

LAYOUT PLAN FOR SETTING UP A COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 4.1055 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE - BALDI, SECTOR 28, TEHSIL & DISTRICT - KARNAL, HARYANA AFTER MIGRATION OF OUR EXISTING COMMERCIAL COLONY VIDE LICENSE NO. 30 OF 2011 DATED 05.04.2011 IN THE NAME OF M/s ALPHA CORP DEVELOPMENT PRIVATE LIMITED. (ACDPL)



FACTOR	DESCRIPTION	=	ACRES
A	TOTAL PLOT AREA	=	4.1055
B	AREA UNDER 45 METER WIDE SECTOR ROAD	=	0.2970
C = A-B	BALANCE AREA	=	3.8085
D = 10% of A	10% AREA OF APPLIED SITE	=	0.4105
E = C+D	TOTAL AREA	=	4.2190
	HENCE NET PLAND AREA	=	4.1055
F	THE AREA CONSIDER FOR LICENSE OR AS NPA IS	=	4.1055

DESCRIPTION	AREA(ACRES)	AREA(SQM)	%
TOTAL AREA OF SITE OR NET PALNED AREA(NPA)_A	4.1055	16614.3427	100%
PERMISSIBLE GROUND COVERAGE @35% OF NPA	1.436925	5815.0199	35%
PROPOSED GROUND COVERAGE @34.999% OF NPA_B	1.43692	5815.0000	34.9999%
CIRCULATION AREA INCLUDING PARKING (C = A-B)	2.6686	10799.3430	65.0001%
PERMISSIBLE F.A.R.@1.5	6.15825	24921.5140	150%
PERMISSIBLE F.A.R. IN EACH SCO/BOOTH	4.2857		
PROPOSED F.A.R. IN EACH SCO/BOOTH	4.0000		

CIRCULATION AREA INCLUDING PARKING AREA = 10799.3430 sqm or 65.0001%

S. NO.	TYPE	SIZE		AREA	NOS.	TOTAL GROUND COVERAGE SQM
		W (mt.)	L (mt.)			
1	TYPE-1	5.50	22.000	121.00	29	3,509.00
2	TYPE-1a	5.000	7.400	37.00	1	37.00
2	TYPE-2	5.500	16.300	89.65	10	896.50
3	TYPE-3	3.050	9.000	27.45	50	1,372.50
4	UTILITY TOILET (FREE OF G.C.)	6.000	6.000	36.00	1	
TOTAL =						5,815.00

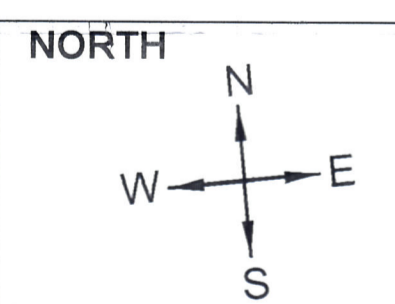
NOTE :-
 1. ALL THE DIMENSIONS ARE IN METERS
 2. THE PARKING AREA SHALL NOT BE SOLD WHATSOEVER IN ANY MANNER.

PROJECT :-
 COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 4.1055 ACRES SITUATED AT VILLAGE - BALDI, SECTOR 28, TEHSIL & DISTRICT KARNAL, HARYANA. AFTER MIGRATION OF OUR EXISTING COMMERCIAL COLONY VIDE LICENSE NO. 30 OF 2011 DATED 05.04.2011

OWNER :-
 ALPHA CORP DEVELOPMENT PRIVATE LIMITED

DRAWING TITLE :-
 LAYOUT PLAN

DATE : SEPTEMBER 2021
 DEALT BY : DIPTI
 DRG. NO. : ALPHA/KAR/COMM/4.1055/01
 SCALE :
 CHECKED BY :
 SHEET NO. : 01 OF 01



YANIT GUPTA
 ARCHITECT
 SIGN OF ARCHITECT

Alpha Corp Development Pvt. Ltd.
 SIGN OF OWNER

BEARING DRAWING NO. DTCP 8073 DATED 20-12-2021.

