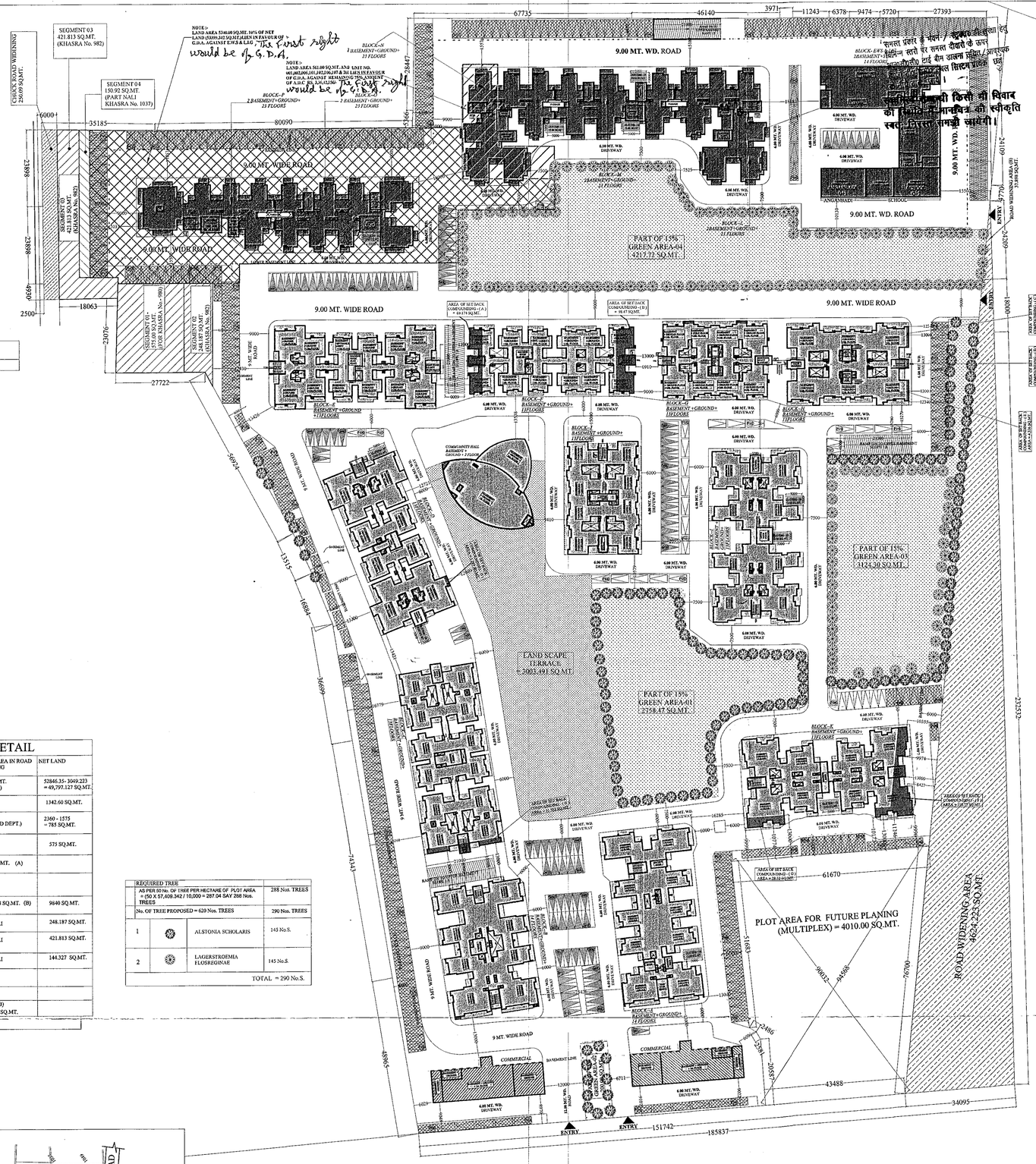


LEGEND :-	
	MECHANICAL PARKING
	PRIMARY PARKING
	SECONDARY PARKING
	PARKING RESERVE FOR L.I.G.
	PARKING RESERVE FOR VISITOR
	TWO WHEELER FOR E.W.S.

MECHANICAL PARKING = 100 X 2 = 200
PRIMARY PARKING = 345
TOTAL PARKING = 545

NOTE:-
(1) पूर्व स्वीकृत मानचित्र संख्या 105/जी.टी.बी.एम/2012-13 के साथ संलग्नित मानचित्र पास माने।
(2) चकमार्ग, गली, नाला, नाला, मूल नाला सरकारी भूमि पर कोई निर्माण नहीं किया जायेगा।
(3) ग्रामसभा की भूमि जो पत्र चस्पा कर ली गयी है जिसे अनुपालन मानचित्र रूप से सुनिश्चित करना होगा।
(4) 'ठ' टावर के अन्तर्गत प्रस्तावित इन्सीनिरेटर एम.टू.आर. ई.डब्लू.एस. एवं एल.आई.जी. के निर्माण के उपरान्त ही अनुमन्य होगा।

गाजियाबाद विकास प्राधिकरण
संख्या 141/मा/जी.टी.बी.एम/15-16
दिनांक 22.12.15
स्वीकृत
सी० ए० टी० पी०

पर्यावरण की दृष्टि से सक्षम द्वारा निर्गत अभिनिर्गम के अन्तर्गत कम से कम 10% वृक्षारोपण अनिवार्य है।

यह मानचित्र स्वीकृति से केवल पाँच वर्ष तक वैध है।

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

स्थल पर एक बोर्ड पर स्वीकृत मानचित्र की संख्या व दिनांक लिखना अनिवार्य होगा।

विद्युत नियमों के अनुसार सुरक्षित दूरी छोड़कर ही निर्माण कार्य किया जायेगा।

भवन मानचित्र
गाजियाबाद विकास प्राधिकरण
गाजियाबाद

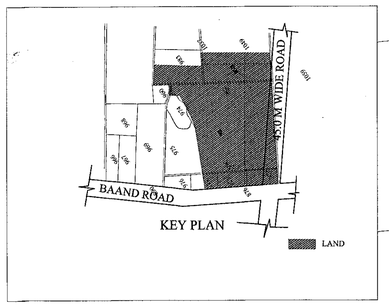
सहायक अभियन्ता
गाजियाबाद महानगर

अधिशासी अभियन्ता
गाजियाबाद महानगर

NEW LAND AREA DETAIL

KHASRA No.	TOTAL LAND	LAND AREA IN ROAD WIDENING	NET LAND
978 & 981	2270 + 50576.35 = 52846.35 SQ.MT.	3049.223 SQ.MT. (AS PER SITE)	52846.35- 3049.223 = 49,797.127 SQ.MT.
977	1342.60 SQ.MT.	----------	1342.60 SQ.MT.
979	2360 SQ.MT.	1575 SQ.MT. (AS PER LAND DEPT.)	2360 - 1575 = 785 SQ.MT.
980	575 SQ.MT.	NALI	575 SQ.MT.
TOTAL	57123.95 SQ.MT.	4624.223 SQ.MT. (A)	
TOTAL LAND IN POSSESSION AT SITE = 54853.00 SQ.MT. (A)			
1050	9840 SQ.MT. (B)	37.898 SQ.MT. (B)	9640 SQ.MT.
982 (PART-A)	1.375 X 180.50 (C) = 248.187 SQ.MT.	NALI	248.187 SQ.MT.
982 (PART-B)	1.375 X 114.66 (D) = 421.813 SQ.MT.	NALI	421.813 SQ.MT.
1037	3.0 X 48.109 (E) =144.327 SQ.MT.	NALI	144.327 SQ.MT.
1049	4930 SQ.MT. (F)		
983	5060 SQ.MT. (G)		
TOTAL	(A+B+C+D+E+F+G) =74494.327 SQ.MT.	(A+B) 4662.121 SQ.MT.	
TOTAL LAND IN POSSESSION AT SITE = 74,965.18 SQ.MT.			

REQUIRED TREE			
AS PER 50 No. OF TREE PER HECTARE OF PLOT AREA = (50 X 57,409.342 / 10,000 = 287.04 SAY 288 Nos. TREES			288 Nos. TREES
No. OF TREE PROPOSED = 620 Nos. TREES			290 Nos. TREES
1		ALSTONIA SCHOLARIS	145 No.S.
2		LAGERSTROEMIA FLOSREGINAE	145 No.S.
		TOTAL = 290 No.S.	



KEY PLAN

45.0 M. WIDE ROAD

SITE PLAN

LEGEND :-	
01	ALREADY COMPOUNDED BLOCK
02	PROPOSED
03	LAND AREA IN ROAD WIDINING
04	AREA OF SET BACK ALREADY COMPOUNDED
05	UPPER BASEMENT LINE
06	LOWER BASEMENT LINE
07	DUSTBIN

27	ALREADY APPROVED UNITS		1582 No.S
28	TOTAL PERMISSIBLE UNITS		2398 UNITS
29	A PERMISSIBLE UNITS (@ 330 UNIT PER HECT.) WITH 2.5 F.A.R. FOR PLOT AREA = 53,399.342 SQ.MT. i.E. PERMISSIBLE UNITS = 330 X 53,399.342 / 10,000 = i.E. PERMISSIBLE UNITS = 1762.17 UNITS		
	B PERMISSIBLE UNITS FOR PURCHASABLE F.A.R. = 49,208.15 X 330 / 25,000 = 636.35 UNITS i.E. TOTAL PERMISSIBLE UNITS = A + B = 1762.17 + 636.35 = 2398.52 UNITS SAYAS 2398 UNITS		
30	TOTAL UNITS (EXISTING + PROPOSED)		2212 No.S
	A EXISTING UNITS = 1547 No.S		
	B PROPOSED UNITS = 665 No.S		
	TOTAL UNITS (A + B) = 2212 No.S		
31	REQUIRED E.W.S AND L.I.G.		116 No.S
	A NEW UNITS WITH PURCHABLE FAR = 2212 - 1582 = 630 UNITS - APPROVED UNITS EWS UNITS = 10 % OF NEW UNITS = 10 % OF 630 = 63.04 No.S SAY = 63 No.S LIG UNITS = 10 % OF NEW UNITS = 10 % OF 630 = 63.04 No.S SAY = 63 No.S		
	B EWS UNITS ON SANCTIONED UNITS (1582 NO.S.) = 53 No.S LIG UNITS ON SANCTIONED UNITS (1582 NO.S.) = 53 No.S		
	i.E. TOTAL EWS UNITS REQUIRED = A +B =63 + 53 = 116 No.S i.E. TOTAL LIG UNITS REQUIRED = A +B = 63 + 53 = 116 No.S		
32	AS PER G.O. No. 3188 DATED - 5 DEC. 2013 , AS INCENTIVE FAR AREA FOR EWS AND LIG = 10,300.49 SQ.MT.		6960.00
	A AREA OF EWS UNITS @ 25 SQ.MT. OF EACH UNITS = 116 X 25 = 2900.00 SQ.MT.		
	B AREA OF LIG UNITS @ 35 SQ.MT. OF EACH UNITS = 116 X 35 = 4060.00 SQ.MT.		
	AS INCENTIVE FAR FOR EWS AND LIG = A + B = 2900.00 + 4060.00 = 6960.00 SQ.MT.		
33	AS PER G.O. No. 3188 DATED - 5 DEC. 2013 , AS INCENTIVE NO. OF UNITS FOR FAR FOR E.W.S. AND L.I.G.		91 No.S
	PERMISSIBLE F.A.R. AREA = 1,33,498.355 SQ.MT. PERMISSIBLE UNITS = 1762 UNITS i.E. AVERAGE UNIT AREA = 1,33,498.355 / 1762 = 75.76 SQ.MT. AS INCENTIVE FAR AREA = 7194.33 SQ.MT. i.E. INCENTIVE UNIT No.S = 6960.00 / 75.77 = 91.85 No.S SAY =91 No.S		
34	TOTAL PROVIDED INCENTIVE F.A.R. AREA		6374.213
35	TOTAL PROVIDED INCENTIVE UNITS		91 No.S
36	TOTAL UPPER BASEMENT AREA (EXISTING + PROPOSED)		46,101.526
	A EXISTING UPPER BASEMENT AREA = 33,662.746 SQ.MT.		
	B PROPOSED UPPER BASEMENT AREA =12,438.780 SQ.MT.		
	TOTAL (A+B) = 46,101.526 SQ.MT.		
37	SANCTIONED LOWER BASEMENT AREA		12,435.391
37a	TOTAL LOWER BASEMENT AREA (EXISTING + PROPOSED)		12,201.313
	A EXISTING LOWER BASEMENT AREA = 682.522 SQ.MT.		
	B PROPOSED LOWER BASEMENT AREA =11,518.791 SQ.MT.		
	TOTAL (A+B) = 12,201.313 SQ.MT.		
38	TOTAL NON F.A.R. AREA		76,317.555
	A TOTAL UPPER BASEMENT AREA	46,101.526	
	B TOTAL LOWER BASEMENT AREA	12,201.313	
	C TOTAL FIRE STAIR CASE AREA (existing + proposed+incentive) 2756.054 + 1911.834 + 253.214 = 4921.102 SQ.MT.	4,921.102	
	D TOTAL MUMTY AREA (existing + proposed) 198.634 +19.763 = 218.397 SQ.MT.	218.397	
	E TOTAL MACHINE ROOM AREA (existing + proposed) 309.454 +26.613 = 336.067 SQ.MT.	336.067	
	F TOTAL E.W.S. & LIG BLOCK AREA	9,730.464	
	G NON F.A.R. AREA OF COMMUNITY HALL	400	
	H 5% FACILITY NON. F.A.R AREA	2,438.686	
	TOTAL NON F.A.R. AREA (A+B+C+D+E+F+G) = 76,317.555 SQ.MT.		
39	TOTAL REQUIRED PARKING		2,604 E.C.S.
	A REQUIRED PARKING FOR 1.5 FAR AS PER APPROVAL @ 1 E.C.S PER 100 SQ.MT OF 54,175.178 SQ.MT. = 541.751 E.C.S. SAY AS = 542 E.C.S.		
	B REQUIRED PARKING FOR EXCESS FAR MORE THAN 1.5 FAR @ 1.5 E.C.S PER 100 SQ.MT OF = 1,77,859.588 - 54,175.178 SQ.MT. = 1,23,684.410 SQ.MT. = 1849.26 E.C.S. SAY AS = 1849 E.C.S.		
	C REQUIRED PARKING FOR COMMUNITY COMMUNITY F.A.R./100 X 1.5 = 2,405.445 /100 X 1.5 = 36.081 E.C.S. SAY AS = 36 E.C.S.		
	D REQUIRED PARKING FOR COMMERCIAL COMMERCIAL F.A.R./100 X 2 = 1,842.172 /100 X 2 = 36.84 E.C.S. SAY AS = 36 E.C.S.		
	E REQUIRED PARKING FOR INCENTIVE F.A.R. AREA /100 X 1.5 6374.213 / 100 X 1.5 = 95.61 E.C.S. SAY AS 95 E.C.S.		
	F REQUIRED PARKING FOR L.I.G. UNITS 3 UNIT PER @ 1 E.C.S. NO. OF L.I.G. UNITS = 116 UNITS = 116 / 3 = 38.66 SAY AS 38 E.C.S.		
	G REQUIRED PARKING FOR ANGANBADI & SCHOOL @ 1 E.C.S PER 100 SQ.MT = 750/100 X 1 = 7.5 E.C.S = SAY AS 8 E.C.S.		
	TOTAL REQUIRED PARKING (A+B+C+D+E+F+G) = 2,604 E.C.S.		
40	PROVIDED PARKING AS PER PARKING LAYOUT PLAN		2605 CARS
	A OPEN PARKING = i) PRIMARY = 343 CAR ii) MECHANICAL PARKING = 100 X 2 = 200 TOTAL = 343 +200 = 543 CAR		
	B STILT PARKING = 6 CAR		
	C UPPER BASEMENT PARKING = i) PRIMARY = 627 CAR ii) SECONDARY = 94 CAR iii) MECHANICAL PARKING = 381 X 2 = 762 TOTAL = 627 +94 + 762 = 1483 CAR		
	D LOWER BASEMENT PARKING = i) PRIMARY = 25 CAR ii) SECONDARY = 8 CAR iii) MECHANICAL PARKING = 272 X 2 = 544 TOTAL = 25 + 8 + 544 = 577 CAR		
	TOTAL = A+B+C+D = 2605 CARS		
41	REQUIRED PARKING FOR E.W.S. UNITS 1 UNIT PER @ 2 SQ.MT. FOR TWO WHEELER NO. OF E.W.S. UNITS = 116 UNITS i.E. TWO WHEELER REQUIRED = 116 NO.S.		
42	PROVIDED TWO WHEELER FOR E.W.S. 1 UNIT FOR @ 2 SQ.MT. FOR TWO WHEELER NO. OF E.W.S. UNITS = 116 UNITS X 2 SQ.MT. = 232 SQ.MT.		
43	REQUIRED 10% VISITOR PARKING = 2,604 E.C.S. 10% = 260.4 E.C.S = SAY AS 260 E.C.S.		260 E.C.S
44	TOTAL BUILT-UP AREA		2,65,148.973
	A TOTAL NON F.A.R. AREA = 76,317.555 SQ.MT.		
	B TOTAL F.A.R. AREA = 1,82,457.205 SQ.MT.		
	C TOTAL INCENTIVE F.A.R. AREA = 6374.213 SQ.MT.		
	TOTAL BUILT-UP AREA (A+B+C+D+E+F) = 2,65,148.973 SQ.MT.		

AREA STATEMENT

S.NO		PARTICULARS		SQ.MTR.
1		TOTAL PLOT AREA (AS PER LAND DETAIL)		74,966.18
2		PLOT AREA SURENDRED TO OTHER'S (SEGMENT- 01) (FOR KHASRA No.- 980)		575.00
3		PLOT AREA SURENDRED TO OTHER'S (SEGMENT- 02) (PART FOR KHASRA No.- 982) = 248.187 SQ.MT. PLOT AREA SURENDRED TO OTHER'S (SEGMENT- 03) (PART FOR KHASRA No.- 982) = 421.813 SQ.MT.		670
4		PLOT AREA SURENDRED TO OTHER'S (SEGMENT- 04) (FOR KHASRA No.- 1037)		150.92
5		NET PLOT AREA = 1-(2+3+4) = 74,966.18 - (575 + 670+150.92) = 73,570.26 SQ.MT.		73,570.26
6		PLOT AREA ROAD WIDENING		4662.121
6a		PLOT AREA IN CHUCK ROAD WIDENING		250.09
7		NET PLOT AREA AFTER ROAD WIDENING = 5 - (6+6a) = 73,570.26 -4912.211 = 68,658.049 SQ.MT.		68,658.049
8		REQUIRED 15% OF PLOT AREA AS PLOT GREEN = 15 % OF 68,658.049 = 10,298.707 SQ.MT.		10,298.707
9		PROVIDED PLOT GREEN = GREEN AREA (1+2 +3 +4+5) = 10,300.49 SQ.MT.		10,300.49
10		NET BALANCE PLOT AREA = 7 - 8 = 68,658.049 -10,298.707 = 58,359.342 SQ.MT.		58,359.342
11		PLOT AREA FOR FUTURE PLANING		4,010
11a		PROVIDED PLOT AREA FOR NURSURY SCHOOL		500
11b		PROVIDED PLOT AREA FOR ANGANBARI		250
11c		PROVIDED PLOT AREA FOR GARBAGE DISPOSAL		150
11d		COMPUTERIZED RAIL RESERVATION COUNTER AREA EXISTING IN COMMERCIAL BLOCK		50
12		NET GROUP HOUSING PLOT AREA = 10 -(11+11a+11b+11c +11d) = 58,359.342 - 4960 = 53,399.342 SQ.MT.		53,399.342
13		PERMISSIBLE GROUND COVERAGE 40% OF 53,399.342 = 21,359.736 sq.mt.		21,359.736
14		SANCTIONED GROUND COVERAGE OF PLOT AREA = 53,399.342 SQ.MT.		10,859.161
15		TOTAL GROUND COVERAGE = 16 +17 = 10,839.161 +3,282.511=14,141.672 SQ.MT.		14,141.672
16	A	EXISTING GROUND COVERAGE (BLOCK-A,B,C,D,E,F,G, H,I,J,K,L) = 10,317.264 SQ.MT.		10,859.161
	B	EXISTING COVERAGE OF COMMUNITY HALL =541.897 SQ.MT.		
		EXISTING GROUND COVERAGE (A+B) = 10,859.161 SQ.MT.		
17		PROPOSED GROUND COVERAGE		3,282.511
	A	BLOCK (L,M,N,O,P) = 2,263.411 SQ.MT.		
	B	L.I.G. + E.W.S. = 688.40 SQ.MT.		
	C	ANGANBADI = 125.000 SQ.MT.		
	D	SCHOOL = 205.700SQ.MT.		
		PROPOSED GROUND COVRAGE (A+B+C+D) = 3,282.511 SQ.MT.		
18		PERMISSIBLE F.A.R AREA		2,00,247.532
	A	PERMISSIBLE F.A.R AREA = 53,399.342 X 2.5 = 1,33,498.355 SQ.MT.		
	B	PURCHASABLE F.A.R. AREA = 53,399.342 X 1.25 = 66,749.177 SQ.MT.		
		TOTAL PERMISSIBLE F.A.R AREA =A + B = 1,33,498.355 + 66,749.177 = 2,00,247.532 SQ.MT.		
19		TOTAL F.A.R. AREA = (EXISTING + PROPOSED) = 1,31,593.251 + 50,863.954 = 1,82,457.205 SQ.MT.		1,82,457.205
20		EXISTING F.A.R. AREA		1,31,593.251
	A	EXISTING AREA IN F.A.R. (ALREADY COMPOUNDED)	1,27,745.634	
	B	EXISTING AREA IN F.A.R. COMMERCIAL HALL(ALREADY COMPOUNDED)	1,842.172	
	C	EXISTING AREA IN F.A.R. COMMUNITY HALL(ALREADY COMPOUNDED)	2,005.445	
		TOTAL EXISTING F.A.R. AREA = (A+B +C) = 1,31,593.251 SQ.MT.		
21		PROPOSED F.A.R. AREA		50,863.954
	A	RESIDENTIAL F.A.R. AREA	50,113.954	
	B	ANGANBADI F.A.R. AREA	250.000	
	C	SCHOOL F.A.R. AREA	500.000	
		TOTAL PROPOSED F.A.R. AREA = (A+B +C) = 50,863.954 SQ.MT.		
22		I.E. PURCASABLE F.A.R. AREA = 19 - 18A-(500+250) = 1,82,457.205 -1,33,498.355 - 750 = 48,208.85 SQ.MT.		48,208.85
23		SANCTIONED AREA FOR COMMUNITY HALL (NON F.A.R.) = 400 SQ.MT.		400
24		ALREADY COMPOUNDED AREA FOR COMMUNITY HALL		2405.445
25		ALREADY COMPOUNDED F.A.R. AREA FOR COMMUNITY HALL = 24 - 23 = 2405.445 - 400 = 2005.445 SQ.MT.		2005.445
26		PROPOSED 5% FACILITY AREA		2,438.686
	A	5% FACILITY AREA (MUMTY, MACHINE ROOOM,LIFT LOBBY & SERVICE SHAFT) = 2,112.333 SQ.MT.		
	B	5% INCENTIVE FACILITY AREA (MUMTY, MACHINE ROOOM,LIFT LOBBY & SERVICE SHAFT) = 326.33330 MT.		
		TOTAL 5% FACILITY AREA = A+ B = 2,112.333 + 326.333 = 2,438.686		

PROJECT :-
RESIDENTIAL COMPLEX
"AJNARA INTEGRITY",
AT KHASRA No.
977,978,979,981,983,1049,1050
VILLAGE:- NOOR NAGAR,
N.H -58, GHAZIABAD

BUILDERS & PROMOTER :-
M/s AJNARA INDIA LTD.

DRAWING TITLE :-
SITE PLAN

ARCHITECTS :
Space Designers International
B - 34, SECTOR-67, NOIDA
PH : +91 9711633717,18,19 & 20
Mob. 9811070399 , 9811336231
e-mail : spacesdi@gmail.com, www.spacesdi.com

DRAWN BY :-	CHECKED BY :-	SCALE	DATED :-
SANJAY	VISHAL	1: 500	

For AJNARA INDIA LTD.
Authorised Signatory

VISHAL MITTAL CA/98/23185 ARCHITECT

OWNER'S SIGN
ARCHITECT'S SIGN.
DRG.NO. - 01