

Project Title : REVISED SUBMISSION DRAWINGS FOR PMAY GROUP HOUSING PROJECT CITY 1, AT KHASRA NO. - 1 to 6, 6P, 7, 8, 16, 17, 18M, 19P, 20M, 21P VILLAGE AKBARPUR BEHRAMPUR, KHASRA NO. - 46 to 49 VILLAGE - SHAHBAD URF MITHEPUR & KH. NO. - 126 to 137 VILLAGE MIRZAPUR, GHAZIABAD. ( M/s. - SGS CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED. )

EWS CITY 1  
AREA -  
16333.97 SQMT

OTHER LAND  
KHASRA NO. - 524

SITE PLAN

LAND FOR  
MORTGAGE ( B )  
Area = 4,373.45 sq.mt.

LAND FOR  
MORTGAGE ( A )  
Area = 15,531.55 sq.mt.

CITY - 02

CITY - 02

FAR & Unit Details

Building	No of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.				Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Mumty
			OTS	Void	Ramp					
BLOCK - 3 COMMUNITY (FACILITY)	1	5727.97	0.00	652.78	0.00		5075.19	0.00	5075.19	149.75
BLOCK - 5 COMMUNITY (FACILITY)	1	3295.37	0.00	15.40	0.00		3280.97	0.00	3280.97	193.14
MULBERRY BLOCK - 1	1	36724.12	0.00	2876.83	0.00		33847.29	0.00	33847.29	1416.78
A5 (RESIDENTIAL)	1	37841.27	0.00	2987.44	0.00		35253.83	0.00	35253.83	1416.78
A2 (RESIDENTIAL)	1	36724.12	0.00	2876.83	0.00		33847.29	0.00	33847.29	1416.78
A3 (RESIDENTIAL)	1	36724.12	0.00	2876.83	0.00		33847.29	0.00	33847.29	1416.78
A4 (RESIDENTIAL)	1	36724.12	0.00	2876.83	0.00		33847.29	0.00	33847.29	1416.78
MULBERRY BLOCK - 2	1	31112.97	3406.96	83.13	0.00		27622.88	0.00	27622.88	1042.44
B2 (RESIDENTIAL)	1	31112.97	3406.96	83.13	0.00		27622.88	0.00	27622.88	1042.44
B3 (RESIDENTIAL)	1	31112.97	3406.96	83.13	0.00		27622.88	0.00	27622.88	1042.44
B4 (RESIDENTIAL)	1	31112.97	3406.96	83.13	0.00		27622.88	0.00	27622.88	1042.44
SCHOOL (BUILDING)	1	11105.85	0.00	81.45	0.00		11024.40	0.00	11024.40	335.75
BLOCK - 4 RETAIL (COMMERCIAL 1)	1	168149.16	5290.68	544.64	355.93		161557.91	0.00	161557.91	2775.61
Grand Total :	13	496812.48	18918.52	15480.20	355.93		462057.83	0.00	462057.83	14707.41

MORTGAGED LAND AREA DETAIL

REQUIRED MORTGAGED LAND = 19,903.40 sq.mt.  
(20% of net land area)  
PROVIDED MORTGAGED LAND AREA  
LAND - A = 15,531.55  
LAND - B = 4,373.45  
TOTAL = 19,905.00 sq.mt.

GARBAGE COLLECTION CHAMBER AREA REQUIRED = 3212 units X 5 persons = 16060 persons @ 15.0 sq.mt. space required for 500 persons so Garbage area Required = 495.00 sq.mt.	
PROVIDED GARBAGE AREA 1 no. Garbage area = 178.00 sq.mt. 2 no. Garbage area = 80.00 sq.mt. 3 no. Garbage area = 126.00 sq.mt. 4 no. Garbage area = 112.00 sq.mt. Total area = 496.00 sq.mt.	
KIOSK / OPEN PLATFORM AREA REQUIRED = 3212 units X 5 persons = 16060 persons @ 7.50 sq.mt. 1 Kiosk area required for 500 persons so Kiosk area & nos. Required is = 247.50 sq.mt. (33kiosk) Kiosk/open platform area provided is = 247.50 sq.mt. (33kiosk)	

Required green = 14927.55 sq.mt.  
Green and open space Area

Name	Prop. Area
15% GREEN AREA= 7916.45 sq.mt.	7916.45
15% GREEN AREA= 3521.35 sq.mt.	3521.35
15% GREEN AREA= 1552.75 sq.mt.	1552.75
15% GREEN AREA= 1939.89 sq.mt.	1939.89
TOTAL	14,930.44 sq.mt.

Parking Check (Table 7b)

Vehicle Type	No.	Reduced Regt Parking (lease of Plot having Private surrendered FOC)	Area	No.	Area
TwoWheeler	1643	-	3386	1647	3294.00
Car Parking	3189	-	43486.25	3585	48993.75
Other Parking	-	-	-	-	78892.51
Total	-	-	46722.25	-	131480.26

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
plot	Tree	498	498

Color INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Total FAR Area :- 352358.39

Total BUA Area :- 516566.34

File No	GDA/BP/24-250554	Sheet	1 / 43
Submission Date	2024-07-09	Scale	1:100
Area Statement	VERSION NO: 1.0/4 VERSION DATE: 05/04/2024		
PROJECT DETAIL			
Authority: Ghaziabad Development Authority	Plot Use: Residential		
AuthorityClass: Category A	Plot SubUse: Group Housing		
Authority/Grade: Development Authority (DA)	Development Plan: Other		
Consent/Reg: Regular	Land Use Zone: Residential use Zone		
Project Type: Group Development	Land SubUse Zone: Residential Zone		
Nature of Development: NEW	Layout Type: NA		
Category: Revision			
Development Area: Undeveloped Area			
SubDevelopment Area: Other Town Area			
Special Project: Residential Affordable Housing (RAH) under DMAY			
Site Address: District Ghaziabad, Tehsil Ghaziabad, Village NA			
AREA DETAILS :			
1. Area of Plot As per record	Sq.Mts		
2. Deduction for		110319.00	
(a) Deduct Master Plan Green		10802.00	
(b) Any reservations		0.00	
(c) Deduct 1% (1 - 2) AREA OF PLOT		99517.00	
Plot Area For Coverage		99517.00	
Plot Area For FAR		99517.00	
Permitted FAR Area (2.50)		248792.40	
TDR area (1.00)		99517.00	
Green building FAR (5%)		17415.48	
Total Permitted FAR area (3.00)		385724.88	
Total Built up area permissible at:			
Permissible Coverage area (50.00 %)		49785.50	
Proposed Coverage Area (23.04 %)		22938.14	
Total Prop. Coverage Area (23.04 %)		22938.14	
Balance coverage area (26.96 %)		26820.36	
Basement First Floor			
Basement Second Floor	48720.84	0.00	7869.38
Basement Third Floor	50435.39	0.00	0.00
Basement Fourth Floor	34466.55	0.00	0.00
Stilt Floor	0.00	0.00	0.00
Ground Floor	19884.53	0.00	16178.39
First Floor	14475.38	0.00	13452.61
Second Floor	15852.04	0.00	13879.63
Third Floor	10914.84	0.00	9563.63
Fourth Floor	8532.14	0.00	8056.34
Fifth Floor	6771.76	0.00	6255.51
Sixth Floor	6771.76	0.00	6255.51
Seventh Floor	5566.50	0.00	5083.72
Eighth Floor	5566.50	0.00	5083.72
Ninth Floor	5566.50	0.00	5083.72
Tenth Floor	5566.50	0.00	5083.72
Eleventh Floor	5566.50	0.00	5083.72
Twelfth Floor	5566.50	0.00	5083.72
Thirteenth Floor	5566.50	0.00	5083.72
Fourteenth Floor	5566.50	0.00	5083.72
Fifteenth Floor	5566.50	0.00	5083.72
Sixteenth Floor	5566.50	0.00	5083.72
Seventeenth Floor	5566.50	0.00	5083.72
Eighteenth Floor	5566.50	0.00	5083.72
Nineteenth Floor	5566.50	0.00	5083.72
Twentieth Floor	5566.50	0.00	5083.72
Twentyfirst Floor	5566.50	0.00	5083.72
Twentysecond Floor	5566.50	0.00	5083.72
Twentythird Floor	5566.50	0.00	5083.72
Twentyfourth Floor	5566.50	0.00	5083.72
Twentyfifth Floor	5566.50	0.00	5083.72
Twentysixth Floor	5566.50	0.00	5083.72
Twentyseventh Floor	5566.50	0.00	5083.72
Twentyeighth Floor	5566.50	0.00	5083.72
Twentyninth Floor	5566.50	0.00	5083.72
Thirtieth Floor	5566.50	0.00	5083.72
Thirtyfirst Floor	5566.50	0.00	5083.72
Thirtysecond Floor	5566.50	0.00	5083.72
Thirtythird Floor	5566.50	0.00	5083.72
Thirtiethfourth Floor	5566.50	0.00	5083.72
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Thirtiethseventh Floor	5566.50	0.00	5083.72
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