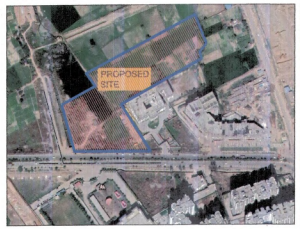
AS PER 50 No. OF TREE PER HECTARE OF PLOT AREA = (50 X 20,793.856 / 10,000 =103.96 SAY 104 Nos. TREES	104 TREES
No. OF TREE PROPOSED =110 Nos. TREES	110 TREES

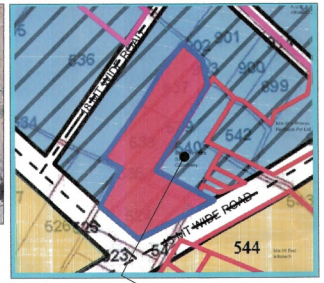
ALONG BOUNDARY WALL

SCHEDULE OF PLANTS

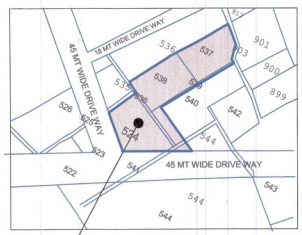
S.NO	SYMBOL	BOTANICAL NAME	TYPE
1		ALSTONIA SCHOLARIS	55 No.S.
2		LAGERSTROEMIA FLOSREGINAE	55 No.S.
			TOTAL = 110 No.S.



SITE LOCATION ON GOOGLE EARTH



SAZRA PLAN (KEY PLAN)



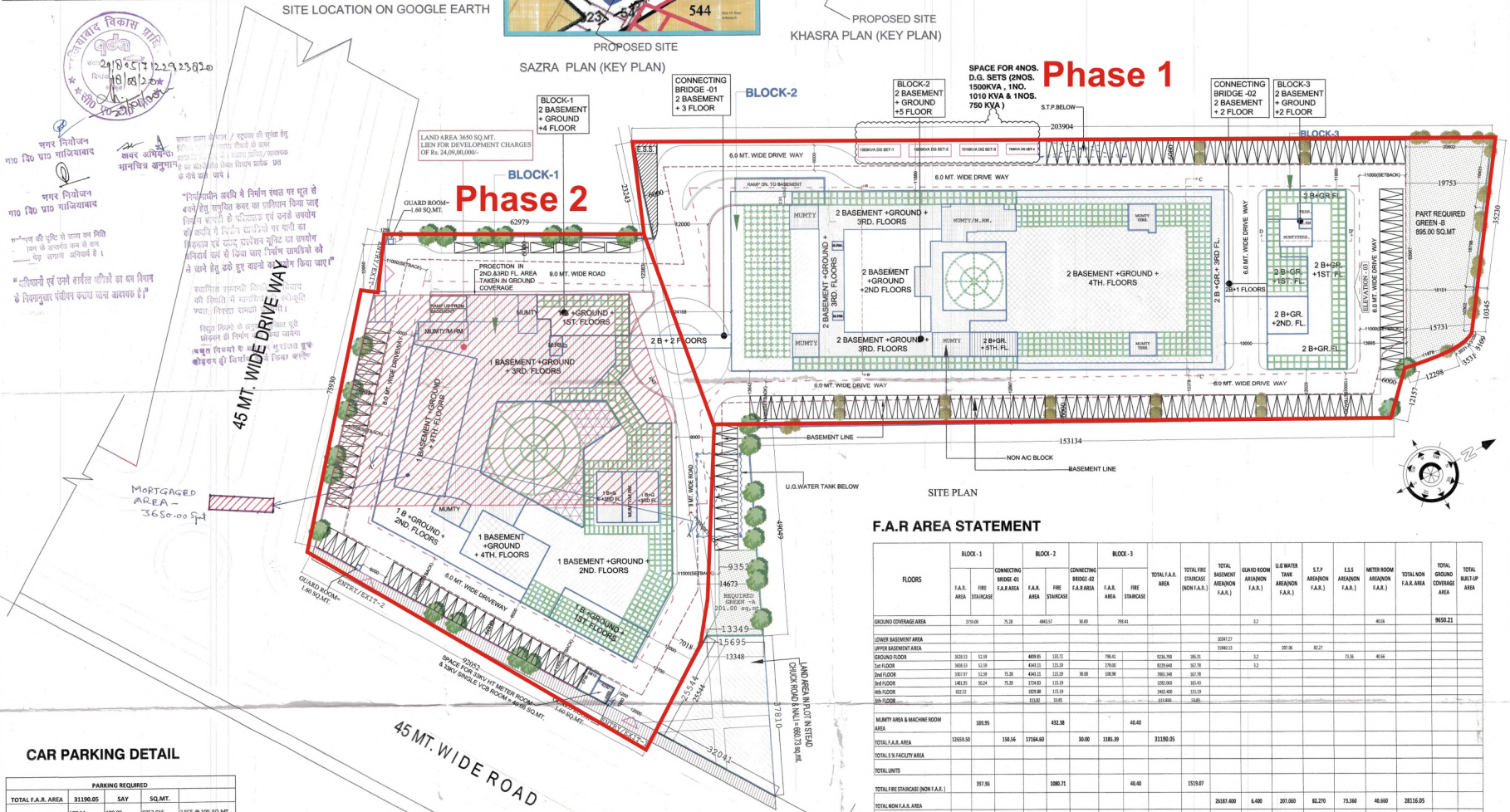
PROPOSED SITE
KHASRA PLAN (KEY PLAN)

F.A.R.AREA DISTRIBUTION

No. OF FLOOR	AREA DETAIL BLOCK -1 COMMERCIAL F.A.R AREA IN (SQ.MT.)	AREA DETAIL BLOCK -1 MULTIPLEX F.A.R AREA IN (SQ.MT.)	BRIDGE CONNECTION 1&2 MULTIPLEX F.A.R AREA IN (SQ.MT.)	AREA DETAIL BLOCK -2 COMMERCIAL F.A.R AREA IN (SQ.MT.)	AREA DETAIL BLOCK -2 MULTIPLEX F.A.R AREA IN (SQ.MT.)	BRIDGE CONNECTION 2&3 MULTIPLEX F.A.R AREA IN (SQ.MT.)	AREA DETAIL BLOCK -3 COMMERCIAL F.A.R AREA IN (SQ.MT.)	AREA DETAIL BLOCK -3 MULTIPLEX F.A.R AREA IN (SQ.MT.)
GROUND COVERAGE								
GROUND FLOOR	1936.91	1691.62		2146.46	2463.39		377.13	421.28
1st. FLOOR	1462.58	2141.95	75.28	1867.18	2475.93	30.0	42.52	225.48
2ND.FLOO R	461.1	2644.87	75.28	961.14	3385.98			108.98
3RD.FLOO R		1481.95			1724.83			
4TH.FLOO R		650.32			1825.88			
5TH.FLOO R					213.82			
TOTAL AREA	3862.59	8790.91	150.56	5074.78	13089.83	30.00	419.65	765.74
TOTAL COMMERCIAL AREA	9357.015	30% OF 31190.05						
TOTAL MULTIPLEX AREA	21833.035	70% OF 31190.05						
TOTAL PROPOSED F.A.R.	31190.05							

LAND DETAIL

KHASRA NO.S OF NOOR NAGAR LAND PLOT-A	PURCHASED AREA (SQ.MT)	ROAD AREA IN BAAND ROAD FURTHER UP TO 45 MT.	ROAD AREA MASTER PLAN ROAD	NET PLOT (SQ.MT)
KHASRA No.524	9523.00 SQ.MT.	256.34 SQ.MT.	1574.0 SQ.MT.	7692.66 SQ.MT.
KHASRA No.540	1105.00 SQ.MT.			1105.00 SQ.MT.
KHASRA No.544	465.32 SQ.MT.	104.71 SQ.MT.		360.61 SQ.MT.
KHASRA No.537,538	12730.00 SQ.MT.			12730.0 SQ.MT.
TOTAL SCHEME AREA	23823.32 SQ.MT.			21888.27 SQ.MT.



F.A.R AREA STATEMENT

FLOORS	BLOCK - 1 F.A.R. AREA	BLOCK - 1 FIRE STAIRCASE	CONNECTING BRIDGE -01 F.A.R AREA	BLOCK - 2 F.A.R. AREA	BLOCK - 2 FIRE STAIRCASE	CONNECTING BRIDGE -02 F.A.R AREA	BLOCK - 3 F.A.R. AREA	BLOCK - 3 FIRE STAIRCASE	TOTAL F.A.R. AREA	TOTAL FIRE STAIRCASE (NON F.A.R.)	TOTAL BASEMENT AREA(NON F.A.R.)	GUARD ROOM AREA(NON F.A.R.)	U.G WATER TANK AREA(NON F.A.R.)	S.T.P AREA(NON F.A.R.)	E.S.S AREA(NON F.A.R.)	METER ROOM AREA(NON F.A.R.)	TOTAL NON F.A.R. AREA	TOTAL GROUND COVERAGE AREA	TOTAL BUILT-UP AREA
GROUND COVERAGE AREA	1936.91		75.28	4963.57		30.00	798.41					3.2				40.66		9650.21	
LOWER BASEMENT AREA											31247.27								
UPPER BASEMENT AREA											11940.13		297.06	82.27					
GROUND FLOOR	3638.53	52.59		4809.85	133.72		798.41		9236.790	186.31		3.2			73.36	40.66			
1st FLOOR	3638.53	52.59		4343.11	115.19		278.00		8229.640	167.78		3.2							
2nd FLOOR	3307.97	52.59	75.28	4343.11	115.19	30.00	108.98		7803.340	167.78									
3rd FLOOR	1481.95	50.24	75.28	1774.83	115.19				3292.060	165.43									
4th FLOOR	650.32			1825.88	115.19				2602.400	115.19									
5th FLOOR				213.82	53.65				213.820	53.65									
MUMTY AREA & MACHINE ROOM AREA		189.95			432.38			40.40											
TOTAL F.A.R. AREA	12659.50		150.56	17164.60		30.00	1185.39		31190.05										
TOTAL 5 % FACILITY AREA																			
TOTAL UNITS																			
TOTAL FIRE STAIRCASE (NON F.A.R.)		397.56			1080.71			40.40		1519.07									
TOTAL NON F.A.R. AREA											26187.400	6.400	207.060	82.270	73.360	40.660	28116.05		
TOTAL BUILT-UP AREA																			59306.10

AREA STATEMENT

S.NO	PARTICULARS	SQ.MTR.
1	PURCHASED LAND AREA	23,823.32
2	ROAD AREA IN LAND	1,935.05
3	BALANCE PLOT AREA = (1-2)	21,888.27
4	REQUIRED 5% LAYOUT GREEN AREA	1094.41
5	NET PLOT AREA FOR PROJECT = (3-4)	20,793.856
6	PERMISSIBLE F.A.R	1.5
7	PERMISSIBLE F.A.R AREA= 1.5 X 20,793.856 = 31190.784 SQ.MT.	31190.784
8	A PERMISSIBLE F.A.R AREA FOR COMMERCIAL = 30 % OF TOTAL PERMISSIBLE F.A.R. AREA = 30 % OF 31190.784 = 9357.233 SQ.MT.	
	B PERMISSIBLE F.A.R AREA FOR MULTIPLEX = 70 % OF TOTAL PERMISSIBLE F.A.R. AREA = 70 % OF 31190.784 = 21,833.548 SQ.MT.	
	TOTAL A +B = 31,190.783 SQ.MT.	
10	PERMISSIBLE GROUND COVERAGE = 50 % OF NET PLOT AREA = 50% OF 20,793.856 = 10,396.928 SQ.MT.	10,396.928
11	PROPOSED GROUND COVERAGE = 9650.21 SQ.MT. 46.40 %	9,650.21
12	ACHIVED F.A.R AREA	31,190.05
	A PROPOSED F.A.R AREA IN COMMERCIAL = 9,357.015 sq.mt	
	B PROPOSED F.A.R AREA IN MULTIPLEX =21,833.035	
	TOTAL = A +B = 9,357.015 +21,833.035 = 31,190.05 SQ.MT.	
13	ACHIVED MUTIPLEX AUDI AREA = 3,629.31 SQ.MT.	
14	OTHER COMMERCIAL ACTIVITY AREA = TOTAL ACHIVED F.A.R AREA - ACHIVED COMMERCIAL F.A.R AREA - MULTIPLEX AUDI AREA = 31,190.05 - 9,357.015 - 3,629.31 = 18,203.725 SQ.MT.	
15	REQUIRED PARKING	
	A FOR TOTAL PROPOSED COMMERCIAL F.A.R. AREA = 9,357.39 SQ.MT. @ 2 E.C.S PER 100 SQ.MT. AREA = (9,357.015 / 100) X 2 =187.14 SAY 188 E.C.S.	668 E.C.S.
	B FOR MULTIPLEX AUDI= 115 E.C.S. @ 1 Nos.DIS 10 SEAT = (1149 / 10) =114.9 SAY 115 E.C.S. @ AREA = 3611.28 SQ.MT.	
	C FOR OTHER MULTIPLEX COMMERCIAL F.A.R. AREA = 18,203.695 SQ.MT. @ 2 E.C.S PER 100 SQ.MT. AREA = 2 X (18,190.8 - 9,357.015 - 3629.31) =100 =364.07 SAY 365 E.C.S.	
	TOTAL = A + B + C = 188 + 115+ 365 = 668 E.C.S.	
16	PROPOSED 1st. BASEMENT AREA (NON F.A.R.)	15940.13
	A PROPOSED 1st. BASEMENT FOR CAR PARKING AREA (NON F.A.R.) =12897.63 SQ.MT.	
	B 1st. BASEMENT DEDUCTION AREA (COMMON CIRCULATION AREA) = 1443.68 SQ.MT.	
	C PROPOSED 1st. BASEMENT AREA FOR STORAGE (NON F.A.R.) = 2488.82 SQ.MT.	
	TOTAL AREA IN 1ST BASEMENT = 12897.63 +1443.68 +2488.82 = 15,940.13	
17	PROPOSED 2nd. BASEMENT AREA (NON F.A.R.)	10,247.27
	A PROPOSED 2nd. BASEMENT FOR CAR PARKING AREA (NON F.A.R.) =9595.66 SQ.MT.	
	B 2nd. BASEMENT DEDUCTION AREA = 851.61 SQ.MT.	
	TOTAL BASEMENT AREA = A +B = 9595.53+ 851.61= 10,247.27 SQ.MT.	
	TOTAL AREA IN 1st & 2nd BASEMENT = 15940.13 +10,247.27 = 26187.40	26187.40
18	PROPOSED CAR PARKING AS PER LAYOUT	694 No.
	A 1st. BASEMENT CAR PARKING 294 No.	
	B 2nd. BASEMENT CAR PARKING 253 No.	
	C GROUND SURFACE CAR PARKING 147 No.	
	TOTAL (A+B+C) = 294+253+147 = 694 No.	
19	TOTAL BUILT-UP AREA	59,306.10
	A TOTAL F.A.R. AREA = 31,190.05 SQ.MT.	
	B TOTAL NON FAR AREA (FIRE STAIRS+MUMTY+MACHINE ROOM) =5,519.05 SQ.MT.	
	C TOTAL 1st. BASEMENT AREA = 15,940.13 SQ.MT.	
	D TOTAL 2nd. BASEMENT AREA =10,247.27 SQ.MT.	
	E TOTAL NON FAR AREA E.S.S & GUARD ROOM , METER ROOM =75.36+3.20+3.20+40.66 =120.25	
	F TOTAL NON FAR AREA S.T.P = 82.27 SQ.MT.	
	G TOTAL NON FAR AREA U.G.T = 207.06 SQ.MT.	
	TOTAL (A+B+C+D+E+F+G) = 59,306.1 SQ.MT.	
20	ACHIVED PH.LAYOUT GREEN AREA = GREEN -A + GREEN -B = 201.00 + 895.00 = 1096.00 SQ.MT.	1096.00
21	AS PER 50 No. OF TREE PER HECTARE OF PLOT AREA = (50 X 20,793.856 / 10,000 =103.96 SAY 104 Nos. TREES	104 TREES
22	No. OF TREE PROPOSED = 115 Nos. TREES	115 TREES

CAR PARKING DETAIL

PARKING REQUIRED				
TOTAL F.A.R. AREA	31190.05	SAY	SQ.MT.	
COMMERCIAL	187.14	188.00	9357.015	2 ECS @ 100 SQ.MT.
MULTIPLEX AUDI	114.9	115	1149 SEAT	3629.31 (1 CAR @10 SEATS)
OTHER COMMERCIAL ACTIVITY	364.0745	365	18203.725	
TOTAL	666.11	668.00	668 CARS	

PROVIDED PARKING				
	CARS			PROPOSED AREA FOR PARKING
OPEN PARKING AT GROUND FLOOR	147.00		NO.S	
UPPER BASEMENT	294.00		NO.S	12007.63
UPPER BASEMENT FOR STORAGE				2488.82
LOWER BASEMENT	253.00		NO.S	9395.55
CIRCULATION IN BASEMENT -01				1452.46
CIRCULATION IN BASEMENT -02				851.61
TOTAL NO.S OF CAR	694.00		NO.S	
TOTAL BASEMENT AREA WITH STORE				26196.07

AUDI SEAT CALCULATION

BLOCK NAME	NOS. OF AUDI SEAT	NOS. OF AUDI	TOTAL SEAT
BLOCK -01	131	2	262
	119	1	119
BLOCK-02	128	6	768
TOTAL		9	1149

LEGEND

30% COMMERCIAL SALE AREA

70% MULTIPLEX AREA

PROJECT :-

PROPOSED MULTIPLEX AT KHASRA No. 524,540,544, 537,538 VILLAGE :- NOORNAGAR GHAZIABAD U.P.

BUILDERS & PROMOTER :-

R.B.Infraestate Pvt. Ltd.
7365 Prame Nagar
Shakti Nagar Delhi - 7

DRAWING TITLE :-

SITE PLAN

DRAWN BY :- | CHECKED BY :- | SCALE 1 : 300 | DATED :-

For R. B. Infraestate Pvt. Ltd.

Auth. Sign.

VISHAL MITTAL CA/06/29185

ARCHITECT'S SIGN.

DRG.NO. - 01