

**TOWER-01
(EDEN,AQUA)
3 BASEMENT
+ GROUND
+ 34 FLOOR
(121.400 MT.
AT. Terrace lvl.)**

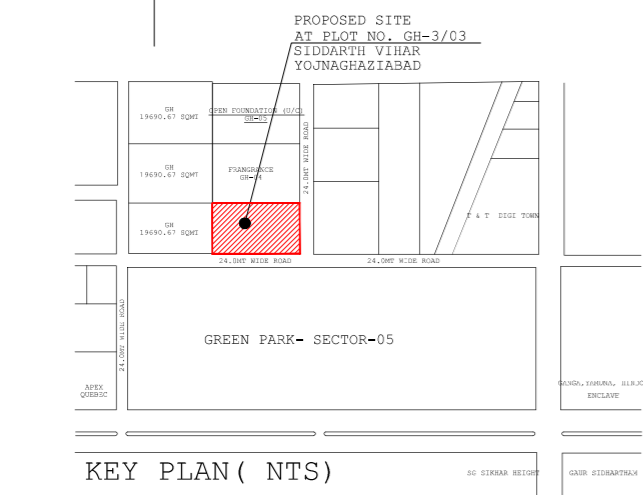
**TOWER-02
(ATLAS)
3 BASEMENT
+ GROUND
+ 37 FLOOR
(131.300 MT.
AT. Terrace lvl.)**

**TOWER-03
(CORAL,BLISS)
3 BASEMENT
+ GROUND
+ 34 FLOOR
(121.400 MT.
AT. Terrace lvl.)**

24.00 MT WIDE ROAD

24.00 MT WIDE ROAD

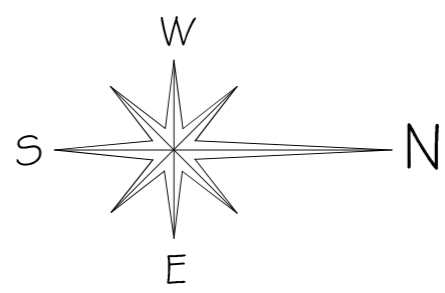
SITE PLAN



S.NO	AREA STATEMENT	PERCENTAGE	AREA IN SQ.MT.
1	TOTAL PLOT AREA		15,456.660
2	REQUIRED LANDSCAPE AREA		1,345.666
A	LANDSCAPE AREA FOR PLOT AREA UPTO 3000.00 SQ.MT.	2000.00	NIL
B	LANDSCAPE AREA FOR PLOT ABOVE 3000.00 SQ.MT. @ 10%	1,345.666	1,345.666
TOTAL = A+B		1,345.666	
3	REQUIRED LANDSCAPE FOR GROUND WATER RECHARGE =1345.666 @30%	30%	403.70
4	PROPOSED LANDSCAPE AREA FOR GROUND WATER RECHARGE = 5A + 5E		538.68
5	PROPOSED LANDSCAPE AREA		1,507.240
A	LANDSCAPE -01		322.82
B	LANDSCAPE -02		295.61
C	LANDSCAPE -03		338.79
D	LANDSCAPE -04		224.16
E	LANDSCAPE -05		215.86
TOTAL = A+B+C+D+E			1507.24

SCHEDULE OF PLANTS			
ALONG BOUNDARY WALL			
1		TABEBUIA ARGENTEA	42 No.S.
2		LAGERSTROEMIA FLOSREGINAE (EVER GREEN 50%)	42 No.S.
			TOTAL = 84 No.S.

PROPOSED RESIDENTIAL COMPLEX AT PLOT NO.-03/GH-03, SIDDHARTH VIHAR YOJNA, GHAZIABAD.			
S.NO	AREA STATEMENT	PERCENTAGE	AREA IN SQ.MT.
1	TOTAL PLOT AREA		15,456.660
2	REQUIRED LANDSCAPE AREA		1,345.666
A	GREEN AREA FOR PLOT AREA UPTO 3000.00 SQ.MT.	3000.00	NIL
B	GREEN AREA FOR PLOT ABOVE 3000.00 SQ.MT. @ 10%	1,345.666	1,345.666
TOTAL = A+B		1,345.666	
2a	PROPOSED LANDSCAPE AREA		1,507.240
3	TOTAL PERMISSIBLE F.A.R. AREA		90,929.72
A	TOTAL PERMISSIBLE BASE F.A.R. AREA (BFAR) FOR HOUSING	2.5	4134.15
B	TO BE PURCHASED F.A.R. AREA (PFAR)	2.50	4134.15
C	ADDITIONAL INCENTIVE F.A.R. AREA FOR E.W.S & L.I.G = 69 X 65 (30X35)		4485.00
D	ADDITIONAL GREEN BUILDING F.A.R. AREA = (BFAR + PFAR)	5%	4136.42
TOTAL PERMISSIBLE F.A.R. AREA (A+B+C+D)		5.52	90929.72
4	5% FACILITY OF AVAILED FAR FOR FACILITY		4,116.415
5	A TOTAL FAR (BFAR+PFAR) X 5%		4116.42
6	TOTAL PERMISSIBLE F.A.R. AREA WITH 5% FACILITY AREA = 3+4		95,046.13
7	TOTAL PROPOSED F.A.R. AREA WITH 5% FACILITY AREA = 4+2		95,008.08
8	PERMISSIBLE GROUND COVERAGE @ MAX. COVERAGE AFTER ENSURING SETBACK, I.e.	63.88%	10,518.220
9	PROPOSED GROUND COVERAGE	31.43%	5174.480
10	PERMISSIBLE COMMERCIAL F.A.R. AREA =5% OF AVAILED FAR AREA (WHICH INCLUDES BFAR + PFAR)	5%	4116.415
11	PROPOSED COMMERCIAL F.A.R. AREA		2928.480
12	TOTAL AREA ACHIEVED WITH EXTRA FACILITY + INCENTIVE FAR AREA		90991.67
A	TOTAL F.A.R. FOR RESIDENTIAL		87052.83
B	TOTAL F.A.R. FOR COMMERCIAL		2928.440
C	EXTRA 5% FACILITY AREA IN MAIN F.A.R.		905.395
TOTAL F.A.R. AREA = A+B+C			90986.67
13	TOTAL ACHIEVED FACILITY AREA		5031.880
14	EXTRA FACILITY IN MAIN F.A.R. AREA = TOTAL ACHIEVED FACILITY AREA - PERMISSIBLE 5% FACILITY AREA (13-4)		955.395
15	TOTAL ACHIEVED COMMUNITY AREA		1179.480
16	TOTAL ACHIEVED UNITS		692
17	TOTAL REQUIRED U.S. UNIT =10% OF PERMISSIBLE UNIT = (10%) X 100 = 100 SAV AS 60 UNITS		69
18	TOTAL REQUIRED U.S. UNIT =10% OF PERMISSIBLE U.S. UNIT = (10%) X 100 = 100 SAV AS 60 UNITS		69
19	TOTAL REQUIRED E.C.S.		918
A	REQUIRED E.C.S. FOR TOWER -1 (EDEN, AQUA)		305
B	REQUIRED E.C.S. FOR TOWER -2 (ATLAS)		198
C	REQUIRED E.C.S. FOR TOWER -3 (CORAL, BLISS)		395
TOTAL RESIDENTIAL PARKING = A+B+C			898
D	REQUIRED 10% VISITOR PARKING FOR RESIDENTIAL UNITS		89.80
E	REQUIRED 10% VISITOR PARKING FOR COMMERCIAL (COMMERCIAL F.A.R. AREA X 10%)		29.28
TOTAL REQUIRED E.C.S. (A+B+C+D+E)			918
20	PROVIDE PARKING AS PER LAYOUT		1008
A	UPPER PARKING (PRIMARY)		36
B	1st. BASEMENT PARKING (PRIMARY)		247
C	2nd. BASEMENT PARKING (PRIMARY)		264
D	3rd. BASEMENT PARKING (PRIMARY)		279
E	1st. BASEMENT PARKING (SECONDARY)		65
F	2nd. BASEMENT PARKING (SECONDARY)		64
G	3rd. BASEMENT PARKING (SECONDARY)		73
TOTAL = A+B+C+D+E+F+G			1008
21	REQUIRED TWO WHEELER (UNIT PER @ 2 SQ.MT. FOR TWO WHEELER)		2
A	TOWER -ATLAS		2.00
TOTAL = A			2.00
22	PROVIDE TWO WHEELER (UPPER BASEMENT)		2
23	TOTAL BUILT-UP AREA		162417.20
A	TOTAL BASEMENT-01 AREA		13352.39
B	TOTAL BASEMENT-02 AREA		12939.53
C	TOTAL BASEMENT-03 AREA		13190.32
D	TOTAL RESIDENTIAL F.A.R. AREA+ FACILITY + BALCONY AREA + STILT NON F.A.R. AREA + FIRE STAIR CASE NON F.A.R. AREA		116826.32
E	COMMERCIAL F.A.R. AREA		2928.440
F	MEDITATION ROOM		20,240
G	COMMUNITY		1179,480
H	GUARD HUT NON F.A.R. AREA		18.00
I	E.S.S.		272.80
J	DN STAIR CASE TO LIG TANK		15.53
K	METER ROOM AREA		9.00
L	L.G.T.		250.79
M	L.T. PANNEL ROOM		66.22
N	ORGANIC WASTE CONVERTER		26.10
O	S.T.P.		283.20
P	DN TO STAIR CASE BASEMENT		17.27
Q	R.W.A. ROOM		47.15
R	MAINTNANCE ROOM		57.65
S	SERVICE FLOOR NON FAR AREA		407.28
TOTAL = A TO R			162417.20
24	AS PER 50 NOS. OF TREE PER HECTARE OF PLOT AREA (= 50 X PLOT AREA / 10000)		82,328
25	PROPOSED NOS OF TREES (50% EVERGREEN TREES)		84,000



PROJECT :- PROPOSED GROUP HOUSING "SKA ATLANTIS" AT PLOT NO - 3/GH-03 SIDDHARTH VIHAR YOJNA GHAZIABAD U.P.

BUILDERS & PROMOTER :-
AAROHI TOWERS PRIVATE LIMITED

DRAWING TITLE :-
SITE PLAN

ARCHITECTS :- Space Designers International
B-34, SECTOR-67, NODA
PH: +91 9711633717, 18,19 & 20
Mob: 9811070399, 9811336231
e-mail: spacesdi@gmail.com, www.spacedi.com

DRAWN BY :- SANJAY SHARMA
CHECKED BY :- VISHAL MITTAL
SCALE 1:250
DATED :- 20/05/2025

Sanjay Sharma
Date: 20/05/2025
10:48:06
+05'30'

Vishal Mittal
Date: 20/05/2025
10:48:06
+05'30'

OWNER'S SIGN
DRG.NO. - 01

Digitally signed by Vishal Mittal
DN: cn=Vishal Mittal, o=Space Designers International, ou=Architects & Planners, email=vishal@spacedi.com, c=IN

