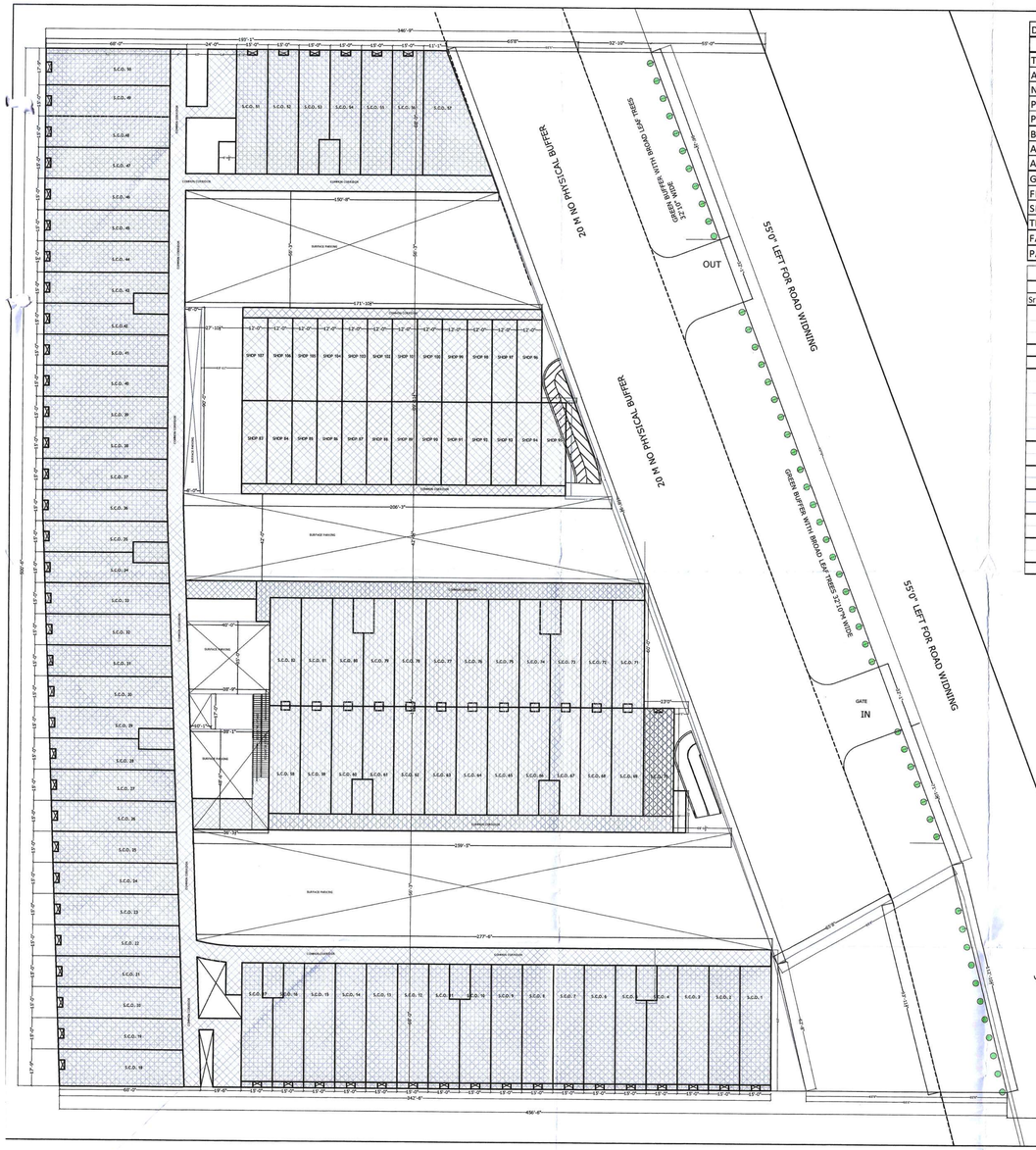

Disc	AS PER BYELAWS %	Area(SFT)	AS PROPOSED %	Area(SFT)	FAR	%
TOTAL PLOT AREA AS PER CLU	100%	216711	100%	216711		
AREA UNDER ROAD WIDENING		29229.84		29229.84		
NET PLOT AREA		187481.2		187481.16		
PER Ground Coverage	45%	97519.95	44.98%	97467.18	82350.54	38.00%
PER F.A.R.	1.75	379244.3				
BASEMENT FLOOR AREA	100%	187481.2	72.23%	135425.82		
AREA UNDER STORE				80999.22		
AREA UNDER PARKING				54426.61		
GROUND FLOOR COVD AREA	45%	97519.95		97467.18	82350.54	38.00%
FIRST FLOOR COVERED AREA	45%	97519.95		94274.22	82350.54	38.00%
SECOND FLOOR COVERED AREA	45%	97519.95		80774.22	70350.54	32.46%
THIRD FLOOR AREA	45%	97519.95		58499.22	51119.54	23.59%
FAR	1.75	379244.3		331014.83	286171.14	1.3205197
PARKING		529.95			547.1	

SUMMARY

Sr No		AS PER BYE LAWS			AS PROPOSED		
					Total Area AS PER CLU		216711
1	Minimum Plot Area	1000 SqYds			Area Left For Road Widning		29229.84
					Net Plot Area		187481.16
2	ROAD	60'0"					60M(200'0")
3	BASEMENT	100%					
4	FAR	1:1.75 OF TOTAL PLOT AREA	1.75	379244.3	ACHIVED F.A.R.	1.32	286171.14
			45%	97519.95	Ground Floor	38.00%	82350.54
			45%	97519.95	First Floor	38.00%	82350.54
			45%	97519.95	Second Floor	32.46%	70350.54
			45%	97519.95	Third Floor	23.59%	51119.54
					Total on all Floors	132.05%	286171.14
	Ground Coverage	45% OF TOTAL PLOT AREA	45%	97519.95		44.98%	97467.18
	Green Buffer		10 M	32'10"		10 M	32'10"
	Physical Buffer		20 M	65'8"		20 M	65'8"
	Front Set Back	20% OF TOTAL PLOT AREA	20%	43342.2		24.57%	53255.63
	Parking	1ECS FOR EVERY 60 SqYds For Commercial Commercial	529.9				547.1
	Height		70'6"				68'0"

Building Inspector
Municipal Council, Kharar

Draftsman
Municipal Council, Kharar

Asstt. Municipal Engineer
Municipal Council
Kharar

Municipal Engineer
Municipal Council
Kharar

Executive Officer
Municipal Council,
Kharar

COVERED AREA STATE MENT

SCO	AREA	(LXB)		AREA	SCO	AREA(Sq FT)
17(1 to 17)+ 31 (19 to 49)+ 6(51 to 56)=54						
Covd Area On Ground Floor						
	15	X	68	1020.00		
DEDUCTIONS						
CUT OUT	4.125	X	2.75	11.34		
TOTAL Covd Area				1008.66	54	54467.44
Public Corridor	15	X	8	120.00		
AREA Towards FAR	1008.65	x	120	888.65	54	47987.10
Covered Area On First Floor						
	15	X	68	1020.00		
DEDUCTIONS						
CUT OUT	4.125	X	2.75	11.34		
TOTAL Covd Area				1008.66	54	54467.44
Public Corridor	15	X	8	120.00		
AREA Towards FAR	1008.65	x	120	888.65	54	47987.10
Covered Area On SECOND Floor						
	15	X	68	1020.00		
DEDUCTIONS						
CUT OUT	4.125	X	2.75	11.34		
TOTAL Covd Area				1008.66	54	54467.44
Public Corridor	15	X	8	120.00		
AREA Towards FAR	1008.65	x	120	888.65	54	47987.10
Covered Area On THIRD Floor						
	15	X	68	1020.00		
DEDUCTIONS						
CUT OUT	4.125	X	2.75	11.34		
TOTAL Covd Area				1008.66	54	54467.44
Public Corridor	15	X	8	120.00		
AREA Towards FAR	1008.65	x	120	888.65	54	47987.10
COVD AREA MOMTY						
	11.5	X	24.75	284.63	9	2561.63
Covered Area On Basement Store						
	15	X	68	1020.00		
DEDUCTIONS						
CUT OUT	4.125	X	2.75	11.34		
TOTAL Covd Area				1008.66	54	54467.44
Public Corridor	15	X	8	120.00		
AREA Towards FAR	1008.65	x	120	888.65	54	47987.10
COMMON SERVICES 1 to 57	ON GROUND FLOOR			NON FAR		
STEPS TO REACH SCO						
	9	X	10	90.00	7	630.00
RAMP	6.5	X	21.125	137.31	2	274.63
TOILET and Fire Escape Stairs						
	13.375	X	33.125	443.05	1	443.05
	6.9375	X	5.5	38.16	1	38.16
	13.375	X	33.125	443.05	1	443.05
	10	X	5.5	55.00	1	55.00
AREA OF LIFT	7.75	X	14.75	114.31	2	228.63
PASSAGE IN FRONT OF LIFTS						
	17.75	X	8.75	155.31	1	155.31
	21.75	X	7.875	171.28	1	171.28
TOTAL AREA						2439.09
COMMON SERVICES 1 to 57	ON FIRST FLOOR					
TOILET and Fire Escape Stairs	(443.05+38.16+443.05+55)					979.26
AREA OF LIFT	7.75	X	14.75	114.31	2	228.63
Less Lift Well	6.25	X	10	62.50	2	125.00
AREA						103.63
PASSAGE IN FRONT OF LIFTS						
	17.75	X	8.75	155.31	1	155.31
	21.75	X	7.875	171.28	1	171.28
TOTAL AREA						1409.48
COMMON SERVICES 1 to 57	ON SECOND FLOOR					1409.48
COMMON SERVICES 1 to 57	ON THIRD FLOOR					1409.48

COVERED AREA STATE MENT

SCO		(LXB)		AREA	SCO	AREA(Sq FT)
18 and 52	L	X	B	=	Nos	Total Area
Covd Area On Ground Floor						
	17.75	X	68	1207.00		
DEDUCTIONS						
CUT OUT	4.125	X	2.75	11.34		
TOTAL Covd Area				1195.66	2	2391.31
Public Corridor	17.75	X	8	142.00		
AREA Towards FAR	1008.65	x	142.00	866.65	2	1733.30
Covered Area On First Floor						
	17.75	X	68	1207.00		
DEDUCTIONS						
CUT OUT	4.125	X	2.75	11.34		
TOTAL Covd Area				1195.66	2	2391.31
Public Corridor	17.75	X	8	142.00		
AREA Towards FAR	1008.65	x	142.00	866.65	2	1733.30
Covered Area On SECOND Floor						
	17.75	X	68	1207.00		
DEDUCTIONS						
CUT OUT	4.125	X	2.75	11.34		
TOTAL Covd Area				1195.66	2	2391.31
Public Corridor	17.75	X	8	142.00		
AREA Towards FAR	1008.65	x	142.00	866.65	2	1733.30
Covered Area On THIRD Floor						
	17.75	X	68	1207.00		
DEDUCTIONS						
CUT OUT	4.125	X	2.75	11.34		
TOTAL Covd Area				1195.66	2	2391.31
Public Corridor	17.75	X	8	142.00		
AREA Towards FAR	1008.65	x	120	888.65	2	1777.30
Covered Area On Basement Store						
	17.75	X	68	1207.00		
DEDUCTIONS						
CUT OUT	4.125	X	2.75	11.34		
TOTAL Covd Area				1195.66	2	2391.31

COVERED AREA STATE MENT

SCO		(LXB)		AREA	SCO	AREA(Sq FT)
57	L	X	B	=	Nos	Total Area
Covd Area On Ground Floor						
	24.1245	X	68	1640.47		1640.47
Public Corrid	35.666	X	8	285.33		
AREA Towar	1640.47 -		285.33	1355.14	1	1355.14
Covered Area On First Floor						
	24.1245	X	68	1640.47	1	1640.47
Public Corrid	35.666	X	8	285.33		
AREA Towar	1640.47 -		285.33	1355.14	1	1355.14
Covered Area On SECOND Floor						
	24.1245	X	68	1640.47		
Public Corrid	35.666	X	8	285.33		
AREA Towar	1640.47	x	285.33	1355.14	1	1355.14
Covered Area On THIRD Floor						
	24.1245	X	68	1640.47		
Public Corrid	35.666	X	8	285.33		
AREA Towar	1640.47	x	285.33	1355.14	1	1355.14
Covered Area On Basement Store						
	24.1245	X	68	1640.47		

COVERED AREA STATE MENT

SCO	ARE	(LXB)		AREA	SCO	AREA(Sq FT)
25 (58 to 82)	L	X	B	=	Nos	Total Area
Covd Area On Ground Floor						
	15	X	60	900.00		
DEDUCTIONS						
CUT OUT	4.5	X	2	9.00		
TOTAL Covd Area				891.00	25	22275.00
Public Corridor	15	X	8	120.00		
AREA Towards FAR	891.00	x	120	771.00	25	19275.00
Covered Area On First Floor						
	15	X	60	900.00		
DEDUCTIONS						
CUT OUT	4.5	X	2	9.00		
TOTAL Covd Area				891.00	25	22275.00
Public Corridor	15	X	8	120.00		
AREA Towards FAR	891.00	x	120	771.00	25	19275.00
Covered Area On SECOND Floor						
	15	X	60	900.00		
DEDUCTIONS						
CUT OUT	4.5	X	2	9.00		
TOTAL Covd Area				891.00	25	22275.00
Public Corridor	15	X	8	120.00		
AREA Towards FAR	891.00	x	120	771.00	25	19275.00
COVD AREA MOMTY						
	11.5	X	24.75	284.63	25	7115.63
Covered Area On Basement Store						
	15	X	60	900.00	25	22500.00
COMMON SERVICES 58 to 82	ON GROUND FLOOR					
STEPS TO for SCO	9	X	10	90.00	4	360.00
AREA OF LIFT	7.75	X	11.5	89.13	2	178.25
PASSAGE IN FRONT OF LIFTS						
	7.75	X	8.75	67.81	2	135.63
TOTAL AREA						673.88
COMMON SERVICES 58 to 82	ON FIRST FLOOR					
LIFT +Eselator(138.+178.25+135.63)						313.88
less Lift Well	6	X	10	60.00	2	120.00
AREA						193.88
COMMON SERVICES 1 to 57	ON SECOND FLOOR					193.88
COMMON SERVICES 1 to 57	ON THIRD FLOOR					193.88

COVERED AREA STATE MENT

Shops	AREA	(LXB)		AREA	SCO	AREA(Sq FT)
Z5 (83 to 107)	L	X	B	=	Nos	Total Area
Covd Area On Ground Floor						
	12	X	45	540.00	25.00	13500.00
Public Corridor	12	X	5	60.00		
AREA Towards FAR	540.00	x	60	480.00	25	12000.00
Covered Area On First Floor						
	12	X	45	540.00	25	13500.00
Public Corridor	12	X	5	60.00		
AREA Towards FAR	540.00	x	60.00	480.00	25	12000.00
COVD AREA MOMTY	4.75	X	14.75	70.06	13	910.81
COMMON SERVICES 83 to 82	ON GROUND FLOOR					
STEPS TO for SHOPS	10	X	2	20.00	4	80.00

PARKING

IN BASEMENT AND SURFACE						
		(LXB)		AREA	Sqyds	ECS
	L	X	B		Sqyds	Total Area
AREA OF BASEMENT	(150'5"+219'8.5")/2 X 188'4"			34873.08		
	407.5'+36'6")/2X120'0"-(6'9"X18'3")			4504.31		
	(258'6"+276'7")/2 X56'3"			15049.21		
TOTAL AREA FOR PARKING IN BASEMENT				54426.61	6047.401	157.08
52909.07 SFT (5868.785 SqYds) ECS @38.5 SqYds PER ECS =152.70 ECS						
SURFACE PARKING						
FRONT SET BACK	(468.75+437'0")/2X98'6"			44608.19		
	(628"+112'10.5")/2X98'6"			8645.444		
	(17'1.5"X68'0")/2			582.25		
	(277'6"+259'6")/2X56'3"			15103.13		
	(23'0"X60'0")/2			690		
	(206'3"+221'0")/2X42'0"			8972.25		
	(171'10.5"+150'8")/2X56'3"			9071.494		
	8 X	90		720		
	36'1"+38'4.5")/2X48.5			1805.607		
	(38'9"+40'0")/2X35'0"			1378.125		
	10 X	17		170		
	(23'4"+5'3")/2X45'0"			643.05		
	(17'3"X45'0")/2			388.125		
(8'0"+28'1.5")/2X60'0"-(6'9"X20'3")				6613.313		
TOTAL				92389.53		
DEDUCTION						
STAIRS	9'0"X10'0"X11			1100		
	9'X16'X4			60		
RAMP	6'0"X21'1.5"X2			253.5		
				1413.5		
TOTAL AREA FOR PARKING				90976.03		
90976.03SFT(10108.44 SqYds) ECS @26.5 SqYds				381.4506		
TOTAL ECS(SURFACE +BASEMENT)	152.70+381.45=537.15 ECS					
STACK PARKING			55 ECS			
TOTAL PARKING	492.1+55=547.1 ECS					

CANTROL SHEET FOR
THE Commercial building
For 9th AVNUE
KHARAR LANDRAN ROAD
SANTE MAJRA
KHARAR SAS NAGAR PUNJAB
Developers Earlwood Pvt Ltd

DRG NO
01/KHR/EW/001
SCALE 1/30 "=1'0" TOTAL DRGs

PROMOTERS

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