

क्या यह 10% ग्रीन एरिया का निर्माण किया जायेगा?
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निम्नलिखित स्थान पर निर्माण किया जायेगा
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24.00 MT. WIDE PROPOSED ROAD

AREA IN ROAD WIDENING = 6.80sq.mt.

EQUIVALENT SPACE
LEFT FOR CHACK ROAD
& NAAL
200.43sq.mt.

LAND AREA MORTGAGE AGAINST
PERFORMANCE GUARANTEE OF E.W.S.
@20% OF NET EFFECTIVE PLOT AREA
= 16611.466 X 20% = 3322.293 SQ.MT.
LAND AREA - A (AS PER CALCULATION) = 1721.59 S.MT.
LAND AREA - B (AS PER CALCULATION) = 1601.41 S.MT.
TOTAL AREA = 3323.00 S.MT.

H.T. LINE

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"निर्माणकर्ता को निर्माण केवल पर ध्यान देना है
बचे हुए स्थान पर का उपयोग किया जाये
निर्माण केवल पर ध्यान देना है
क्या यह 10% ग्रीन एरिया का निर्माण किया जायेगा?"

UNIT TYPE				
	LIG	MIG	HIG	TOTAL
BLOCK - A (above commercial)	92	---	---	92
BLOCK - B	---	---	115	115
BLOCK - C	---	48	100	148
BLOCK - D	420	---	---	420
TOTAL	512	48	215	775

PROPOSED 10% GREEN AREA DETAIL		
s.no.	particular	area in sq.mt.
1.	(10% GREEN AREA) A	494.25
2.	(10% GREEN AREA) B	546.00
3.	(10% GREEN AREA) C	820.89
	TOTAL	1661.14

PERMISSIBLE 5% NON F.A.R. AREA
PERMISSIBLE F.A.R. AREA = 2.50 + 1.00
= 16,611.466 X 3.5% = 58,140.13 sq.mt.
SO, 58,140.13 X 5% = 2,907.00 sq.mt.

PROPOSED 5% NON F.A.R. AREA
1. BLOCK - A = 216.88 sq.mt.
(residential / comm.)
2. BLOCK - B = 491.25 sq.mt.
3. BLOCK - C = 792.71 sq.mt.
4. BLOCK - D = 493.01 sq.mt.
5. COMMUNITY BLOCK - D = 81.90 sq.mt.
6. COMMUNITY BLOCK - B = 235.10 sq.mt.
TOTAL = 2,310.85 sq.mt.



NORTH

AREA STATEMENT

1	TOTAL PLOT AREA	9140
2	ROAD WIDENING AREA IN BAND ROAD (87.88 X 10.00)	878.88
3	AREA LEFT FOR ZONAL PLANT GREEN (A)	1245.70
4	AREA LEFT FOR HIGH TENSION GREEN (1)	3200.80
5	AREA LEFT FOR HIGH TENSION GREEN (2)	1,710.42
6	NET PLOT AREA (1+2+3+4+5)	16,611.466
7	10% GREEN OF NET PLOT AREA = 1661.1466	1,661.14
8	PERM. GROUND COV. = 60% OF PLOT AREA = 16,611.466 X 60% = 9,966.8796	9,966.88
9	TOTAL EXISTING / PROPOSED STILLGROUND COVERAGE (91.14%)	9,121.10
10	EXISTING	
11	PROPOSED	
12	EXISTING	
13	PROPOSED	
14	EXISTING	
15	PROPOSED	
16	EXISTING	
17	PROPOSED	
18	EXISTING	
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21	PROPOSED	
22	EXISTING	
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97	PROPOSED	
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99	PROPOSED	
100	EXISTING	

4.0 - LAYOUT PLAN



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SCALE: DESIGNED BY: A. CHAUHAN
CHECKED BY: DATE: 10-01-2020
DRAWN BY: ARCHITECT: SD-01