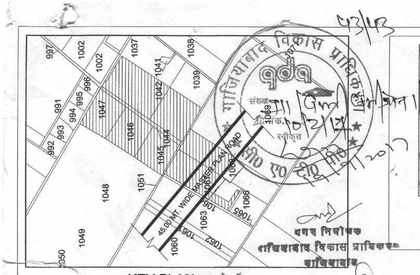
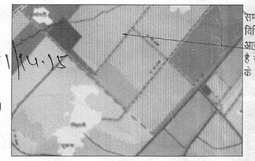
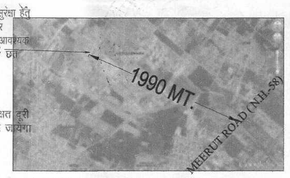






PROPOSED SITE LOCATION

समस्त इमारत के भवन / स्ट्रक्चर की सुरक्षा हेतु विभिन्न स्तरों पर समस्त दीवारों के ऊपर आरसीसी की बाँध डालना उचित / आवश्यक है जो सीपीसीबी द्वारा निर्मित क्रैश छत के नीचे डाले जाये।

विद्युत नियमों के अनुसार सुरक्षित दूरी छोड़कर ही निर्माण कार्य किया जायेगा।

पर्यावरण की दृष्टि से राज्य वन निति अधिनियम के अन्तर्गत कम से कम ..... पेड़ लगाना अनिवार्य है।

यह मानचित्र स्वीकृति के केवल सौच उर्ष तक वैध है

मानचित्र स्वीकृति के शर्तों के अधीन मानचित्र निर्गत किया जाता है।

स्थान पर एक दीवार पर स्वीकृत मानचित्र की सूचना का शिलापट लिखना अनिवार्य होगा।

सहायक नगर नियोजन अधिकारी
ग्रा० वि० प्रा० गाजियाबाद

अवर अभियन्ता
मानचित्र अनुभाग

"अधिष्ठानों एवं उनमें कार्यरत श्रमिकों का श्रम विभाग के नियमानुसार पंजीयन कराया जाना आवश्यक है।"

"निर्माणाधीन अवधि में निर्माण स्थल पर धूल से बचने हेतु समुचित कवर का प्राविधान किया जाए निर्माण सामग्री के परिवालक एवं उनके उपयोग की अवधि में निर्माण सामग्रियों का उपयोग छिड़काव एवं अन्य उपायों से किया जाए निर्माण सामग्रियों को अनिवार्य रूप से किया जाए निर्माण सामग्रियों को ले जाने हेतु ढके हुए वाहनों का प्रयोग किया जाए।"

LEGEND : -	
01	BASEMENT LINE
02	SETBACK LINE
03	DUSTBIN
04	CHABUTRA
2500 / 5500	PRIMARY PARKING
2500 / 5500	PARKING RESERVE FOR L.I.G.
2500 / 5500	PARKING RESERVE FOR VISITORS
1000 / 2000	TWO WHEELER FOR E.W.S.

KHASRA No. - 1042	= 15,050	SQ.MT.
KHASRA No. - 1045	= 4118	SQ.MT.
KHASRA No. - 1046	= 4160	SQ.MT.
KHASRA No. - 1047	= 4160	SQ.MT.
KHASRA No. - 1043,1044 & 1051	= 915	SQ.MT.
KHASRA No. - 1037	= 195.91	SQ.MT.
KHASRA No. - 1067 &1068	= 9560.12	SQ.MT.
TOTAL	= 38,159.03 SQ.MT.	

CHUCK ROAD & NALI LAND LEFT IN ONE PLACE "EKJAL" (KHASRA No-1067 LAND) - 1110.91 SQ.MT.

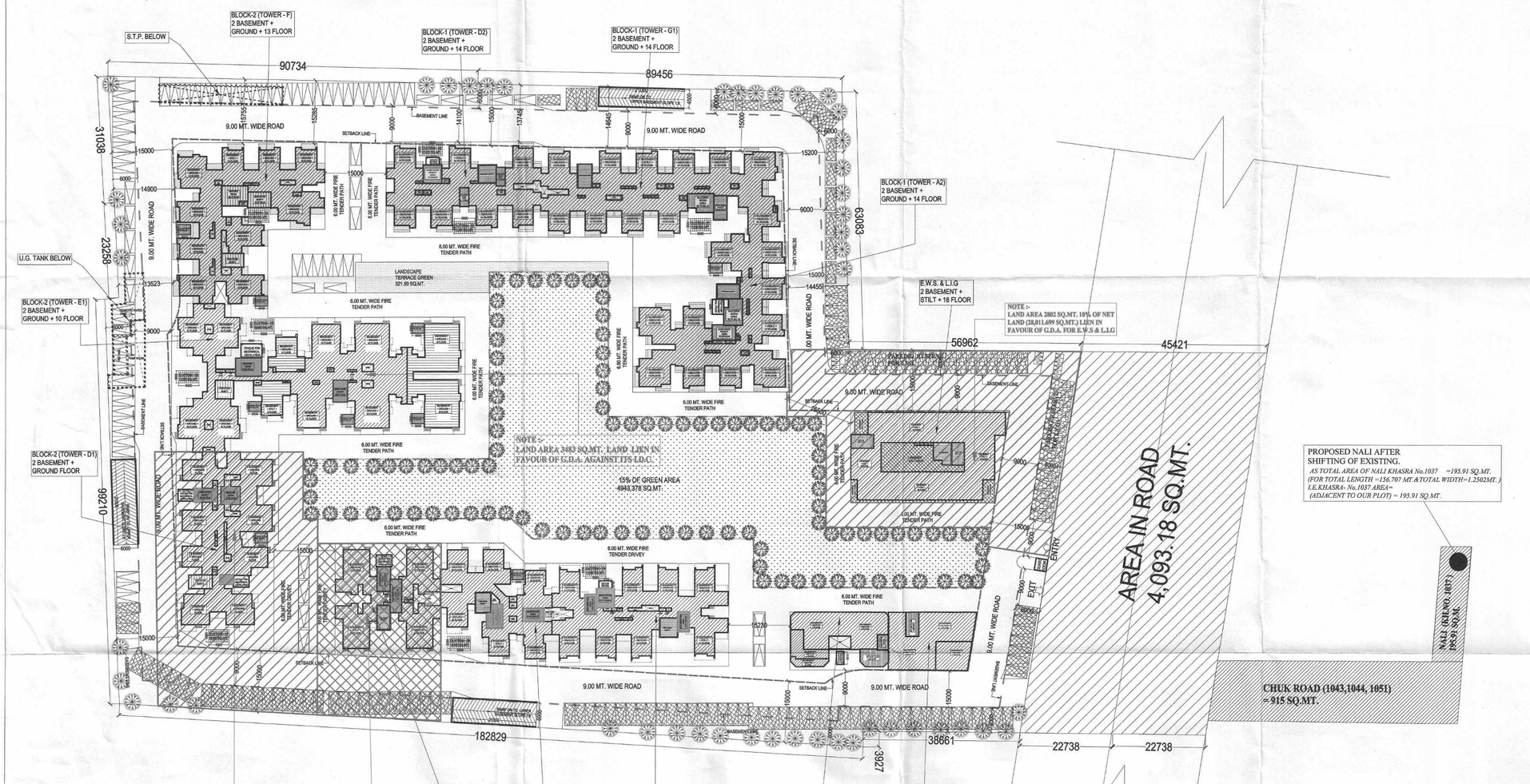
= 38,159.03 - 1110.91 = 37,048.12 SQ.MT.

33	REQUIRED AREA FOR CHABUTRA		67.50
	• TOTAL UNITS (RESIDENTIAL) = 896 UNITS • TOTAL POPULATION = 896 X 5 = 4480 PERSONS (ASSUMING 5 PERSONS PER UNIT 1E PLOT AREA REQ. FOR CHABUTRA (ASSUMING 1.0 No.S CHABUTRA FOR 500 PERSONS OF 7.5.00 SQ.MT.) = 4480 / 500 = 8.96 SAY 9 No.S = 9 X 7.5 = 67.5 SQ.MT.		
34	PROPOSED AREA FOR CHABUTRA		67.50
35	REQUIRED AREA FOR DUSTBIN		135
	• TOTAL UNITS (RESIDENTIAL) = 896 UNITS • TOTAL POPULATION = 896 X 5 = 4480 PERSONS (ASSUMING 5 PERSONS PER UNIT 1E PLOT AREA REQ. FOR DUSTBIN (ASSUMING 1.0 No.S DUSTBIN FOR 500 PERSONS OF 15.00 SQ.MT.) = 4480 / 500 = 8.96 SAY 9 No.S = 9 X 15 = 135 SQ.MT.		
36	PROPOSED AREA FOR DUSTBIN		135.00
37	TOTAL NON F.A.R. AREA		50,107.37
A	TOTAL STILT AREA(NON.F.A.R) (existing + proposed) = 234.99 + 320.90 = 555.89 SQ.MT.	555.89	
B	TOTAL UPPER BASEMENT AREA	23,436.52	
C	TOTAL LOWER BASEMENT AREA	23,436.52	
D	TOTAL FIRE STAIR CASE ,MUMTY& MACHINE ROOM AREA (existing + proposed + incentive) = 026.17 + 1873.39 + 178.68 = 2678.44 SQ.MT.	2678.44	
	TOTAL NON F.A.R. AREA (A+B+C+D) = 50,107.37 SQ.MT.		
38	REQUIRED PARKING (E.C.S. CALCULATION AS PER DRG. N0-02 IN TABLE NO.-03)		1140 E.C.S.
A	REQUIRED PARKING FOR EXISTING & PROPOSED TOWERS		
	I BLOCK-01 (TOWER-A2) = 162.41 E.C.S. II BLOCK-01 (TOWER- D2) = 111.15 E.C.S. III BLOCK-01 (TOWER- G1) = 172.41 E.C.S. IV BLOCK-02 (TOWER- F) = 151.76 E.C.S. TOTAL = 597.73 E.C.S. SAY = 598 E.C.S.		
B	REQUIRED PARKING FOR PROPOSED TOWERS		
	I BLOCK-02 (TOWER- D1) = 7.25 E.C.S. II BLOCK-02 (TOWER- E1) = 52.50 E.C.S. III BLOCK-03 (TOWER- C) = 58 E.C.S. IV BLOCK-03 (TOWER- C1) = 112.25 E.C.S. V BLOCK-03 (TOWER- AH) = 119.25 E.C.S. TOTAL = 349.50 E.C.S. SAY = 350.00 E.C.S.		
C	REQUIRED PARKING FOR COMMERCIAL F.A.R. AREA / 100 X 2 335.25 / 100X 2 = 6.705 E.C.S. SAY AS = 7.00 E.C.S.		
D	REQUIRED PARKING FOR COMMUNITY HALL AREA /100 X 1.5 1021.68 / 100X 1.5 = 15.32 E.C.S. SAY AS = 16 E.C.S		
E	REQUIRED PARKING FOR NURSERY SCHOOL F.A.R. AREA /100 X 1.0 840 / 100X 1.0 = 8.40 E.C.S. SAY AS = 9 E.C.S.		
F	REQUIRED PARKING FOR INCENTIVE F.A.R. AREA = 80.50 E.C.S.		
G	REQUIRED PARKING FOR L.I.G. UNITS 3 UNIT PER @ 1 E.C.S. NO. OF L.I.G. UNITS = 90 UNITS = 90 / 3 = 30 E.C.S.		
H	REQUIRED 10% VISITOR PARKING = 350 + 7 + 16 + 9 + 80.5 = 30 = 492.50 E.C.S. SAY = 493 = 493 E.C.S. 10% = 49.30 E.C.S. SAY 49.00 E.C.S.		
	TOTAL REQUIRED PARKING (A+B+C+D+E+F+G+H) = 1139.5 E.C.S. SAY = 1140 E.C.S.		
39	PROPOSED PARKING AS PER PARKING LAYOUT PLAN (including visitor parking)		1153 CARS
A	OPEN PARKING = 220 CARS		
B	STILT PARKING = 12 CARS		
C	UPPER BASEMENT PARKING = I) PRIMARY = 417 CARS II) SECONDARY = 37 CARS TOTAL = 417 + 37 = 454 CARS		
D	LOWER BASEMENT PARKING = I) PRIMARY = 422 CARS II) SECONDARY = 46 CARS TOTAL = 422 + 45 = 467 CARS		
	TOTAL PARKING = (A + B + C + D) = 1153 CARS		
40	REQUIRED PARKING FOR E.W.S. UNITS 1 UNIT PER @ 2 SQ.MT. FOR TWO WHEELER NO. OF E.W.S. UNITS = 90 UNITS I.E. TWO WHEELER REQUIRED = 90 NO.S.		
41	PROPOSED TWO WHEELER FOR E.W.S. 1 UNIT PER @ 2 SQ.MT. FOR TWO WHEELER NO. OF E.W.S. UNITS = 90 UNITS X 2 SQ.MT. = 180 SQ.MT.		
42	REQUIRED 10% VISITOR PARKING (part of total parking required)		109 E.C.S.
A	REQUIRED 10% VISITOR PARKING FOR PROPOSED TOWER = 493 E.C.S. 10% = 49.30 SAY 49 E.C.S.		
B	REQUIRED 10% VISITOR PARKING FOR EXISTING & PROPOSED TOWER = 598 E.C.S. 10% = 59.80 E.C.S. SAY 60.00 E.C.S.		
	TO TAL (A+B) = 109 E.C.S.		
43	PROPOSED VISITOR PARKING (part of total parking proposed)		110 E.C.S
44	TOTAL BUILT-UP AREA		1,39,893.98
A	TOTAL NON F.A.R. AREA = 50,107.37 SQ.MT.		
B	TOTAL F.A.R. AREA = 87,888.31 SQ.MT.		
C	E.W.S. & L.I.G AREA = 11,621.19 SQ.MT.		
D	5% FACILITY AREA = 2371.22 SQ.MT.		
E	INCENTIVE F.A.R. AREA = 7905.89 SQ.MT.		
	TOTAL BUILT-UP AREA (A+B+C+D+E) = 1,39,893.98 SQ.MT.		
45	OPEN PARKING AREA = 9286.949 SQ.MT.		
	OPEN PARKING AREA = 50% OF OPEN AREA OPEN AREA = NET PLOT AREA - (TOTAL GROUND COVERAGE + RAMP AREA + CHABUTRA+DUSTBIN+LANDSCAPE TERRACE GREEN AREA) /2 27,171.699 - (7727.30+ 346.50 + 67.5 +135+ 321.50) 27,171.699 - 8597.80 = 18,573.899 SQ.MT. I.E. OPEN AREA = 18,573.899 / 2 = 9286.949 SQ.MT. @ 23 SQ.MT. PER E.C.S. = E.C.S. SAY 403 E.C.S.		
46	AS PER 50 No. OF TREE PER HECTARE OF PLOT AREA = (50 X 27,171.699 / 10,000 = 135.85 SAY 136 Nos. TREES		
47	NO. OF TREE PROPOSED		151 TREES

AREA STATEMENT

S.NO		PARTICULARS		SQ.MTR.
1		PLOT AREA		37,048.12
2	a	CHUCK ROAD AREA (1043,1044, 1051) = 915 SQ.MT.		
	b	NALI (1037) = 195.91 SQMT. TOTAL(a+b) = 915 + 195.91 = 1110.91 SQMT.		1110.91
3		TOTAL PLOT AREA = (1 + 2) = 37,048.12 +1110.91 = 38,159.03 SQ.MT.		38,159.03
4		AFTER CHUCK ROAD SHIFTED = (3 - 2) = 38,159.03 - 1110.91 = 37,048.12 SQ.MT.		37,048.12
5		ROAD AREA IN PLOT AS PER SITE		4,093.18
6		PLOT AREA AFTER DEDUCTION OF AREA IN ROAD = 4 - 5 = 37,048.12 - 4,093.18 = 32,954.94 SQ.MT.		32,954.94
7		REQUIRED 15 % OF PLOT AREA AS PLOT GREEN = 15 % OF 32,954.94 = 4943.241 SQ.MT.		4943.241
8		BALANCE PLOT AREA = 6 -7 = 32,954.94 - 4943.241 = 28,011.699 SQ.MT.		28,011.699
9		PROPOSED 15 % OF PLOT AREA GREEN		4943.378
10		PROVIDED PLOT AREA FOR NURSURY SCHOOL		840
11		NET BALANCE PLOT AREA = 8 -10 = 28,011.699 - 840 = 27,171.699 SQ.MT.		27,171.699
12		PERMISSIBLE GROUND COVERAGE = 40% = 40% OF 27,171.699 = 10,868.679 SQ.MT.		10,868.679
13		TOTAL GROUND COVERAGE (existing + proposed)	28.43%	7727.30
14		EXISTING GROUND COVERAGE		2,851.81
15		PROPOSED GROUND COVERAGE		4875.49
	A	ALL BLOCK = 3484.12 SQ.MT.		
	B	COMMUNITY AREA = 291.47 SQ.MT.		
	C	NURSERY SCHOOL AREA = 299.90 SQ.MT.		
	D	E.W.S & L.I.G AREA = 800.00 SQ.MT.		
		TOTAL (A+B+C+D+E) = 4875.49 SQ.MT.		
16		PERMISSIBLE F.A.R AREA = 27,171.699 X 2.5 = 67,929.247 SQ.MT.		67,929.247
17		ACHIVED F.A.R. AREA (existing + proposed)	2.498	67,888.31
18		EXISTING F.A.R. AREA		21,963.54
19		PROPOSED F.A.R. AREA		45,924.77
	A	ALL BLOCK F.A.R. AREA = 45,589.52 SQ.MT.		
	B	COMMERICAL AREA = 335.25 SQ.MT.		
		PROPOSED F.A.R. AREA (A+B) = 45,924.77 SQ.MT.		
20		TOTAL PROPOSED INCENTIVE F.A.R. AREA		7905.89
21		TOTAL PROPOSED INCENTIVE UNITS		75 UNITS
22		5% FACILITY AREA OF PERMISSIBLE F.A.R. (2.5 F.A.R) = 67,929.247 X 5 /100 = 3,396.46 SQ.MT.		3,396.46
23		ACHIEVED 5% FACILITY AREA		2371.22
24		PERMISSIBLE F.A.R. AREA OF COMMERCIAL = 0.5 % OF PERMISSIBLE 2.5 F.A.R. = 67,929.247 X 0.5 / 100 = 339.646 SQ.MT.		339.646
25		PERMISSIBLE UNITS (330 UNIT PER HECT.) WITH 2.5 F.A.R. PERMISSIBLE UNIT ONLY FOR UNIT FOR RESIDENTIAL PLOT AREA @ 330 UNIT PER HEC. = 27,171.699 X 330 /10,000 = 896.66 UNITS SAY = 896 UNITS		896 UNITS
26		ACHIVED UNITS EXISTING UNIT + PROPOSED UNITS = 305+ 591 = 896 UNITS		896 UNITS
27		TOTAL REQUIRED EWS UNITS = 10 % OF ACHIVED UNITS = 10 % OF 896 UNITS = 89.60 UNITS SAY 90 UNITS		90 UNITS
28		TOTAL REQUIRED LIG UNITS = 10 % OF ACHIVED UNITS = 10 % OF 896 UNITS = 89.60 UNITS SAY 90 UNITS		90 UNITS
29		AS INCENTIVE F.A.R. AREA FOR E.W.S. AND L.I.G.		7920
	A	AREA OF E.W.S. UNITS @ 40.00 SQ.MT. OF EACH UNITS = 90 X 40.00 = 3600 SQ.MT.		
	B	AREA OF L.I.G. UNITS @ 48.00 SQ.MT. OF EACH UNITS = 90 X 48.00 = 4320 SQ.MT.		
		AS INCENTIVE FAR FOR EWS AND LIG = A + B = 3600 + 4320 = 7920 SQ.MT.		
30		AS INCENTIVE No. OF UNITS FOR FAR FOR E.W.S. AND L.I.G.		104 UNITS
		ACHIVED F.A.R. AREA = 67,892.06 SQ.MT. PERMISSIBLE UNITS = 896 UNITS I.E. AVERAGE UNIT AREA = 67,892.06 / 896 = 75.77 SQ.MT. AS INCENTIVE FAR AREA = 7920 SQ.MT. I.E. INCENTIVE UNIT No.S = 7920 / 75.77 = 104.52 No.S SAY = 104 No.S		
31		TOTAL PROPOSED INCENTIVE F.A.R. AREA		7905.89
32		TOTAL PROPOSED INCENTIVE UNITS		75 UNITS

ALREADY COMPOUNDED BLOCK	
BLOCK-1 (TOWER - A2)	2 BASEMENT + GROUND+5 FLOOR
BLOCK-1 (TOWER - D2)	2 BASEMENT + GROUND+ 9 FLOOR
BLOCK-1 (TOWER - G1)	2 BASEMENT + GROUND+ 10 FLOOR
BLOCK-2 (TOWER - F)	2 BASEMENT + GROUND + 5 FLOOR



SITE PLAN

NOTE :-
LAND AREA 2445.5 SQ.MT. LAND LIEN IN FAVOUR OF G.D.A. AGAINST L.D.C.
2445.50 X 30,000 = 7,33,65,000
TOTAL F.A.R. AREA = 645.10 X 12,100 = 78,05,710
(NO. OF UNITS TOWER-D1 = 07 UNITS)
TOTAL RS.= 8,11,70,710

NOTE :-
LAND AREA 1295.10 SQ.MT. LAND LIEN IN FAVOUR OF G.D.A. AGAINST E.D.C.
1295.10 X 30,000 = 3,88,53,000
TOTAL F.A.R. AREA = 5506.53 X 12,100 = 6,66,29,013
(NO. OF UNITS TOWER-C = 58 UNITS)
TOTAL = 10,54,82,013

PROJECT :-
RESIDENTIAL COMPLEX
" MRJV PALM RESORT "
KHASRA No. - 1037,1042,1043,1044,1045 ,1046, 1047,1051,1067 ,1068
N.H. 58, VILLAGE :- NOORNAGAR, GHAZIABAD.

BUILDERS & PROMOTER :-
M/s M.R.J.V. CONSTRUCTION COMPANY
ADD :- A-24, YOJNA VIHAR, DELHI-92
THROUGH :- VIJAY KUMAR PH:- 9999537800

DRAWING TITLE :-
SITE PLAN

ARCHITECTS :
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Mob: 9811070399 , 9811336231
e-mail : spacesdi@gmail.com, www.spacedi.com

DRAWN BY :-	CHECKED BY :-	SCALE :-	DATE :-
SANJAY	VISHAL	1 : 600	------

For MRJV Construction Company
Authorised Signatory
VISHAL MITTAL ARCHITECT CA/ 98/ 28185

OWNER SIGNATURE
ARCHITECT SIGNATURE
DRG. No. :- 01