PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

GARBAGE COLLECTION CHAMBER AREA = 60.00 SQ.MT.

105230

OUTER BOUNDARY LINE

4.5M WIDE RAMP

BASEMENT LINE

9M. WIDE DRIVEWAY

13M. WIDE SET BACK LINE

BLOCK - D
2B + ST./GR. + 14TH FLOOR
(already compounded)

BLOCK - C
2B + STILT + 14TH FLOOR
(already compounded)

6M. WIDE ROAD FOR FIRE TENDER

HARD LANDSCAPE GREEN AREA

PROPOSED SWIMMING POOL & DECK AREA NOT INCLUDED IN 15% GREEN AREA

BLOCK - E
2B + STILT + 14TH FLOOR
(already compounded)

BLOCK - B
2B + STILT + 14TH FLOOR
(already compounded)

15% GREEN AREA
1869.44 SQM

(EXISTING)
BLOCK - F
2B + STILT + 12TH FLOOR

2BASE.+ST.+ 12th FLOOR

3BASE.+ST.+ 12th FLOOR

2BASE.+ST.+ 16th FLOOR (PROPOSED)

BLOCK - A
2B + STILT + 14TH FLOOR
(existing)

S.T.P. AREA (in basement)

OPEN TERRACE

ENTRY FROM UPPER BASEMENT

4.5 MT. WIDE RAMP

ENTRY

EXIT

PERGOLA HEIGHT ABOVE 6.00mt HEIGHT

GREEN AREA
645.63 SQM.(15% OF PLOT AREA)

GREEN AREA
325.45 SQM.(15% OF PLOT AREA)

104868

ROAD WIDENING AREA

24.00 M.WIDE EXISTING ROAD

30.00 M.WIDE PROPOSED ROAD AS PER CIRCULATION PLAN

104938

TO BAND ROAD

176445

182604

22875

17200

2TIER MACHANICAL PARKING (M1 to M48 e.c.s.)

SITE PLAN

ALREADY COMPOUNDED
BLOCK - B , C , D , E

EXISTING + PROPOSED
BLOCK - A , F

EXISTING 5% NON F.A.R AREA
BLOCK - A = 677.26 sq.mt.
BLOCK - F = 378.37 sq.mt.
Community area = 350.15 sq.mt. (in block - D stilt floor)
TOTAL = 1405.78 sq.mt.

AREA STATEMENT

S.NO	PARTICULARS		SQ.MT.
1	TOTAL PLOT AREA		20940.00
	OLD SANCTIONED PLOT AREA	17253.00	
	NEW ADDITIONAL PLOT AREA	3687.00	
	TOTAL	20940.00	
2	LESS ROAD WIDENING		2100.00
	OLD SANCTIONED ROAD WIDENING AREA	1325.59	
	NEW ADDITIONAL ROAD WIDENING AREA	774.41	
	TOTAL	2100.00	
3	BALANCE PLOT AREA		18840.00
	OLD SANCTIONED PLOT AREA	15927.41	
	NEW ADDITIONAL PLOT AREA	2912.59	
	TOTAL	18840.00	
4	15 % GREEN AREA		2825.998
	OLD SANCTIONED GREEN AREA	2389.11	
	NEW ADDITIONAL GREEN AREA	436.885	
	TOTAL	2825.998	
5	LESS 15 SQ.MT AREA FOR SOLID WASTE GARBAGE		
	= new additional plot area - 15sq.mt area og solid waste garbage = 2912.59 - 15.00 sq.mt = 2897.59 sq.mt	2897.59	
6	NET EFFECTIVE PLOT AREA		16,435.89
	OLD SANCTIONED AREA	13538.30	
	NEW ADDITIONAL AREA	2897.59	
	TOTAL	16,435.89	
7	PERMISSIBLE GROUND COVERAGE 40 % OF PLOT AREA = 40% X 16,435.89 = 6574.35		6574.35
8	TOTAL GROUND COVERAGE (a + b) 30.64%		5,036.66

ALREADY COMPOUNDED — 2,766.76 — (a)

s.no.	block name	COMMUNITY AREA	STILT (PARKING)	CONV. SHOPPING	TOTAL AREA
a	BLOCK - B	-	837.86	-	837.86
b	BLOCK - C	-	671.63	-	671.63
c	BLOCK - D	350.15 community area	236.13	-	586.28
d	BLOCK - E	-	670.99	-	670.99
	TOTAL	350.15	2,416.61	-	2,766.76

EXISTING + PROPOSED AREA — 2,269.90 — (b)

s.no.	block name	COMMUNITY AREA	STILT (PARKING)	CONV. SHOPPING	TOTAL AREA
e	BLOCK - A	320.00 school area	836.80	180.00	1336.80
f	BLOCK - F	-	813.10	120.00 (proposed)	933.10
	TOTAL	320.00	1,649.90	300.00	2,269.90

9	PERM. STILT COVERAGE.		6574.35
10	TOTAL STILT COVERAGE (24.74 %)		4,066.51

s.no.	ALREADY COMPOUNDED	EXISTING AREA	TOTAL AREA
1.	2,416.61	1,649.90	4,066.51

11	PERMISSIBLE BASEMENT AREA (SINGEL LVL.)		12,761.131
12	TOTAL BASEMENT AREA		

s.no.	particular	ALREADY COMPOUNDED	EXISTING AREA	TOTAL AREA
a	LOWER BASEMENT	7250.00	5470.50	12,720.50
b	UPPER BASEMENT	7250.00	5470.50	12,720.50
	TOTAL	14,500.00	10,941.00	25,441.00

13	PERMISSIBLE F.A.R. AREA (A + B + C)		63,588.45
	i. 3.75 OF NET PLOT AREA (16,435.89 X 3.75) =	61,634.58	(A)
	ii. ALREADY COMPOUNDED F.A.R. AREA	563.07	(B)
	iii. PERMISSIBLE INCENTIVE F.A.R. AGAINST ON (L.I.G. & E.W.S.)	1390.80	(C)

a.	PREVIOUS SANCTION INCENTIVE F.A.R. UNITS	112
b.	- - - - - - - - - -	36
c.	- - - - - - - - - -	35
	TOTAL UNITS	183

PERMISSIBLE INCENTIVE (E.W.S. & L.I.G. AREA) = 183 x 76 / 10 = 1,390.80 sq.mt. (area permissible)

14	TOTAL EXISTING + PROPOSED F.A.R. AREA (EXISTING = 61,930.69 + PROPOSED resi. = 115.68 + INCENTIVE = 1390.80 + SHOP = 120.00)		63,557.17

s.no.	particular	ALREADY COMPOUNDED	EXISTING AREA	PROPOSED AREA
a	BLOCK - B	11426.39	- - - -	- - - -
b	BLOCK - C	9130.14	- - - -	- - - -
c	BLOCK - D	6960.95	- - - -	- - - -
d	BLOCK - E	9074.39	- - - -	- - - -
e	BLOCK - A	- - - -	14,265.23	- - - -
f	BLOCK - F	- - - -	10,573.59	1508.48
g	SCHOOL AREA	- - - -	320.00	- - - -
h	CONVINNIENT SHOP AREA	- - - -	180.00 (in block - A)	120.00 (in block - F)
	TOTAL	36,591.87	25,338.82	1,626.48

proposed resi. far = 115.68
incentive far = 1390.80
convinnient shop = 120.00
total area = 1,626.48

15	PERMISSIBLE RESIDENTIAL UNITS		932
16	EXISTING + PROPOSED RESIDENTIAL UNITS (EXISTING = 846 UNITS + PROPOSED = 2 UNITS + INCENTICE = 18 UNITS)		866

s.no.	particular	ALREADY COMPOUNDED	EXISTING UNITS	PROPOSED UNITS
a	BLOCK - B	140	- - - -	- - - -
b	BLOCK - C	154	- - - -	- - - -
c	BLOCK - D	126	- - - -	- - - -
d	BLOCK - E	140	- - - -	- - - -
e	BLOCK - A	- - - -	154	- - - -
f	BLOCK - F	- - - -	132	20
	TOTAL	560	286	20

proposed units = 02
incentive units = 18

17	FIRE STAIR CASE AREA			1336.88
	ALREADY COMPOUNDED	EXISTING AREA	PROPOSED AREA	
	819.85	449.55	67.48	
18	MUMTY AREA (ALREADY COMPOUNDED)			125.30
19	MACHINE ROOM AREA (ALREADY COMPOUNDED)			82.75

PROJECT:-
SUBMISSION DRAWING FOR THE GROUP HOUSING PROJECT
" S.C.C. SAPPHIRE "AT KH. NO. -1010,1011 & 1012 AT VILLAGE NOORNAGAR GHAZIABAD (U.P.)

OWNER:-
M/s. S. C. C. BUILDER (P.) LTD.
M/s. SHRINE BUILDTECH (P.) LTD.

DIRECTOR:-
Mr. VIPUL GIRI

OWNER SIGN: | ARCHITECT SIGN:

DRAWING TITLE : SITE PLAN

ER. SADANAND OJHA ME (Civil)
Structural Consultants
Swati Structura Solution Pvt. Ltd
H.O. 503, Sachdeva Corporate Tower
Plot No.-8,Community Centre
Sector-8, Rohini, Delhi-110085

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NTS				SD-01

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