



Area Statement

1	Area of Plot As per record	1213.95	Sqm
	Area of Plot Considered	1213.95	Sqm
2	Reduction for Area under Road Widening	54.80	Sqm
	Total Area	1159.15	Sqm
3	Net Area of plot (1-2) AREA OF PLOT	1159.15	Sqm
	Plot Area for Coverage	1159.15	Sqm
	Perms. FAR Area (B-75)	1738.73	Sqm
	Perms. FAR Area (B-23)	800.36	Sqm
4	Total Perms. FAR area with Paid FAR (B-23)	2039.09	Sqm
	Total Perms. FAR area (B-23)	2039.09	Sqm
5	Total Paid Proposed FAR Area	0.00	Sqm
	Permissible Coverage area (60.00%)	728.37	Sqm
	Proposed Coverage Area (62.27%)	533.82	Sqm
	Total Perms. Coverage Area	533.82	Sqm
	Balance coverage area (16.73%)	203.91	Sqm

Proposed Area	Floor	Proposed B/F area	Deduction (Drain/Shaft/Lobby)	Proposed F/F
Basement-2 Floor (Parking)		684.00	684.00	0.00
Basement-1 Floor (Parking)		684.00	684.00	0.00
Ground Floor - Shop & Retail Floor		450.00	450.00	450.00
First Floor - Food Court, Restaurant		450.00	450.00	450.00
Second Floor - Cinema Lobby		450.00	450.00	450.00
Third Floor - Auditorium		450.00	450.00	450.00
Terrace Floor		210.00	210.00	210.00
Total FAR Area				3200.00
Permissible FAR				1738.73
Actual FAR				3200.00
Total FAR Area				3200.00
Proposed F.F.L. Coverage				240

Parking Statement/Required	Area	Rate	Required
For Cinema (per seats)	250	1 car park for 10	25
For Commercial area (Actual)	1200.00	1.25 car park for 100 sqm area	15.00
Total			40.00

Parking Statement Proposed	Nos.	Area
Basement-2	23	235
Basement-1	23	805
Ground level	4	150
Total	50	1090

Bike Parking	Nos.	Area
Ground level	18	54

Color Index

Plot Boundary	Red
Abutting Road	Green
Proposed Construction	Blue
Common Plot	Yellow
Road Alignment (Road Widening Area)	Orange
Future T.P. Scheme Deduction Area	Purple
Existing (To be retained)	Light Blue
Existing (To be demolished)	Dark Blue

PLAN OF PROPOSED SHOWROOM AND THEATRE ON KHASRA NO. 18 PART OF PLOT NO. 58, 58-A, 59, 61 AND 62 OF MOLZA SARAYI AZAMABAD ANDROON SHIVAJI NAGAR, TEHSHEEL AND DISTRICT MATHURA.

OWNERS: DYNASTY LUXURIA FACILITY SERVICES PRIVATE LIMITED
 (1) SHRI MATI MEETA AGARWAL W/O DHARMENDRA AGARWAL
 (2) SHRI DHARMENDRA AGARWAL S/O SHRI RAMESH CHAND AGARWAL
 (3) SHRI GAURANG GARG S/O SHRI DHARMENDRA AGARWAL

R/O: 79-80 RADHA ORCHID DELHI MANSI LINK ROAD, MATHURA

APPLICANT SIGN: _____

NOTE: This is Submission Drawing Just as Proposal of a Commercial building only not any more.

ARCHITECT: Ar. Kapil Lotani
 Office Shop No. 6, B.M. PLAZA,
 Museum Circle, Dampier Nagar, Mathura (U.P.)
 Call @ 800644437

DATE: 01/12/2024

Chalpa
 ARCHITECTURE | INTERIOR | LANDSCAPE
 वास्तुशास्त्र और परिसर

ARCHITECT KAPIL LOTANI
 FOUNDER
 Call @ 800644437, 8057612928

GENERAL NOTES

- PLEASE FOLLOW WRITTEN DIMENSION ONLY, DO NOT SCALE THE DRAWING IN OTHER UNITS
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION TO THE RELEVANT CONSULTANTS' DRAWINGS
- IF ANY DISCREPANCY FOUND IN THE DRAWING, PLEASE NOTIFY TO OR COORDINATE WITH MAX + PARTNERS INDIA
- THIS DRAWING IS A COPYRIGHT AND PROPERTY OF © MAX + PARTNERS INDIA
- IT IS NOT TO BE DISCLOSED, USED FOR RE-PRODUCED, COPIED IN ANY FORM WITHOUT EXPRESS PERMISSION OF MAX + PARTNERS INDIA
- HAND OVER TO THIRD PARTY OR USED FOR ANY OTHER PURPOSE OTHER THAN FOR WHICH IT IS INTENDED.

DRAWING SHEET DATA

REVISION NO.	REVISION DESCRIPTION

CLIENT: DYNASTYLUXURIA FACILITY SERVICES PRIVATE LIMITED
 PROJECT: COMMERCIAL PROJECT CODE: PROJECT_CODE

DRAWING TITLE: **SHOWROOM CUM THEATRE**

DRAWN BY: NILESHJI CHECKED BY: KAPILLOTANI APPROVED BY: APPROVED_BY

SCALE: DATE: 01/12/2024 NORTH: [N]

SHEET SIZE: SHEET 1

Building USE/SUBUSE Details													
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No. of Residential Units	No. of Commercial Units	Floor Name	Floor Use	Floor SubUse	FAR name	FAR Use	FAR SubUse
Commercial Building	Commercial	Commercial Building	-	-	Low Rise Building	0	1	Lower Basement Floor	Parking	Commercial Building	Commercial	Commercial	Commercial Building
								Upper Basement Floor	Parking	Commercial Building	Commercial	Commercial	Commercial Building
								Ground Floor	Commercial	Commercial Building	Commercial	Commercial	Commercial Building
								First Floor	Commercial	Commercial Building	Commercial	Commercial	Commercial Building
								Second Floor	Commercial	Commercial Building	Commercial	Commercial	Commercial Building
								Third floor	Commercial	Commercial Building	Commercial	Commercial	Commercial Building
Terrace Floor	Commercial	Commercial Building	-	-	-	-							

Parking Statement Proposed