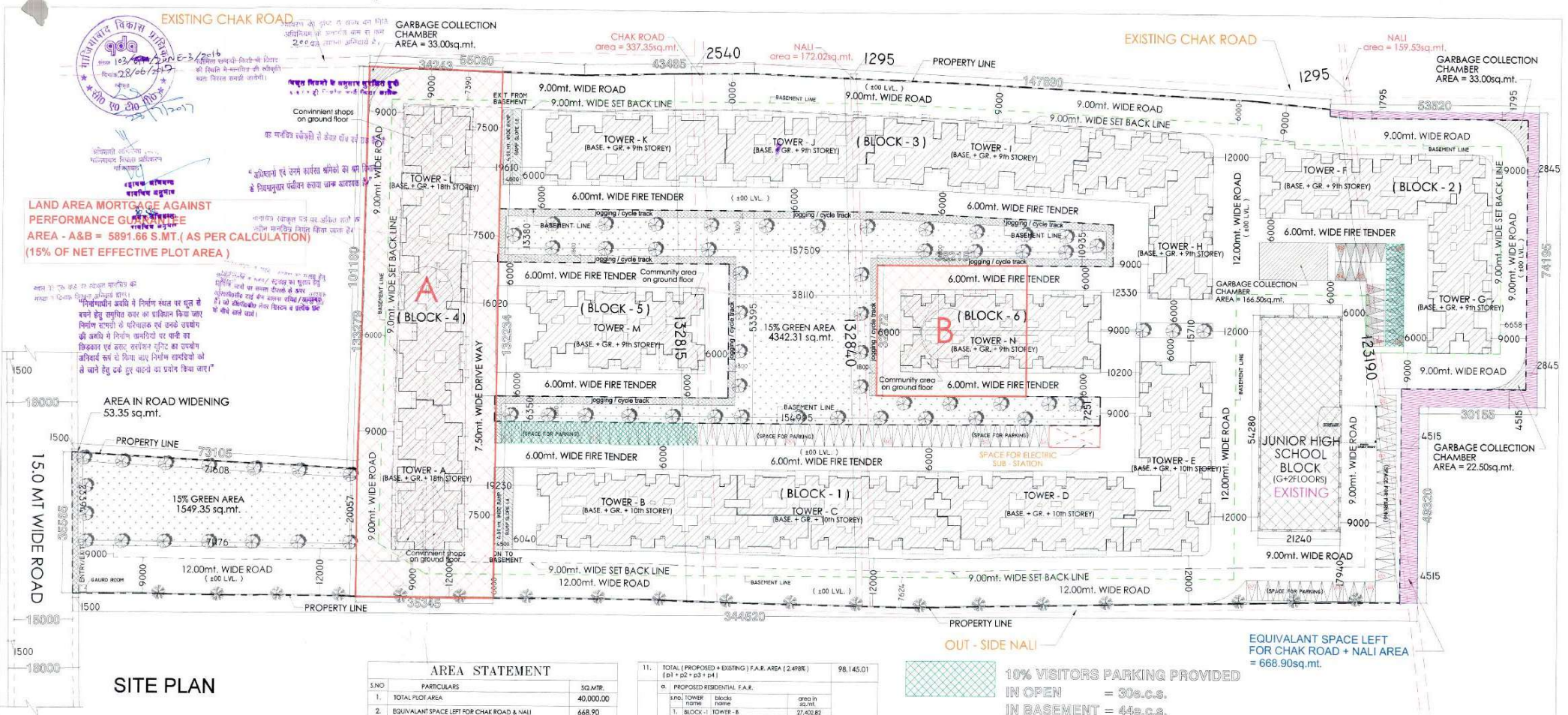

SITE PLAN

PERMISSIBLE 5% NON F.A.R AREA			
PERMISSIBLE F.A.R. AREA = 2.50 = 39,277.75 X 2.50 = 98,194.37 sq.mt. SO , 98,194.37 X 5% = 4,909.71 sq.mt.			
PROPOSED 5% NON F.A.R AREA			
BLOCK - 1			
	a	TOWER - B	1,466.56
	b	TOWER - C	
	c	TOWER - D	
	d	TOWER - E	
BLOCK - 2			
	c	TOWER - F	555.39
	d	TOWER - G	
BLOCK - 3			
	e	TOWER - H	1,311.65
	f	TOWER - I	
	g	TOWER - J	
	h	TOWER - K	
BLOCK - 4			
	i	TOWER - A & L	1384.72
BLOCK - 5			
	j	TOWER - M	312.14
BLOCK - 6			
	k	TOWER - N	354.58
TOTAL			= 5,385.04 sq.mt.
5% EXCEES NON F.A.R. AREA = = 475.33 sq.mt.			

AREA STATEMENT

S.NO	PARTICULARS	SQ.MTR.
1.	TOTAL PLOT AREA	40,000.00
2.	EQUIVALANT SPACE LEFT FOR CHAK ROAD & NALI	668.90
3.	AREA IN ROAD WIDENING	53.35
4.	NET PLOT AREA AFTER DEDUCT (1 - (2 + 3) = 40,000.00 - (668.90 + 53.35) = 40,000.00 - 722.25 = 39,277.75 sq.mt.	39,277.75
5.	15% GREEN OF NET PLOT AREA = 15% OF 39,277.75 = 5,891.66 sq.mt.	5,891.66
6.	PERMISSIBLE GROUND COVERAGE =@50% OF 39,277.75 = 19,638.87 sq.mt.	19,638.87
7.	PROPOSED + EXISTING STILT/ GROUND COVG. (24.39%)	

s.no.	TOWER name	blocks name	proposed ground area	existing ground area	(pro.+exis.) total area
1.	BLOCK -1	TOWER - B	2518.62	----	2518.62
		TOWER - C			
		TOWER - D			
		TOWER - E			
2.	BLOCK -2	TOWER - F	963.47	----	963.47
		TOWER - G			
3.	BLOCK -3	TOWER - H	2159.76	----	2159.76
		TOWER - I			
		TOWER - J			
		TOWER - K			
4.	BLOCK -4	TOWER - A&L	573.29 convinient shops	----	1475.75
			902.46 residential		
5.	BLOCK -5	TOWER - M	222.85 community area	----	667.25
			444.40 residential		
6.	BLOCK -6	TOWER - N	200.00 community area	----	722.03
			522.03 residential		
7.	JUNIOR HIGH SCHOOL AREA		----	1076.68	1076.68
	TOTAL		8,306.88	1076.68	9,583.56

			(24.39%)
8.	PERMISSIBLE BASEMENT AREA		27,507.97
9.	PROPOSED BASEMENT AREA		24,463.74
10.	PERMISSIBLE F.A.R (2.50) = 39,277.75 x 2.50 = 98,194.37 sq.mt.		98,194.37
11.	TOTAL (PROPOSED + EXISTING) F.A.R. AREA (2.498%) (p1 + p2 + p3 + p4)		98,145.01

a. PROPOSED RESIDENTIAL F.A.R.

s.no.	TOWER name	blocks name	area in sq.mt.
1.	BLOCK -1	TOWER - B	27,402.82
		TOWER - C	
		TOWER - D	
		TOWER - E	
2.	BLOCK -2	TOWER - F	9,507.53
		TOWER - G	
3.	BLOCK -3	TOWER - H	21,306.63
		TOWER - I	
		TOWER - J	
		TOWER - K	
4.	BLOCK -4	TOWER - A & L	23,594.88
5.	BLOCK -5	TOWER - M	5,549.11
6.	BLOCK -6	TOWER - N	6,198.42
7.	5% excess facility area count in f.a.r.		475.33
	TOTAL		94,034.72 — (p1)

b. PROPOSED COMMUNITY F.A.R.

1.	COMMUNITY FACILITY (222.85 + 200.00)	422.85
	TOTAL	422.85 — (p2)

c. PROPOSED CONVENIENT SHOP AREA

1.	CONVENIENT SHOPS AREA (300.00 + 136.25 + 137.04)	573.29
	TOTAL	573.29 — (p3)

d. EXISTING JUNIOR HIGH SCHOOL AREA

	TOTAL	3,114.15 — (p4)

12.	PERMISSIBLE RESIDENTIAL UNITS = 39,277.75 x 450/10,000 = 176.7units	1767
13.	PROPOSED RESIDENTIAL UNITS	1663

s.no.	TOWER name	blocks name	total units
1.	BLOCK -1	TOWER - B	426
		TOWER - C	
		TOWER - D	
		TOWER - E	
2.	BLOCK -2	TOWER - F	198
		TOWER - G	
3.	BLOCK -3	TOWER - H	417
		TOWER - I	
		TOWER - J	
		TOWER - K	
4.	BLOCK -4	TOWER - A & L	446
5.	BLOCK -5	TOWER - M	78
6.	BLOCK -6	TOWER - N	98
	TOTAL		1663

14.	AREA OF FIRE STAIR CASE (in non f.a.r.) (PROPOSED) RESIDENTIAL AREA	4,068.22
15.	AREA OF FIRE STAIR CASE (in non f.a.r.) (PROPOSED) SCHOOL FIRE STAIR	42.57
16.	MUMTY AREA OF JUNIOR HIGH SCHOOL (EXISTING)	45.65
17.	AREA FOR GARBAGE COLLECTION CHAMBER	255.00
18.	AREA FOR ELECTRIC SUB - STATION & [illegible]	50.00

GULAM SARWAR
M.Tech (Structure)

PROJECT: SUBMISSION DRAWING FOR THE PROPOSED AFFORDABLE HOUSING PROJECT " SPLS AWASIYA YOJNA " UNDER SAMAJWADI AWASIYA YOJNA AT KHASRA NO. - 1542 , 1543 1571 , 1565 , 1569 , 1541 AT VILLAGE KUSHALIYA, PARGANA DASNA , TEHSIL AND DISTRICT GHAZIABAD AT JAL NIGAM ROAD , [redacted] GHAZIABAD (U.P.)

OWNER - M/s. SHREYA DWELLERS PVT. LTD (CONSORTIUM)

DRAWING TITLE: SITE PLAN

DEVELOPERS | ARCHITECTS SIGN.

Design Studio
ANUJ AGARWAL ARCHITECTS
OFFICE:- A-244 KAUSHAMBI GHAZIABAD (U.P.)
Ph.-0120 - 6454182 , 4165716, TEL. FAX - 2773592
e-mail : arch.anujagarwal@gmail.com

SCALE | DEALT BY A CHAUHAN | DATE
DESIGN BY | CHECKED BY | DRG. No. 30-03

Validity of Map expunged after 3 months
The rules, conditions and restrictions stated earlier of map and chart will be valid