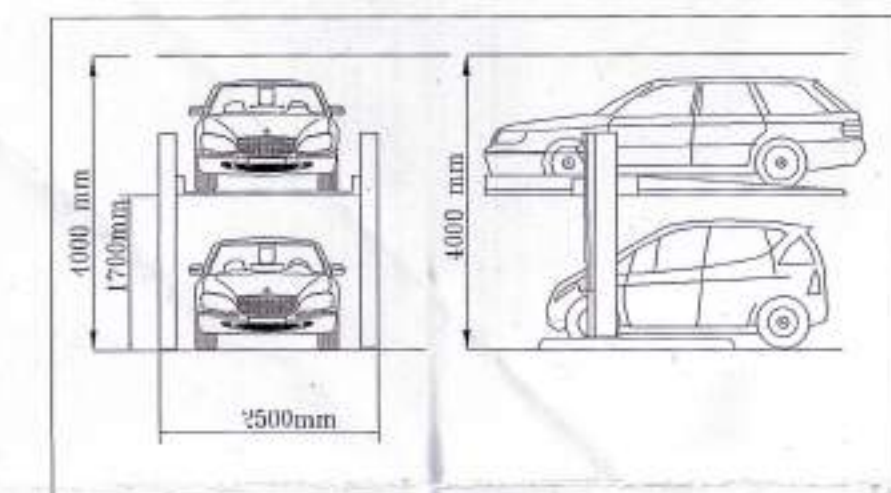
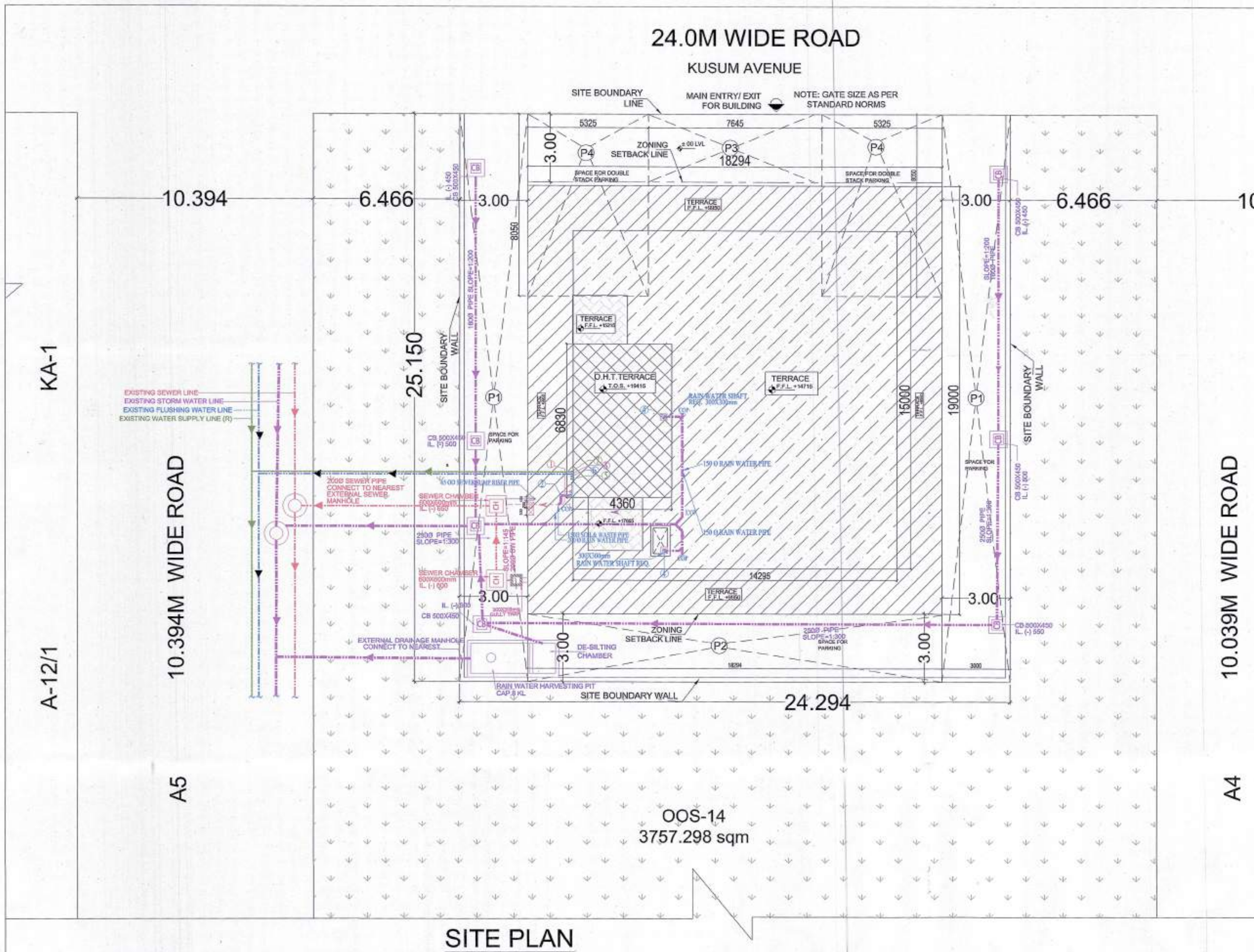




STACK PARKING DET.

TOILET CALCULATION		AREA	UNITS
DESCRIPTION			
TOTAL PLOT AREA	=	610.989	Sqm
PROPOSED FAR	=	794.046	Sqm
TOTAL POPULATION			178
STAFF POPULATION @10% OF TOTAL POPULATION	=		18
VISITOR'S POPULATION @90% OF TOTAL POPULATION	=		160
REQUIRED STAFF		REQUIRED VISITOR'S	PROVIDE
MALE	FEMALE	MALE	FEMALE
8	4	334	(156)
W.C.	1	1	2
URINAL	1	NIL	2
W.B	1	1	2

OPEN AREA PARKING CALCULATION				
S.No.	PARTICULARS	SIZE	No's	AREA (In Sqm)
1	P1	3.000 x 25.150	x 2.0	= 150.900
2	P2	18.294 x 3.000	x 1.0	= 54.882
TOTAL AREA				= 205.782

S.No.	PARTICULARS	SIZE	No's	AREA (In Sqm)
3	P3	7.645 x 3.000	x 1.0	= 22.935
4	P4	8.050 x 5.325	x 2.0	= 85.733
TOTAL AREA				= 108.668

ECS CALCULATION				
ECS REQUIRED	=	1.000	PER 50	Sqm
TOTAL ACHIEVED FAR	=	794.046	/ 50	= 15.881 No's
OPEN PARKING AREA	=	205.782		
ECS @23 sqm	=			= 8.95 No's
STACK PARKING AREA	=	108.668		= 9.0 No's
STILT PARKING @ 28 sqm	=			= 3.88 No's
STACK PARKING = 4 x 2	=			= 8.0 No's
TOTAL PROVIDE PARKING	OPEN + 8 STACK (9+8)	=		= 17.0 No's

TOTAL FAR/NON FAR CALCULATION			
SR. NO.	DESCRIPTION	FAR AREA (In sqm)	NON FAR AREA (In sqm)
1	BASEMENT FLOOR PLAN	15.497	332.089
2	GROUND FLOOR PLAN +	273.498	74.088
3	FIRST FLOOR PLAN + STAIRCASE	318.763	21.152
4	SECOND FLOOR PLAN + STAIRCASE	186.236	21.152
5	MUMTY	-	35.539
6	O.H.T	-	29.779
TOTAL		793.993	513.800

POUPULATION LOAD CALCULATION			
POPULATION LOAD AT STREET FLOOR = 3 sqm / Person as per NBC 2016			
POPULATION LOAD AT UPPER FLOOR = 8 sqm / Person as per NBC 2016			
DESCRIPTION	AREA	UNITS	NO'S
TOTAL PLOT AREA	=	610.989	Sqm
PROPOSED FAR	=	794.046	Sqm
PROPOSED FAR AT BASEMENT FLOOR	=	15.497	Sqm
TOTAL POPULATION LOAD AT BASEMENT FLOOR	=	15.497/6	3
PROPOSED FAR AT GROUND FLOOR	=	273.517	Sqm
TOTAL POPULATION LOAD AT GROUND FLOOR	=	273.517/3	91
PROPOSED FAR AT FIRST FLOOR	=	318.782	Sqm
TOTAL POPULATION LOAD AT FIRST FLOOR	=	318.782/6	53
PROPOSED FAR AT SECOND FLOOR	=	186.251	Sqm
TOTAL POPULATION LOAD AT SECOND FLOOR	=	186.251/6	31
TOTAL			178

AREA CALCULATION			
PLOT AREA	0.15097acre	=	610.989 Sqm
PERMISSIBLE F.A.R.	1.5 @ 610.989	=	916.484 Sqm
TOTAL PROPOSED F.A.R. AREA		=	793.993 Sqm
PERMISSIBLE GROUND COVERAGE AREA	@ 60%	=	366.593 Sqm
PROPOSED GROUND COVERAGE	@ 55.59 %	=	347.586 Sqm
TOTAL NO OF PARKING @ 50 SQM / ECS TO TOTAL FAR AREA			
PARKING REQUIRED		=	16 No's
STILT STACK PARKING PROVIDED		=	8 No's
OPEN PARKING PROVIDED		=	8 No's
HANDICAP PARKING PROVIDED		=	1 No
TOTAL PARKING PROVIDED		=	17 No's

AREA CALCULATION			
FAR AREA			
S.No.	PARTICULARS	SIZE	AREA (In Sqm)
1	A	1.915 x 3.765	x 1 = 7.210
2	B	3.295 x 2.515	x 1 = 8.297
TOTAL			15.497
PROPOSED GROUND FLOOR COV. AREA DETAIL			
S.No.	PARTICULARS	SIZE	AREA (In Sqm)
1	A	18.294 x 19.000	x 1 = 347.586
TOTAL			347.586
REDUCTIONS			
1	1	5.325 x 4.900	x 2 = 52.185
2	2	7.645 x 2.655	x 1 = 21.053
TOTAL			74.088
NET AREA (ADDITION DEDUCTION)			273.498
PROPOSED FIRST FLOOR COVD. AREA DETAIL			
S.No.	PARTICULARS	SIZE	AREA (In Sqm)
1	A	18.294 x 19.000	x 1 = 347.586
TOTAL			347.586
REDUCTIONS			
1	1	0.628 x 1.170	x 1 = 0.732
2	2	0.600 x 1.220	x 2 = 1.440
3	3	0.600 x 1.810	x 1 = 0.696
4	4	0.600 x 0.830	x 1 = 0.528
5	5	0.800 x 1.240	x 1 = 0.992
6	6	2.155 x 6.300	x 1 = 13.585
7	7	0.620 x 1.930	x 1 = 1.206
8	8	2.000 x 1.800	x 1 = 3.600
TOTAL			28.823
NET AREA (ADDITION DEDUCTION)			318.763
PROPOSED SECOND FLOOR COVD. AREA DETAIL			
S.No.	PARTICULARS	SIZE	AREA (In Sqm)
1	A	18.294 x 19.000	x 1 = 347.586
TOTAL			347.586
REDUCTIONS			
1	1	0.628 x 1.170	x 1 = 0.732
2	2	0.600 x 1.220	x 2 = 1.476
3	3	0.600 x 0.830	x 1 = 0.528
4	4	0.600 x 1.240	x 1 = 0.992
5	5	2.155 x 6.300	x 1 = 13.585
6	6	0.620 x 1.930	x 1 = 1.206
7	7	2.000 x 1.800	x 1 = 3.600
TOTAL			28.823
NET AREA (ADDITION DEDUCTION)			318.763
NON FAR AREA			
S.No.	PARTICULARS	SIZE	AREA (In Sqm)
1	A	18.294 x 19.000	x 1.0 = 347.586
TOTAL			347.586
REDUCTIONS			
1	1	1.915 x 3.765	x 1 = 7.210
2	2	3.295 x 2.515	x 1 = 8.297
TOTAL			15.497
NET NON FAR AREA (ADDITION DEDUCTION)			332.089
PROPOSED NON FAR GROUND FLOOR AREA DETAIL			
S.No.	PARTICULARS	SIZE	AREA (In Sqm)
1	1	5.325 x 4.900	x 2 = 52.185
2	2	7.645 x 2.655	x 1 = 21.053
TOTAL			74.088
PROPOSED NON FAR FIRST FLOOR AREA DETAIL			
S.No.	PARTICULARS	SIZE	AREA (In Sqm)
1	1	0.600 x 1.240	x 1 = 0.992
2	2	3.155 x 6.300	x 1 = 19.165
TOTAL			21.152
PROPOSED NON FAR SECOND FLOOR AREA DETAIL			
S.No.	PARTICULARS	SIZE	AREA (In Sqm)
1	1	0.600 x 1.240	x 1 = 0.992
2	2	3.155 x 6.300	x 1 = 19.165
TOTAL			21.152
PROPOSED NON FAR MUMTY AREA DETAIL			
S.No.	PARTICULARS	SIZE	AREA (In Sqm)
1	1	4.350 x 6.530	x 1 = 28.375
2	2	2.450 x 2.450	x 1 = 6.063
TOTAL			34.438
PROPOSED NON FAR O.H.T. AREA DETAIL			
S.No.	PARTICULARS	SIZE	AREA (In Sqm)
1	1	4.350 x 6.530	x 1 = 28.375
TOTAL			28.375
TOTAL ACHIEVED FAR (Basement FL + Ground FL + First FL + Second FL)			
TOTAL ACHIEVED NON FAR (Basement FL + Ground FL + First FL + Second FL + Mumty + O.H.T.)			913.800
TOTAL BUILT UP AREA			
TOTAL AREA OF BASEMENT FLOOR	=		347.586
TOTAL AREA OF GROUND FLOOR +	=		347.586
TOTAL AREA OF FIRST FLOOR + STAIRCASE	=		339.915
TOTAL AREA OF SECOND FLOOR + STAIRCASE	=		207.388
TOTAL AREA OF MUMTY	=		35.539
TOTAL AREA OF O.H.T.	=		29.779
TOTAL BUILT UP AREA	=		1,307.793

LEGEND :-	
DESCRIPTION	SYMBOL
110 OD uPVC SOIL & VENT PIPE	2
110 OD uPVC WASTE & VENT PIPE	2
75 OD VENT PIPE (V.P.)	2
160 OD uPVC RAIN WATER PIPE	4a
75 OD BALCONY DRAIN PIPE	5
DOMESTIC WATER SUPPLY DN. TAKE	6
FLUSHING WATER SUPPLY DN. TAKE	7
DOMESTIC WATER SUPPLY RISER	8
FLUSHING WATER SUPPLY RISER	8
PIPE DROP	ID
FLOOR DRAIN (FD)	
FLOOR TRAP (FT) 150X150mm CUTOUT	
URINAL TRAP (UT) 150X150mm CUTOUT	
BOTTLE TRAP (BT)	
CLEAN OUT PLUG (COP)	
FLOOR CLEAN OUT (FCO)	
KHURRA SIZE 450X450mm	
DOMESTIC WATER SUPPLY	DWS
FLUSHING WATER SUPPLY	FWS
BALCONY DRAIN PIPE	
DOMESTIC WATER SUPPLY (DWS)	
FLUSHING WATER SUPPLY (FWS)	
FLUSHING WATER SUPPLY RISER (FWR)	
DOMESTIC WATER SUPPLY RISER (DWR)	
1000 SOIL PIPE	
1000 WASTE PIPE	
750 VENT PIPE	
RAIN WATER PIPE	
HEALTH FAUCET	H.F
BALL VALVE / BUTTERFLY VALVE	B.V
NON RETURN VALVE	N.R.V
SLEEVE FOR WATER SUPPLY	
CUTOUT FOR SOIL WASTE PIPES	
AS PER WATER SUPPLY DISTRIBUTION DIAGRAM	*

AUTHORIZED SIGNATORY

Ar. Kumar Gaurav Sharma
B.Arch, Member Council of Architects
Regn. No. CA/2001/7975

ARCHITECT SIGNATURE

PROJECT NAME
PROPOSED BUILDING PLAN FOR COMMERCIAL -01
MEASURING 0.15097 ACRES IN RESIDENTIAL PLOTTED
COLONY (UNDER DEEN-DAYAL JAN AWAS YOJNA-2016)
OVER AN AREA MEASURING 55.72396 ACRES(After
Migration LICENCE NO 6 OF 2010 DATED 14.01-2010)
(LICENCE NO 85 OF 2023 DATED 18-04-2023) IN THE
REVENUE ESTATE OF VILLAGE KABRI & TARAF INSAAR
IN SECTOR-37, PANIPAT(HR) BEING DEVELOPED BY
UTTIRNA INFRAPROJECTS PRIVATE LIMITED.

DRAWING TITLE

SITE PLAN

SCALE DATE DRG NO
N.TS. 27-05-2024 SUB/CC/01



24M WIDE ROAD

KADAMB STREET

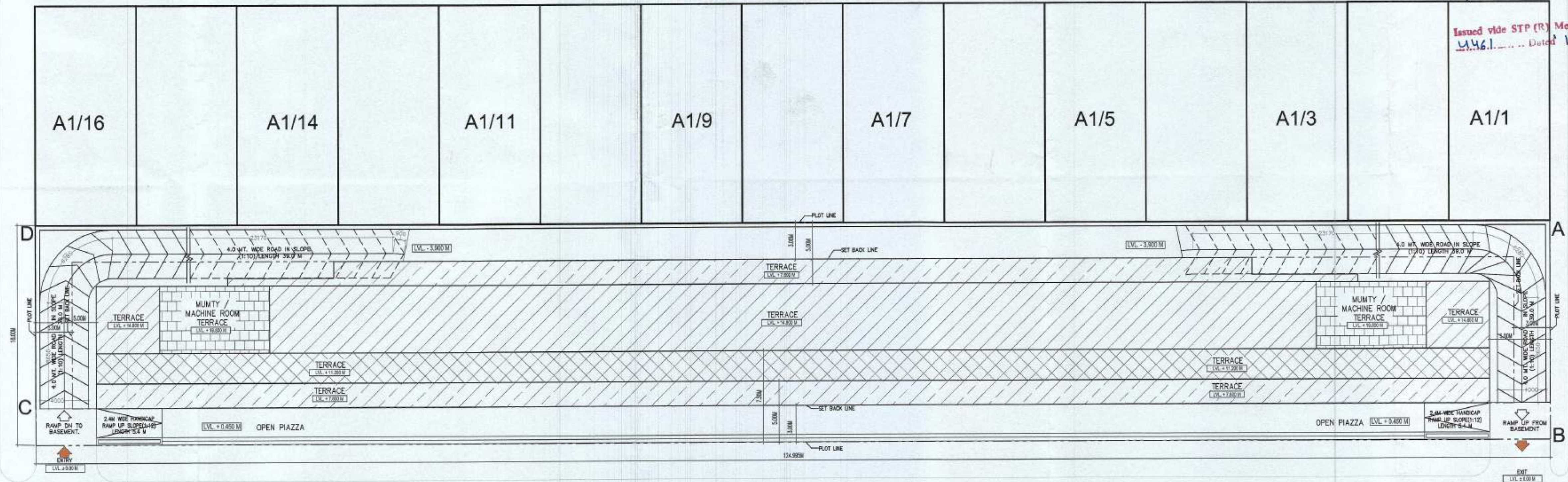
9M WIDE ROAD

Sanctioned and valid for Two Years
Subject to validity of License/CLU

Issued vide STP (R) Memo No.
4461 dated 15.12.23

10.039M WIDE ROAD

OOS-14
3757,298 SQM



KUSUM AVENUE

24M WIDE ROAD

PROPOSED COMMERCIAL AT PLOT NO - DDJAY 02, IN SECTOR ---, PANIPAT.

TOTAL PLOT AREA (0.556 ACRES)	2250.430	ALL AREA IN SQMT
PERMISSIBLE GROUND COVERAGE @ 60 %	1350.258	
PROPOSED GROUND COVERAGE 58.30 %	1311.924	
PERMISSIBLE F.A.R @ 150 %	3375.645	
PROPOSED F.A.R. AT ALL FLOOR @ 149.942 %	3373.231	
REQUIRED MINIMUM NEIGHBOURHOOD SHOPPING AREA (NOT LESS THAN 50% OF PER. FAR)	1687.823	
PROVIDED NEIGHBOURHOOD SHOPPING (NOT LESS THAN 50% OF PER. FAR)	1927.655	

S.NO.	FLOORS	FAR AREA (A)	NON FAR AREA (C)	TOTAL BUILT UP AREA
1	BASEMENT FLOOR	0.000	1282.104	1282.104
2	GROUND FLOOR	1311.924	0.000	1311.924
3	MEZZANINE FLOOR	615.731	165.321	781.052
4	FIRST FLOOR	858.886	61.074	919.960
5	SECOND FLOOR	586.690	45.782	632.473
6	TERRACE FLOOR	0.000	141.130	141.130
TOTAL AREA		3373.231	1695.411	5068.642

PARKING AREA CALCULATION

ECS REQUIRED:	
PARKING REQUIRED FOR COMMERCIAL AREA	
1 EQ. CAR SPACE FOR 50 SQ.M OF FAR AREA	
TOTAL FAR AREA =	3373.231
NET ECS REQUIRED =	67.46
ECS PROVIDED	
BASEMENT -1	
MECHANICAL PARKING SLOTS (34 X 2)	68
TOTAL PARKING (ECS) SLOTS PROVIDED	68

- Note: - 1. PROPOSED BUILDING SHALL BE FULLY AIR CONDITIONED & MECHANICALLY VENTILATED WITH 100% POWER BACK UP.
2. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED AT SITE AS PER PREVAILING GOVERNMENT NORMS.
3. SOLAR WATER HEATING SYSTEM SOLAR POWER PANELS WILL BE PROVIDED AT SITE AS PER PREVAILING GOVERNMENT NORMS.
4. RESPONSIBILITY OF STRUCTURE STABILITY OF ENTIRE BUILDING BLOCKS W.R.T. EART QUAKE POINT OF VIEW AND OTHER NATURAL CALAMITIES SHALL BE OF OWNER/ARCHITECT/ENGINEER.
5. ALL FLUSHING CISTERN SHALL BE USED WITH DUAL CONTROL OPERATION OF 6/3 LITRES CAPACITY- IS: 774:2004.
6. STACK PARKING PROPOSED.
7. PROPOSED BUILDING SHALL BE FULLY SPRINKLERED.
8. THE STRUCTURE OF ROOF WHERE ON PARKING HAS BEEN PROVIDED IS DESIGNED AS PER PRESCRIBED NORMS.

GIAN P. MATHUR
B. Arch., M.C.A. I.I.A.
ARCHITECT 8045769

OWNER'S SIGN

PROJECT:-

PROPOSED BUILDING PLAN OF COMMERCIAL -02 MEASURING 0.55609 ACRES IN RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA -2016) OVER AN AREA MEASURING 55.72396 ACRES (AFTER MIGRATION FROM LICENSE NO.6 OF 2010 DATED 14.01.2010 (LICENSE NO 85 OF 2023 DATED 18.04.2023 IN THE REVENUE ESTATE OF VILLAGE KABRI & TARAF INSAAR IN SECTOR -37 PANIPAT (HR.) BEING DEVELOPED BY UTTIRNA INFRA PROJECTS PRIVATE LIMITED

SITE PLAN AND AREA CALCULATION

THIS DRAWING IS THE PROPERTY OF GIAN P. MATHUR & ASSOCIATES LTD. AND SHALL NOT BE USED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. SCALE: 1:1000 DATE: 09-08-2023

Sanctioned and valid for Two Years
Subject to validity of License/CLUJ
Chairman
Building Plan Approval Committee,
Constituted by DTCP, Haryana
Rohtak Circle, Rohtak
Issued vide STP (R) Memo No.
4468 Dated 15/12/23

A-14
9.0 M WIDE ROAD

A-14/4

A-14/3

A-14/2

A-14/1

A2/46

A2/45

A2/44

A2/43

A2/42

A2/41

A2/40

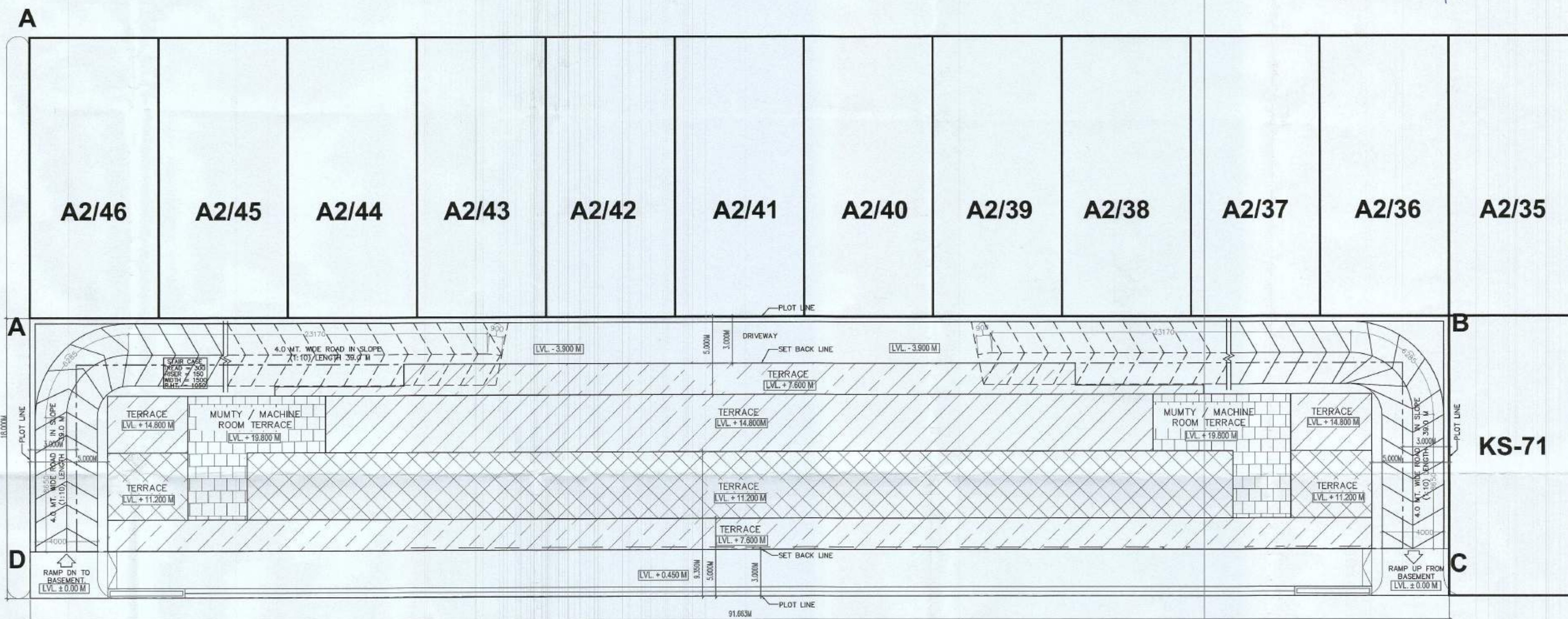
A2/39

A2/38

A2/37

A2/36

A2/35



KADAMB STREET

24.0 M WIDE ROAD

PROPOSED COMMERCIAL AT PLOT NO - DDJAY 03, IN SECTOR ---, PANIPAT.

TOTAL PLOT AREA (0.4077 ACRES)	1649.930
PERMISSIBLE GROUND COVERAGE @ 60 %	989.958
PROPOSED GROUND COVERAGE 55.35 %	913.250
PERMISSIBLE F.A.R @ 150 %	2474.895
PROPOSED F.A.R. AT ALL FLOOR @ 132.410 %	2183.582
REQUIRED MINIMUM NEIGHBOURHOOD SHOPPING AREA (NOT LESS THAN 50% OF PER. FAR)	1237.448
PROVIDED NEIGHBOURHOOD SHOPPING (NOT LESS THAN 50% OF PER. FAR)	1320.626

ALL
AREA
IN
SQMT

S.NO.	FLOORS	FAR AREA (A)	NON FAR AREA (C)	TOTAL BUILT UP AREA
1	BASEMENT FLOOR	0.000	883.455	883.455
2	GROUND FLOOR	913.250	0.000	913.250
3	MEZZANINE FLOOR	407.376	160.902	568.278
4	FIRST FLOOR	592.737	61.038	653.774
5	SECOND FLOOR	270.220	61.220	331.439
6	TERRACE FLOOR	0.000	158.728	158.728
TOTAL AREA		2183.582	1325.342	3508.924

PARKING AREA CALCULATION

ECS REQUIRED:	
PARKING REQUIRED FOR COMMERCIAL AREA	
1 EQ. CAR SPACE FOR 50 SQ.M OF FAR AREA	
TOTAL FAR AREA =	2183.582
NET ECS REQUIRED =	43.67
ECS PROVIDED	
BASEMENT -1	
MECHANICAL PARKING SLOTS (22 X 2)	44
TOTAL PARKING (ECS) SLOTS PROVIDED	44

- Note:-
1. PROPOSED BUILDING SHALL BE FULLY AIR CONDITIONED & MECHANICALLY VENTILATED WITH 100% POWER BACK UP.
 2. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED AT SITE AS PER PREVAILING GOVERNMENT NORMS.
 3. SOLAR WATER HEATING SYSTEM SOLAR POWER PANELS WILL BE PROVIDED AT SITE AS PER PREVAILING GOVERNMENT NORMS.
 4. RESPONSIBILITY OF STRUCTURE STABILITY OF ENTIRE BUILDING BLOCKS W.R.T. EARTH QUAKE POINT OF VIEW AND OTHER NATURAL CALAMITIES SHALL BE OF OWNER/ARCHITECT/ENGINEER.
 5. ALL FLUSHING CISTERN SHALL BE USED WITH DUAL CONTROL OPERATION OF 6/3 LITRES CAPACITY. IS: 774-2004.
 6. STACK PARKING PROPOSED.
 7. PROPOSED BUILDING SHALL BE FULLY SPRINKLERED.
 8. THE STRUCTURE OF ROOF WHERE ON PARKING HAS BEEN PROVIDED IS DESIGNED AS PER PRESCRIBED NORMS.

GIAN P. MATHUR ARCHITECT B. Arch., M.C.A., I.T.A. ARCHITECT'S SIGN. 80/5769		OWNER'S SIGN
PROJECT:- PROPOSED BUILDING PLAN OF COMMERCIAL -03 MEASURING 0.4077 ACRES IN RESIDENTIAL PLOTTED COLONY(UNDER DEEN DAYAL JAN AWAS YOJNA -2016)OVER AN AREA MEASURING 55.72396 ACRES(AFTER MIGRATION FROM LICENSE NO.6 OF 2010 DATED 14.01.2010 (LICENSE NO 85 OF 2023 DATED 18.04.2023 IN THE REVENUE ESTATE OF VILLAGE KABRI & TARAF INSAAR IN SECTOR -37 PANIPAT (HR.) BEING DEVELOPED BY UTTIRNA INFRA PROJECTS PRIVATE LIMITED		
SITE PLAN		
THE DRAWING IS THE PROPERTY OF GIAN P. MATHUR & ASSOCIATES LLP AND SHALL NOT BE USED OR COPIED WITHOUT THEIR WRITTEN PERMISSION		
Drawn by:-	YUNUS	SCALE:- 1:150
Checked by:-	BPIN	DATE:- 09-10-2023