			
S.NO.	DESCRIPTION	AREA	
1	TOTAL LAND AREA AS PER EXISTING SITE	3374.66	SQM
2	FRONT ROAD WIDENING AREA	220.20	SQM
3	SIDE ROAD WIDENING AREA	50.10	SQM
4	CANAL AREA	376.91	SQM
5	NET PLOT AREA	2727.45	SQM
6	SET BACKS		
	FRONT	12	MTRS
	SIDES	5.5	
	BACK	6	
7	PERMISSIBLE GROUND COVERAGE	40%	1090.98 SQM
8	GROUND COVERAGE ACHIEVED	38.29%	1044.22 SQM
9	PERMISSIBLE FAR	2.2	
10	FAR ACHIEVED	1.53	4176.88 SQM
11	<b>BASEMENT FLOOR CALCULATIONS</b>		
	TOTAL FLOOR CONSTRUCTED AT SITE	1254.69	SQM
	SANCTIONED AREA	984.00	SQM
	EXTRA CONSTRUCTION OF BASEMENT	270.69	SQM
	PERMISSIBLE COMPOUNDING AREA	80.71	SQM
	COMPOUNDING AREA AT F.S.B	94.97	SQM
	COMPOUNDING AREA AT R.S.B	140.82	SQM
	COMPOUNDING AREA AT L.S.B	29.11	SQM
	TO BE FILLED AREA AT L.S.B	20.05	SQM
	TO BE FILLED AREA AT R.S.B	20.47	SQM
	RESULTANT COVERED AREA WITH CAR LIFT (1254.69-20.05-20.47)	1214.17	SQM
	TO BE DEMOLISHED AREA FOR CAR LIFT	19.96	SQM
	NET COVERED AREA(1234.64-19.96)	1194.21	SQM
	TO BE DEMOLISHED AREA FOR RAMP	33.56	SQM
	THEREFORE AREA TO BE FILLED	152.84	SQM
12	<b>GROUND FLOOR CALCULATIONS</b>		
	TOTAL FLOOR CONSTRUCTED AT SITE	1254.69	SQM
	SANCTIONED AREA	1140.00	SQM
	BUT, GROUND FLOOR COVERED AREA WITHIN PERMISSIBLE LIMITS	1044.22	SQM
	THEREFORE, EXTRA CONSTRUCTION OF FLOOR	210.47	SQM
	COMPOUNDING AREA AT R.S.B	161.49	SQM
	COMPOUNDING AREA AT L.S.B	29.11	SQM
	TO BE DEMOLISHED AREA AT S.S.B	20.05	SQM
	RESULTANT COVERED AREA(1254.69-20.05)	1234.64	SQM
	TO BE DEMOLISHED AREA FOR CAR LIFT	19.96	SQM
	NET COVERED AREA(1234.64-19.96)	1214.68	SQM
13	<b>FIRST FLOOR CALCULATIONS</b>		
	TOTAL FLOOR CONSTRUCTED AT SITE	1254.69	SQM
	SANCTIONED AREA	1120.00	SQM
	BUT, GROUND FLOOR COVERED AREA WITHIN PERMISSIBLE LIMITS	1044.22	SQM
	THEREFORE, EXTRA CONSTRUCTION OF FLOOR	210.47	SQM
	COMPOUNDING AREA AT R.S.B	161.49	SQM
	COMPOUNDING AREA AT L.S.B	29.11	SQM
	TO BE DEMOLISHED AREA AT S.S.B	20.05	SQM
	RESULTANT COVERED AREA(1254.69-20.05)	1234.64	SQM
	TO BE DEMOLISHED AREA FOR CAR LIFT	19.96	SQM
	NET COVERED AREA(1234.64-19.96)	1214.68	SQM
14	<b>SECOND FLOOR CALCULATIONS</b>		
	TOTAL FLOOR CONSTRUCTED AT SITE	1254.69	SQM
	SANCTIONED AREA	1120.00	SQM
	BUT, GROUND FLOOR COVERED AREA WITHIN PERMISSIBLE LIMITS	1044.22	SQM
	THEREFORE, EXTRA CONSTRUCTION OF FLOOR	210.47	SQM
	COMPOUNDING AREA AT R.S.B	161.49	SQM
	COMPOUNDING AREA AT L.S.B	29.11	SQM
	TO BE DEMOLISHED AREA AT S.S.B	20.05	SQM
	RESULTANT COVERED AREA(1254.69-20.05)	1234.64	SQM
	TO BE DEMOLISHED AREA FOR CAR LIFT	19.96	SQM
	NET COVERED AREA(1234.64-19.96)	1214.68	SQM
15	<b>THIRD FLOOR CALCULATIONS</b>		
	TOTAL FLOOR CONSTRUCTED AT SITE	1254.69	SQM
	SANCTIONED AREA	904.79	SQM
	BUT, GROUND FLOOR COVERED AREA WITHIN PERMISSIBLE LIMITS	1044.22	SQM
	PERMISSIBLE COMPOUNDING AREA AT THIRD FLOOR	139.43	SQM
	THEREFORE, EXTRA CONSTRUCTION OF FLOOR	210.47	SQM
	COMPOUNDING AREA AT R.S.B	161.49	SQM
	COMPOUNDING AREA AT L.S.B	29.11	SQM
	TO BE DEMOLISHED AREA AT S.S.B	20.05	SQM
	RESULTANT COVERED AREA(1254.69-20.05)	1234.64	SQM
	TO BE DEMOLISHED AREA FOR CAR LIFT	19.96	SQM
	NET COVERED AREA(1234.64-19.96)	1214.68	SQM
16	TERRACE FLOOR AREA	1214.68	SQM
17	TOTAL BUILT UP AREA(ACHIEVED)	4858.72	SQM
18	<b>PARKING CALCULATIONS:</b>		
	PARKING REQUIRED(4858.72/100*2.5)	121.47	
	SAY	122.00	ECS
19	BASEMENT PARKING (1194.21/32)	37.32	ECS
20	OPEN PARKING AREA	446.99	SQM
	OPEN PARKING PROVIDED (446.99/23)	19.43	ECS
	STACK PARKING PROVIDED (446.99/16)	27.94	ECS
21	<b>SET BACK PARKING</b>		
	TOTAL SET BACK AREA	1336.46	SQM
	PARKING AREA ALLOWED IN SET BACK AREA(50% OF SET BACK AREA)	668.23	SQM
	PARKING AREA PROVIDED IN SET BACK AREA	169.2	SQM
	OPEN PARKING PROVIDED IN SET BACK AREA(169.20/23)	7.36	ECS
22	<b>OPEN TERRACE PARKING PROVIDED</b>		
	OPEN TERRACE PARKING PROVIDED(1214.68/32)	37.96	ECS
23	TOTAL PARKING PROVIDED	130.01	ECS

FOR M.D.D.A. USE ONLY

PROJECT TITLE

COMPOUNDED COMMERCIAL BUILDING PLAN FOR  
M/S BHARAT ASSOCIATES AT PROPERTY NO. 69  
RAJPUR ROAD DEHRA DUN (U.A.)  
PROP. - SH. AVADESH KUMAR S/O Lt. SH. ROHITASH  
SINGH

Certified that:-

- 1\* The Building plans submitted for approval satisfy the safety requirements as stipulated in annexure-II and the given is factually correct to the best of our knowledge and understanding.
- 2\* The structural design including safety from natural hazard, including earthquake has been prepared by duly qualified structural engineer and these provisions shall be adhered to during the construction.

SET BACK DETAILS

GROUND COVERAGE =40%  
F.A.R. 2.20  
FRONT SETBACK=12.0M  
REAR SETBACK = 6.0M  
SIDE SETBACK-1 = 5.0M  
SIDE SETBACK-2 =5.0M

ARCHITECT

SIG. OF OWNER

SIGN OF STRU. ENGG.

NORTH POINT

SHEET TITLE -

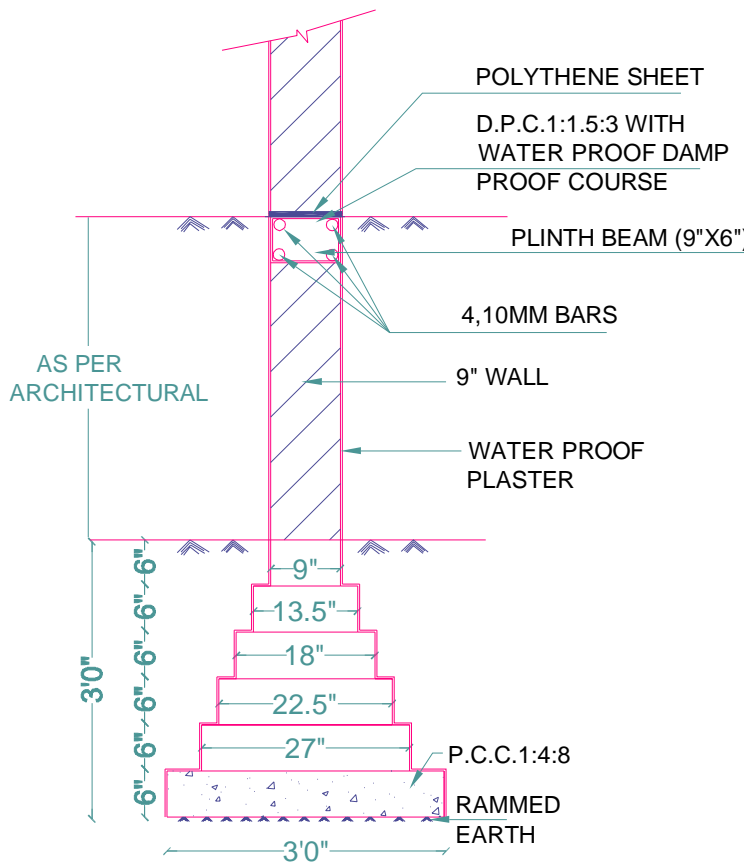
SUBMISSION DRAWING

ARCHITECTS:

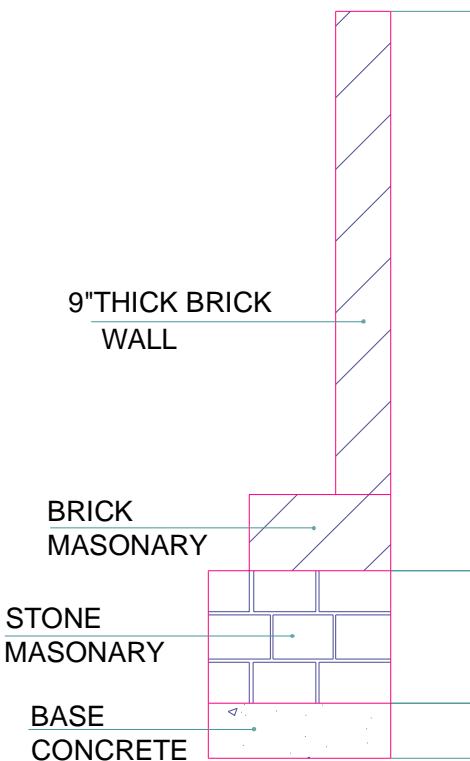
Office:  
499/1, Kaulagarh Road, Dehradun-248001  
Tele-Fax:0135-2755097  
E-MAIL:tdsworks@gmail.com

TRIYA DESIGN STUDIO

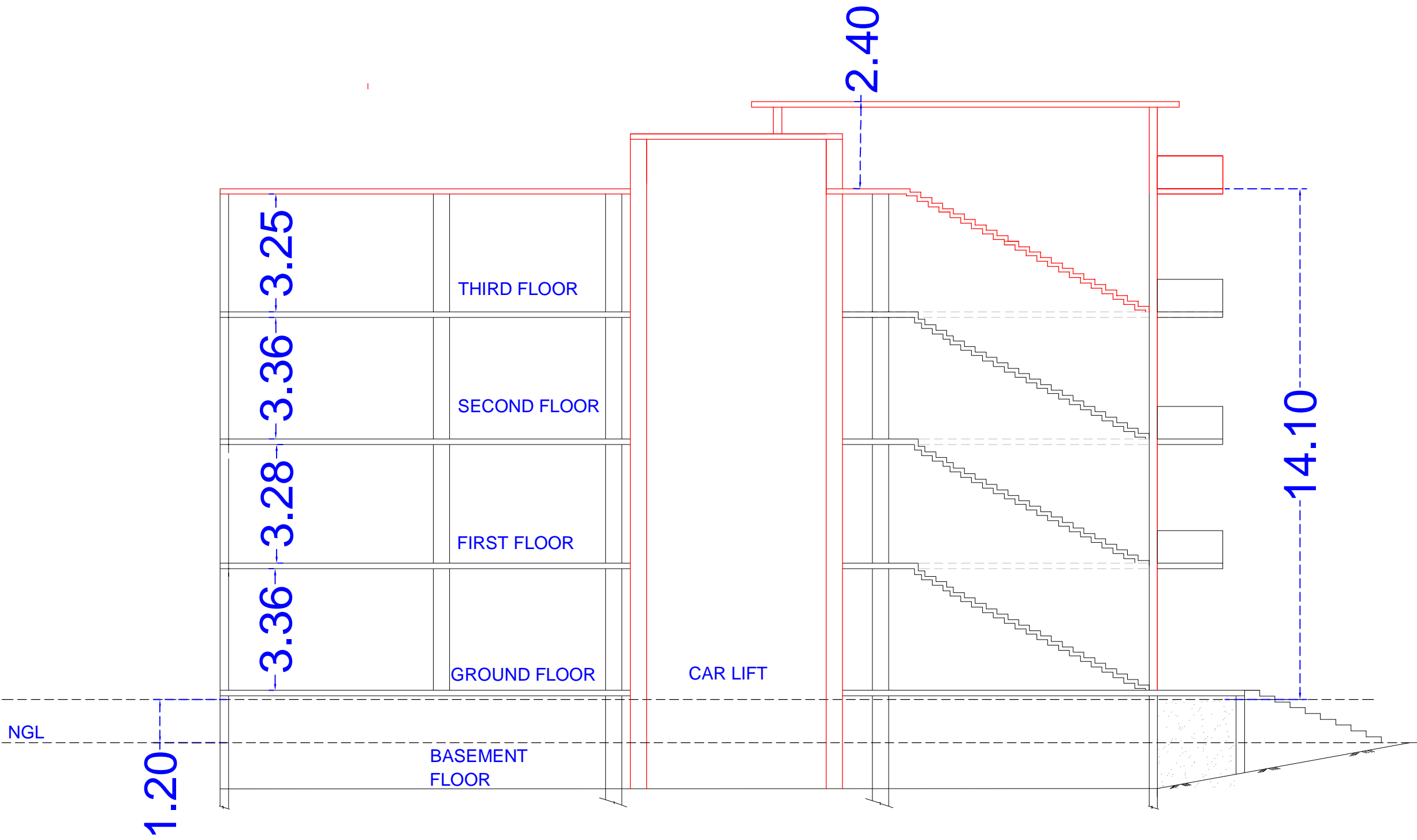
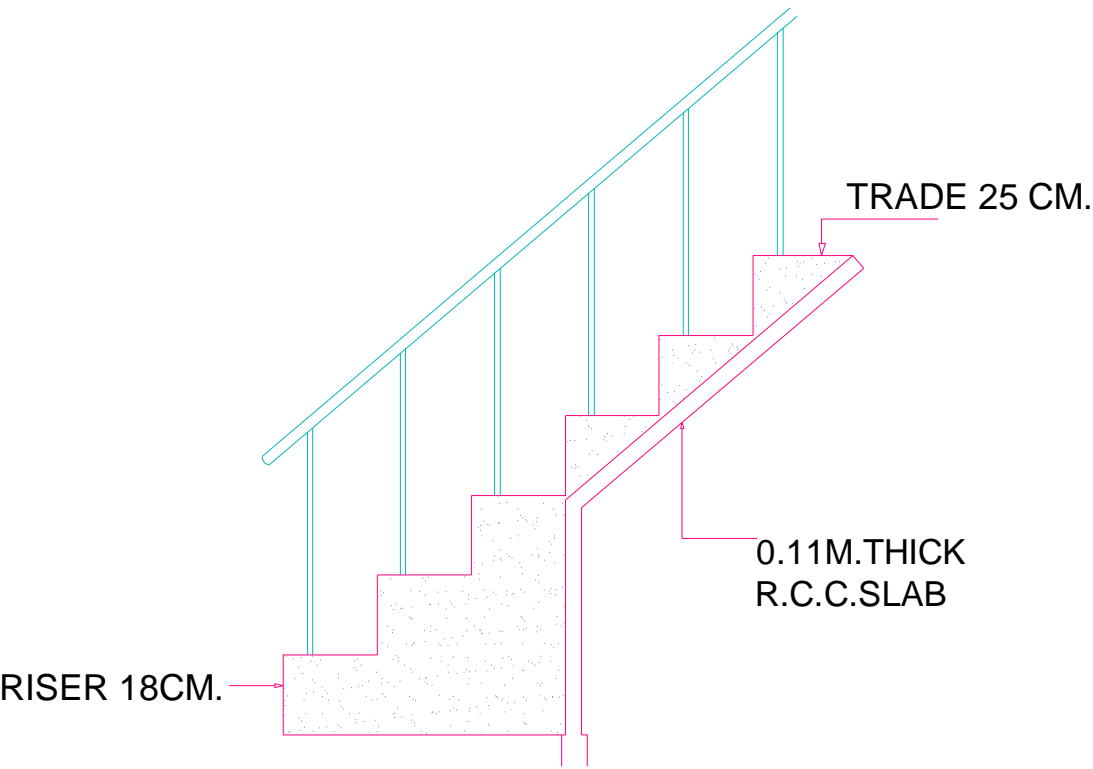
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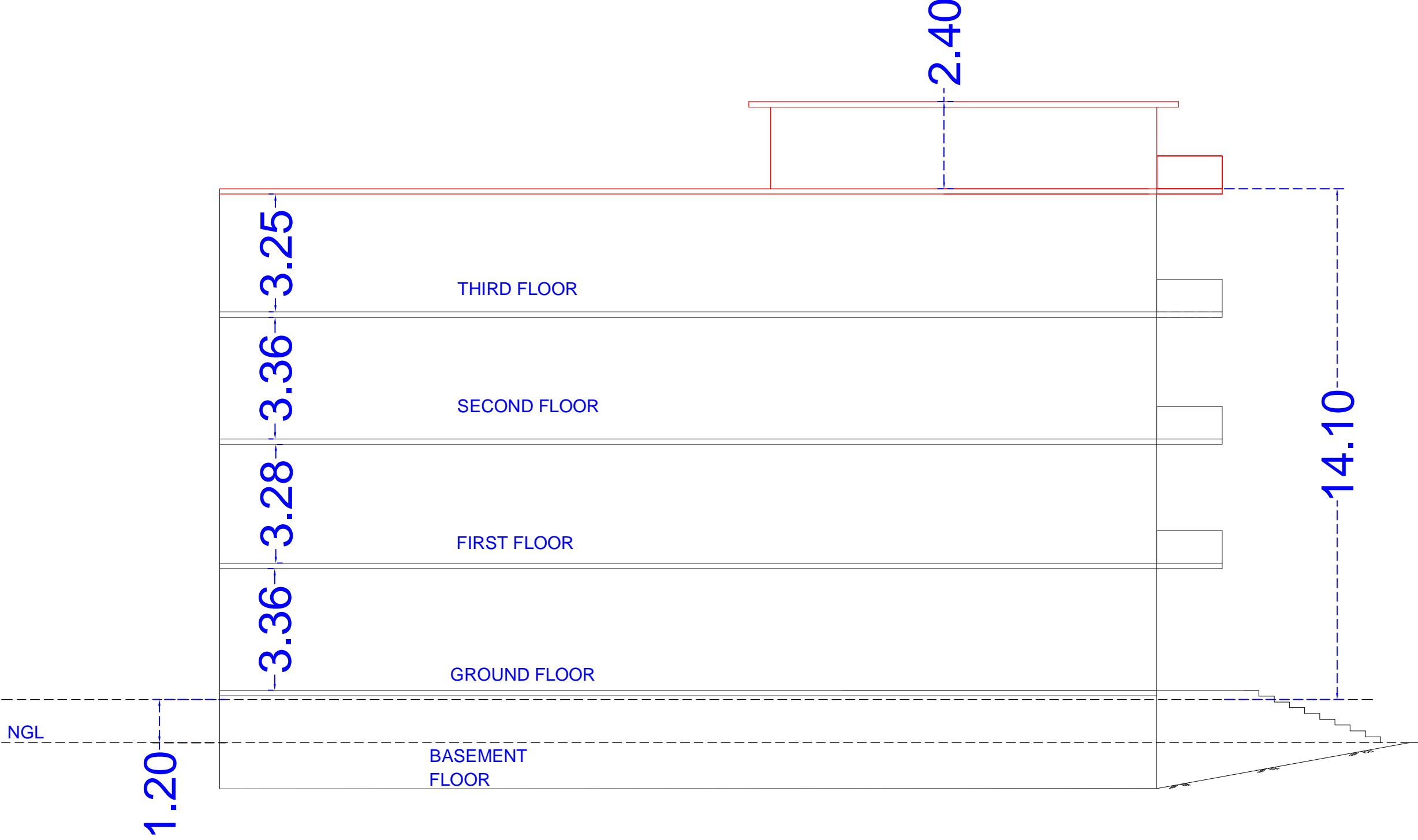
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DETAIL



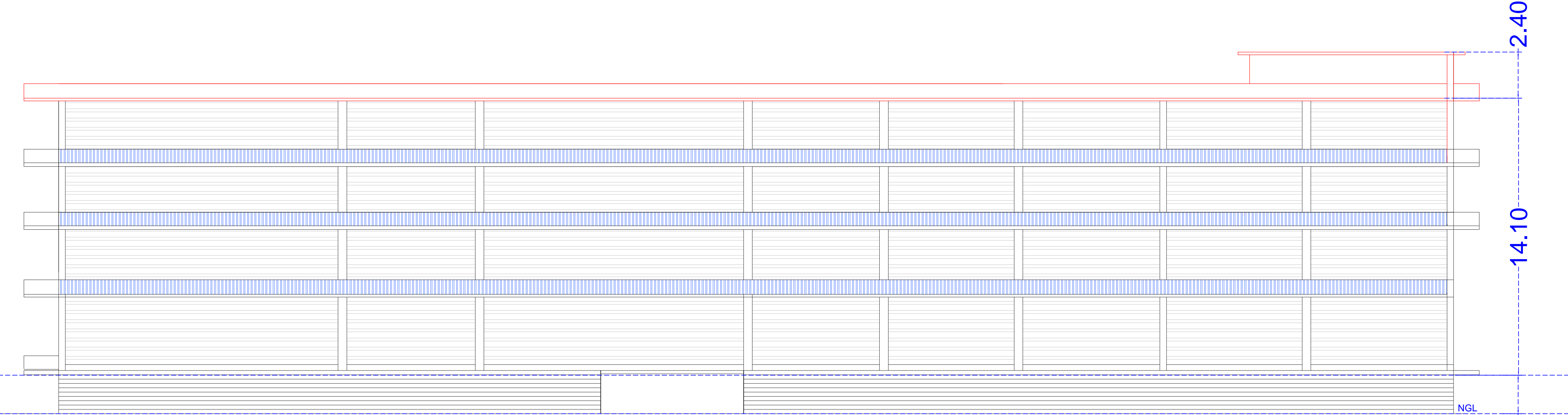
STAIR DETAIL



SECTION AT A A'



LEFT SIDE ELEVATION



FRONT ELEVATION

M.D.D.A. USE ONLY

PROJECT TITLE

COMPOUNDED COMMERCIAL BUILDING PLAN FOR  
M/S BHARAT ASSOCIATES AT PROPERTY NO. 69  
RAJPUR ROAD DEHRA DUN (U.A.)  
PROP.- SH. AVADESH KUMAR S/O Lt. SH. ROHITASI  
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2\* The structural design including safety from natural haz-ard ,including earthquake has been prepared by dully qualified structural engineer and these provisions shall be adhered to during the construction.

DETAIL

GROUND COVERAGE =40%  
F.A.R. = 2.20  
FRONT SETBACK=12.0M  
REAR SETBACK = 6.0M  
SIDE SETBACK-1 = 5.0M  
SIDE SETBACK-2 =5.0M

ARCHITECT

VINAY KUMAR SINGH  
Registered Architect  
Reg. No. CA/2005/35698

SIG. OF OWNER

SIGN OF STRU. ENGG.

NORTH POINT



SHEET TITLE -

SUBMISSION DRAWING

ARCHITECTS:

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499/1,Kaulagarh Road,Dehradun-248001  
Tele-Fax:0135-2755097  
E-MAIL:tdsworks@gmail.com

TRIJYA DESIGN STUDIO

