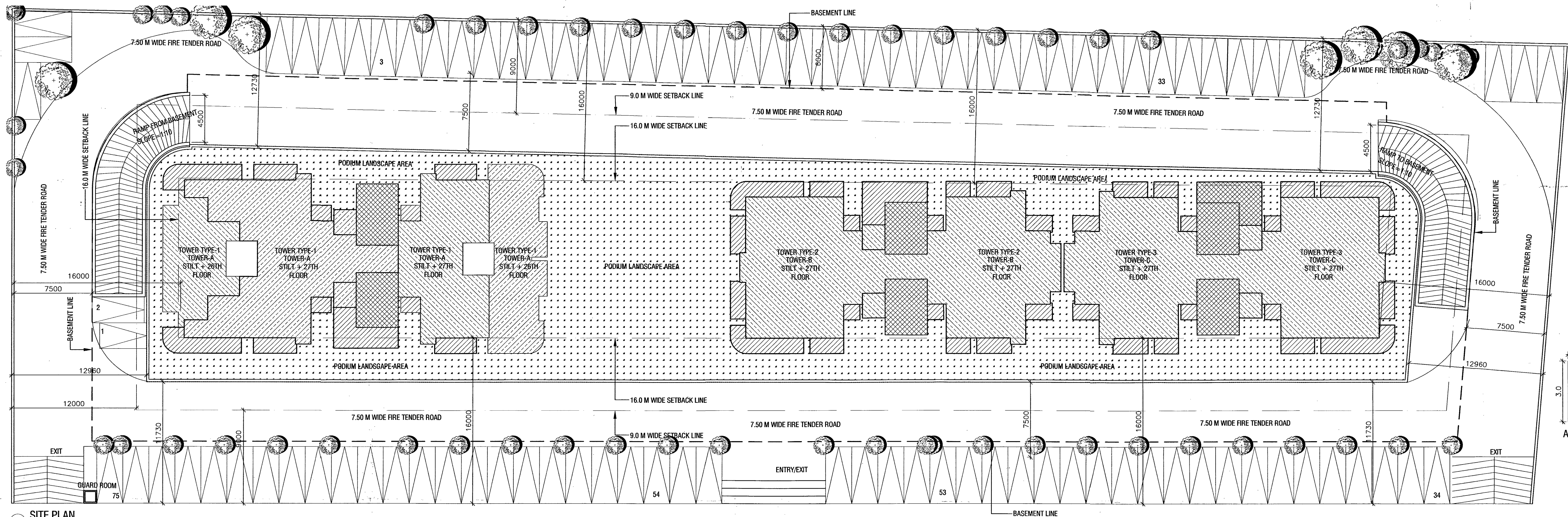
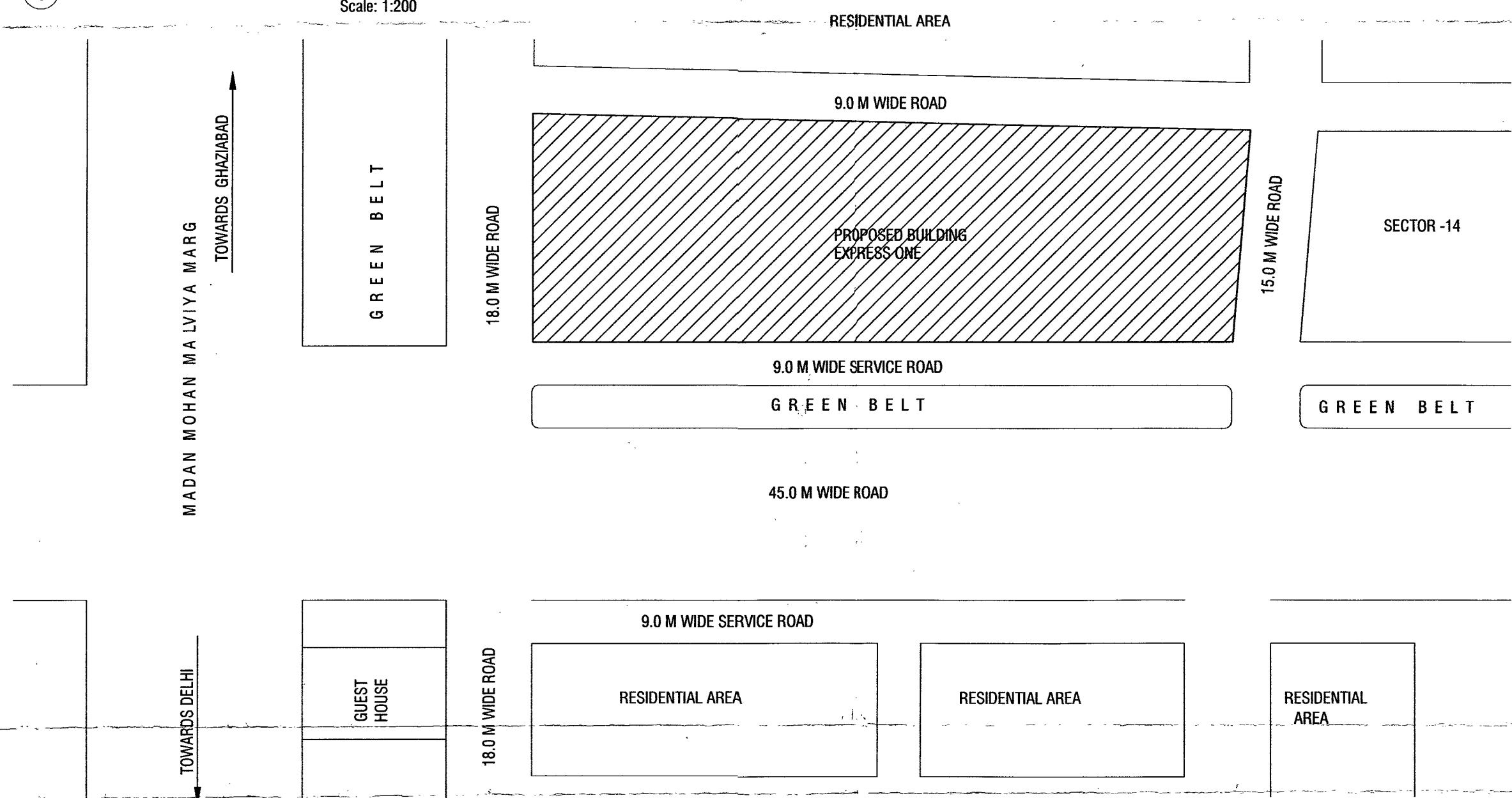




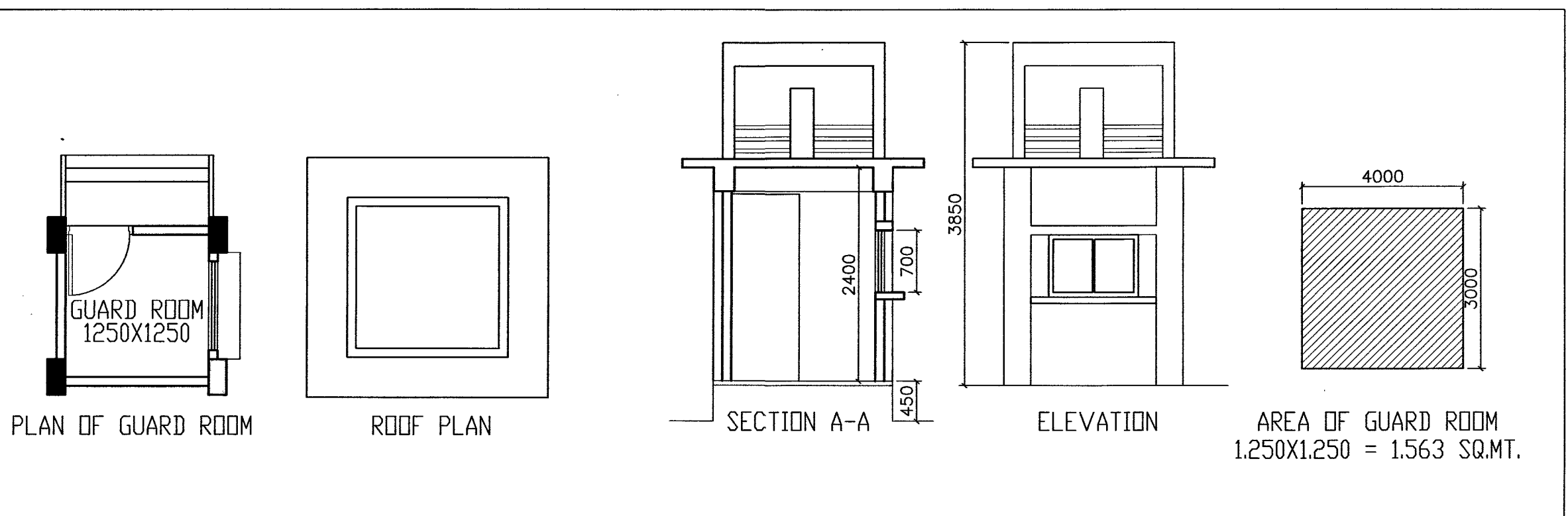
1 SITE PLAN

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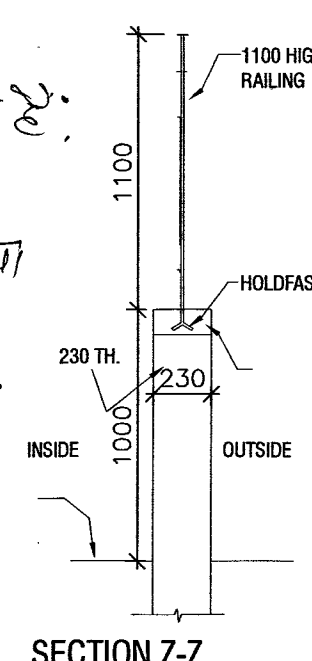


9 KEY PLAN

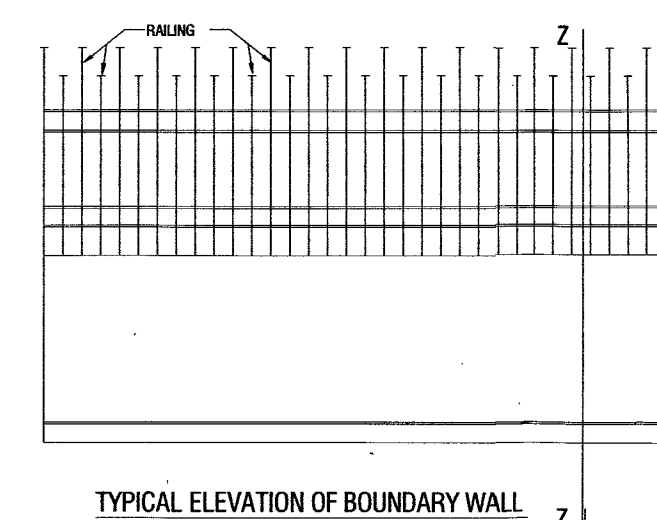
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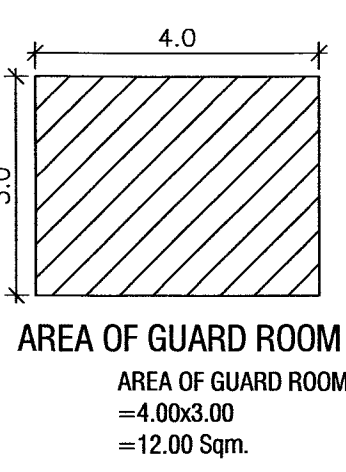
आवास आगुक्त (म) द्वारा प्रदत्त अनुमोदन के क्रम में भूखण्ड पर प्रस्तावित 3.75 एफ.ए.आर. के सापेक्ष प्रथम चरण में 1.20 एफ.ए.आर. का मानांकित इस शर्त सहित निर्गत किये जा रहे हैं कि प्रथम चरण में स्थल पर बेसिक अन्तर्गत के वेसमेन्ट + स्लैब + 07, तलों का निर्माण अनुमत्या क्रिया जा रहा है। कालांतर में 1.20 से 3.75 एफ.ए.आर. के निर्माण की अनुमति हेतु स्थल से 1.20 एफ.ए.आर. के निर्माण की पूर्ण प्राप्ति होने व नियमानुसार तत्समय देय सेक्टर फीस एवं कर योग्य एफ.ए.आर. शुल्क का भुगतान प्राप्त होने के उपरान्त द्वितीय चरण में अनुमति हेतु निर्माण की अनुमति प्रदान की जायेगी।



SECTION Z-Z

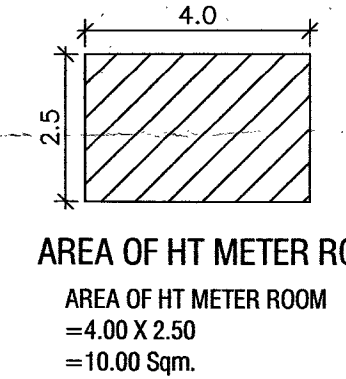


TYPICAL ELEVATION OF BOUNDARY WALL



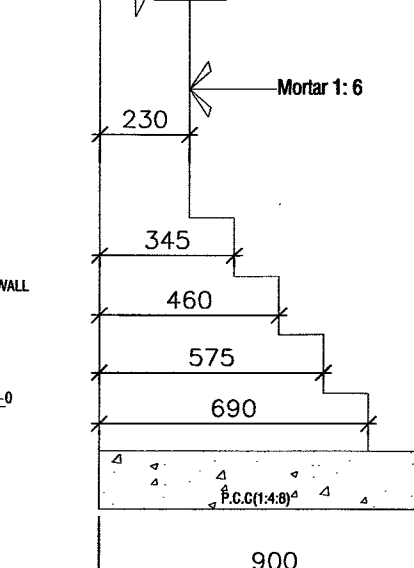
AREA OF GUARD ROOM

AREA OF GUARD ROOM = 4.00x3.00 = 12.00 Sqm.

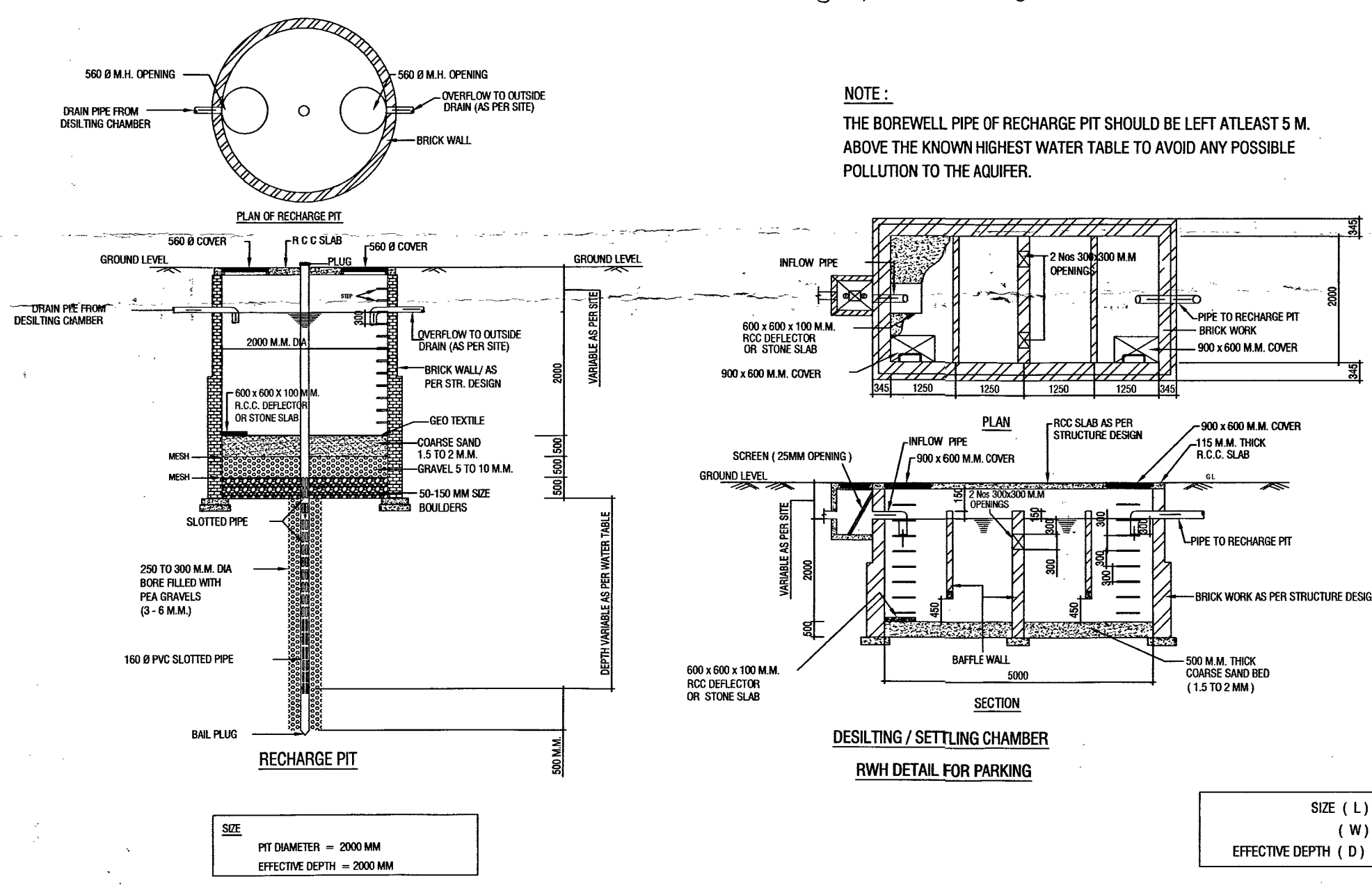


AREA OF HT METER ROOM

AREA OF HT METER ROOM = 4.00x2.50 = 10.00 Sqm.



FOUNDATION DET. OF ECCENTRIC



NOTE: THE BOREWELL PIPE OF RECHARGE PIT SHOULD BE LEFT ATLEAST 5 M. ABOVE THE KNOWN HIGHEST WATER TABLE TO AVOID ANY POSSIBLE POLLUTION TO THE AQUIFER.

स्वीकृत की गई मानचित्र क्रमांक... के साथ है।

स्वीकृत-पत्र पर प्रमाणित निशानों/चिह्नों के प्रयोग मानचित्र स्वीकृत किया जाता है।

उच्च स्तरीय समिति के अनुमोदनपत्र स्वीकृत



OWNER'S SIGN For Solid Properties (P) Ltd.	ARCHITECT'S SIGN SHASHANK SHARMA C.O.A. Regn No. C-10000
PROPOSED HOUSING EXPRESS VASUNDHARA AT PLOT NO 14, COM-2, VASUNDHARA, GHAZIABAD	
OWNER: SOLID PROPERTIES (P) LTD.	
SHEET TITLE: SITE PLAN	
DRAWING NO: A-01 B	DATE: 13 JAN. 2017
ARCHITECTS: 4th DIMENSION C-17, Basement, ANAND NIKETAN, New Delhi - 110 021 ARCHITECTURE-INTERIOR-PLANNING PHONES: +91 11 41611137 +91 9810011337 http://www.4d-arch.com 181 +91 81270005 E-MAIL: info@4d.com	

Checked & Submitted For Approval

TABLE-02 BLOCK-A						
S. NO.	FLOOR	Covd.Area (For FAR) in SQ.MT	Fire Staircase non FAR Area (free from FAR) in SQ.MT	Area of Balcony in SQ.MT (upto 1.50 MT.-Free From FAR)	5% FACILITY AREA IN SQ.MT	Total Covd. Area with Balcony in SQ.MT (For Free)
		(A)	(B)	(C)	(D)	E=(A+B+C+D)
1	Upper Basement					
2	Lower Basement					
3	Stilt					
4	1st. Floor	408.087	17.424	106.294	15.455	547.260
5	2nd. Floor	408.087	17.424	106.294	15.455	547.260
6	3rd. Floor	408.087	17.424	106.294	15.455	547.260
7	4th. Floor	408.087	17.424	106.294	15.455	547.260
8	5th. Floor	408.087	17.424	106.294	15.455	547.260
9	6th. Floor	408.087	17.424	106.294	15.455	547.260
10	7th. Floor	408.087	17.424	106.294	15.455	547.260
11	8th. Floor	408.087	17.424	106.294	15.455	547.260
12	9th. Floor	408.087	17.424	106.294	15.455	547.260
13	10th. Floor	408.087	17.424	106.294	15.455	547.260
14	11th. Floor	408.087	17.424	106.294	15.455	547.260
15	12th. Floor	408.087	17.424	106.294	15.455	547.260
16	13th. Floor	408.087	17.424	106.294	15.455	547.260
17	14th. Floor	408.087	17.424	106.294	15.455	547.260
18	15th. Floor	408.087	17.424	106.294	15.455	547.260
19	16th. Floor	408.087	17.424	106.294	15.455	547.260
20	17th. Floor	408.087	17.424	106.294	15.455	547.260
21	18th. Floor	407.754	17.424	123.003	15.455	563.636
22	19th. Floor	408.087	17.424	106.294	15.455	547.260
23	20th. Floor	408.087	17.424	106.294	15.455	547.260
24	21st. Floor	408.087	17.424	106.294	15.455	547.260
25	22nd. Floor	408.087	17.424	106.294	15.455	547.260
26	23rd. Floor	408.087	17.424	106.294	15.455	547.260
27	24th. Floor	408.087	17.424	106.294	15.455	547.260
28	25th. Floor	201.500	17.424	58.107	9.941	286.971
29	WATER TANK					43.178
30	MUMTY,MACHINE ROOM					20.300
TOTAL		9995.254	435.600	2625.873	444.340	13501.067

BLOCK-B						
S. NO.	FLOOR	Covd.Area (For FAR) in SQ.MT	Fire Staircase non FAR Area (free from FAR) in SQ.MT	Area of Balcony in SQ.MT (upto 1.50 MT.-Free From FAR)	5% FACILITY AREA IN SQ.MT	Total Covd. Area with Balcony in SQ.MT (For Free)
		(A)	(B)	(C)	(D)	E=(A+B+C+D)
1	Upper Basement					
2	Lower Basement					
3	Stilt					
4	1st. Floor	318.490	17.424	78.426	9.928	424.268
5	2nd. Floor	318.490	17.424	78.426	9.928	424.268
6	3rd. Floor	318.490	17.424	78.426	9.928	424.268
7	4th. Floor	318.490	17.424	78.426	9.928	424.268
8	5th. Floor	318.490	17.424	78.426	9.928	424.268
9	6th. Floor	318.490	17.424	78.426	9.928	424.268
10	7th. Floor	318.490	17.424	78.426	9.928	424.268
11	8th. Floor	318.490	17.424	78.426	9.928	424.268
12	9th. Floor	318.490	17.424	78.426	9.928	424.268
13	10th. Floor	318.490	17.424	78.426	9.928	424.268
14	11th. Floor	318.490	17.424	78.426	9.928	424.268
15	12th. Floor	318.490	17.424	78.426	9.928	424.268
16	13th. Floor	318.490	17.424	78.426	9.928	424.268
17	14th. Floor	318.490	17.424	78.426	9.928	424.268
18	15th. Floor	318.490	17.424	78.426	9.928	424.268
19	16th. Floor	318.490	17.424	78.426	9.928	424.268
20	17th. Floor	318.490	17.424	78.426	9.928	424.268
21	18th. Floor	318.490	17.424	96.301	9.928	442.143
22	19th. Floor	318.490	17.424	78.426	9.928	424.268
23	20th. Floor	318.490	17.424	78.426	9.928	424.268
24	21st. Floor	318.490	17.424	78.426	9.928	424.268
25	22nd. Floor	318.490	17.424	78.426	9.928	424.268
26	23rd. Floor	318.490	17.424	78.426	9.928	424.268
27	24th. Floor	318.490	17.424	78.426	9.928	424.268
28	25th. Floor	318.490	17.424	78.426	9.928	424.268
29	WATER TANK					42.183
30	MUMTY,MACHINE ROOM					20.300
TOTAL		7962.256	435.600	1978.514	310.681	10687.051

BLOCK-C						
S. NO.	FLOOR	Covd.Area (For FAR) in SQ.MT	Fire Staircase non FAR Area (free from FAR) in SQ.MT	Area of Balcony in SQ.MT (upto 1.50 MT.-Free From FAR)	5% FACILITY AREA IN SQ.MT	Total Covd. Area with Balcony in SQ.MT (For Free)
		(A)	(B)	(C)	(D)	E=(A+B+C+D)
1	Upper Basement					
2	Lower Basement					
3	Stilt					
4	1st. Floor	318.490	17.424	78.426	9.928	424.268
5	2nd. Floor	318.490	17.424	78.426	9.928	424.268
6	3rd. Floor	318.490	17.424	78.426	9.928	424.268
7	4th. Floor	318.490	17.424	78.426	9.928	424.268
8	5th. Floor	318.490	17.424	78.426	9.928	424.268
9	6th. Floor	318.490	17.424	78.426	9.928	424.268
10	7th. Floor	318.490	17.424	78.426	9.928	424.268
11	8th. Floor	318.490	17.424	78.426	9.928	424.268
12	9th. Floor	318.490	17.424	78.426	9.928	424.268
13	10th. Floor	318.490	17.424	78.426	9.928	424.268
14	11th. Floor	318.490	17.424	78.426	9.928	424.268
15	12th. Floor	318.490	17.424	78.426	9.928	424.268
16	13th. Floor	318.490	17.424	78.426	9.928	424.268
17	14th. Floor	318.490	17.424	78.426	9.928	424.268
18	15th. Floor	318.490	17.424	78.426	9.928	424.268
19	16th. Floor	318.490	17.424	78.426	9.928	424.268
20	17th. Floor	318.490	17.424	78.426	9.928	424.268
21	18th. Floor	318.490	17.424	96.301	9.928	442.143
22	19th. Floor	318.490	17.424	78.426	9.928	424.268
23	20th. Floor	318.490	17.424	78.426	9.928	424.268
24	21st. Floor	318.490	17.424	78.426	9.928	424.268
25	22nd. Floor	318.490	17.424	78.426	9.928	424.268
26	23rd. Floor	318.490	17.424	78.426	9.928	424.268
27	24th. Floor	318.490	17.424	78.426	9.928	424.268
28	25th. Floor	318.490	17.424	78.426	9.928	424.268
29	WATER TANK					42.183
30	MUMTY,MACHINE ROOM					20.300
TOTAL		7962.256	435.600	1978.514	310.681	10687.051

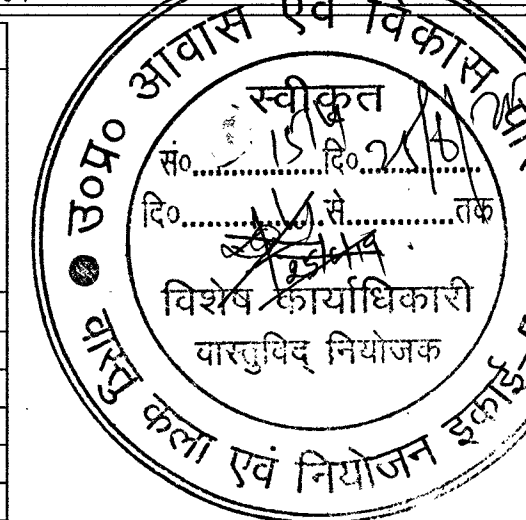


TABLE-01 AREA STATEMENT			
S.NO	PARTICULARS	SQ.MTR.	
A	TOTAL PLOT AREA	6826.50	
B	PERMISSIBLE F.A.R.	2.50	17066.250
	PURCHASABLE F.A.R.	8533.125	25599.375
	TOTAL PERMISSIBLE F.A.R. (A+B)	1279.969	1279.969
	F.A.R. FOR GREEN BUILDING 5% @ 25599.375 = 1279.969		
	TOTAL F.A.R. (TOTAL PERMISSIBLE F.A.R. + F.A.R. FOR GREEN BUILDING)	25599.375	26879.344
3	PERMISSIBLE AREA IN F.A.R. FOR COMMERCIAL = 1% OF 3.75 F.A.R. AREA = 3.75 X 8826.5 = 25599.375 SQ.MT.		255.994
4	PERMISSIBLE GROUND COVERAGE = 40% OF PLOT AREA = 40% OF 6826.50 = 2730.60 SQ.MT.		2730.60
5	PROPOSED GROUND COVERAGE	39.83%	2719.280
6	PERMISSIBLE UNIT @ 330 UNIT PER 10000 SQ.MT. PLOT AREA = 330/10000 X 6826.5 = 225.274 UNITS SAY = 225 UNITS.....A		338 UNITS
	PERMISSIBLE UNITS FOR PURCHASABLE F.A.R. = 8533.125 X 330/25000 = 112.673 UNITS SAY 113 UNITS.....B		
	TOTAL PERMISSIBLE UNITS - A+B = 338 UNITS		
7	TOTAL PROPOSED UNITS		298 UNITS
8	TOTAL REQUIRED EWS UNITS = 10% OF PROPOSED UNITS = 10% OF 298 UNITS = 29.8 UNITS SAY 30 UNITS		30 UNITS
9	TOTAL REQUIRED LIG UNITS = 10% OF PROPOSED UNITS = 10% OF 298 UNITS = 29.8 UNITS SAY 30 UNITS		30 UNITS
10	INCENTIVE F.A.R. AREA FOR EWS AND LIG AS PER PAYMENT		2280 SQ.MT.
A	AREA OF EWS UNITS @ 35.00 SQ.MT. OF EACH UNITS = 35 X 30 = 1050 SQ.MT.		
B	AREA OF EWS UNITS @ 41.00 SQ.MT. OF EACH UNITS = 41 X 30 = 1230 SQ.MT.		
	AS INCENTIVE F.A.R. FOR EWS AND LIG = A+B = 1050+1230 = 2280 SQ.MT.		
11	INCENTIVE F.A.R. AREA FOR EWS AND LIG AS PER PAYMENT		29 UNITS
	PERMISSIBLE F.A.R. = 26879.344		
	PERMISSIBLE UNITS = 338		
	I.E. AVERAGE UNIT AREA = 26879.344/338 = 79.52 SQ.MT.		
	AS INCENTIVE F.A.R. AREA = 2280 SQ.MT.		
	I.E. INCENTIVE UNIT NO. = 2280/79.52 = 28.67 NO.S SAY = 29 NO.S		
12	PROPOSED F.A.R. AREA		26878.981
A	PROPOSED RESIDENTIAL F.A.R. AREA = 25920.13 SQ.MT.		
B	PROPOSED COMMERCIAL F.A.R. AREA = 255.988 SQ.MT.		
C	PROPOSED STORE F.A.R. AREA = 536.258 SQ.MT.		
D	PROPOSED STILT F.A.R. AREA = 100.323 SQ.MT.		
E	PROPOSED MUMTY F.A.R. AREA = 66.645 SQ.MT.		
	TOTAL F.A.R. AREA = (A+B+C+D+E) = 26879.344 SQ.MT.		
13	TOTAL PROPOSED UNITS		298 UNITS
14	TOTAL PROPOSED INCENTIVE F.A.R. AREA		2280.0 SQ. MT.
15	TOTAL PROPOSED INCENTIVE UNITS		26 UNITS
16	NET 1st BASEMENT PARKING AREA =		3980.932
17	NET 2nd BASEMENT PARKING AREA =		4357.380
18	REQUIRED PARKING		396 E.C.S.
A	REQUIRED PARKING FOR RESIDENTIAL F.A.R. AREA/ 100X 1.50 = 25920.13/100X 1.50 = 388.80 E.C.S.		
B	REQUIRED PARKING FOR COMMERCIAL F.A.R. AREA/ 100X 2.00 = 255.988/100X 2.00 = 5.12 E.C.S.		
C	REQUIRED PARKING FOR CLUB & STORE AREA F.A.R. AREA/ 100X 1.50 = 536.258/100X 1.50 = 8.04 E.C.S.		
D	REQUIRED PARKING FOR INCENTIVE F.A.R. AREA/ 100X 1.50 = 2280/100X 1.50 = 45.60 E.C.S.		
	TOTAL REQUIRED PARKING (A+B+C+D) = 447.56 E.C.S. SAY 448 E.C.S.		
19	PROPOSED PARKING AS PER E.C.S.		476 E.C.S.
A	PROPOSED STILT PARKING AREA = 940.290/ 23 = 40.88 E.C.S. @ 23 SQ.MT.PER E.C.S.		
B	PROPOSED 1st BASEMENT PARKING AREA = 3980.932/ 32 = 124.40 E.C.S. @ 32 SQ.MT.PER E.C.S.		
C	PROPOSED 2nd BASEMENT PARKING AREA = 4357.380/ 32 = 136.17 E.C.S. @ 32 SQ.MT.PER E.C.S.		
D	PROPOSED OPEN PARKING AREA = 4017.910/ 23 = 174.69 E.C.S. @ 23 SQ.MT.PER E.C.S.		
	TOTAL PROPOSED E.C.S. (A+B+C+D) = 476 E.C.S. SAYS 476 E.C.S.		
20	AS PER 50 NO. OF TREE PER HECTARE OF PLOT AREA = 50 X 6826.5/10000 = 34.13 SAY 34 NO. TREES		
21	NO. OF TREES PROPOSED = 34 NOS.		

TABLE-03 INCENTIVE UNIT AREA CALCULATION						
S. NO.	FLOOR	Covd.Area (For FAR) in SQ.MT	Fire Staircase non FAR Area (free from FAR) in SQ.MT	Area of Balcony in SQ.MT (upto 1.50 MT.-Free From FAR)	5% FACILITY AREA IN SQ.MT	Total Covd. Area with Balcony in SQ.MT (For Free)
		(A)	(B)	(C)	(D)	E=(A+B+C+D)
1	25th. Floor	212.517	17.424	29.913	0.000	259.853
2	26th. Floor	423.542	17.424	106.294	0.000	547.260
3	27th. Floor	308.205	17.424	78.035	0.000	403.664
TOTAL		944.264	52.272	214.242	0.000	1210.777

BLOCK-B						
S. NO.	FLOOR	Covd.Area (For FAR) in SQ.MT	Fire Staircase non FAR Area (free from FAR) in SQ.MT	Area of Balcony in SQ.MT (upto 1.50 MT.-Free From FAR)	5% FACILITY AREA IN SQ.MT	Total Covd. Area with Balcony in SQ.MT (For Free)
		(A)	(B)	(C)	(D)	E=(A+B+C+D)
1	25th. Floor					
2	26th. Floor	328.418	17.424	78.426	0.000	424.268
3	27th. Floor	328.418	17.424	78.426	0.000	424.268
TOTAL		656.836	34.848	156.851	0.000	848.535

BLOCK-C						
S. NO.	FLOOR	Covd.Area (For FAR) in SQ.MT	Fire Staircase non FAR Area (free from FAR) in SQ.MT	Area of Balcony in SQ.MT (upto 1.50 MT.-Free From FAR)	5% FACILITY AREA IN SQ.MT	Total Covd. Area with Balcony in SQ.MT (For Free)
		(A)	(B)	(C)	(D)	E=(A+B+C+D)
1	25th. Floor					
2	26th. Floor	328.418	17.424	78.426	0.000	424.268
3	27th. Floor	328.418	17.424	78.426	0.000	424.268
TOTAL		656.836	34.848	156.851	0.000	848.535

TABLE-04 ALL BLOCKS AREA DETAIL						
FLOOR	COVERED AREA (FOR FAR) IN SQ. MT. (WITH BALCONY AREA @ 25% IN FAR)	EXCESS BALCONY AREA @ 75% (FREE FROM FAR)	AREA OF BALCONY IN SQ.MT. (UPTO 1.50 MT. - FREE FROM FAR)	5% FACILITY AREA IN SQ.MT.	TOTAL COVD. AREA WITH BALCONY IN SQ.MT. (FOR FREE)	NO. OF PROPOSED UNITS
	(A)	(B)	(C)	(D)	E=(A+B+C+D)+ FIRE STAIRCASE	E
BASEMENT 1st.					4688.004	