

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

EXISTING CHAK ROAD

CHAK ROAD area = 337.35sq.mt.

LAND AREA MORTGAGE AGAINST PERFORMANCE GUARANTEE
AREA - A & B = 5891.66 S.M.T. (AS PER CALCULATION)
(15% OF NET EFFECTIVE PLOT AREA)

निर्माणधीन अवधि में निर्माण स्थल पर धूल से बचने हेतु समुचित कवर का प्राविधान किया जाए निर्माण स्तरीय के परिवर्तन एवं उनके उपयोग की अवधि में निर्माण समुचित पर धूल का छिड़काव एवं हटाए सर्वोत्तम सुविधा का उपयोग अनिवार्य रूप से किया जाए निर्माण समुचित को से जाने हेतु उड़े हुए वाहनों का प्रयोग किया जाए।

AREA IN ROAD WIDENING
53.35 sq.mt.

15% GREEN AREA
1549.35 sq.mt.

12.00mt. WIDE ROAD
(±00 LVL.)

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% EXCEEDS NON F.A.R. AREA = 475.33 sq.mt.

AREA STATEMENT

S.NO	PARTICULARS				SQ.MTR.
1.	TOTAL PLOT AREA				40,000.00
2.	EQUIVALENT 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.+exist.) total area
1.	BLOCK - 1	TOWER - B	2518.82	-----	2518.82
		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 commercial 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
			322.03 residential		
7.	JUNIOR HIGH SCHOOL AREA		-----	1076.68	1076.68
	TOTAL		8,506.68	1076.68	9,583.56
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 blocks name	area in sq.mt.
1.	BLOCK - 1 TOWER - B	27,402.82
2.	BLOCK - 2 TOWER - F	9,507.53
3.	BLOCK - 3 TOWER - H	21,306.63
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	3,114.15
TOTAL		3,114.15 (p4)
12.	PERMISSIBLE RESIDENTIAL UNITS = 39,277.75 X 450/10,000 = 1767 units	1767
13.	PROPOSED RESIDENTIAL UNITS	1663
s.no.	TOWER blocks name	total units
1.	BLOCK - 1 TOWER - B	426
2.	BLOCK - 2 TOWER - F	198
3.	BLOCK - 3 TOWER - H	417
4.	BLOCK - 4 TOWER - A & L	446
5.	BLOCK - 5 TOWER - M	76
6.	BLOCK - 6 TOWER - N	98
TOTAL		1663

10% VISITORS PARKING PROVIDED
IN OPEN = 30e.c.s.
IN BASEMENT = 44e.c.s.
TOTAL = 74e.c.s.

EQUIVALENT SPACE LEFT FOR CHAK ROAD + NALI AREA = 668.90sq.mt.

BASEMENT LINE

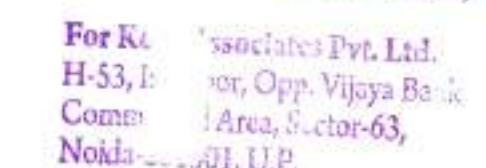
EXISTING CHAK ROAD

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

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

DRAWING TITLE:
SITE PLAN

For Sign. 
GULAM SARWAR
M.Tech (Structure)

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

DEVELOPER:

ARCHITECT'S SIGN:

SCALE: DEALT BY: A. CHAUHAN DATE:
DESIGN BY: CHECKED BY: DRG. No. SD-03

DATE:

DATE: