

DRG NO - A-127/G-43/J-34/D-120/THC - 2024/AR3-2023(16)

COMPOUNDING DRG. OF EXISTING & MODIFIED AND
PROPOSED OFFICE BANK EXTENSION (COUNTER)
BUILDING PLAN OF DEARING MUNICIPAL OLD NO. 1022,
NEW NO. 91263 SITUATED AT MOHALLA PUKHNTALA
DISTT. SAHARANPUR

BELONGING TO :-

LESSOR

1. SH. SHI SHEAL SO SH. MAMCHAND

REPRESENTING AS MANAGER (J.B.S. HINDU GIRLS INTER
COLLEGE SAHARANPUR)

2. LEASE HOLDER

SH. AMIT GANDHI SO SH. BHARAT BHUSHAN GANDHI

SPECIFICATIONS :-

- 1- C.C. IN Foundation 1:6:12
- 2- Brick Work 1:6 in Foundation & super Structure.
- 3- R.C.C. work in lintels of doors & window & Roof Slab.
- 4- SalWood work in Chalkhats & Shisham Wood shuttera
of doors & windows .
- 5- Cement plaster 1:6 on Walls & 1:3 on Ceiling.
- 6- Stone Flooring.
- 7- 10 cm. dia rain water pipe.

SANCTIONED AREA AS PER LAST SANCTIONED ON LINE TO
BE VERIFIED WITH ATTACHED ON LINE SANCTIONED MAP AS
ANNEXURE TO THIS COMPOUNDING MAP

SCHEDULE OF AREA	SQ.MT.
TOTAL LAND AREA AS PER SANCTIONED MAP	086.98
TOTAL LAND AREA AS PER SITE(CONSL.)	067.18
EXISTING COVD. AREA AT G.F	057.31
EXISTING COVD. AREA AT F.F	057.31
AREA TO BE DEMOLISHED AT G.F	017.24
AREA TO BE DEMOLISHED AT F.F	017.24
MODIFIED COVD. AREA AT G.F	040.07
MODIFIED COVD. AREA AT F.F	040.07
PROPOSED COVD. AREA AT S.F	010.69
TOTAL COVD. AREA AT G.F + F.F + S.F	110.83
GROUND COVERAGE	59.64%
F.A.R	1.65
COMPOUNDING AREA AT G.F (F.S.B)	001.96
COMPOUNDING AREA AT F.F (F.S.B)	001.96

TOTAL LAND AREA - 67.18 SQM.
PERMISSIBLE COVERAGE 50%
10% COMPOUNDING
TOTAL COVERAGE AFTER COMPOUNDING 60%

PERMISSIBLE F.A.R 1.50
10% COMPOUNDING(0.15)
TOTAL F.A.R AFTER COMPOUNDING 1.65

NOTE :- THE LAND USE OF THIS PARTICULAR SITE IS COMMUNITY
LAND USE AS PER MASTER PLAN 2021
WE ARE SUBMITTING THIS MAP AS ZONING REGULATION OF
MASTER PLAN 2021 PAGE NO. 76 CHAPTER NO. 6 CLAUSE NO. 4.3 IN
WHICH BANK IS ALLOWED AFTER PUBLICATION OF ADVT. AS PER
ZONING REGULATIONS.

Note :- Drawings have been prepared as per instructions of the client
and ownership details provided by them to us. Whole responsibility
lies with the client to prove their genuineness. All care has been taken
to see no error or mistake is made while preparing drawing. if any
mistake is found out then Architect must be contacted and be
informed about it immediately.

Note :- Drawings have been prepared as per provision of saharanpur master
plan 2021 and saharanpur development authority bye -laws of 2008 with
amendment of 2011 and amendment of 2016.

DETAIL OF DOOR & WINDOW		
DOORS	D	1.50X2.59
	D1	0.91X2.59
	D2	0.76X2.59
ROLLING SHUTTER	R/S	3.00X3.00
WINDOW	W	1.82X1.68

KEY COLOUR :-

EXISTING WORK SHOWN IN BLACK OUTER - 

PROPOSED WORK SHOWN IN RED COLOUR - 

TO BE DEMOLISHED SHOWN IN RED HATCH - 

TO BE COMPOUNDED SHOWN IN YELLOW HATCH - 

Signature Of Applicant :-

Signature Of Architect :-



