

स्थल पर एक दोड़ पर स्वीकृत मानचित्र की नक़्सा में दिखाए गए अनुसार अंतिम रूप में

"निर्माणयोग्य अवधि में निर्माण स्थल पर वृक्षों को हटाने हेतु अनुचित कर का प्रावधान किया जाए निर्माण सामग्री के परिवहन एवं उनके उपयोग की अवधि में निर्माण सामग्री पर पानी का छिड़काव एवं ठंडा सफ़ाई मुद्दे का उपयोग अनिवार्य रूप से किया जाए निर्माण सामग्री को ले जाने हेतु दूधे हुए वाहनों का प्रयोग किया जाए"

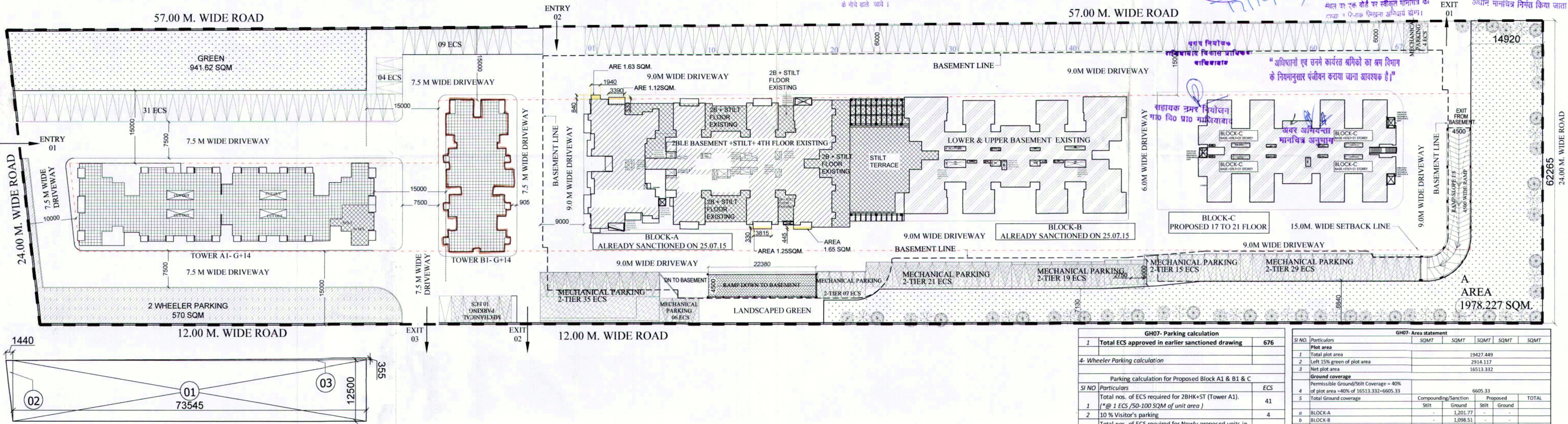


पर्यावरण की दृष्टि से वायु वन विधि अभिवृद्धि के अन्तर्गत कम से कम 15% ग्रीन क्षेत्र अनिवार्य है।
स्वायत्त समन्वयी किसी भी विवाद की स्थिति में मानचित्र की स्वीकृति स्वतः निरस्त समझी जाएगी।

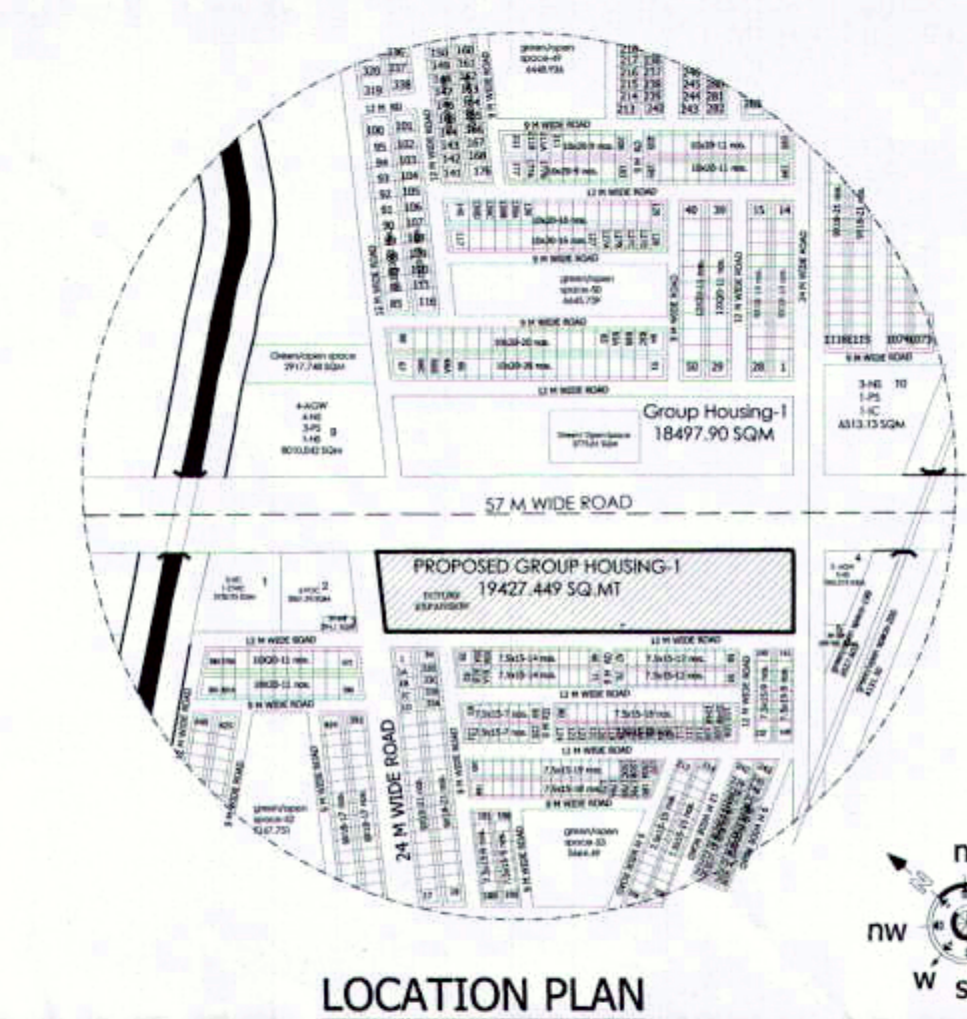
विप्लव निचोके के अनुसार सुचित हुए क्षेत्रों को निर्माण कार्य किया जायेगा

यह मानचित्र स्वीकृति से केवल पंच संकुल है

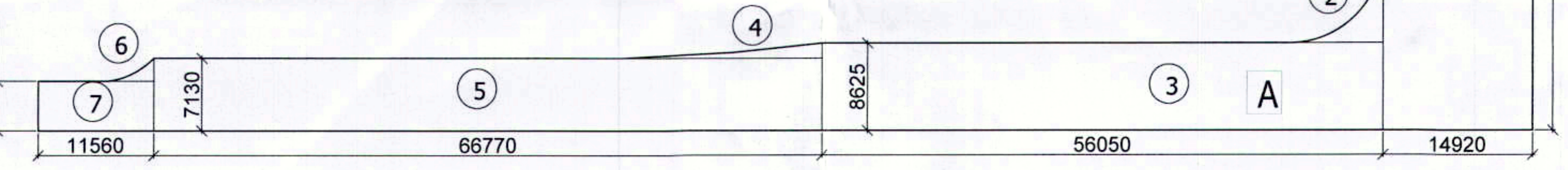
मानासत्र स्वीकृत पत्र पर अंकित शर्तों के अधीन मानचित्र निर्मित किया जाता है।



GREEN AREA - M



GH07-Green area calculation (L)		
Sl NO	Particulars	SQMT
1	14.92x62.65	928.99
2	As calculation	18.177
3	56.05x8.625	483.43
4	As calculation	12.53
5	66.77x7.13	476.07
6	as per pline circulation	2.78
7	11.56x4.78	56.25
8	Total (L)	1978.227
GH07-Green area calculation (M)		
Sl NO	Particulars	SQMT
1	73.545x12.50(01)	919.3125
2	As calculation(02)	9
3	As calculation(03)	13.30984
5	TOTAL (M)	941.6223
9	TOTAL (L+M)	2919.849



GREEN AREA - L

PERMISSIBLE 5% NON F.A.R AREA	
PERM. F.A.R. = 2.50 F.A.R	
16513.332 X 2.50 = 41,283.33 sq.mt.	
41,283.33 X 5% = 2064.16 sq.mt.	
PROPOSED 5% NON F.A.R AREA	
BLOCK - A	= 591.83 sq.mt.
BLOCK - B	= 717.709 sq.mt.
BLOCK - C	= 643.675 sq.mt.
TOTAL	= 1,953.214 sq.mt.

PERMISSIBLE BALCONY AREA	
TOTAL OPEN AREA	= 6944.36 sq.mt.
PERMISSIBLE BALCONY AREA @ 10% OF OPEN AREA	
SO, 6944.36 / 10% = 694.43 sq.mt.	
TOTAL PROPOSED BALCONY AREA	
(in non f.a.r. PART OF 10% OF OPEN AREA)	
BLOCK - A	= 136.028 sq.mt.
BLOCK - B	= 119.156 sq.mt.
BLOCK - C	= 101.336 sq.mt.
TOTAL	= 356.52 sq.mt.

TREES DETAIL	
1. REQUIRED TREES AS PER 50 TREE / HECTARE	
1.942 X 50 = 97.1 (SAY - 98 TREES)	
TOTAL REQUIRED TREES = 98 no.	
TOTAL PROVIDED TREES = 124 no.	

LEGEND

- ECS TYPE-1
- ECS TYPE-2
- 2B + STILT FLOORS EXISTING
- 2B + STILT+4FLOORS EXISTING +PROPOSED
- G+14 FLOORS PROPOSED
- PROPOSED
- MECHANICAL PARKING
- 2 WHEELER PARKING
- PROPERTY LINE
- SETBACK LINE
- BASEMENT LINE

PROJECT: REVISED SUBMISSION DRAWING FOR THE PROPOSED GROUP HOUSING AT PLOT-NO.GH-07 SEC.- 6 (PALMWOOD ENCLAVE) IN "WAVE CITY", NH-24GHAZIABAD

DEVELOPER COMPANY: Uppal Chadha Hi- Tech Developers Pvt. Ltd. Plot No.-757,Village Dasna, Kazipura More, NH-24 Ghaziabad

DRAWING TITLE: SITE PLAN

GH07- Area statement						
Sl NO.	Particulars	SQMT	SQMT	SQMT	SQMT	SQMT
1	Total plot area					19427.449
2	Left 15% green of plot area					2914.117
3	Net plot area					16513.332
Ground coverage						
4	Permissible Ground/Soft Coverage - 40% of plot area +40% of 16513.332=6605.33					6605.33
5	Total Ground coverage					
		Compounding/Sanction	Stilt	Ground	Stilt	Ground
a	BLOCK-A	-	1,201.77	-	-	-
b	BLOCK-B	-	1,098.51	-	-	-
c	BLOCK-C	-	-	-	-	-
d	(G+16 Sanctioned, 17 to 21 floor proposed)	-	-	617.53	-	-
e	BLOCK-A1	-	-	-	848.72	-
f	BLOCK-B1	-	-	-	358.32	-
g	Total ground coverage achieved	-	2,917.81	-	1,207.04	4124.85
Basement Area						
6	Permissible Basement area					12,569.51
7	Basement area					
	Existing upper basement area					8,800
	Existing lower basement area					8,800
	Total Basement area					17,600
FAR calculation						
8a	Permissible FAR @ 2.5=16513.332x2.5					41283.33
8b	Purchasable FAR @ 50% of permissible FAR =16513.332x1.25					20641.665
8c	Total allowed FAR					61924.994
9	Total FAR Consumed (Existing +Proposed)					3.58
10	Residential					
a	BLOCK-A (stilt+19 floor)	17,223.88				17,223.88
b	BLOCK-B (stilt+21 floor)	15,335.997				15,335.997
c	BLOCK-C (G+16 Sanctioned, 17 to 21 floor proposed)	8,619.098	2,689.852			11,308.95
d	BLOCK-A1 (G+14 Floor) (A)	-	10,498.10			10,498.10
e	BLOCK-B1 (G+14 Floor) (B)	-	4,775.25			4,775.25
f	Total FAR Achieved	41178.975	17963.202			59142.18
11	Permissible Residential Unit					818
12	Total Units.					
	Residential units					
a	BLOCK-A (stilt+19 floor)	154				154
b	BLOCK-B (stilt+21 floor)	168				168
c	BLOCK-C (G+16 Sanctioned, 17 to 21 floor proposed)	127	41			168
d	BLOCK-A1 (G+14 Floor)	-	176			176
e	BLOCK-B1 (G+14 Floor)	-	120			120
f	Total Units achieved	449	337			786
13	Total fire staircase area					
	Residential units					
a	BLOCK-A (stilt+19 floor)	430.40				430.40
b	BLOCK-B (stilt+21 floor)	458.04				916.08
c	BLOCK-C (G+16 Sanctioned, 17 to 21 floor proposed)	466.62				466.62
d	BLOCK-A1 (G+14 Floor)	-	297.60			297.60



OWNERS SIGN: Niraj Kumar Nanda, Architect, Registration No. 24/2009/6122

SCALE	DEALT BY	DRG No.
DESIGN BY	CHECKED BY	SD/S-01