



File No	SDA/BP/23-24/0235	Sheet	1/1								
Submission Date	2024.03.02	Scale	1:100								
VERSION NO: 1.0.02		VERSION DATE: 30/01/2024									
AREA STATEMENT											
PROJECT DETAIL											
Authority	Saharanpur Development Authority	Pot Use	Office								
Authority Class	Category D	Pot Sub Use	Bank								
Authority Grade	Development Authority (DA)	Development Plan	Master Plan								
Case/Track	Regulatory	Land Use Zone	NA								
Project Type	Building Permission	Land Sub Use Zone	NA								
Nature of Development	NEW	Layout Type	NA								
Development Area	Existing Built Up Area/Constructed Area										
Sub Development Area	City Area										
Special Project	NA										
Site Address	Distt Saharanpur, Talah Saharanpur, Village NA										
AREA DETAILS											
1. Area of Plot As per record			86.98								
NA			86.98								
As per site condition			86.98								
Area of Plot Considered			0.00								
2. Deductions for			0.00								
(a) Proposed roads			0.00								
(b) Any reservations			0.00								
Total (a + b)			86.98								
3. Net Area of plot (1-2) AREA OF PLOT			86.98								
Plot Area For Coverage			86.98								
Plot Area For FAR			173.96								
Perm. FAR Area (2.00)			173.96								
Total Perm. FAR area (2.00)			173.96								
Total Built up area permissible is:											
Permissible Coverage area (75.00 %)			65.24								
Proposed Coverage Area (49.94 %)			43.44								
Total Prop. Coverage Area (49.94 %)			43.44								
Balance coverage area (25.06 %)			21.80								
Proposed Area at:											
	Proposed Built up	Existing Built up	Proposed FAR								
Ground Floor	71.38	0.00	43.44								
First Floor	71.38	0.00	43.44								
Second Floor	71.38	0.00	43.44								
Terrace Floor	27.84	0.00	0.00								
Total Area	242.08	0.00	130.32								
Total FAR Area			130.32								
Total Built Up Area			242.08								
Color Notes											
COLOR INDEX											
PLOT BOUNDARY											
ABUTTING ROAD											
PROPOSED CONSTRUCTION											
COMMON PLOT											
ROAD ALIGNMENT (ROAD WIDENING AREA)											
FUTURE T.P. SCHEME DEDUCTION AREA											
EXISTING (To be retained)											
EXISTING (To be demolished)											
Buildingwise Floor FSI Details											
Floor Name	Building Name		Total								
	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)								
Ground Floor	71.38	43.44	71.38								
First Floor	71.38	43.44	71.38								
Second Floor	71.38	43.44	71.38								
Terrace Floor	27.84	0.00	27.84								
Total	242.08	130.32	242.08								
FAR & Unit Details											
Building	No. of Name	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	No. of Unit					
A (OFF)	1	242.08	111.76	130.32	130.32	01					
Grand Total	1	242.08	111.76	130.32	130.32	01					
Parking Check (Table 7b)											
Vehicle Type	No.	Reduced Rptg Parking (Increase of Parking Rptg/Rptg as per FOC)	Area	No.	Area						
Other Parking											
Total											
0.00											
33.65											
Building USE/SUBUSE Details											
Building Name	Building Use	Building Sub Use	Building Type	Building Structure	No. of Non-Residential Units	Floor Name	Floor Use	Floor Sub Use	FAR Name	FAR Use	FAR Sub Use
A (OFF)	Office	Bank		Lowrise Building	1	GROUND FLOOR	Office	Bank	Office	Office	Bank
						FIRST FLOOR	Office	Bank	Office	Office	Bank
						SECOND FLOOR	Office	Bank	Office	Office	Bank
						TERACE FLOOR	Office	Bank	Office	Office	Bank
Tree Details (Table 3h)											
Plot	Tree	Height	Form of Tree								
Required Parking (Table 7a)											
Building Name	Type	Sub Use	Area (Sq.mt)	Parking space reqd for every	Prop.	Rptg Area	Rptg	Prop.			
Total							0	0			
OWNERS NAME AND SIGNATURE											
JRS. Saharanpur 1810@gmail.com, 7906378143											
SHEESH PAL AMIT GANDHI, manmeet11@hotmail.com, 7906378143											
ARCHITECT'S NAME AND SIGNATURE											
MANMEET SINGH BAJAJ											
33475											
Signature Not Verified											
Saharanpur Development Authority											
Signature Not Verified											
Building Plan Application Number											
SDA/BP/23-24/0235											
Sanctioned On											
23 Mar 2024											
Valid Till											
22 Mar 2029											
Approved By											
Ashish Kumar (Vice Chairman)											
Examined By											

UnitBUA Table for Building :A (OFF)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt)	Carpet Area	No. of Unit
GROUND FLOOR	SPLIT A	OTHER	43.44	43.44	43.44	Door	1.02	01
						Window	0.84	
						External Wall	1.65	
							40.13	
FLOOR PLAN	Total	Typical	43.44	43.44	43.44	Door	1.02	01
						Window	0.84	
						External Wall	1.65	
							40.13	