

TOTAL AREA OF SITE = 8.0396 ACRES
 AREA UNDER ROAD AND GREEN BELT = 0.9088 ACRES
 BALANCE SITE AREA AFTER DEDUCTION OF ROAD AND GREEN BELT AREA(A) = 7.1308 ACRE
 10% BENEFIT ON SITE AREA AS PART OF LICENSED SITE COMES UNDER ROAD AND GREEN BELT(B)
 = 0.80396 ACRE
 NET PLANNED AREA (A+B)
 = 7.93476 ACRE
 SITE AREA TO BE CONSIDERED
 = 7.93476 ACRE
 = **32110.784 SQM**
 PERMISSIBLE GROUND COVERAGE = 35% OF NET PLANNED AREA
 = **11238.77 SQM**
 PERMISSIBLE FAR = 1.5 x NET PLANNED AREA
 = **48166.18 SQM**
 PROPOSED GROUND COVERAGE = **11238.25 SQM (35%)**
 PROPOSED FAR = **45985.35 SQM (1.432)**
 PROPOSED AREA UNDER PARKING/OPEN SPACE = 20872.34 SQM (65%)
 RATIO OF FAR DISTRIBUTION ON 1.0 SQM OF GROUND COVERAGE = 4.279

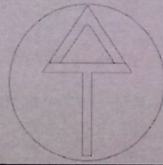
AREA OF PUBLIC TOILET (FREE OF GC) = 20.8 SQM = 24.88 SQYARDS

GROUND COVERAGE CALCULATIONS - 84						
Type	Size (In mts)		Plot Size		No. of Plots	TOTAL AREA (sqm)
	B	L	sqm.	sqyrd		
A	7.00	18.20	127.40	152.37	22	2802.80
	8.05	18.20	146.51	175.23	1	146.51
	IRREGULAR PLOT				1	143.80
B	6.00	15.66	93.96	112.38	52	4885.92
	5.65	15.66	88.48	105.82	1	88.48
	IRREGULAR PLOT				1	157.32
C	4.85	15.73	76.29	91.24	17	1296.94
	4.40	14.40	63.36	75.78	25	1584.00
	4.00	14.40	57.60	68.89	1	57.60
D	5.20	14.40	74.88	89.56	1	74.88
	Total				122	11238.25

RESERVED PLOTS



COMMERCIAL SCO's, SECTOR 84 (8.04 ACS)



SCALE 1:1000 on A3
 DATE:- 14.12.2021