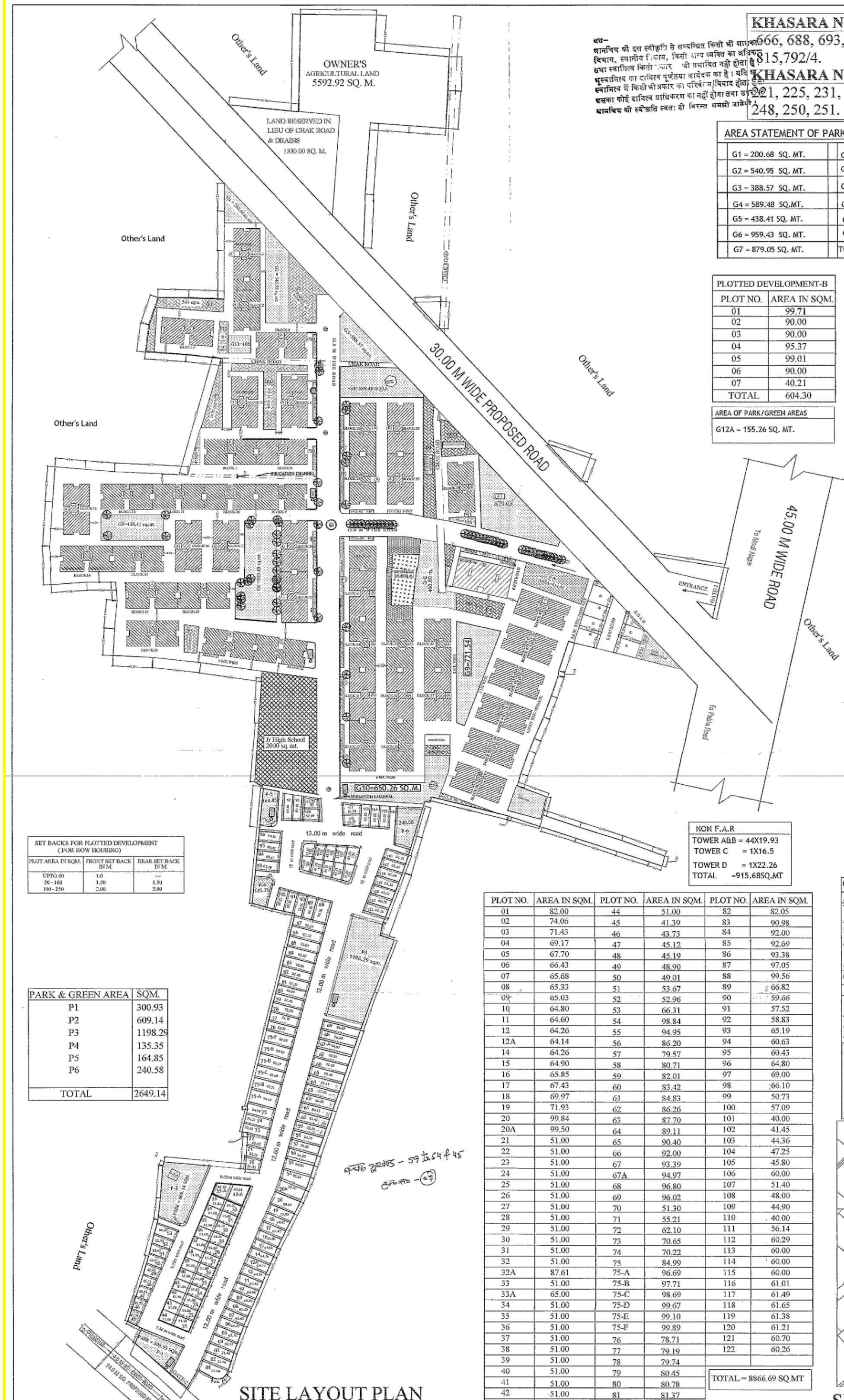


SITE LAYOUT PLAN

शर्त–
मानचित्र की इस स्वीकृति से सम्बन्धित किसी भी शासकीय विभाग, स्थानीय निकाय, किसी अन्य व्यक्ति का अधिकार तथा स्वामित्व किसी प्रकार भी प्रभावित नहीं होता है। भूस्वामित्व का दायित्व पूर्णतया आवेदक का है। यदि भूस्वामित्व में किसी भी प्रकार का परिवर्तन/विवाद होता है तो इसका कोई दायित्व प्राधिकरण का नहीं होगा तथा उपरोक्त मानचित्र की स्वीकृति स्वतः ही निरस्त समझी जायेगी।

KHASARA NO. PILKHUWA NAGAR PALIKA -
666, 688, 693, 754, 755, 756, 759, 760, 761, 762, 764, 786, 791, 815,792/4.

KHASARA NO. PILKHUWA DEHAT -
221, 225, 231, 234, 235, 236, 237, 238, 239, 240, 241, 242, 246, 248, 250, 251.

हापुड़–पिलखुवा विकास प्राधिकरण

AREA STATEMENT OF PARK/GREEN AREAS		AREA STATEMENT OF PARKING	
G1 = 200.68 SQ. MT.	G8 = 460.8SQ. MT.	P1 = 264.00 SQ. MT.	P8 = 209.50SQ. MT.
G2 = 540.95 SQ. MT.	G8-A = 441.04 SQ. MT.	P2 = 449.89 SQ. MT.	P9 = 419.41 SQ. MT.
G3 = 388.57 SQ. MT.	G9 = 721.54 SQ. MT.	P3 = 210 SQ. MT.	P10 = 25X6=150 SQ. MT. P11 = 48.60 SQ. MT. P12 = 84.72 SQ. MT. P13 = 62.00 SQ. MT.
G4 = 589.48 SQ.MT.	G10 = 650.26 SQ. MT.	P4 = 345.16 SQ.MT.	P14 = 100.00 SQ. MT.
G5 = 438.41 SQ. MT.	G11 = 105.00 SQ. MT.	P5 = 101.30 SQ. MT.	P15 = 68.79 SQ. MT.
G6 = 959.43 SQ. MT.	G12 = 228.48 SQ. MT.	P6 = 220.14 SQ. MT.	P16 = 18.14 SQ. MT.
G7 = 879.05 SQ. MT.	TOTAL= 6603.69 SQ. MT.	P7 = 40X11=440 SQ. MT.	TOTAL = 3191.45 SQ. MT.

PLOTTED DEVELOPMENT-B	
PLOT NO.	AREA IN SQM.
01	99.71
02	90.00
03	90.00
04	95.37
05	99.01
06	90.00
07	40.21
TOTAL	604.30

AREA OF PARK/GREEN AREAS
G12A = 155.26 SQ. MT.

AREA CHART

1	TOTAL AREA OF LAND	76096.55+4069 = 80165.55 SQ.MT.
2	ROAD WIDENING AREA	8158.03 SQ. MT. + 204.89 = 8362.92 SQM.
3	AGRICULTURE LAND	= 7122.92 SQ.MT.
4	TOTAL LAND AREA UNDER PLANNING	= 64679.71 SQ. MT.
5	LESS(AS PER SURVEY)	
	a) OTHERS LAND = 371.85 SQ.MT. b) AREA UNDER DRAIN = 910.00 SQ.MT. C) AREA UNDER CHAK ROAD = 620.00 SQ.MT.	= 1901.85 SQ.MT.
	SUB TOTAL	= 64679.71 - 1901.85 SQ.MT.
	BALANCE LAND FOR PLANNING	= 62777.86 SQ.MT.
6A	(i) LAND AREA UNDER PLOTTED DEVELOPMENT (A)	= 17659.11 SQ. MT.
	(ii) LAND AREA UNDER PLOTTED DEVELOPMENT (B)	= 1035 SQ. MT.
	(iii) LAND UNDER FUTURE PLANNING	= 311.82 SQ. MT.
6B	BALANCE LAND FOR PLANNING = 62777.86 - 19005.93 SQ. MT.	
		= 43771.93 SQ. MT.
7	JR HIGH SCHOOL AREA	= 2000 SQ. MT.
8	PARK AREA	= 6603.69 SQ. MT. (15.08 %)
9	LAND AREA FOR GROUND COVERAGE AND F.A.R	= 35168.24 SQ.MT.
10	TOTAL G.F. COVERAGE =(38X320.75+6x322.6+1x157.48+1X459.77)SQ.MT.	
11	(AS PE SHEET NO. 02 & 03&4&5)	=14741.35 SQ.M
12	ACHIEVED GROUND COVERAGE for housing	= 41.92 %
13	PARKING AREA (PROVIDED)	= 3191.45 SQ.MT.
14	ROAD /PATH/OPEN AREA {35168.24 -(14741.35+3191.45} {35168.24 -17932.8}	= 17235.44SQ. MT.
15	TOTAL COVERED AREA UNDER FLATS ON ALL FLOORS FOR F.A.R PURPOSES BLOCK -A 38X4X320.75 = 48754 BLOCK -B 6X4X322.60 = 7742.40 BLOCK -C 28.548+1X3X157.48 = 500.988 BLOCK -D 49.18+1X3X450.453 = 1400.539	TOTAL =58397.927SQ. M.
	PROPOSED COMMERCIAL AT BLOCK C =128.934 SQ.MT. PROPOSED COMMERCIAL AT BLOCK D = 410.59 SQ.MT. TOTAL COMMERCIAL = 539.524 SQ.MT.	
	TOTAL ACHIEVED F.A.R. AT ALL FLOORS = 58937.451 SQ.MT. (58397.927+539.524) = 58937.451 SQ.MT.	
16	ACHIEVED F.A.R.	= 1.676
17	PERMISSIBLE F.A.R.	= 1.75
18	BLOCK-A = 38x8x4=1216 UNITS BLOCK-B = 6X8X4 = 192 UNITS BLOCK-C = 1X4X3 = 12 UNITS BLOCK-D = 1X8X3 = 24 UNITS PROPOSED NOS. OF UNITS @330 UNITS/HECTARE = 1444	
19	REQUIRED PARKING BLOCK A,B,C @ 2 SQ.MT./UNIT =1420X2=2840 SQM BLOCK D @ 1E.C.S/2UNITS =24/2=12X13.75=165 SQM COMMERCIAL PARKING @1.5ECS/100 SQM= 5.39X1.5X23.00 =185.95 SQ.M. TOTAL PARKING = 3191 SQ. M.	
20	PERMISSIBLE NOS. OF UNIT @350 UNITS/HECTARE	=1532

NON F.A.R	
TOWER A&B	= 44X19.93
TOWER C	= 1X16.5
TOWER D	= 1X22.26
TOTAL	=915.68SQ.MT

6A(i) TOTAL LAND AREA UNDER PLOTTED DEVELOPMENT = 17864.00 SQ. MT.

AREA STATEMENT	AREA IN SQM.	IN %
TOTAL AREA OF THE SITE	= 17864.00 SQM.	
AREA UNDER ROAD WIDENING	= 204.89 SQM.	
NET AREA FOR DEVELOPMENT	= 17659.11 SQM.	(100%)
AREA UNDER PLOTS	= 8866.67 SQM.	(50.21%)
AREA UNDER PARK	= 2649.14 SQM.	(15.00%)
AREA UNDER ROADS	= 6143.3 SQM	

6A(ii) TOTAL LAND AREA UNDER PLOTTED DEVELOPMENT = 1035.00 SQ. MT.

AREA STATEMENT	AREA IN SQM.	IN %
NET AREA FOR DEVELOPMENT	= 1035.00 SQM.	(100%)
AREA UNDER PLOTS	= 604.30 SQM.	(58.38%)
AREA UNDER PARK	= 155.26 SQM.	(15.00%)
AREA UNDER ROADS OPEN	= 275.44 SQM	

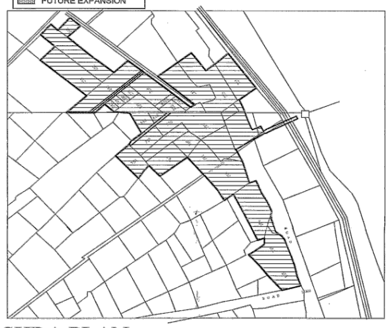
BLOCK -A,B,C,D
GREEN AREAS
PARKING
LOCAL SHOPS
R.W.H.
FUTURE EXPANSION

SET BACKS FOR PLOTTED DEVELOPMENT (FOR ROW HOUSING)		
PLOT AREA IN SQM.	FRONT SET BACK IN M.	REAR SET BACK IN M.
UPTO 50	1.0	---
50 - 100	1.50	1.50
100 - 150	2.00	2.00

PARK & GREEN AREA	SQM.
P1	300.93
P2	609.14
P3	1198.29
P4	135.35
P5	164.85
P6	240.58
TOTAL	2649.14

PLOT NO.	AREA IN SQM.	PLOT NO.	AREA IN SQM.	PLOT NO.	AREA IN SQM.
01	82.00	44	51.00	82	82.05
02	74.06	45	41.39	83	90.98
03	71.43	46	43.73	84	92.00
04	69.17	47	45.12	85	92.69
05	67.70	48	45.19	86	93.38
06	66.43	49	48.90	87	97.05
07	65.68	50	49.01	88	99.56
08	65.33	51	53.67	89	66.82
09	65.03	52	52.96	90	59.66
10	64.80	53	66.31	91	57.52
11	64.60	54	98.84	92	58.83
12	64.26	55	94.95	93	65.19
12A	64.14	56	86.20	94	60.63
14	64.26	57	79.57	95	60.43
15	64.90	58	80.71	96	64.80
16	65.85	59	82.01	97	69.00
17	67.43	60	83.42	98	66.10
18	69.97	61	84.83	99	50.73
19	71.93	62	86.26	100	57.09
20	99.84	63	87.70	101	40.00
20A	99.50	64	89.11	102	41.45
21	51.00	65	90.40	103	44.36
22	51.00	66	92.00	104	47.25
23	51.00	67	93.39	105	45.80
24	51.00	67A	94.97	106	60.00
25	51.00	68	96.80	107	51.40
26	51.00	69	96.02	108	48.00
27	51.00	70	51.30	109	44.90
28	51.00	71	55.21	110	40.00
29	51.00	72	62.10	111	56.14
30	51.00	73	70.65	112	60.29
31	51.00	74	70.22	113	60.00
32	51.00	75	84.99	114	60.00
32A	87.61	75-A	96.69	115	60.00
33	51.00	75-B	97.71	116	61.01
33A	65.00	75-C	98.69	117	61.49
34	51.00	75-D	99.67	118	61.65
35	51.00	75-E	99.10	119	61.38
36	51.00	75-F	99.89	120	61.21
37	51.00	76	78.71	121	60.70
38	51.00	77	79.19	122	60.26
39	51.00	78	79.74		
40	51.00	79	80.45		
41	51.00	80	80.78		
42	51.00	81	81.37		
43	51.00				

TOTAL = 8866.69 SQ.MT

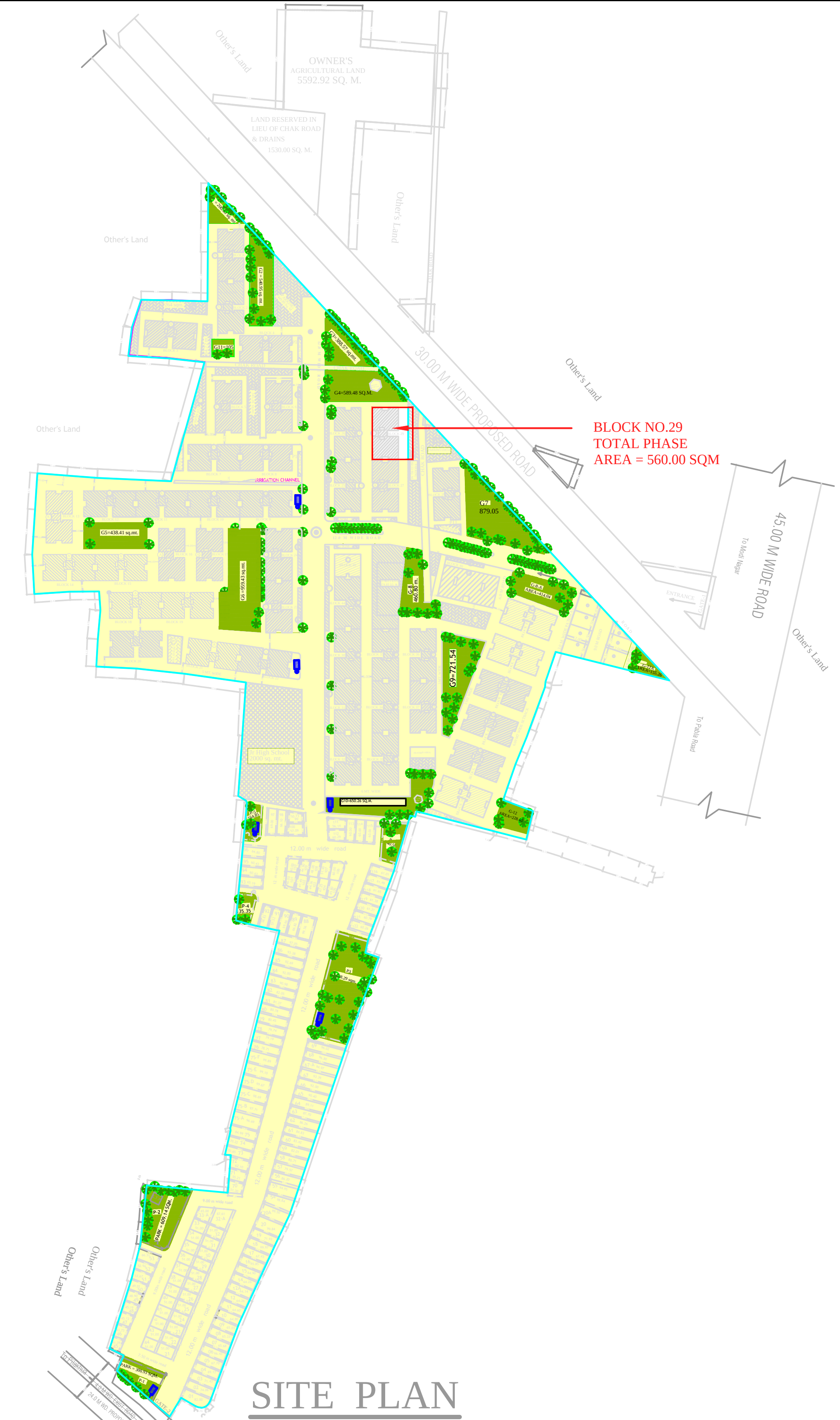


SIJRA PLAN

EXISTING / REVISED / PROPOSED AFFORDABLE GROUP HOUSING & PLOTTED DEVELOPMENT LAYOUT PLAN OF
M/S PLATINA REAL ESTATE PVT. LTD.
SITUATED AT :- PALIKA DEHAT & NAGAR PALIKA PILKHUWA, DISTT. (HAPUR) U.P.

NOTE:-
1) BUILDER / DEVELOPER WILL APPOINT SITE CIVIL ENGINEER AS PER G.O.NO. 3751/9-aa-1-BHOOKAMP RODHI/2001(aa.b) FOR SUPERVISION OF CONSTRUCTION AS PER STRUCTURAL DRAWING GIVEN BY STRUCTURAL CONSULTANTS AND TO MAINTAIN THE QUALITY OF CONSTRUCTION , MATERIAL , RECORDS OF TESTING ETC.
2) THE STRUCTURE DESIGN OF THE BUILDING WILL BE AS PER THE STRUCTURAL DRAWINGS PROVIDED BY THE STUCTURAL CONSULTANTS DIRECTLY TO THE OWNERS OR SITE ENGINEER ON SITE.
3) THE ARCHITECTS HAVE DONE THE ARCHITECTURAL PLANNING OF THE BUILDING AND THAY ARE NO WAY RESPONSIBLE FOR SUPERVISION OF THE BUILDING OR ANY OTHER CONSTRUCTION ON THE SITE.
4) THE FIRE SAFETY MEASURE AREA TO BE TAKEN BY THE OWNER AS PER THE FIRE N.O.C. OR APPROVAL BY THE CONCERNED AUTHORITIES.
5) THE PLUMBING , SANITARY , ELECTRICAL , FIRE AND RAIN WATER HARVESTING IS TO BE DONE ACCORDING TO THE DRAWINGS PROVIDED BY THEIR RESPECTIVE CONSULTENT.
6) ANY DEVITIONS DONE ON SITE WILL BE OWNER'S RESPONSIBILITY.

SCALE :-	DATE :-	DEALT BY :-	DRG.NO. :-	Architect:- SHILP KRITI ARCHITECTS
1:100		SACHIN	D / SKA / 2013/ 1006/ 01	
DIRECTOR	DIRECTOR SIGNATURE.	ARCHITECT'S SIGNATURE.	ENGG.'S SIGNATURE.	SITE PLAN
DR. VIPIN KUMAR MITTAL	For Platina Real Estates Pvt. Ltd.	For SHILPKRITI ARCHITECTS, Proprietor		SHEET NO. -01
MR. MADHUR MITTAL	Director / Director	AR. SHILPA AGRAWAL B. ARCH (HONS.) I.I.T. ROORKEE, GOLD MEDALIST CA/97/21784 GC-57, ADITYA ... INDIRAPURAM, GHAZIABAD		



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1:100		SACHIN	D / SKA / 2013/ 1006/ 01a	SHILP KRITI ARCHITECTS ARCHITECTS AND INTERIOR DESIGNERS. CA / 97 / 21784 G - 127 A, PATEL NAGAR -III, GHAZIABAD. PHONE : 91 -2833323 , 9986108042 EMAIL : SHILPA.AGRAWAL@SHILPKRITI.COM
DIRECTOR	DIRECTOR SIGNATURE .	ARCHITECT'S SIGNATURE .	ENGG.'S SIGNATURE .	LANDSCAPE PLAN
DR. VIPIN KUMAR MITTAL				SHEET NO. -01 A
MR. MADHUR MITTAL				