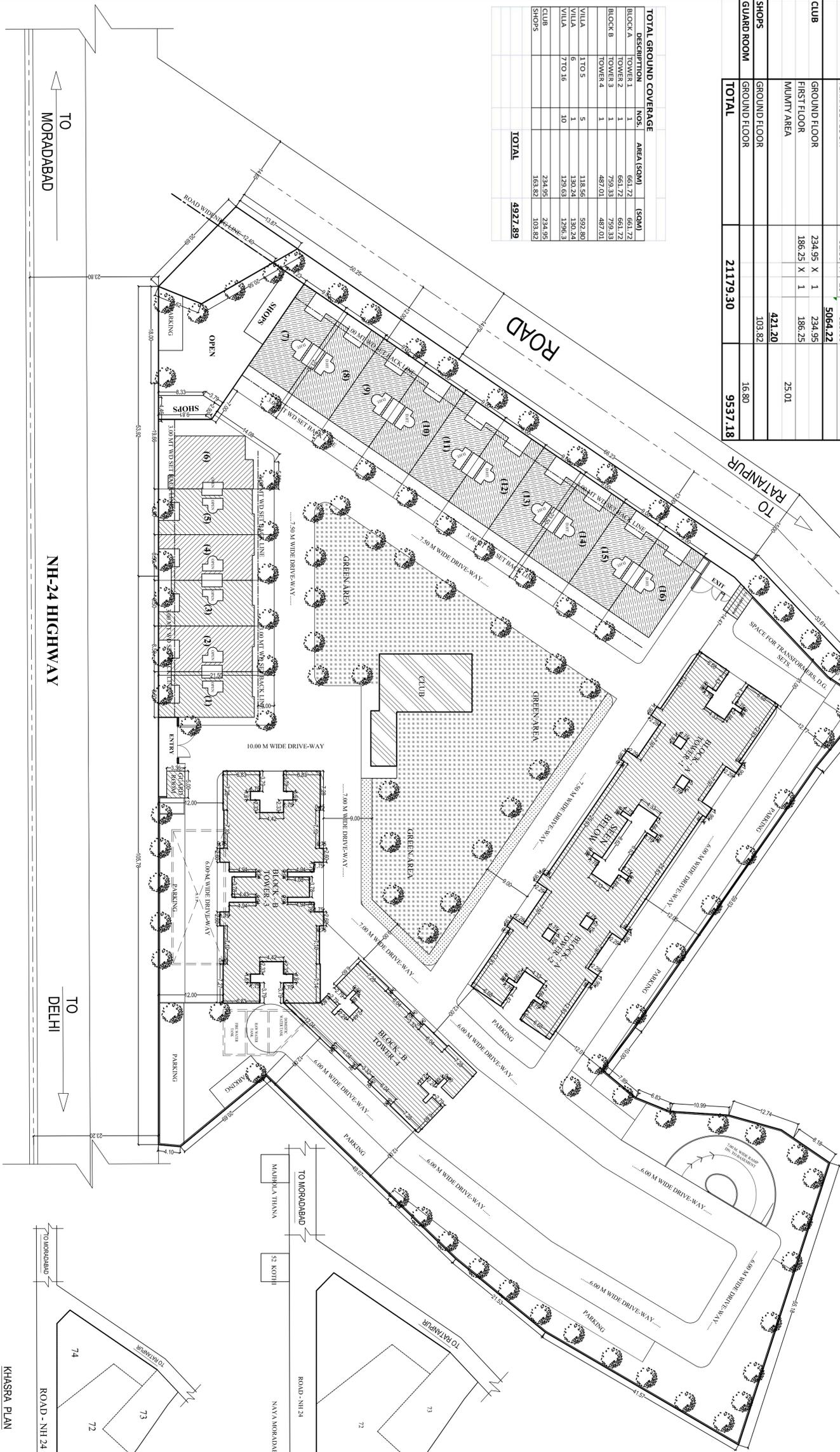


FLOOR	COVERED AREA (SQM)	COVERED AREA (SQM)
	IN F.A.R. CALCULATION	BEYOND F.A.R.
BLOCK - A		
BASEMENT FLOOR (IN ALL BLOCKS)	128.57	6698.10
TOWER - 1 & 2		
TYPICAL FLOOR (1 TO 9)	1054.60 X 9	9491.40
TENTH FLOOR	895.44 X 1	895.44
MULTIPLY		156.46
MACHINE ROOM		50.52
TOTAL		10386.84
BLOCK - B		
TYPICAL FLOOR (1 TO 5)	1014.93 X 5	5074.65
MULTIPLY		17.16
MACHINE ROOM		43.28
TOTAL		5074.65
VILLA - 1 (NOS.-5)		
GROUND FLOOR	118.56 X 5	592.80
FIRST FLOOR	118.56 X 5	592.80
TERRACE FLOOR	58.11 X 5	290.55
GROUND FLOOR	130.24 X 1	130.24
FIRST FLOOR	129.62 X 1	129.62
TERRACE FLOOR	59.51 X 1	59.51
GROUND FLOOR	129.63 X 10	1296.30
FIRST FLOOR	135.88 X 10	1358.80
TERRACE FLOOR	61.35 X 10	613.50
TOTAL		5064.22
CLUB		
GROUND FLOOR	234.95 X 1	234.95
FIRST FLOOR	186.25 X 1	186.25
MULTIPLY AREA		25.01
SHOPS		
GROUND FLOOR		421.20
GUARD ROOM		103.82
TOTAL	21179.30	9537.18

TOTAL GROUND COVERAGE	NO.	AREA (SQM)	(SQM)
BLOCK A	TOWER 1	661.72	661.72
BLOCK A	TOWER 2	661.72	661.72
BLOCK B	TOWER 3	759.24	759.24
BLOCK B	TOWER 4	487.01	487.01
VILLA	1 TO 5	118.56	592.80
VILLA	6	130.24	130.24
VILLA	7 TO 16	129.63	1296.30
CLUB		234.95	234.95
SHOPS		168.82	168.82
TOTAL			4927.89

AREA CALCULATION						
A	B	C	D	E	F	G
BLOCK AREA	LIFT/LOBBY	FIRE STAIR	SHAFTS	BALCONIES	WARRIORS	FAR AREATYPICAL FLOOR (A, B+C+D)
BLOCK - A (TOWER - 1 & 2)	570.95	18.40	14.34	10.54	69.75	527.67 X 2 = 1055.34
BLOCK - B (TOWER - 3 & 4)	108.161	36.99	28.05	5.63	146.33	1010.94
TOTAL						

VILLA PLOTS AREA CALCULATION						
AREA	COVERED AREA (G.F.)	COVERED AREA (F.F.)	COVERED AREA (S.F.)	G. COVERAGE	F.A.R.	
1 TO 5	182.75	118.56	118.56	58.11	64.88%	1.62
6	231.94	130.24	129.62	59.51	56.15%	1.38
7 TO 16	211.50	129.63	135.88	61.36	61.29%	1.55
TOTAL	3260.69	2019.34	2081.22	963.66		
TOTAL COVERED AREA FOR VILLAS			5064.22			



**TOTAL PLOT AREA = 17940.00 SQM (1.794 HEC.)**  
**LEFT FOR ROAD WIDENING AREA = 624.48 SQM**  
**AREA PROPOSE IN ACQUISITION = 212.00 SQM**  
**NET PLOT AREA = 17103.52 SQM (1.7103 HEC.)**

NORMS	PERMISSIBLE	EXISTING & PROPOSED
01 GREEN AREA @ 15% OF PLOT AREA	17103.52 X 0.15 = 2565.53 SQM (15.38%)	2725.18 SQM (15.93%)
02 BASEMENT COVERED AREA		6698.10 SQM (38.18%)
03 GROUND COVERAGE @ 40% OF PLOT AREA	17103.52 X 0.40 = 6841.41 SQM (38.24%)	4927.89 SQM (28.81%)
04 F.A.R.	2.5 X 17103.52 = 42758.80 SQM (1.24)	21179.30 SQ M (1.24)
05 BUILDING HEIGHT	35-40M	
06 SET BACKS (FOR BUILDING HT. 24 - 37.50M MINIMUM SETBACK 9 M ON ALL SIDES)		
07 DENSITY @ 1650 PERSON/HEC	1650 X 1.7103 = 2822.00 PERSON	138 X 5.10 @ 800 PERSONS = 680 PERSONS
08 TOTAL NO OF DUS @ 5 PERSON FLAT	2822 / 5 = 564.40 DUS SAY - 564 UNITS	BLOCK A (1170) - 44 X 10 X 1 = 44 DUS BLOCK B (1170) - 44 X 10 X 1 = 44 DUS BLOCK C (14.40) - 4 X 5 X 1 = 20 DUS TOTAL = 120 + 16 = 136 DUS
09 LIG & EWS 10% EACH ON DUS	136 X 0.10 = 13.6 DUS SAY - 14 DUS	14 DUS OF LIG 14 DUS OF EWS
10 PARKING	142 ECS	425+4 ECS
11 VISITOR PARKING (10% RESERVED OF PERMISSIBLE PARKING)	16.2 = 16 ECS	
12 TOTAL PARKING	163 ECS	429 ECS
TREES @ 50/HECTARE	50 X 1.7103 = 85.52 TREES	= 102 TREES

**EXISTING & PROPOSED GROUP HOUSING PLAN OF ROYAL GREENS M/S OMEGA DEVCON (P) LTD. SITE AT - KHASRA NO.- 71, 72, 73, 74 GRAM MANOHARPUR, DELHI ROAD, MORADABAD.**

OWNERS - MR. WASEEM AHMAD KHAN

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DRG. TITLE: **SITE PLAN**

SCALE: **1:500**

ARCHITECT SIGN: *R.K. Malik*

ARCHITECT: **R.K. MALIK & ASSOCIATES**

ARCHITECT - EXTERIOR

INTERIOR - EXTERIOR

ENVIRONMENTAL CONSULTANT

CELESTIAL WORKS ARCHITECT

CIVIL LINES, PLOTTING

MORADABAD

PHONE: 47674