

KHASRA NO. 103 (PART)

LAND & FLATS AGAINST METRO CESS,
ELEVATED ROAD, PURCHASABLE F.A.R.
& EXTERNAL DEVELOPMENT CHARGES,
LAND AREA AS PER
CALCULATION=332.07 SQ.MT.
AND FLATS FROM 1ST. TO 6TH FLOOR
Mortgage in favour of 1974

“अधिष्ठानो एव तेनैव कार्यस्त श्रमिको का श्रम विमोक्ष
के निवृत्तानुसार पंजीयन कराया जाना आवश्यक है।”

निर्माणबोध अवधि में निर्माण स्थल पर रात को बहने हेतु समुचित कंकर का प्राबधान किया जाए निर्माण सम्पन्न के पश्चात एवं उनके उपयोग की अवधि में निर्माण सामग्रियों पर पानी का छिड़काव एवं डस्ट सर्सनर यन्त्र का उपयोग अनिवार्य रूप से किया जाए निर्माण सामग्रियों को ले जाने हेतु ढक हुए वाहनों का प्रयोग किया जाए।

विद्युत विद्युत के अनुसार सुरक्षित रूप से
कॉन्क्रेट ही निर्माण कार्य किया जायेगा

पर्यावरण की दृष्टि से राज्य बन
अधिनियम के अन्तर्गत कम से कम
30% वन क्षेत्र होना अनिवार्य है।

सह भ्रानवित्र स्वीकृति से डेबल पाँच वर्ष तक वैध है

मानांचेर खीकृत पत्र पर अंकित शर्ती के
अधीन मानचित्र निर्गत किया जात है।

प्रत्यक्ष व एक बार से स्वीकृत समिति
मसूदा 3 दिनांक निम्नलिखित अनुसार होगा

स्वामित्व सम्बन्धी किसी भी प्रकार की स्थिति में	GROUND COVERED AREA	701.088
स्वतः, निरस्त सामग्री	UP AREA ON GROUND /STILT FLOOR	31.05%

TOWER AREA DETAIL (in Sq. Mt.)								
DESCRIPTION	FAR AREA		FACILITY AREA	STILT PARKING AREA	NON FAR AREA	GUARD, METER, ESS & DG SET ROOM	TOTAL BUILTUP AREA	UNITS
	COMM. RESI.							
BASENET-1 (MULTY LEVEL PARKING)					1197.556		1197.556	
BASENETB (MULTY LEVEL PARKING)					1197.556		1197.556	
GROUND/STILT FLOOR (CONVİNENT SHOP+PARKING)	36.692	34.355	10.727	527.259	51.56	42.408	703.001	
1st. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	10
2nd. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	10
3rd FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	10
4th. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	10
5th. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	10
6th. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	8
7th. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	7
8th. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	8
9th. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	2
10th. FLOOR (community hall)		130.132	10.604		20.814		161.55	
Terrace floor			48.785				48.785	
TOTAL	36.692	5604.159	280.896	527.259	2627.101	42.408	9118.515	75
Total FAR (comm.+Resi.)		5640.851	4.98%					

NORTH :-

PROJECT :-
PROPOSED GROUP HOUSING
" HITAISHI HEIGHTS"
ON KHASRA NO- 103 (PART) , 104 (PART) VILL..
MAKARMATPUR SIKROD , GHAZIABAD

DRAWING TITLE :-

SITE PLAN

ARCHITECTS: **CEBB**

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DRAWN BY J. J. J. J.	CHECKED BY A. R. R. R.	SCALE 1" = 10'
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DATE	10/10/2011	AT F R. 11/11/11	
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ARCHITECT'S

OWNER'S SIGN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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- मानचित्र में दाहिने बंधक भूमि (A) & (B) प्राधिकरण के पक्ष में बंधक दर्ती गयी है जिस पर प्रथम अधिकार गा.सं.पा. को होगा।
- नगर निगम / सरकारी भूमि पर कोई स्वीकृति नहीं दी गयी है, न ही उस पर कोई निर्माण अनुमति होगी।
- आवृत्त शर्तें मानचित्र के पृष्ठ भाग पर चरणा कर दी गयी हैं। जिनका अनुपालन अनिवार्य रूप से करना होगा।

KHASRA NO. 104 (PART)

SITE PLAN

LAND AGAINST I.D.C.
AREA = 451.56 SQ.MT.
(20% OF NET EFFECTIVE
PLOT AREA) & GROUND
COVERAGE AREA
= 140.20 SQ.MT. *Mortgage in favour of GDA.*

LEGEND

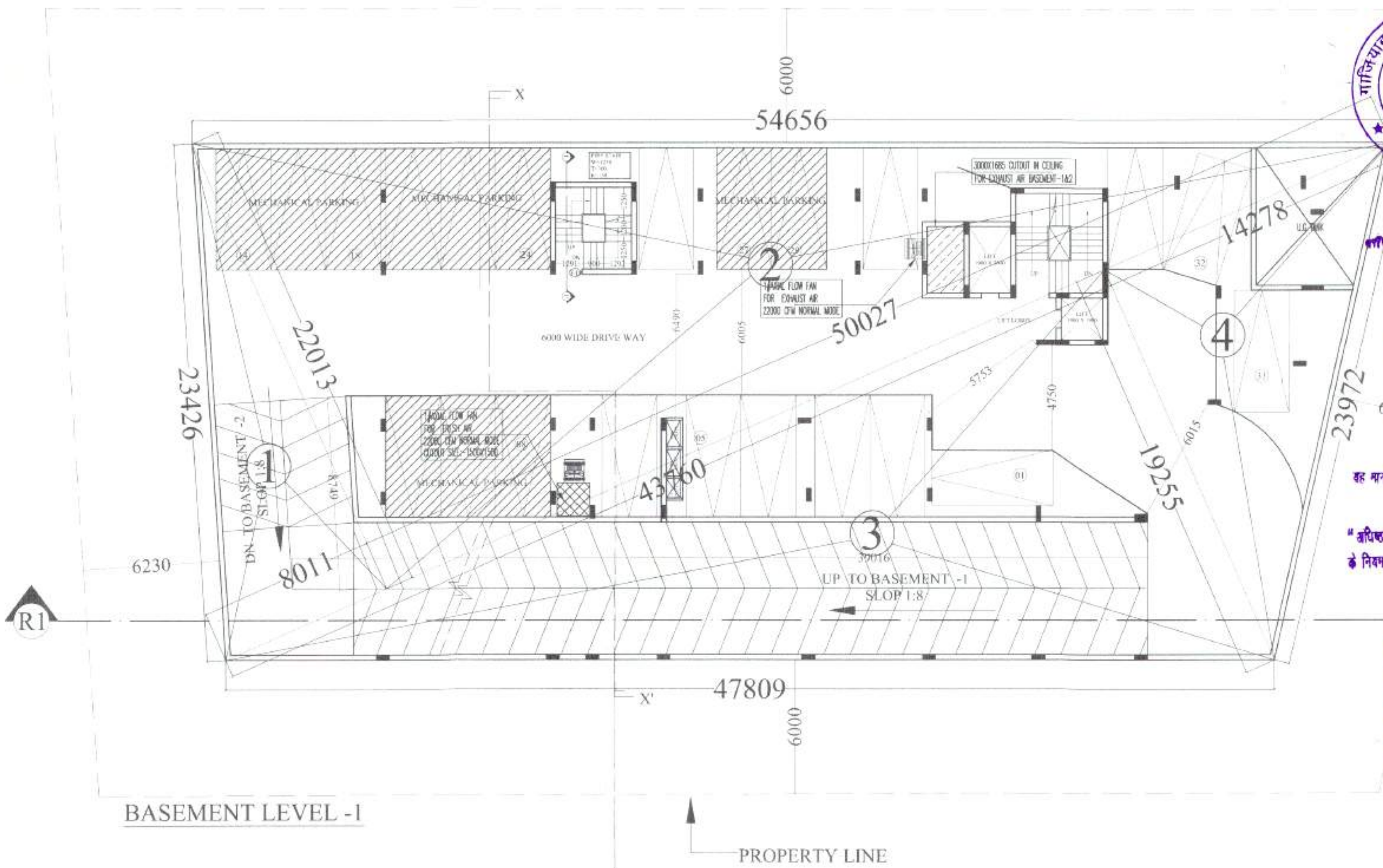
Area left for road widening

RAIN WATER HARVESTING PIT DETAIL

SAJRA PLAN N.T.S.

Write

OWNER'S SIGN _____



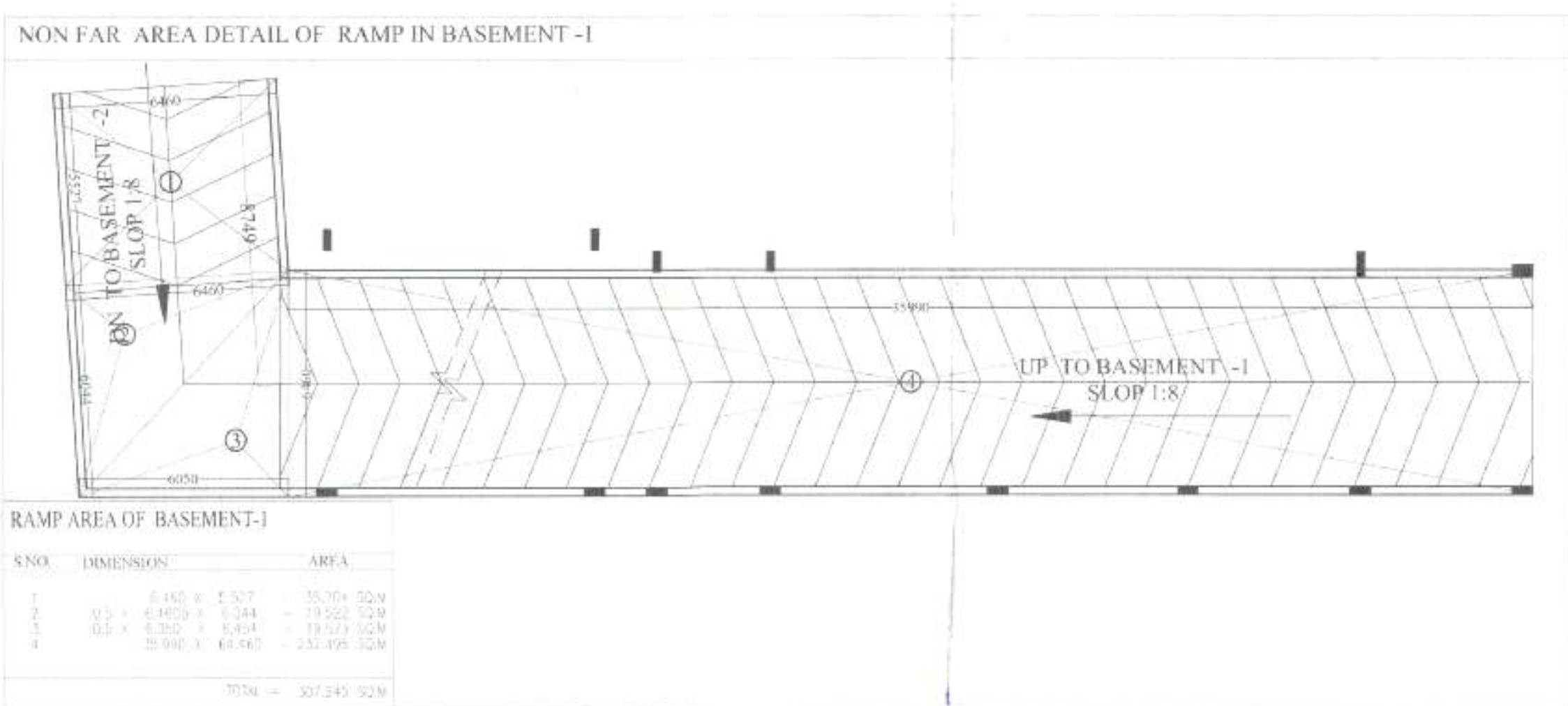
E.C.S. CALCULATION (BASEMENT LEVEL-1)

E.C.S.	11 X 1 = 11 NOS.
E.C.S.	11 X 2 = 22 NOS.
MECHANICAL	
TOTAL ECS = 33 NOS.	

NOTE:- BASEMENT LEVEL-1 IS MECHANICALLY VENTILATED. THE POSITION OF MECHANICAL VENTILATION IS SHOWN IN THE PLAN. THE POSITION OF MECHANICAL VENTILATION IS SHOWN IN THE PLAN.

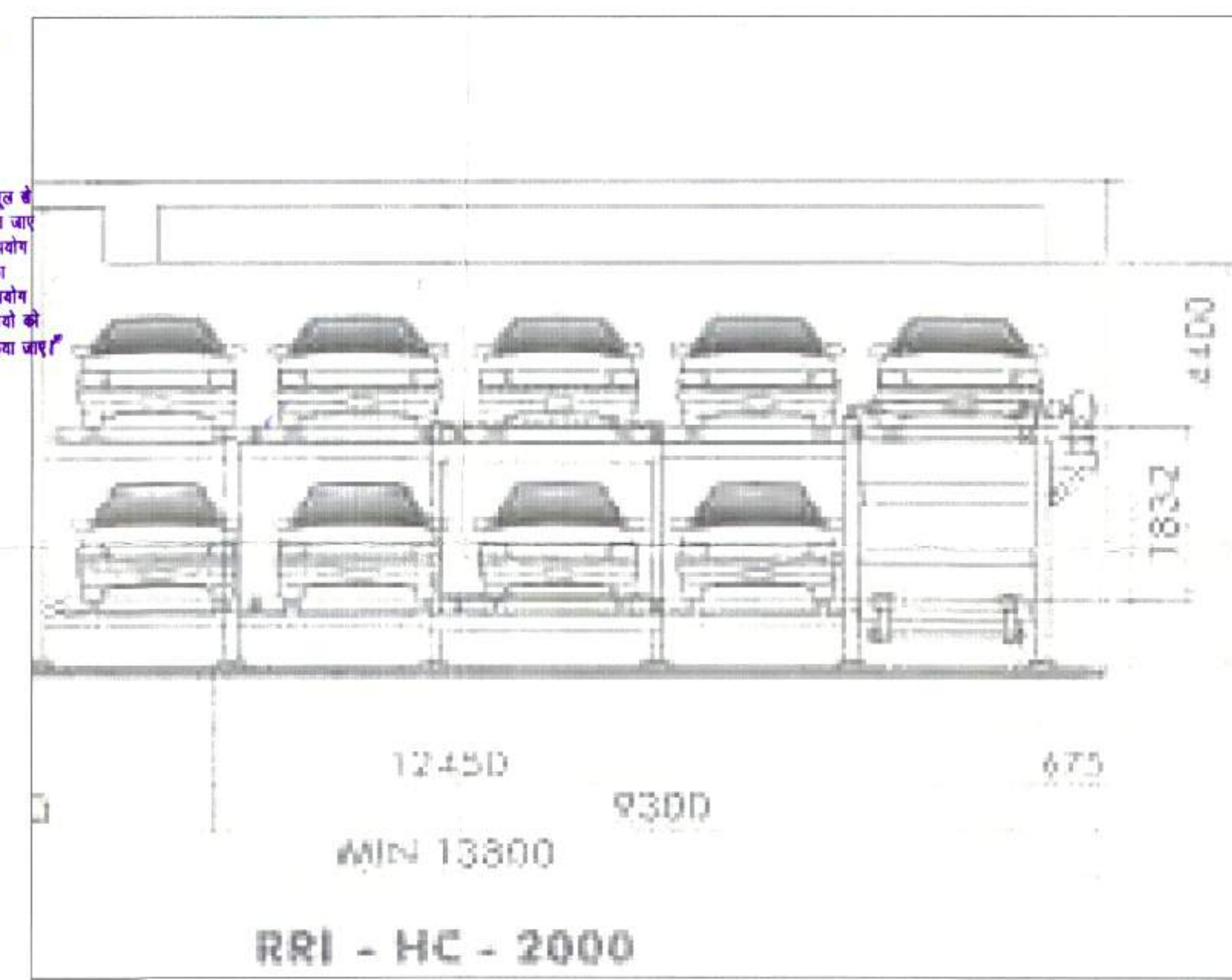
LEGEND:

- EXHAUST AIR CUTOUT
- FRESH AIR CUTOUT
- AXIAL FLOW FAN
- MACHENICAL PARKING



TOTAL AREA OF BASEMENT-1

S.NO.	DIMENSION	AREA
1	0.5 x 6.0	3.00
2	0.5 x 6.0	3.00
3	0.5 x 6.0	3.00
4	0.5 x 6.0	3.00
5	0.5 x 6.0	3.00
6	0.5 x 6.0	3.00
7	0.5 x 6.0	3.00
8	0.5 x 6.0	3.00
9	0.5 x 6.0	3.00
10	0.5 x 6.0	3.00
11	0.5 x 6.0	3.00
12	0.5 x 6.0	3.00
13	0.5 x 6.0	3.00
14	0.5 x 6.0	3.00
15	0.5 x 6.0	3.00
16	0.5 x 6.0	3.00
17	0.5 x 6.0	3.00
18	0.5 x 6.0	3.00
19	0.5 x 6.0	3.00
20	0.5 x 6.0	3.00
21	0.5 x 6.0	3.00
22	0.5 x 6.0	3.00
23	0.5 x 6.0	3.00
24	0.5 x 6.0	3.00
25	0.5 x 6.0	3.00
26	0.5 x 6.0	3.00
27	0.5 x 6.0	3.00
28	0.5 x 6.0	3.00
29	0.5 x 6.0	3.00
30	0.5 x 6.0	3.00
31	0.5 x 6.0	3.00
32	0.5 x 6.0	3.00
33	0.5 x 6.0	3.00
34	0.5 x 6.0	3.00
35	0.5 x 6.0	3.00
36	0.5 x 6.0	3.00
37	0.5 x 6.0	3.00
38	0.5 x 6.0	3.00
39	0.5 x 6.0	3.00
40	0.5 x 6.0	3.00
41	0.5 x 6.0	3.00
42	0.5 x 6.0	3.00
43	0.5 x 6.0	3.00
44	0.5 x 6.0	3.00
45	0.5 x 6.0	3.00
46	0.5 x 6.0	3.00
47	0.5 x 6.0	3.00
48	0.5 x 6.0	3.00
49	0.5 x 6.0	3.00
50	0.5 x 6.0	3.00
51	0.5 x 6.0	3.00
52	0.5 x 6.0	3.00
53	0.5 x 6.0	3.00
54	0.5 x 6.0	3.00
55	0.5 x 6.0	3.00
56	0.5 x 6.0	3.00
57	0.5 x 6.0	3.00
58	0.5 x 6.0	3.00
59	0.5 x 6.0	3.00
60	0.5 x 6.0	3.00
61	0.5 x 6.0	3.00
62	0.5 x 6.0	3.00
63	0.5 x 6.0	3.00
64	0.5 x 6.0	3.00
65	0.5 x 6.0	3.00
66	0.5 x 6.0	3.00
67	0.5 x 6.0	3.00
68	0.5 x 6.0	3.00
69	0.5 x 6.0	3.00
70	0.5 x 6.0	3.00
71	0.5 x 6.0	3.00
72	0.5 x 6.0	3.00
73	0.5 x 6.0	3.00
74	0.5 x 6.0	3.00
75	0.5 x 6.0	3.00
76	0.5 x 6.0	3.00
77	0.5 x 6.0	3.00
78	0.5 x 6.0	3.00
79	0.5 x 6.0	3.00
80	0.5 x 6.0	3.00
81	0.5 x 6.0	3.00
82	0.5 x 6.0	3.00
83	0.5 x 6.0	3.00
84	0.5 x 6.0	3.00
85	0.5 x 6.0	3.00
86	0.5 x 6.0	3.00
87	0.5 x 6.0	3.00
88	0.5 x 6.0	3.00
89	0.5 x 6.0	3.00
90	0.5 x 6.0	3.00
91	0.5 x 6.0	3.00
92	0.5 x 6.0	3.00
93	0.5 x 6.0	3.00
94	0.5 x 6.0	3.00
95	0.5 x 6.0	3.00
96	0.5 x 6.0	3.00
97	0.5 x 6.0	3.00
98	0.5 x 6.0	3.00
99	0.5 x 6.0	3.00
100	0.5 x 6.0	3.00

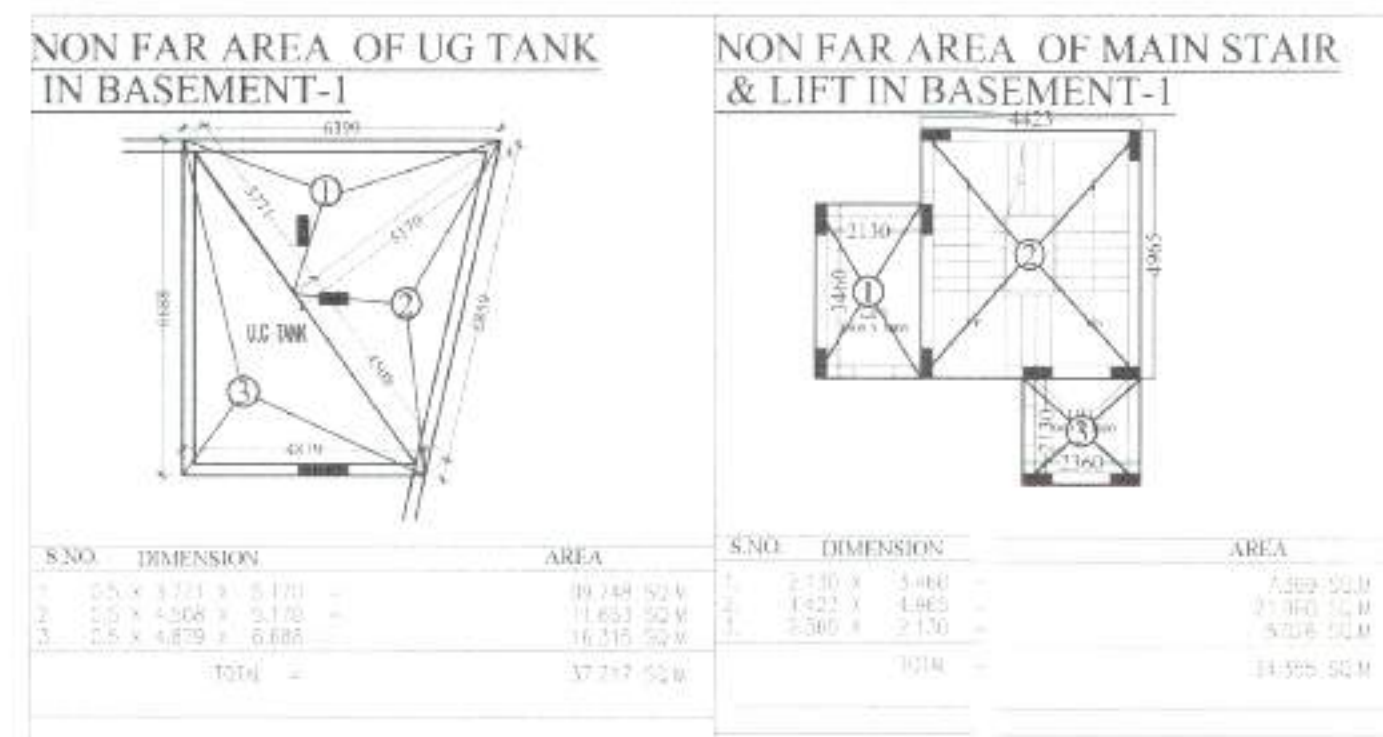


NON FAR AREA DETAIL OF RAMP IN BASEMENT -1

DEDUCTIBLE AREA OF BASEMENT-1 FOR NET PARKING AREA

NET AREA IN BASEMENT-1 FOR PARKING

TOTAL AREA OF BASEMENT-1



NORTH :-

PROJECT :-

PROPOSED GROUP HOUSING "HITAISHI HEIGHTS"

ON KHASRA NO- 103 (PART), 104 (PART) VILL. MAKARMA TIR SIKROD, GHAZIABAD

OWNER :-

MIL VINOD KUMAR HITAISHI S/O MR. SATYADEV HITAISHI R/O KUT-264 KAVINAGAR, GHAZIABAD

DRAWING TITLE :-

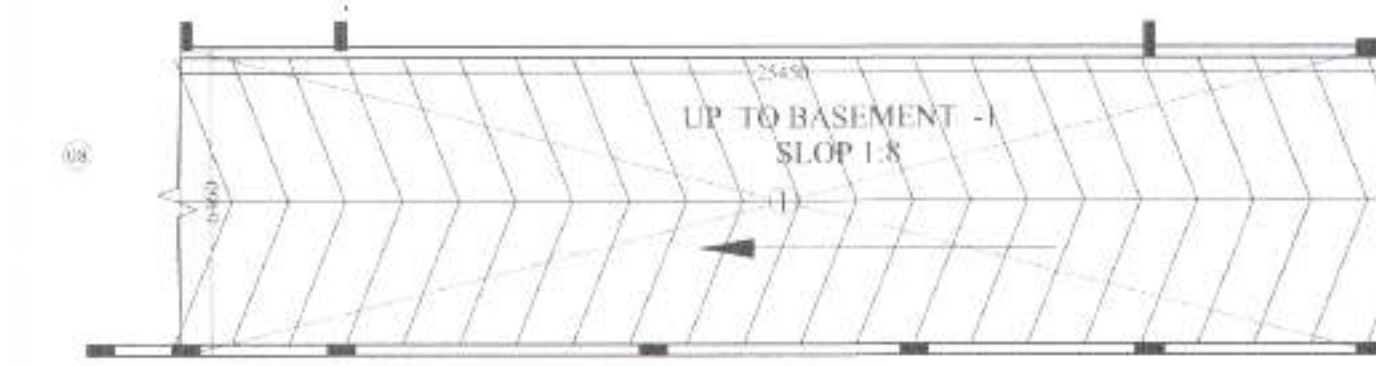
BASEMENT FLOOR PLAN-1

ARCHITECTS:-

CEMS ENGINEERS & CONSULTANTS PVT. LTD.

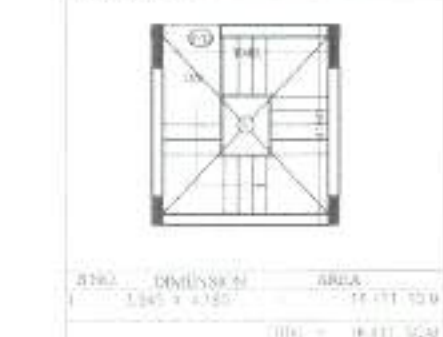
Head Office :- 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

NON FAR AREA DETAIL OF RAMP IN BASEMENT-2



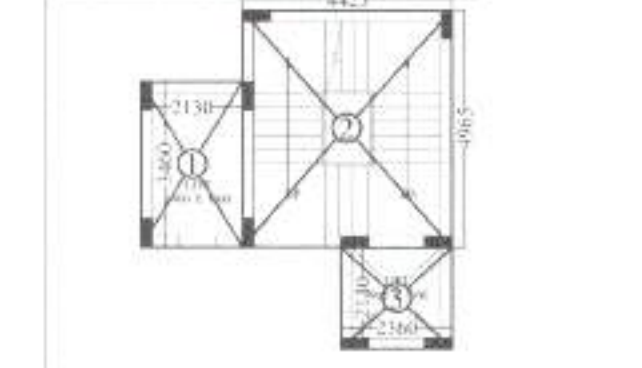
S.NO.	DIMENSION	AREA
1	25.450 x 108.400	2750.00 SQ.M
TOTAL		2750.00 SQ.M

NON FAR AREA DETAIL OF RAMP IN BASEMENT-2



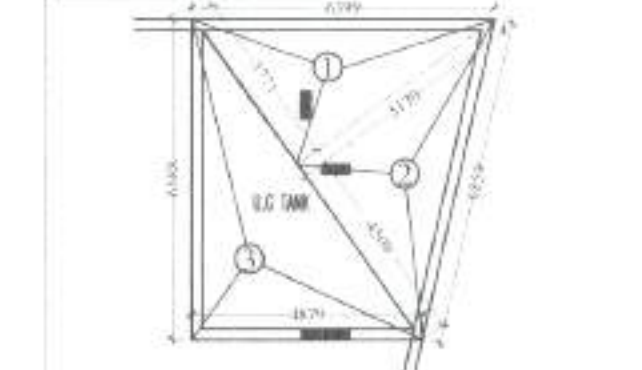
S.NO.	DIMENSION	AREA
1	25.450 x 108.400	2750.00 SQ.M
2	25.450 x 108.400	2750.00 SQ.M
3	25.450 x 108.400	2750.00 SQ.M
TOTAL		8250.00 SQ.M

NON FAR AREA OF MAIN STAIR & LIFT IN BASEMENT-2



S.NO.	DIMENSION	AREA
1	2.100 x 3.400	7.140 SQ.M
2	4.420 x 1.900	8.398 SQ.M
3	2.300 x 2.700	6.210 SQ.M
TOTAL		21.748 SQ.M

NON FAR AREA OF UG TANK IN BASEMENT-2



S.NO.	DIMENSION	AREA
1	10.5 x 3.720	39.060 SQ.M
2	10.5 x 3.720	39.060 SQ.M
3	10.5 x 3.720	39.060 SQ.M
TOTAL		117.180 SQ.M

DETAIL TABLE AREA IN BASEMENT-2 FOR NET PARKING AREA
= RAMP, FIRE STAIRS, (MAIN STAIR, LIFT AREA), UG TANK
= 164.400 + 21.748 + 117.180 = 303.328 SQ.M

NET AREA IN BASEMENT-2 FOR PARKING
TOTAL BASEMENT AREA - REDUCIBLE NON FAR AREA
(1100/1600) 300 SQ.M



वर्षाचक्र विकास प्राधिकरण
ग्राहक विकास प्राधिकरण

वर्षाचक्र विकास प्राधिकरण
ग्राहक विकास प्राधिकरण

वर्षाचक्र विकास प्राधिकरण
ग्राहक विकास प्राधिकरण

वर्षाचक्र विकास प्राधिकरण
ग्राहक विकास प्राधिकरण

वर्षाचक्र विकास प्राधिकरण
ग्राहक विकास प्राधिकरण

वर्षाचक्र विकास प्राधिकरण
ग्राहक विकास प्राधिकरण

E.C.S. CALCULATION (BASEMENT LEVEL-2)

E.C.S. single	18 X 1 = 18 NOS.
E.C.S.	9 X 2 = 18 NOS.
TOTAL ECS	= 36 NOS.

NOTE:-BASEMENT ARE MECHANICALLY VENTILATED.

वर्षाचक्र विकास प्राधिकरण
ग्राहक विकास प्राधिकरण

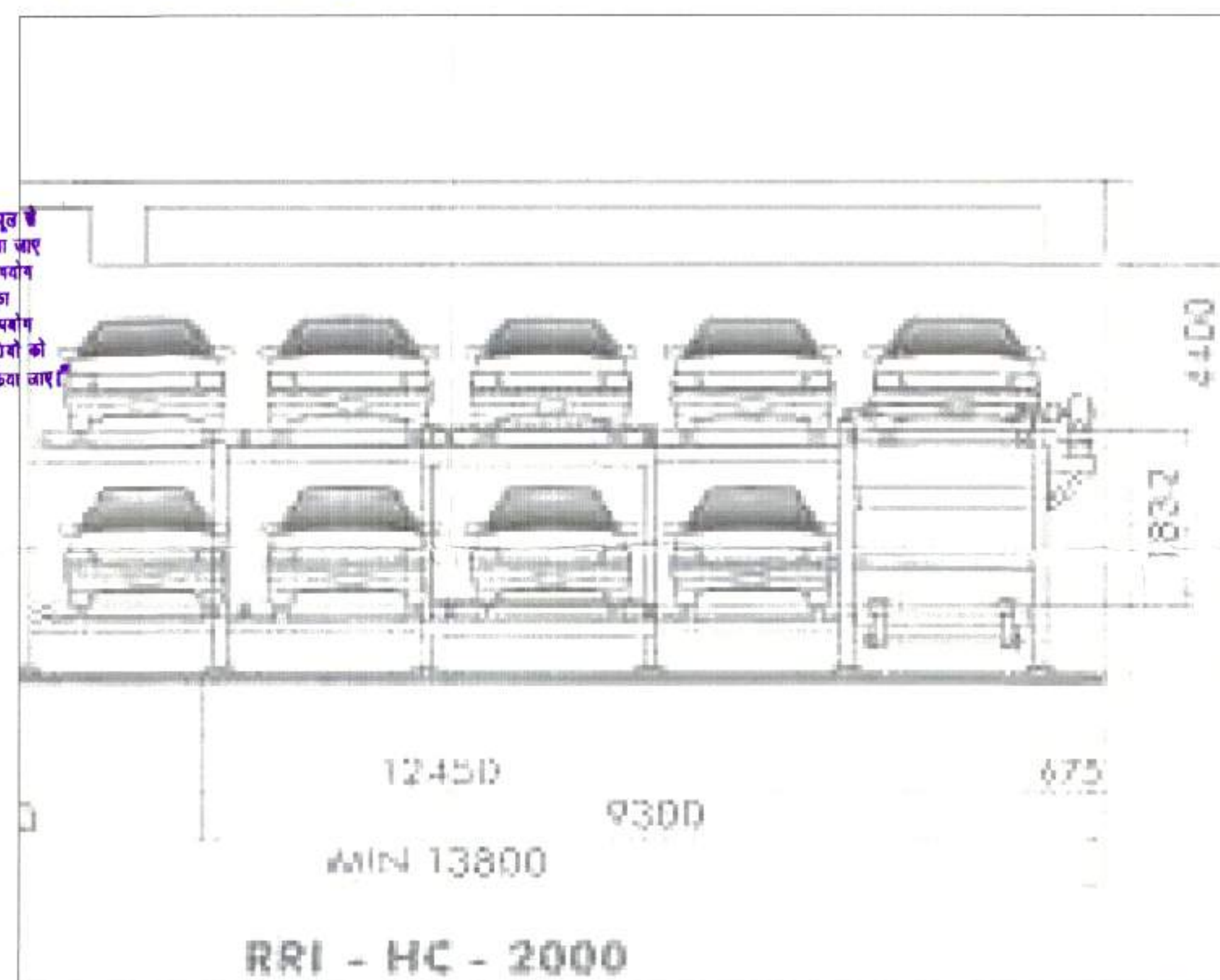
वर्षाचक्र विकास प्राधिकरण
ग्राहक विकास प्राधिकरण

वर्षाचक्र विकास प्राधिकरण
ग्राहक विकास प्राधिकरण

LEGEND:

	EXHAUST AIR CUTOUT
	FRESH AIR CUTOUT
	AXIAL FLOW FAN

	MACHENICAL PARKING
--	--------------------



NORTH :-



PROJECT :-
PROPOSED GROUP HOUSING
ON KHASRA NO- 103 (PART), 104 (PART) VILL.
MAKARMATPURSIKROD, GHAZIABAD

OWNER :-
MR. VINOD KUMAR BHAI SAHU S/O MR. SATYADEV
BHAI SAHU RD KH-264 KAVINAGAR, GHAZIABAD

DRAWING TITLE :-
BASEMENT FLOOR PLAN-2

ARCHITECTS :-
C.E.M.S. ENGINEERS & CONSULTANTS PVT. LTD.
Main Office: 10/10, 1st Floor, New Bazar, Kirti Nagar, Delhi-110015
Regd. Office: 11/11, 1st Floor, Connaught Place, New Delhi-110028
E-mail: cems@cemspvt.com, info@cemspvt.com
Website: www.cemspvt.com

DRAWN BY

CHECKED BY

APPROVED BY

OWNER'S SIGN

ARCHITECT'S SIGN.

PROJECT NO.

OWNERS SIGN
ARCHITECT'S SIGN
PROJECT :-
PROPOSED GROUP HOUSING
AT KHASRA NO. 104 (PART), CHAZIYAD
OWNED BY
MR. VINOD KUMAR BHATTACHARYA, SR. MR. SATYADIP
DRAWING TITLE :-
STILT / GROUND FLOOR PLAN
DATE
15/07/2024
SCALE
1:100
PROJECT NO.
104
OWNER'S SIGN
ARCHITECT'S SIGN
DATE
15/07/2024
SCALE
1:100
PROJECT NO.
104

DOOR WINDOW SCHEDULE

TYPE	SIZE	LINTH
D1	1050 X 2500	2500
D2	900 X 2100	2100
D3	750 X 2100	2100
D4	1050 X 2500	2500
D5	1200 X 2100	2100
D6	1050 X 2500	2500
D7	900 X 2100	2100
D8	750 X 2100	2100
D9	1050 X 2500	2500
D10	1200 X 2100	2100
D11	1050 X 2500	2500
D12	900 X 2100	2100
D13	750 X 2100	2100
D14	1050 X 2500	2500
D15	1200 X 2100	2100
D16	1050 X 2500	2500
D17	900 X 2100	2100
D18	750 X 2100	2100
D19	1050 X 2500	2500
D20	1200 X 2100	2100
D21	1050 X 2500	2500
D22	900 X 2100	2100
D23	750 X 2100	2100
D24	1050 X 2500	2500
D25	1200 X 2100	2100
D26	1050 X 2500	2500
D27	900 X 2100	2100
D28	750 X 2100	2100
D29	1050 X 2500	2500
D30	1200 X 2100	2100
D31	1050 X 2500	2500
D32	900 X 2100	2100
D33	750 X 2100	2100
D34	1050 X 2500	2500
D35	1200 X 2100	2100
D36	1050 X 2500	2500
D37	900 X 2100	2100
D38	750 X 2100	2100
D39	1050 X 2500	2500
D40	1200 X 2100	2100
D41	1050 X 2500	2500
D42	900 X 2100	2100
D43	750 X 2100	2100
D44	1050 X 2500	2500
D45	1200 X 2100	2100
D46	1050 X 2500	2500
D47	900 X 2100	2100
D48	750 X 2100	2100
D49	1050 X 2500	2500
D50	1200 X 2100	2100
D51	1050 X 2500	2500
D52	900 X 2100	2100
D53	750 X 2100	2100
D54	1050 X 2500	2500
D55	1200 X 2100	2100
D56	1050 X 2500	2500
D57	900 X 2100	2100
D58	750 X 2100	2100
D59	1050 X 2500	2500
D60	1200 X 2100	2100
D61	1050 X 2500	2500
D62	900 X 2100	2100
D63	750 X 2100	2100
D64	1050 X 2500	2500
D65	1200 X 2100	2100
D66	1050 X 2500	2500
D67	900 X 2100	2100
D68	750 X 2100	2100
D69	1050 X 2500	2500
D70	1200 X 2100	2100
D71	1050 X 2500	2500
D72	900 X 2100	2100
D73	750 X 2100	2100
D74	1050 X 2500	2500
D75	1200 X 2100	2100
D76	1050 X 2500	2500
D77	900 X 2100	2100
D78	750 X 2100	2100
D79	1050 X 2500	2500
D80	1200 X 2100	2100
D81	1050 X 2500	2500
D82	900 X 2100	2100
D83	750 X 2100	2100
D84	1050 X 2500	2500
D85	1200 X 2100	2100
D86	1050 X 2500	2500
D87	900 X 2100	2100
D88	750 X 2100	2100
D89	1050 X 2500	2500
D90	1200 X 2100	2100
D91	1050 X 2500	2500
D92	900 X 2100	2100
D93	750 X 2100	2100
D94	1050 X 2500	2500
D95	1200 X 2100	2100
D96	1050 X 2500	2500
D97	900 X 2100	2100
D98	750 X 2100	2100
D99	1050 X 2500	2500
D100	1200 X 2100	2100

AXIAL FLOW FAN
FRESH AIR CUTOUT
EXHAUST AIR CUTOUT

LEGEND:

RESIDENTIAL FAR AREA AT GROUND FLOOR
COMM. FAR AREA AT GR. FLOOR
RESIDENTIAL FAR AREA DETAIL
COMM. FAR AREA DETAIL

RESIDENTIAL FAR AREA AT GROUND FLOOR
COMM. FAR AREA AT GR. FLOOR
RESIDENTIAL FAR AREA DETAIL
COMM. FAR AREA DETAIL

E.C.S. CALCULATION (STILT FLOOR)
18X1 = 18 NOS.

E.C.S. CALCULATION (STILT FLOOR)
18X1 = 18 NOS.

E.C.S. CALCULATION (STILT FLOOR)
18X1 = 18 NOS.

E.C.S. CALCULATION (STILT FLOOR)
18X1 = 18 NOS.

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18X1 = 18 NOS.

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18X1 = 18 NOS.

E.C.S. CALCULATION (STILT FLOOR)
18X1 = 18 NOS.

E.C.S. CALCULATION (STILT FLOOR)
18X1 = 18 NOS.

E.C.S. CALCULATION (STILT FLOOR)
18X1 = 18 NOS.

LAND & FLATS AGAINST METRO CESS,
ELEVATED ROAD, PURCHASABLE F.A.R.
& EXTERNAL DEVELOPMENT CHARGES,
LAND AREA AS PER
CALCULATION=332.07 SQ.MT.
AND FLATS FROM 1ST. TO 6TH. FLOOR



1st. FLOOR FLOOR PLAN



F.A.R. AREA DETAIL OF UNIT NO.-1

S.NO.	DIMENSION	AREA
1.	6.000 X 1.525	9.150 SQ.M
2.	3.645 X 2.390	8.712 SQ.M
3.	4.690 X 3.660	17.165 SQ.M
4.	5.390 X 6.430	34.658 SQ.M
5.	3.910 X 3.430	13.411 SQ.M
TOTAL =		83.096 SQ.M



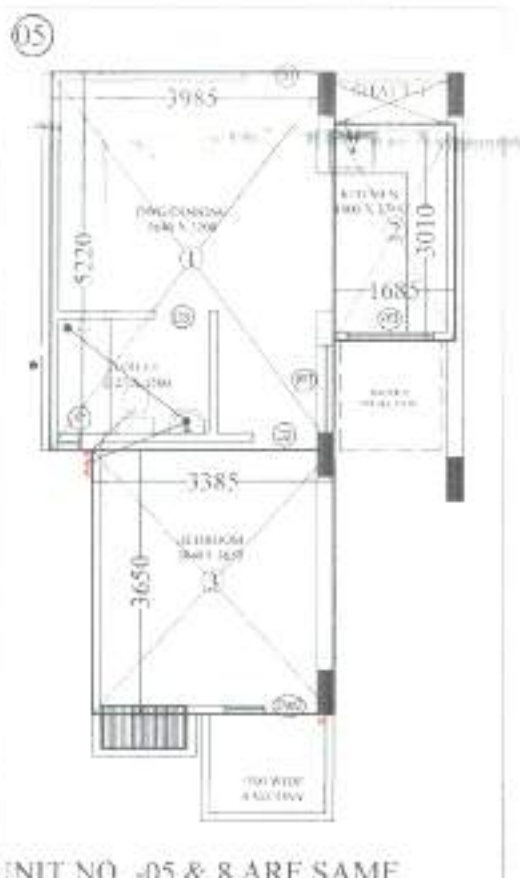
F.A.R. AREA DETAIL OF UNIT NO.-2

S.NO.	DIMENSION	AREA
1.	3.043 X 1.538	4.680 SQ.M
2.	2.057 X 14.23	29.227 SQ.M
3.	4.985 X 3.010	15.004 SQ.M
4.	5.100 X 1.867	9.521 SQ.M
5.	3.280 X 3.715	12.185 SQ.M
6.	4.897 X 3.430	16.796 SQ.M
7.	3.660 X 5.405	19.782 SQ.M
TOTAL =		80.895 SQ.M



F.A.R. AREA DETAIL OF UNIT NO.-3

S.NO.	DIMENSION	AREA
1.	1.800 X 3.010	5.418 SQ.M
2.	6.735 X 3.280	17.586 SQ.M
3.	3.270 X 3.235	10.581 SQ.M
4.	1.640 X 2.240	3.674 SQ.M
5.	4.910 X 2.355	11.550 SQ.M
TOTAL =		53.322 SQ.M



F.A.R. AREA DETAIL OF UNIT NO.-5

S.NO.	DIMENSION	AREA
1.	3.985 X 5.220	20.801 SQ.M
2.	1.685 X 3.010	5.071 SQ.M
3.	3.385 X 3.650	12.355 SQ.M
TOTAL =		38.227 SQ.M



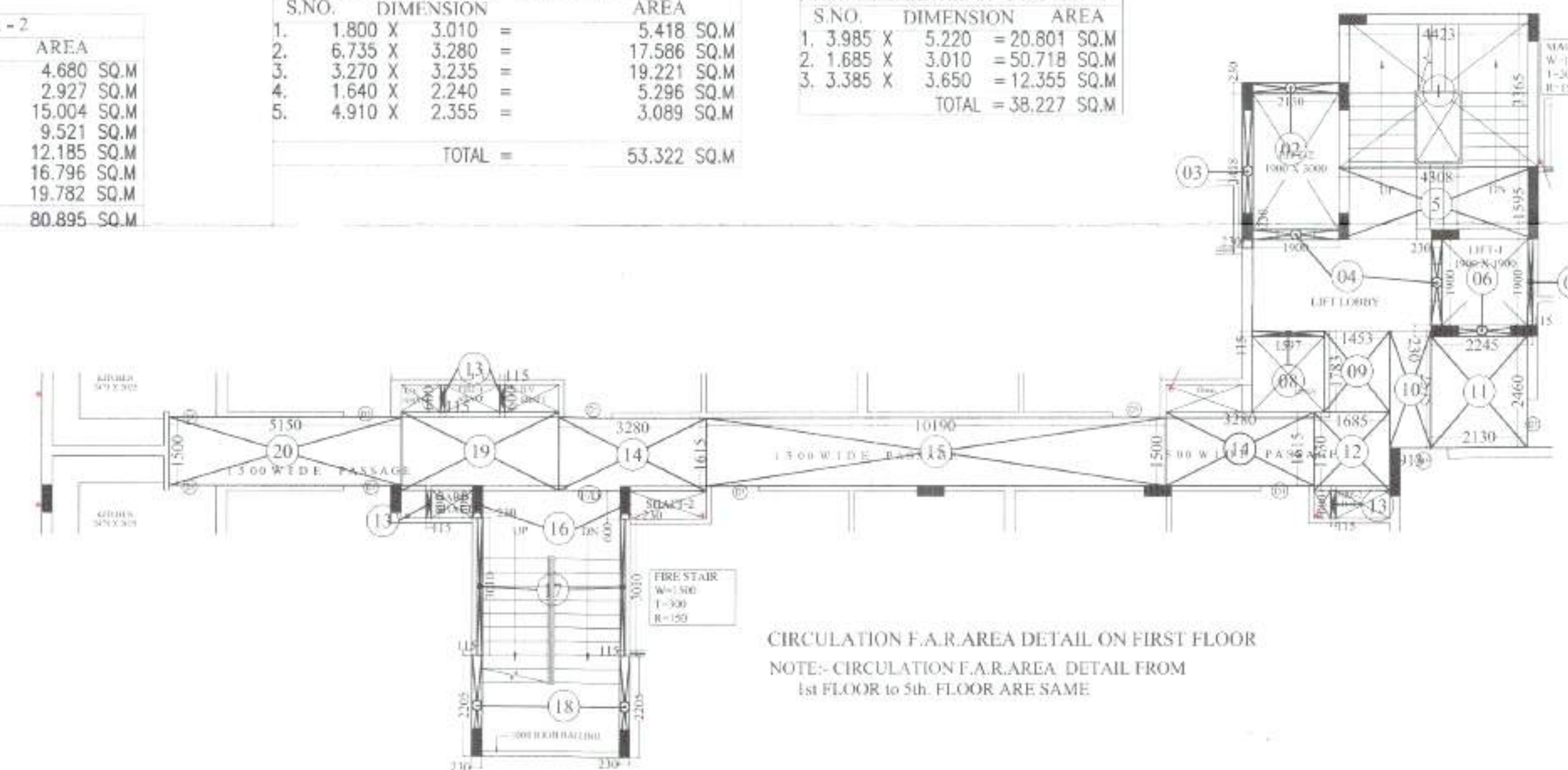
F.A.R. AREA DETAIL OF UNIT NO.-6

S.NO.	DIMENSION	AREA
1.	2.820 X 0.750	2.115 SQ.M
2.	3.985 X 5.220	20.801 SQ.M
3.	3.385 X 3.650	12.355 SQ.M
TOTAL =		35.271 SQ.M



F.A.R. AREA DETAIL OF UNIT NO.-10

S.NO.	DIMENSION	AREA
1.	4.910 X 2.350	11.538 SQ.M
2.	1.825 X 3.280	6.006 SQ.M
3.	1.640 X 5.520	9.052 SQ.M
4.	65.15 X 3.270	21.304 SQ.M
5.	1.915 X 3.010	5.764 SQ.M
TOTAL =		53.644 SQ.M



CIRCULATION F.A.R. AREA DETAIL ON FIRST FLOOR
NOTE:- CIRCULATION F.A.R. AREA DETAIL FROM 1st FLOOR to 5th FLOOR ARE SAME



F.A.R. AREA DETAIL OF UNIT NO.-10

S.NO.	DIMENSION	AREA
1.	4.910 X 2.350	11.538 SQ.M
2.	1.825 X 3.280	6.006 SQ.M
3.	1.640 X 5.520	9.052 SQ.M
4.	65.15 X 3.270	21.304 SQ.M
5.	1.915 X 3.010	5.764 SQ.M
TOTAL =		53.644 SQ.M

CIRCULATION F.A.R. AREA DETAIL OF FIRST FLOOR

S.NO.	DIMENSION	AREA
1.	4.423 X 3.365	14.883 SQ.M
2.	2.130 X 0.230	0.490 SQ.M
3.	0.230 X 3.418	0.786 SQ.M
4.	0.230 X 1.900	0.437 SQ.M
5.	4.308 X 1.595	6.871 SQ.M
6.	2.245 X 0.230	0.516 SQ.M
7.	0.115 X 1.900	0.218 SQ.M
8.	1.597 X 0.115	0.184 SQ.M
9.	1.453 X 1.783	2.591 SQ.M
10.	0.913 X 2.575	2.351 SQ.M
11.	2.130 X 2.490	5.240 SQ.M
12.	1.685 X 1.730	2.915 SQ.M
13.	0.115 X 0.600	0.069 SQ.M
14.	3.280 X 1.615	5.296 SQ.M
15.	10.190 X 1.500	15.285 SQ.M
16.	0.230 X 0.600	0.138 SQ.M
17.	0.115 X 3.010	0.344 SQ.M
18.	0.230 X 2.205	0.507 SQ.M
19.	3.485 X 1.730	6.029 SQ.M
20.	5.150 X 1.500	7.725 SQ.M
TOTAL ADDITIONS =		79.811 SQ.M

पर्यावरण को दूषित से राज्य वन
अधिकतम को अत्यंत कम से कम
होना चाहिए।
पर्यावरण को दूषित से राज्य वन
अधिकतम को अत्यंत कम से कम
होना चाहिए।
पर्यावरण को दूषित से राज्य वन
अधिकतम को अत्यंत कम से कम
होना चाहिए।

LEGEND
FACILITY AREA

F.A.R. AREA DETAILS of 1st FLOOR

Description	UNIT AREA	No. of Units	Total Area
UNIT NO.-01	83.096	1No	83.096 SQ.M
UNIT NO.-02	80.895	1No	80.895 SQ.M
UNIT NO.-03 & 04	53.422	2No	106.844 SQ.M
UNIT NO.-05 & 06	38.227	2No	76.454 SQ.M
UNIT NO.-07 & 08	35.271	2No	70.542 SQ.M
UNIT NO.-09	53.644	1No	53.644 SQ.M
TOTAL AREA (UNIT)	79.811	1No	79.811 SQ.M
CIRCULATION AREA OF 1st FLOOR			
TOTAL F.A.R. AREA OF 1st FLOOR			604.408 SQ.M

FACILITY AREA DETAIL OF FIRST FLOOR
NOTE:- FACILITY AREA DETAIL FROM 1st FLOOR

S.NO.	DIMENSION	AREA
1.	0.825 X 0.600 X 1	0.495 SQ.M
2.	1.200 X 0.600 X 3	2.160 SQ.M
3.	0.950 X 0.600 X 1	0.570 SQ.M
TOTAL =		3.225 SQ.M

FACILITY AREA DETAIL OF SHAFTS ON 1st FLOOR

S.NO.	DIMENSION	AREA
1.	0.825 X 0.600 X 1	0.495 SQ.M
2.	1.200 X 0.600 X 3	2.160 SQ.M
3.	0.950 X 0.600 X 1	0.570 SQ.M
TOTAL =		3.225 SQ.M

FACILITY AREA DETAIL OF LIFT WELL ON 1st FLOOR

S.NO.	DIMENSION	AREA
1.	0.825 X 0.600 X 1	0.495 SQ.M
2.	1.200 X 0.600 X 3	2.160 SQ.M
3.	0.950 X 0.600 X 1	0.570 SQ.M
TOTAL =		3.225 SQ.M

FACILITY AREA DETAIL OF CUPBOARD ON 1st FLOOR

S.NO.	DIMENSION	AREA
1.	0.825 X 0.600 X 1	0.495 SQ.M
2.	1.200 X 0.600 X 3	2.160 SQ.M
3.	0.950 X 0.600 X 1	0.570 SQ.M
TOTAL =		3.225 SQ.M

TOTAL FACILITY AREA FROM 1st to 5th FLOOR
= 3.225 X 5 = 16.125 SQ.M



DOOR WINDOW SCHEDULE

TYPE	SIZE	SILL	LINTEL
F/D	1200 X 2100	---	2100
D1	1050 X 2500	---	2500
D2	900 X 2100	---	2100
D3	750 X 2100	---	2100
DW1	(900+750)X2500	300	2500
DW2	(750+550)X2500	300	2500
DW3	(750+650)X2500	1050	2500
W	2000 X 2100	300	2500
W1	1200 X 1600	900	2500
W2	1050 X 1650	900	2500
W3	1500 X 1650	900	2500
V1	450 X 1000	1500	2500

NORTH :-



PROJECT :-
PROPOSED GROUP HOUSING
"HITAISHI HEIGHTS"
ON KHASRA NO- 103 (PART), 104 (PART) VILL.
MAKARMATPUR SIKROD, GHAZIABAD

OWNER :-
MR. VINOD KUMAR HITAISHI S/O MR. SATYADEV
HITAISHI R/O KH-264 KAVINAGAR, GHAZIABAD

DRAWING TITLE :-
1st. FLOOR PLAN

ARCHITECTS:-
CEMS ENGINEERS & CONSULTANTS PVT. LTD.
Noida, Office :- E-88, 1st Floor, Near Sri Temple, Sec-52 Noida-201301
Tel:- 91 120 4501114, 91 120 4501115
Agra, Office :- 1 Floor, Flora Complex, Khandi Yag.
Surya Nagar, Agra-202 002, U.P. India
Tel:- 91 562 252035, 4010015, 6540655. Mo :- 91 987355766
E-mail:- cems.agra@gmail.com info@cemsagrad.com
cems.agra@gmail.com Web:- www.cemsagrad.com

DRAWN BY :-
Jagpal singh

CHECKED BY :-
Ar. P. K. Sharma

ARCHITECT'S SIGN.
DRC. NO. 04

LAND & FLATS AGAINST METRO CESS,
ELEVATED ROAD, PURCHASABLE F.A.R.
& EXTERNAL DEVELOPMENT CHARGES,
LAND AREA AS PER
CALCULATION=332.07 SQ.MT.
AND FLATS FROM 1ST. TO 6TH. FLOOR

2nd. TO 5th FLOOR FLOOR PLAN



UNIT NO. -01 ON 2nd FLOOR

F.A.R. AREA DETAIL OF UNIT NO. -01

S.NO.	DIMENSION	AREA
1.	6.000 X 1.525	9.150 SQ.M
2.	3.645 X 2.390	8.712 SQ.M
3.	4.690 X 3.660	17.165 SQ.M
4.	5.390 X 6.430	34.658 SQ.M
5.	3.910 X 3.430	13.411 SQ.M
TOTAL =		83.096 SQ.M



UNIT NO. -02
PROP. ON 2nd FLOOR

F.A.R. AREA DETAIL OF UNIT NO. -02

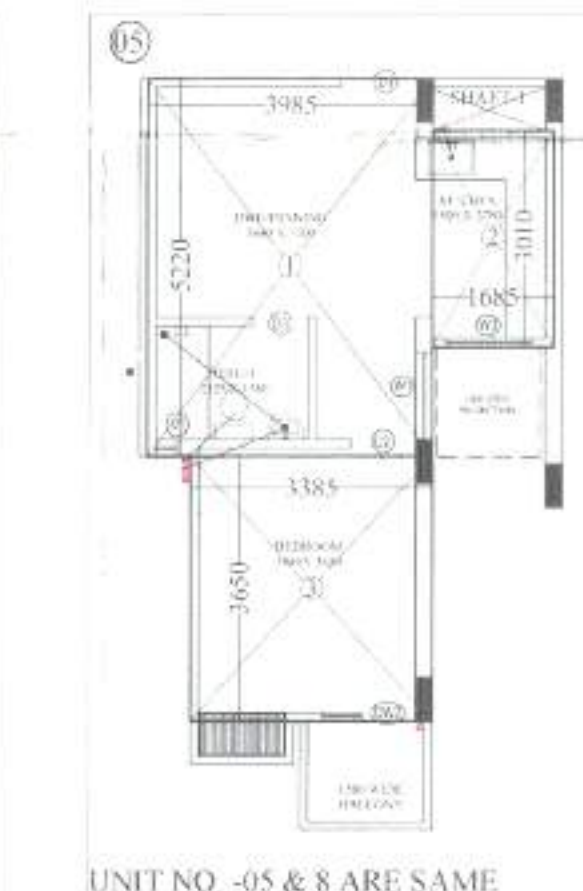
S.NO.	DIMENSION	AREA
1.	3.043 X 1.538	4.680 SQ.M
2.	2.057 X 14.23	29.277 SQ.M
3.	4.985 X 3.010	15.004 SQ.M
4.	5.100 X 1.867	9.521 SQ.M
5.	3.280 X 3.715	12.185 SQ.M
6.	4.897 X 3.430	16.796 SQ.M
7.	3.660 X 5.405	19.782 SQ.M
TOTAL =		80.895 SQ.M



UNIT NO. -03, 4 & 9 ARE SAME
PROP. ON 2nd FLOOR

F.A.R. AREA DETAIL OF UNIT NO. -03

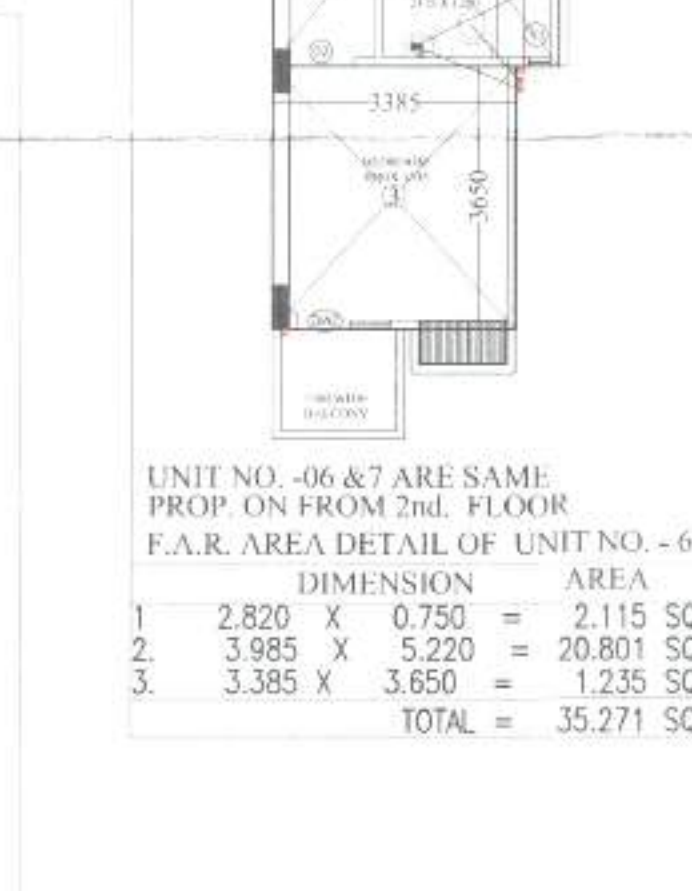
S.NO.	DIMENSION	AREA
1.	1.800 X 3.010	5.418 SQ.M
2.	6.735 X 3.280	22.096 SQ.M
3.	3.270 X 3.235	10.587 SQ.M
4.	1.640 X 2.240	3.674 SQ.M
5.	4.910 X 2.355	11.548 SQ.M
TOTAL =		53.322 SQ.M



UNIT NO. -05 & 8 ARE SAME
PROP. ON 2nd FLOOR

F.A.R. AREA DETAIL OF UNIT NO. -05

S.NO.	DIMENSION	AREA
1.	3.985 X 5.220	20.801 SQ.M
2.	1.685 X 3.010	5.0718 SQ.M
3.	3.385 X 3.650	12.355 SQ.M
TOTAL =		38.227 SQ.M



UNIT NO. -06 & 7 ARE SAME
PROP. ON 2nd FLOOR

F.A.R. AREA DETAIL OF UNIT NO. -06

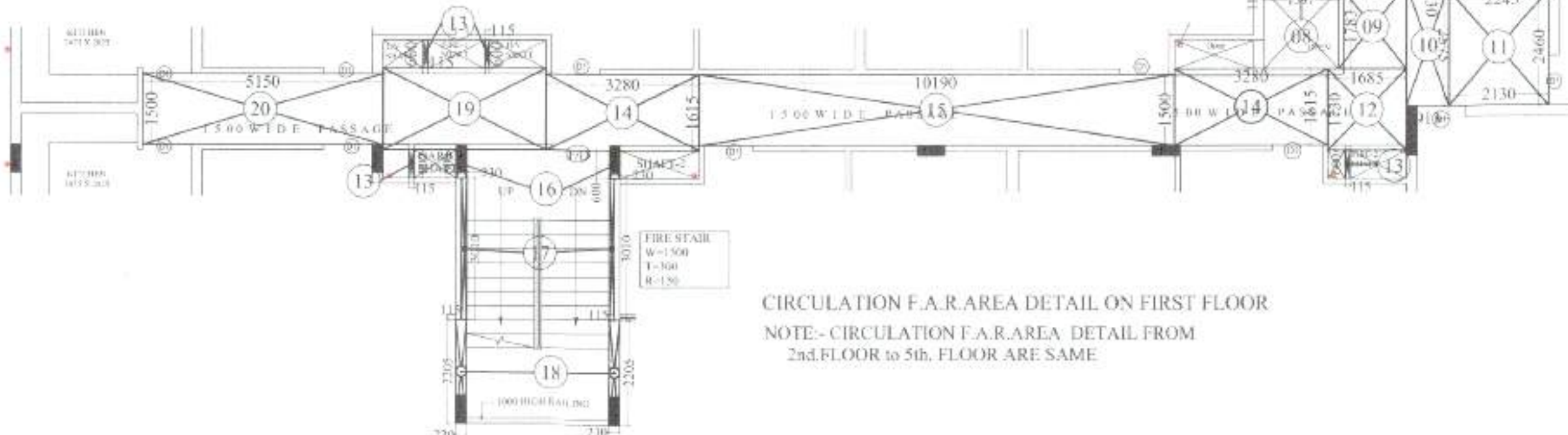
S.NO.	DIMENSION	AREA
1.	2.820 X 0.750	2.115 SQ.M
2.	3.985 X 5.220	20.801 SQ.M
3.	3.385 X 3.650	12.355 SQ.M
TOTAL =		35.271 SQ.M



UNIT NO. -10
PROP. ON 2nd FLOOR

F.A.R. AREA DETAIL OF UNIT NO. -10

S.NO.	DIMENSION	AREA
1.	4.910 X 2.350	11.538 SQ.M
2.	1.825 X 3.280	5.986 SQ.M
3.	1.640 X 5.520	9.052 SQ.M
4.	65.15 X 3.270	21.304 SQ.M
5.	1.915 X 3.010	5.764 SQ.M
TOTAL =		53.644 SQ.M



CIRCULATION F.A.R. AREA DETAIL ON FIRST FLOOR
NOTE:- CIRCULATION F.A.R. AREA DETAIL FROM
2nd FLOOR TO 5th FLOOR ARE SAME

CIRCULATION F.A.R. AREA DETAIL OF 2nd FLOOR

S.NO.	DIMENSION	AREA
1.	4.423 X 3.365	14.883 SQ.M
2.	2.130 X 0.230	0.490 SQ.M
3.	2.250 X 3.418	7.686 SQ.M
4.	0.230 X 1.900	0.437 SQ.M
5.	4.308 X 1.595	6.871 SQ.M
6.	2.245 X 0.230	0.516 SQ.M
7.	0.115 X 1.900	0.218 SQ.M
8.	1.597 X 0.115	0.184 SQ.M
9.	1.453 X 1.783	2.591 SQ.M
10.	0.913 X 2.575	2.351 SQ.M
11.	2.130 X 2.460	5.240 SQ.M
12.	1.685 X 1.730	2.915 SQ.M
13.	0.115 X 0.600	0.069 SQ.M
14.	3.280 X 1.615	5.296 SQ.M
15.	10.190 X 1.500	15.285 SQ.M
16.	0.230 X 0.600	0.138 SQ.M
17.	0.115 X 3.010	0.344 SQ.M
18.	0.230 X 2.205	0.507 SQ.M
19.	3.485 X 1.730	6.029 SQ.M
20.	5.150 X 1.500	7.725 SQ.M
TOTAL ADDITIONS =		79.811 SQ.M

F.A.R. AREA DETAILS of 1st FLOOR
Note: 2nd. floor area same

Description	UNIT AREA	No. of Units	Total Area
UNIT NO. -01	83.096	1No.	83.096 SQ.M
UNIT NO. -02	80.895	1No.	80.895 SQ.M
UNIT NO. -03 & 4	53.322	2No.	106.644 SQ.M
UNIT NO. -05 & 8	38.227	2No.	76.454 SQ.M
UNIT NO. -06 & 7	35.271	2No.	70.542 SQ.M
UNIT NO. -10	53.644	1No.	53.644 SQ.M
TOTAL AREA (UNIT)	108No.		524.597 SQ.M
CIRCULATION AREA OF 1st FLOOR	79.811	1No.	79.811 SQ.M
TOTAL F.A.R. AREA OF 1st FLOOR			604.408 SQ.M

FACILITY AREA DETAIL OF FIRST FLOOR

NOTE:- FACILITY AREA DETAIL FROM
2nd FLOOR TO 5th FLOOR ARE SAME

FACILITY AREA DETAIL OF SHAFTS
ON 1st FLOOR

S.NO.	DIMENSION	AREA
1.	0.850 X 0.600	0.510 SQ.M
2.	1.200 X 0.600	0.720 SQ.M
3.	0.300 X 0.600	0.180 SQ.M
TOTAL =		1.410 SQ.M

FACILITY AREA DETAIL OF LIFT WELL
ON 1st FLOOR

S.NO.	DIMENSION	AREA
1.	1.960 X 0.715	1.401 SQ.M
TOTAL =		1.401 SQ.M

FACILITY AREA DETAIL OF CUP BOARD
ON 1st FLOOR

S.NO.	DIMENSION	AREA
1.	1.550 X 0.600	0.930 SQ.M
TOTAL =		0.930 SQ.M

TOTAL FACILITY AREA FROM 1st. to 5th FLOOR
SHAFTS - LIFT LOBBY - CUP BOARD
= 1.410 + 1.401 + 0.930 = 3.741 SQ.M

DOOR WINDOW SCHEDULE

TYPE	SIZE	SILL	LINTEL
F/D	1200 X 2100	---	2100
D1	1050 X 2500	---	2500
D2	900 X 2100	---	2100
D3	750 X 2100	---	2100
DW1	(900+750)X2500 DOOR+WINDOW	300	2500
DW2	(750+550)X2500 DOOR+WINDOW	300	2500
DW3	(750+650)X2500 DOOR+WINDOW	1050	2500
W	2000 X 2100	300	2500
W1	1200 X 1600	900	2500
W2	1050 X 1650	900	2500
W3	1500 X 1650	900	2500
V1	450 X 1000	1500	2500

NORTH :-



PROJECT :-
PROPOSED GROUP HOUSING
"HITAISHI HEIGHTS"
ON KHASRA NO- 103 (PART), 104 (PART) VILL.,
MAKARMATPUR SIKROD, GHAZIABAD

OWNER :-
MR. VINOD KUMAR HITAISHI S/O MR. SATYADEV
HITAISHI R/O KH-264 KAVINAGAR, GHAZIABAD

DRAWING TITLE :-

2nd. TO 5th. FLOOR PLAN

ARCHITECTS:-
CENG ENGINEERS & CONSULTANTS PVT. LTD.
Noida Office :- F-48, 1st Floor, Near Sai Temple, Sec-52 Noida-201301
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Agra Office :- 1 Floor, Elnora Complex, Khudai Nigam
Surya Nagar, Agra 202002, U.P. India
Tel :- 91 562 250383, 4010655, 6540655, Mo. :- 91 983785366
E-mail :- ceng.agra@gmail.com, info@cengnoida.com
ceng.agra@gmail.com Web :- www.cengnoida.com

DRAWN BY :-

Jagpal Singh

CHECKED BY :-

Ar. P. K. Sharma

OWNER'S SIGN

ARCHITECT'S SIGN.

DRG.NO.05

LAND & FLATS AGAINST METRO STATION, PURCHASED F.A.R. OF 1.5000 SQ.M. & EXTERNAL DEVELOPMENT CHARGES, LAND AREA AS PER CALCULATION=332.07 SQ.M. AND FLATS FROM IST. TO 6TH FLOOR



6th. FLOOR PLAN



UNIT NO. -01 ON 6th FLOOR

F.A.R. AREA DETAIL OF UNIT NO. -1

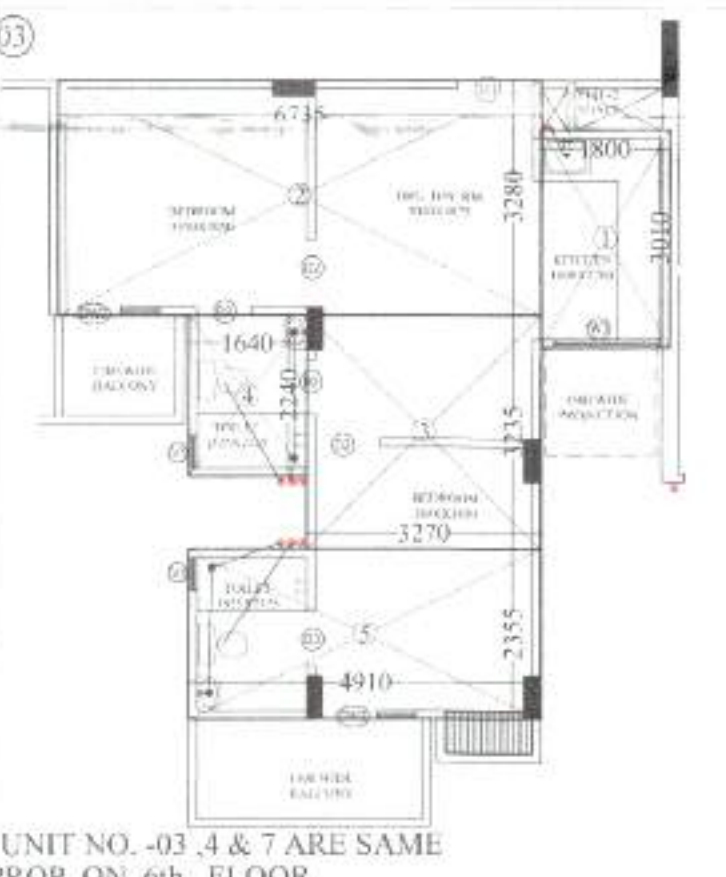
S.NO.	DIMENSION	AREA
1.	6.000 X 1.525	9.150 SQ.M
2.	3.645 X 2.390	8.712 SQ.M
3.	4.680 X 3.660	17.165 SQ.M
4.	5.380 X 6.430	34.608 SQ.M
5.	3.910 X 3.430	13.411 SQ.M
TOTAL		83.096 SQ.M



UNIT NO. -02 PROP ON 6th FLOOR

F.A.R. AREA DETAIL OF UNIT NO. -2

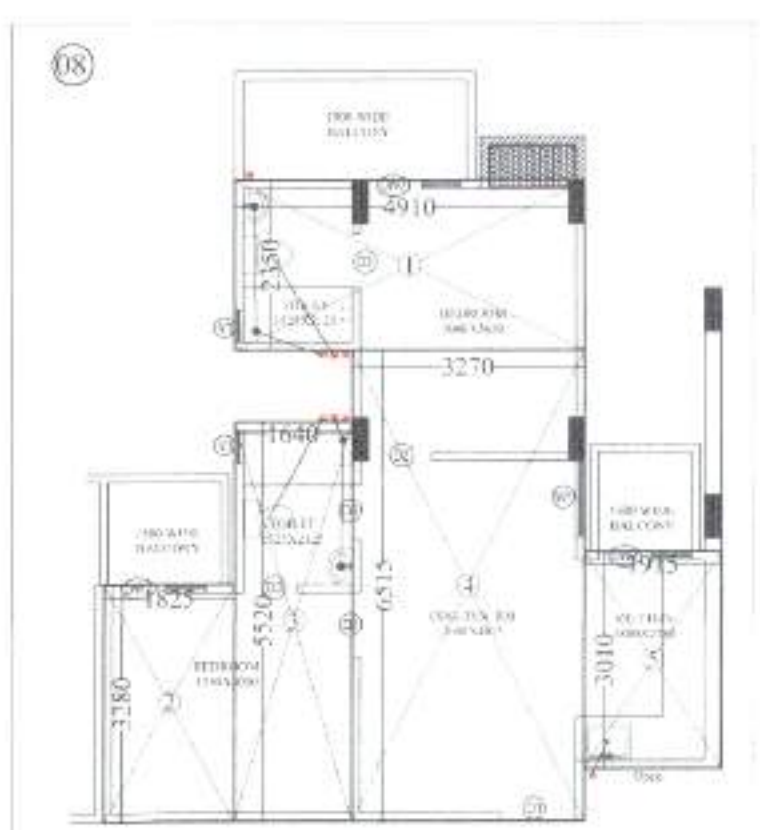
S.NO.	DIMENSION	AREA
1.	3.043 X 1.538	4.680 SQ.M
2.	2.057 X 14.23	29.277 SQ.M
3.	4.985 X 3.010	15.004 SQ.M
4.	5.100 X 1.867	9.521 SQ.M
5.	3.280 X 3.715	12.185 SQ.M
6.	4.897 X 3.430	16.796 SQ.M
7.	3.660 X 5.405	19.782 SQ.M
TOTAL		80.895 SQ.M



UNIT NO. -03, -04 & -07 ARE SAME PROP ON 6th FLOOR

F.A.R. AREA DETAIL OF UNIT NO. -3

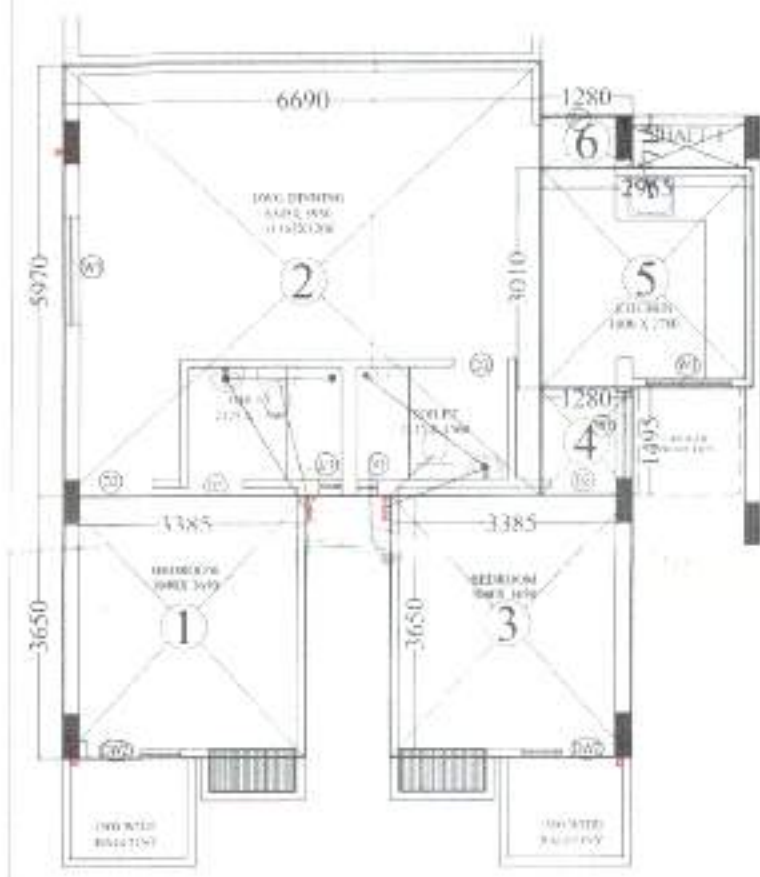
S.NO.	DIMENSION	AREA
1.	1.800 X 3.010	5.418 SQ.M
2.	6.735 X 3.280	22.186 SQ.M
3.	3.270 X 3.235	10.581 SQ.M
4.	1.640 X 2.240	3.674 SQ.M
5.	4.910 X 2.355	11.548 SQ.M
TOTAL		53.322 SQ.M



UNIT NO. -08 PROP ON 6th FLOOR

F.A.R. AREA DETAIL OF UNIT NO. -08

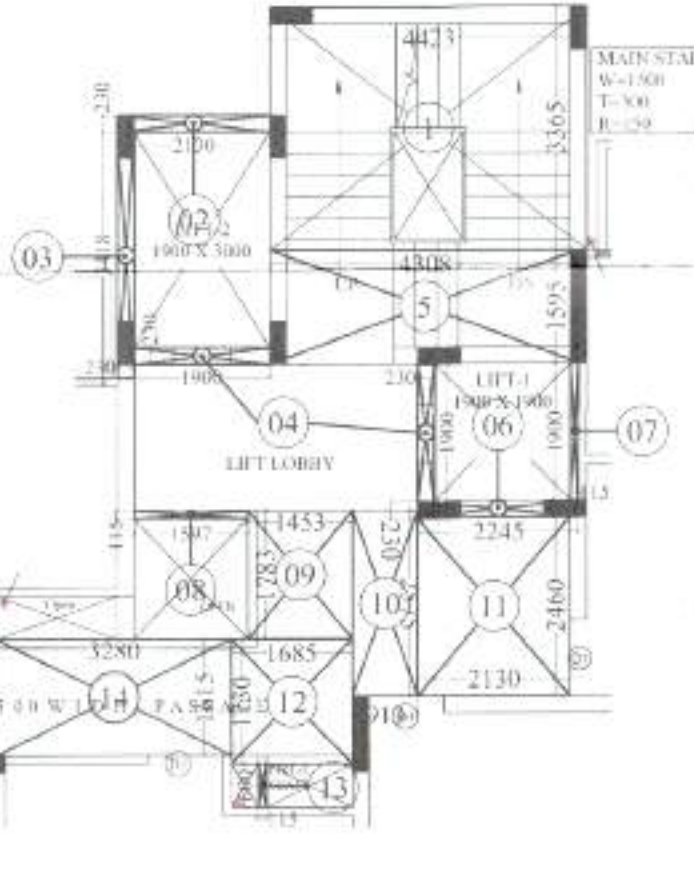
S.NO.	DIMENSION	AREA
1.	4.910 X 2.350	11.538 SQ.M
2.	1.825 X 3.280	5.986 SQ.M
3.	1.640 X 5.520	9.052 SQ.M
4.	65.15 X 3.270	21.304 SQ.M
5.	1.915 X 3.010	5.764 SQ.M
TOTAL		53.644 SQ.M



UNIT NO. -05, -06 & -09 ARE SAME PROP ON 6th FLOOR

F.A.R. AREA DETAIL OF UNIT NO. -5

S.NO.	DIMENSION	AREA
1.	3.385 X 3.650	12.355 SQ.M
2.	6.690 X 5.970	39.939 SQ.M
3.	3.385 X 3.650	12.355 SQ.M
4.	1.280 X 1.495	1.913 SQ.M
5.	2.965 X 3.010	8.924 SQ.M
6.	1.280 X 0.715	0.915 SQ.M
TOTAL		76.401 SQ.M



CIRCULATION F.A.R. AREA DETAIL OF 6th FLOOR

S.NO.	DIMENSION	AREA
1.	4.423 X 3.365	14.883 SQ.M
2.	2.130 X 0.230	0.490 SQ.M
3.	0.230 X 3.418	0.786 SQ.M
4.	0.230 X 1.900 X 2	0.874 SQ.M
5.	4.308 X 1.595	6.871 SQ.M
6.	2.245 X 0.230	0.516 SQ.M
7.	0.115 X 1.900	0.218 SQ.M
8.	1.597 X 0.115	0.184 SQ.M
9.	1.453 X 1.783	2.591 SQ.M
10.	0.913 X 2.575	2.351 SQ.M
11.	2.130 X 2.460	5.240 SQ.M
12.	1.885 X 1.730	3.261 SQ.M
13.	0.115 X 0.600 X 4	0.276 SQ.M
14.	3.280 X 1.615 X 2	10.584 SQ.M
15.	10.190 X 1.500	15.285 SQ.M
16.	0.230 X 0.600 X 2	0.276 SQ.M
17.	0.115 X 3.010 X 2	0.682 SQ.M
18.	0.230 X 2.205 X 2	1.014 SQ.M
19.	3.485 X 1.730	6.029 SQ.M
20.	1.280 X 1.500	1.920 SQ.M
TOTAL ADDITIONS		74.006 SQ.M

F.A.R. AREA DETAILS OF 6th FLOOR

Description	UNIT AREA (SQ.M)	No. of Units	Total Area (SQ.M)
UNIT NO. -01	83.096	1No	83.096
UNIT NO. -02	80.895	1No	80.895
UNIT NO. -03, -04 & -07	53.322	3No	159.966
UNIT NO. -05 & -06	76.401	3No	229.203
ARE SAME	53.644	1No	53.644
TOTAL AREA (UNIT)		08No	530.403
CIRCULATION AREA OF 6th FLOOR		1No	74.006
TOTAL F.A.R. AREA OF 6th FLOOR			604.409

LEGEND

FACILITY AREA

NON FAR AREA DETAIL OF FIRE STAIR-1



NON FAR AREA DETAIL OF FIRE STAIR-1

S.NO.	DIMENSION	AREA
1.	3.050 X 5.815	17.725 SQ.M
TOTAL		17.725 SQ.M

FACILITY AREA DETAIL OF 6th FLOOR

S.NO.	DIMENSION	AREA
1.	0.855 X 0.600 X 1	0.513 SQ.M
2.	1.200 X 0.600 X 3	2.160 SQ.M
3.	0.900 X 0.600 X 1	0.540 SQ.M
TOTAL		3.213 SQ.M

FACILITY AREA DETAIL OF LIFT WELL 6th FLOOR

S.NO.	DIMENSION	AREA
1.	0.963 X 2.015 X 1	1.940 SQ.M
TOTAL		1.940 SQ.M

FACILITY AREA DETAIL OF CUPBOARD 6th FLOOR

S.NO.	DIMENSION	AREA
1.	1.455 X 0.650 X 1	0.946 SQ.M
TOTAL		0.946 SQ.M

TOTAL FACILITY AREA FROM 6th FLOOR - SHAFTS - LIFT LOBBY - CUP BOARD - 3.213 + 1.940 + 0.946 = 6.100 SQ.M

DOOR WINDOW SCHEDULE

TYPE	SIZE	SILL	LINTEL
F/D	1200 X 2100	----	2100
D1	1050 X 2500	----	2500
D2	900 X 2100	----	2100
D3	750 X 2100	----	2100
DW1	(900+750)X2500 DOOR+WINDOW	300 IN WINDOW AREA	2500
DW2	(750+550)X2500 DOOR+WINDOW	300 IN WINDOW AREA	2500
DW3	(750+650)X2500 DOOR+WINDOW	1050 IN WINDOW AREA	2500
W	2000 X 2100	300	2500
W1	1200 X 1600	900	2500
W2	1050 X 1650	900	2500
W3	1500 X 1650	900	2500
V1	450 X 1000	1500	2500

NORTH :-



PROJECT :-
PROPOSED GROUP HOUSING
"HITAISHI HEIGHTS"
ON KHASRA NO- 103 (PART), 104 (PART) VILL.
MAKARMATPUR SIKROD, GHAZIABAD

OWNER :-
MR. VINOD KUMAR HITAISHI S/O MR. SATYADEV
HITAISHI R/O KH-264 KAVINAGAR, GHAZIABAD

DRAWING TITLE :-

6th. FLOOR PLAN

ARCHITECTS:-
CENG ENGINEERS & CONSULTANTS PVT. LTD.
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Agra, Office :- 1 Floor, Elora Complex, Khondar, Agra
Suraj Nagar, Agra 282 002, U.P. India
Tel :- 91 562 2520363, 4010655, 6540655, Mo. -91 9870375766
E-mail :- ceng.dehli@gmail.com, info@cengnoida.com
ceng-agra@gmail.com, Web :- www.cengnoida.com

DRAWN BY :- Jyoti Singh

CHECKED BY :- Ar. P. K. Sharma



OWNER'S SIGN

ARCHITECT'S SIGN.

DRG. NO. 06

DOOR WINDOW SCHEDULE

TYPE	SIZE	SILL	LINTEL
F/D	1200 X 2100	---	---
D1	1050 X 2500	---	---
D2	900 X 2100	---	---
D3	750 X 2100	---	---
DW1	(900 X 750) X 2500	300	2500
DW2	(750 X 550) X 2500	300	2500
DW3	(750 X 650) X 2500	1050	2500
W	2000 X 2100	300	2500
W1	1200 X 1600	900	2500
W2	1050 X 1650	900	2500
W3	1500 X 1650	900	2500
V1	450 X 1000	1500	2500

LEGEND

1. 1200 X 2100

2. 1050 X 2500

3. 900 X 2100

4. 750 X 2100

5. 1500 X 1650

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7. 450 X 1000

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497. 1500 X 1650

498. 2000 X 2100

499. 450 X 1000

500. 1200 X 1600

501. 1050 X 1600

502. 1500 X 1650

503. 2000 X 2100

504. (900 X 750) X 2500

505. (750 X 550) X 2500

506. (750 X 650) X 2500

507. 1200 X 1600

508. 1050 X 1600

509. 1500 X 1650

510. 2000 X 2100

511. 450 X 1000

512. 1200 X 1600

513. 1050 X 1600

514. 1500 X 1650

515. 2000 X 2100

516. (900 X 750) X 2500

517. (750 X 550) X 2500

518. (750 X 650) X 2500

519. 1200 X 1600

520. 1050 X 1600

521. 1500 X 1650

522. 2000 X 2100

523. 450 X 1000

524. 1200 X 1600

525. 1050 X 1600

526. 1500 X 1650

527. 2000 X 2100

528. (900 X 750) X 2500

529. (750 X 550) X 2500

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531. 1200 X 1600

532. 1050 X 1600

533. 1500 X 1650

534. 2000 X 2100

535. 450 X 1000

536. 1200 X 1600

537. 1050 X 1600

538. 1500 X 1650

539. 2000 X 2100

540. (900 X 750) X 2500

541. (750 X 550) X 2500

542. (750 X 650) X 2500

543. 1200 X 1600

544. 1050 X 1600

545. 1500 X 1650

546. 2000 X 2100

547. 450 X 1000

548. 1200 X 1600

549. 1050 X 1600

550. 1500 X 1650

551. 2000 X 2100

552. (900 X 750) X 2500

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555. 1200 X 1600

556. 1050 X 1600

557. 1500 X 1650

558. 2000 X 2100

559. 450 X 1000

560. 1200 X 1600

561. 1050 X 1600

562. 1500 X 1650

563. 2000



9th.Floor FLOOR PLAN

F.A.R. AREA DETAILS OF 9th FLOOR

Description	UNIT AREA	Nos.	Total Area	No. of Units
UNIT NO. -01	83.096	1	83.096 SQ.M	01
UNIT NO. -02	80.895	1	80.895 SQ.M	01
UNIT NO. -03, 4 & 7 ARE SAME (Duplex Upper Floor)	53.322	3	159.966 SQ.M	03
UNIT NO. -05 & 06 ARE SAME (Duplex Upper Floor)	73.498	2	147.000 SQ.M	02
UNIT NO. -08 (Duplex Upper Floor)	53.644	1	53.644 SQ.M	01
TOTAL AREA & Nos. (UNIT)		2	524.601 SQ.M	2 Nos.
CIRCULATION AREA OF 9th FLOOR		1	79.811 SQ.M	
TOTAL F.A.R. AREA OF 9th FLOOR			604.408 SQ.M	

LEGEND
FACILITY AREA

NON FAR AREA DETAIL OF FIRE STAIR-1



FACILITY AREA DETAIL OF 9th FLOOR

FACILITY AREA DETAIL OF SHAFTS ON 9th FLOOR

S.NO.	DIMENSION	AREA
1	0.800 X 0.800 X 1	0.513 SQ.M
2	1.200 X 0.800 X 3	2.710 SQ.M
3	0.800 X 0.800 X 1	0.540 SQ.M
TOTAL		3.763 SQ.M

FACILITY AREA DETAIL OF LIFT WELL 9th FLOOR

S.NO.	DIMENSION	AREA
1	3.063 X 2.675 X 1	7.985 SQ.M
TOTAL		7.985 SQ.M

FACILITY AREA DETAIL OF CUP BOARD 9th FLOOR

S.NO.	DIMENSION	AREA
1	1.555 X 0.600 X 1	0.933 SQ.M
TOTAL		0.933 SQ.M

TOTAL FACILITY AREA FROM 9th FLOOR - SHAFTS + LIFT LOBBY + CUP BOARD = 3.763 + 7.985 + 0.933 = 12.681 SQ.M

DOOR WINDOW SCHEDULE

TYPE	SIZE	SILL	LINTEL
F/D	1200 X 2100	---	2100
D1	1050 X 2500	---	2500
D2	900 X 2100	---	2100
D3	750 X 2100	---	2100
DW1	(900+750)X2500	300	2500
DW2	(750+550)X2500	300	2500
DW3	(750+650)X2500	1050	2500
W	2000 X 2100	300	2500
W1	1200 X 1600	900	2500
W2	1050 X 1650	900	2500
W3	1500 X 1650	900	2500
V1	450 X 1000	1500	2500

NORTH :-



PROJECT :-
PROPOSED GROUP HOUSING
"HITAISHI HEIGHTS"
ON KHASRA NO- 103 (PART), 104 (PART) VILL.
MAKARMA PUR SIKROD, GHAZIABAD

OWNER :-
MR. VINOD KUMAR HITAISHI S/O MR. SATYADEV
HITAISHI R/O KH-264 KAVINAGAR, GHAZIABAD

DRAWING TITLE :-
9th. FLOOR PLAN

ARCHITECTS :-
CENG ENGINEERS & CONSULTANTS PVT. LTD.
Noida, Office :- 1-88, 1st Floor, Near San Temple, Sec-52, Noida-201301
Tel: 91 120 488 114, Mo: 91 890654107
Agra, Office :- 1 Floor, Elna Complex, Khandu, Agra
Surat, Office :- 2nd Floor, 202/002, U.P. India
Tel: 91 962 252083, 400665, 654065, Mo: 91 983035786
E-mail: cengdelhi@gmail.com, mnc@cengdelhi.com, cengagra@gmail.com Web: www.cengdelhi.com

DRAWN BY :-
Jagpal Singh

CHECKED BY :-
Ar. P. K. Sharma

OWNER'S SIGN

DATE :-
15/02/2016

SCALE :-
1:100

ARCHITECT'S SIGN.

DRG.NO.09

UNIT NO. -01 ON 9th FLOOR

F.A.R. AREA DETAIL OF UNIT NO. -01

S.NO.	DIMENSION	AREA
1.	6.000 X 1.525	9.150 SQ.M
2.	3.645 X 2.390	8.712 SQ.M
3.	4.690 X 3.660	17.165 SQ.M
4.	5.390 X 6.430	34.658 SQ.M
5.	3.910 X 3.430	13.411 SQ.M
TOTAL		83.096 SQ.M

UNIT NO. -02 PROP. ON 9th FLOOR

F.A.R. AREA DETAIL OF UNIT NO. -02

S.NO.	DIMENSION	AREA
1.	3.043 X 1.538	4.680 SQ.M
2.	2.057 X 14.23	29.272 SQ.M
3.	4.985 X 3.010	15.004 SQ.M
4.	5.100 X 1.867	9.521 SQ.M
5.	3.280 X 3.715	12.185 SQ.M
6.	4.897 X 3.430	16.796 SQ.M
7.	3.650 X 5.405	19.782 SQ.M
TOTAL		80.895 SQ.M

UNIT NO. -03, 4 & 7 ARE SAME PROP. ON 9th FLOOR

F.A.R. AREA DETAIL OF UNIT NO. -03

S.NO.	DIMENSION	AREA
1.	1.800 X 3.010	5.418 SQ.M
2.	6.735 X 3.280	22.091 SQ.M
3.	3.270 X 3.235	10.586 SQ.M
4.	1.640 X 2.240	3.674 SQ.M
5.	4.910 X 2.355	11.538 SQ.M
TOTAL		53.322 SQ.M

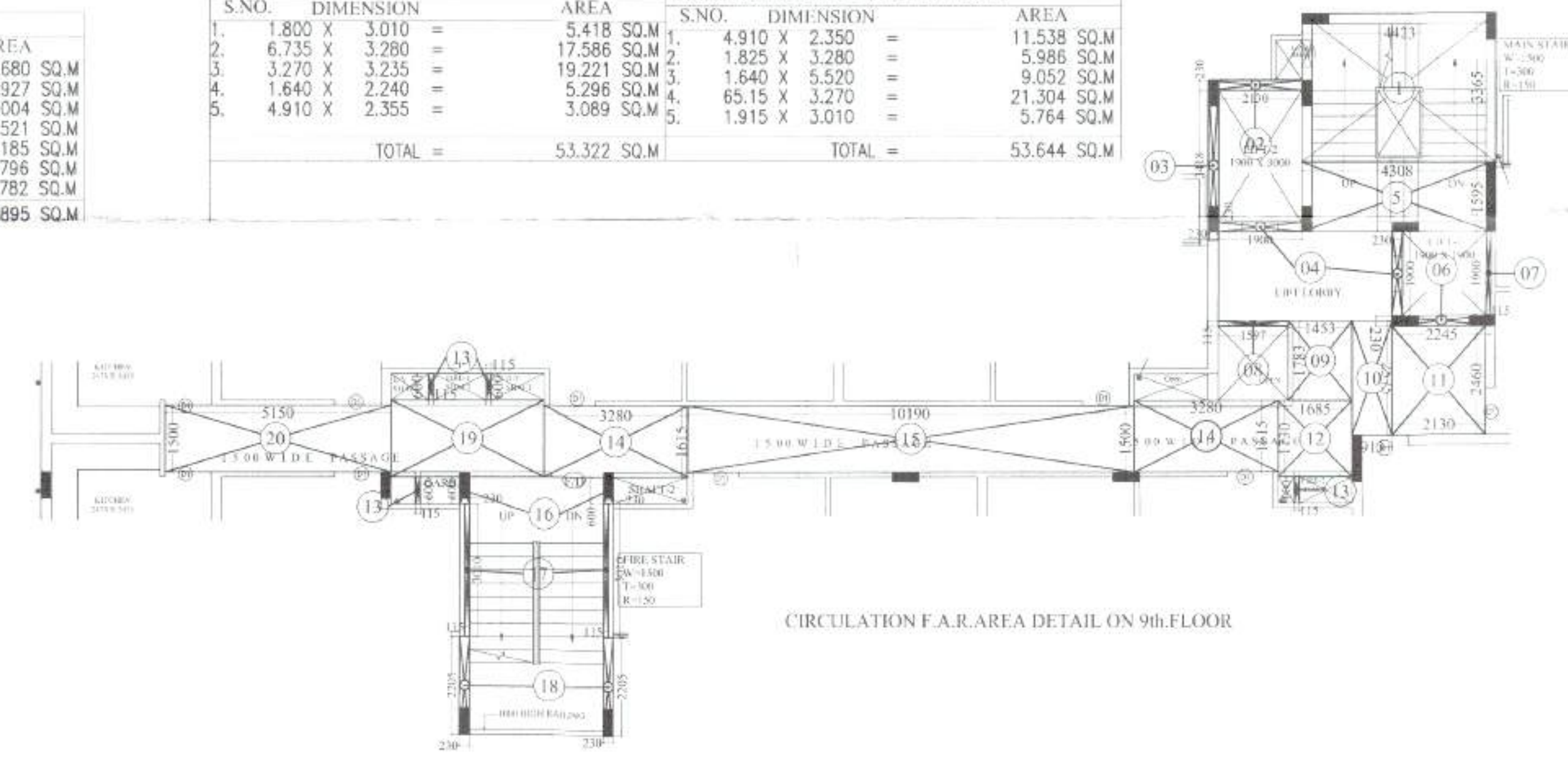
UNIT NO. -08 PROP. ON 9th FLOOR

F.A.R. AREA DETAIL OF UNIT NO. -08

S.NO.	DIMENSION	AREA
1.	4.910 X 2.350	11.538 SQ.M
2.	1.825 X 3.280	5.986 SQ.M
3.	1.640 X 5.520	9.052 SQ.M
4.	65.15 X 3.270	21.304 SQ.M
5.	1.915 X 3.010	5.764 SQ.M
TOTAL		53.644 SQ.M

CIRCULATION F.A.R. AREA DETAIL OF 9th FLOOR

S.NO.	DIMENSION	AREA
1.	4.423 X 3.365	14.883 SQ.M
2.	2.130 X 0.230	0.490 SQ.M
3.	0.230 X 3.418	0.786 SQ.M
4.	0.230 X 1.900 X 2	0.874 SQ.M
5.	4.308 X 1.595	6.871 SQ.M
6.	2.245 X 0.230	0.516 SQ.M
7.	0.115 X 1.900	0.218 SQ.M
8.	1.597 X 0.115	0.184 SQ.M
9.	1.453 X 1.783	2.591 SQ.M
10.	0.913 X 2.575	2.351 SQ.M
11.	2.130 X 2.460	5.240 SQ.M
12.	1.685 X 1.730	2.915 SQ.M
13.	0.115 X 0.600 X 4	0.276 SQ.M
14.	3.280 X 1.615 X 2	10.594 SQ.M
15.	10.190 X 1.500	15.285 SQ.M
16.	0.230 X 0.600 X 2	0.276 SQ.M
17.	0.115 X 3.010 X 2	0.692 SQ.M
18.	0.230 X 2.205 X 2	1.014 SQ.M
19.	3.485 X 1.730	6.029 SQ.M
20.	5.150 X 1.500	7.725 SQ.M
TOTAL ADDITIONS		79.811 SQ.M



CIRCULATION F.A.R. AREA DETAIL ON 9th FLOOR

KHASRA NO. 103 (PART)

AREA DETAIL

S.NO	PARTICULARS	F.A.R.%	SQ.MTR.
1	TOTAL PLOT AREA AS PER SALEDEED		2310.00
	AREA LEFT FOR ROAD WIDENING		52.20
	NET PLOT AREA FOR GROUP HOUSING		2257.80
2 a)	PERMISSIBLE F.A.R. FOR HOUSING 2257.80 X 2.5 = 5644.50 SQ.MT.		5644.50
3	DENSITY = 75X5=375 PERSONS		375
4	PERMISSIBLE COMMERCIAL F.A.R. FOR CONVENIENT SHOPPING 1 SHOP FOR 200 PERSONS 375/200=1.875 SAY 2 SHOPS		02
5	PERMISSIBLE GROUND COVERAGE FOR HOUSING 2257.80 @ 40 % = 903.12 sq. mt.	40 %	903.12
6	PROPOSED GROUND COVERED AREA =TOTAL BUILT UP AREA ON GROUND /STILT FLOOR =701.088/2257.80X100=31.05%		701.088
7	SETBACKS ON PLOT (FOR PLOT AREA 2000 -6000 SQ.MT.): 7.50 MT, 6.00MT., 4.50MT. 7.50 MT, 6.00MT., 4.50MT., 4.50MT.		
8	PERMISSIBLE HOUSING UNITS 330 Per Hectare (2257.80X330) / 10000 = 74.50 SAY 75 UNITS		75
9	PROPOSED UNITS		75
10	TOTAL PROPOSED F.A.R. AREA		5640.851
A	F.A.R. AREA COMMERCIAL		36.692
B	F.A.R. AREA RESIDENTIAL		5604.159
	TOTAL F.A.R. AREA (RESL + COMM.) (A+B)		5640.851
11 a)	BASEMENT LEVEL-1 AREA		1197.556
b)	BASEMENT LEVEL-2 AREA		1197.556
12	REQUIRED E.C.S.		85 E.C.S.
	1.5 E.C.S. @ 100 SQ.MT. OF PROPOSED F.A.R. AREA =5640.851X1.50/100 =84.61, SAY 85 Nos.		
13	PROPOSED E.C.S.		87 E.C.S.
A	BASEMENT-1 (MECHANICAL PARKING)		33 E.C.S.
B	BASEMENT-2 (MECHANICAL PARKING)		36 E.C.S.
C	STILT FLOOR E.C.S.		18 E.C.S.
	TOTAL PROPOSED E.C.S. - (A+B+C)		87 Nos.
14	REQUIRED TREES		12Nos.
	FOR RESIDENTIAL TREES 50 TREES PER HACTARE = 50 X 2257.80 / 10000 = 11.29 Nos. Say 12.00 Nos.		
15	PROPOSED TREES		20 Nos.

TOWER AREA DETAIL (in Sq. Mt.)

S. no.	DESCRIPTION	FAR AREA		FACILITY AREA	STILT PARKING AREA	NON FAR AREA	GUARD, METER, ESS & DG SET ROOM	TOTAL BUILTUP AREA	UNITS
		COMM. RESI.							
1	BASEMENT-1 (MULTY LEVEL PARKING)					1197.556		1197.556	
2	BASEMENT2 (MULTY LEVEL PARKING)					1197.556		1197.556	
3	GROUND/STILT FLOOR (CONVENIENT SHOPS+PARKING)	36.692	34.355	10.727	527.259	51.56	42.408	703.001	
4	1st FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	10
5	2nd FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	10
6	3rd FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	10
7	4th FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	10
8	5th FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	10
9	6th FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	8
10	7th FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	7
11	8th FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	8
12	9th FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	2
13	10th FLOOR (community hall)		130.132	10.604		20.814		161.55	
	Terrace floor			48.785				48.785	
	TOTAL	36.692	5604.159	280.896	527.259	2627.101	42.408	9118.515	75
	Total FAR (comm.+Resi)		5640.851	4.98%					

LEGEND

Area left for road widening

NORTH :-

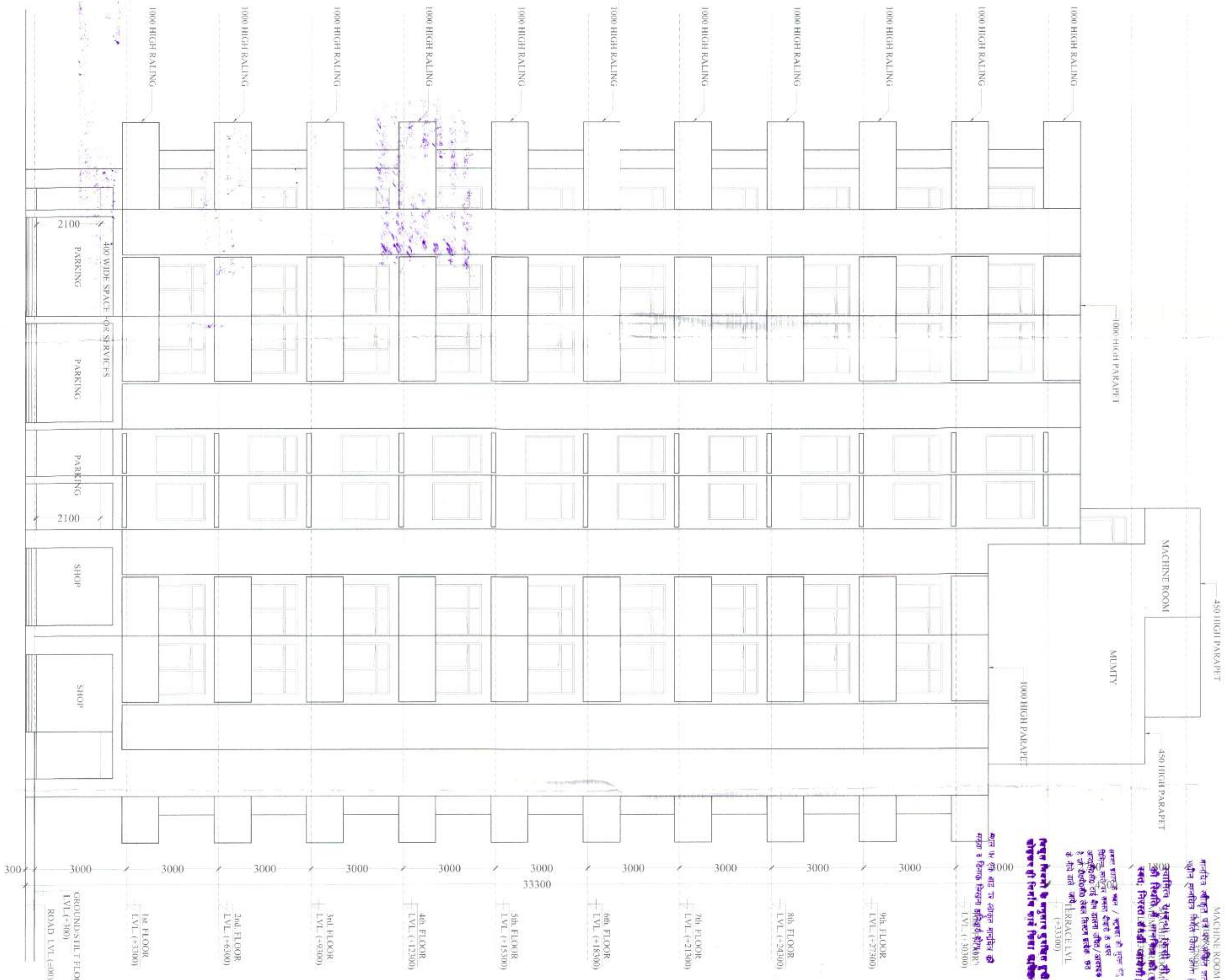


PROJECT :-
PROPOSED GROUP HOUSING
"HITAISHI HEIGHTS"
ON KHASRA NO. 103 (PART), 104 (PART) VILL.
MAKARMATPUR SIKROD, GHAZIABAD

OWNER :-
MR. VINOD KUMAR HITAISHI S/O MR. SATYADEV
HITAISHI R/O KB-264 KATNAGAR, GHAZIABAD

DRAWING TITLE :-
LANDSCAPE PLAN

ARCHITECTS :-
C&O ENGINEERS & CONSULTANTS PVT. LTD.
Saha Office :- 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 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ELEVATION -A

PROJECT :-

PROPOSED GROUP HOUSING
" HITAISHI HEIGHTS"
ON KHASRA NO- 103 (PART), 104 (PART) VILL.
MAKARMATPUR SIKROD, CHAZIABAD

OWNER :-

MR. VINOD KUMAR HITTAISHI S/O MR. SATYADEV
HITTAISHI R/O KH-264 KAVINAGAR, CHAZIABAD

DRAWING TITLE :-

ELEVATION --A

ARCHITECTS:-

CEENG ENGINEERS & CONSULTANTS PVT. LTD.

Wadia Office :- E-48, 1st Floor, Near Sai Temple, Sec-57 Noida-201301

Tel:-91 120 4561314, Mo. -91 8800654107

Agra Office :- 1 Floor, Elixir Complex, Khandari Xing.

Surya Nagar, Agra 202 002, U.P. India

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E-mail :- ceengdelhi@gmail.com, info@ceengindia.com

ceeng.agra@gmail.com Web - www.ceengindia.com

DRAWN BY :- CHECKED BY :-
Jagpal Singh Ar. P. K. Sharma



ARCHITECT'S SIGN.

OWNER'S SIGN

DRG.NO.12

वास्तव की शक्ति है गुण है वस्तु है
सृष्टिकर्ता है अमर्त है वस्तु है वस्तु
प्रकृतिक है वस्तु अमर्त है।

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