

PARTICULAR	PERMISSIBLE (Sq.m.) A	TOTAL EXISTING & PROPOSED (Sq.m.)
AREA OF THE PLOT	12,619.85	
PERMISSIBLE GROUND COVERAGE @ 40% = 5,047.94 sq.mt.	5,047.94	4083.45 (32.35%)
PURCHASABLE F.A.R. AREA 2.00 = 12,619.85 X 2.00 = 25,239.70 sq.mt.		37,859.55
A. PERMISSIBLE F.A.R. COMMERCIAL (35% OF TOTAL PERMISSIBLE F.A.R.) = 25,239.70 X 0.35 = 8,833.89 sq.mt.	13,250.84	12,623.28
B. PERMISSIBLE F.A.R. RESIDENTIAL (65% OF TOTAL PERMISSIBLE F.A.R.) = 25,239.70 X 0.65 = 16,405.81 sq.mt.	24,608.71	23,992.18
BREAK - UP OF PERMISSIBLE F.A.R.		
A. PERMISSIBLE F.A.R. COMMERCIAL (35% OF TOTAL PERMISSIBLE F.A.R.)		
B. PERMISSIBLE F.A.R. RESIDENTIAL (65% OF TOTAL PERMISSIBLE F.A.R.)		
PERMISSIBLE UNITS		
A. PERMISSIBLE UNITS @ 330 UNITS/HECTARE		
PERMISSIBLE FAR FOR RESIDENTIAL - 65% OF 2.00 FAR = $\frac{330}{10000} \times 12619.85 \times 0.65 = 270$ UNITS	405 units	280 units
B. UNITS FOR PURCHASABLE F.A.R. - 65% OF 1.00 = $\frac{270}{2} \times 1 = 135$ UNITS		
C. TOTAL PERMISSIBLE UNITS = A + B = 405 UNITS		

EXISTING RESIDENTIAL BLOCK

 COMMERCIAL BLOCK

 PROPOSED RESIDENTIAL BLOCK

 AREA CONSTRUCTED AND TO BE COMPOUNDED

नोट:- स्वीकृति पत्र में अंकित अर्थ है- 3 का अनुपालन करने के पश्चात् ही X Part पर निर्माण अनुमति दी जाएगी

विस्तृत विवरण के अनुसार संपूर्ण प्लॉट में निर्माण हो सकेगा

 नए नक्शे का बटुआ नुसार प्लॉट कोटिंग हो सकेगी

 अक्षांश एवं उन्नयन श्रमिकों का काम विभाग के नियमानुसार प्रबंधित किया जाना आवश्यक है

पार्किंग की इष्टि से राज्य का विधि अनुपालन के अनुरूप काम हो सकेगा

 नक्शा प्रस्तुत के तहत / अनुमति की पूर्णता हेतु

 निर्माण कार्य का प्रारंभ किया जा सकेगा

 अक्षांश एवं उन्नयन श्रमिकों का काम विभाग के नियमानुसार प्रबंधित किया जाना आवश्यक है

 के तहत काम हो सकेगा



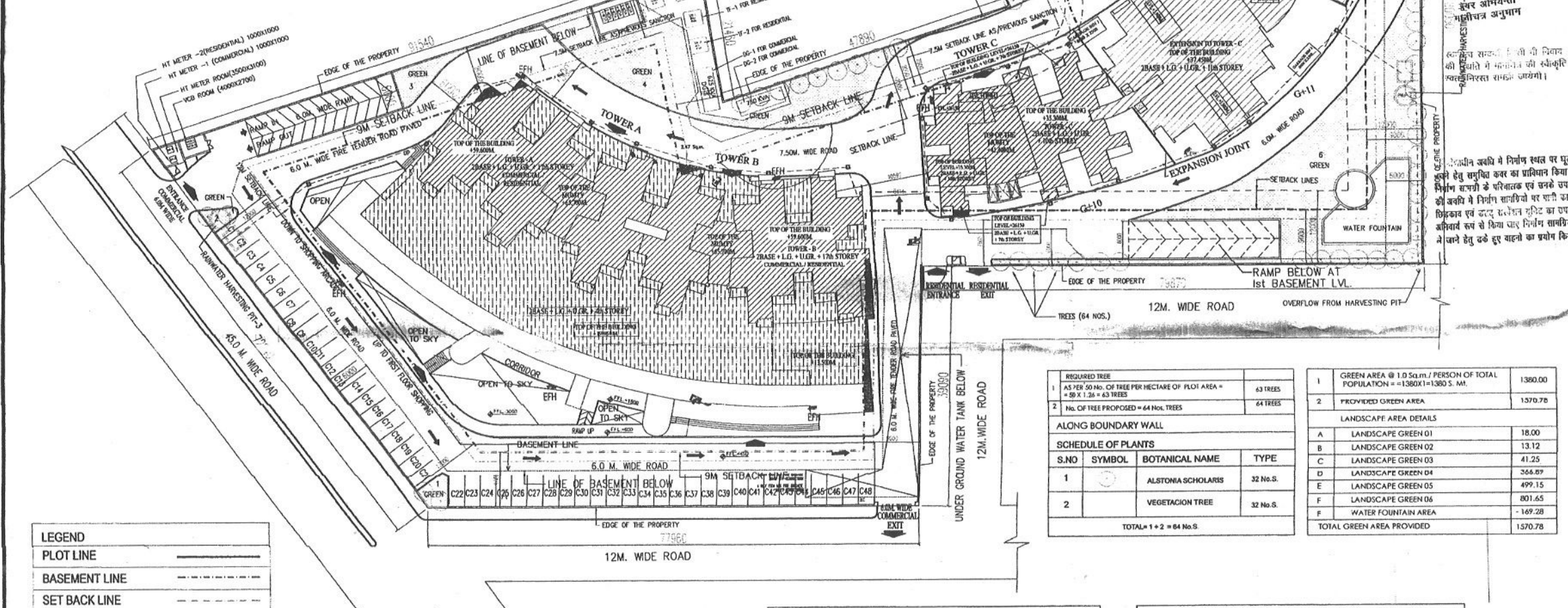
NOTES:-

- ALL DIMENSIONS ARE IN METRE.
- ALL LEVELS ARE IN METRE.
- ALL THE AREAS INDICATED ARE IN SQ.M.
- COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER SUBMITTANT'S STRUCTURAL DRAWINGS.

S.NO.	PARTICULAR	PERMISSIBLE (Sq.m.) A
1	AREA OF THE PLOT	12,619.85
2	TOTAL GROUND COVERAGE PROPOSED = 4,268.23 sq.mt.	4083.45 (32.35%)
3	TOTAL EXISTING & PROPOSED RESIDENTIAL FAR AREA INCLUDING ALREADY COMPOUNDED AREA AND PURCHASABLE FAR AREA	23992.18
4	TOTAL EXISTING & PROPOSED COMMERCIAL FAR AREA	12,623.28
5	TOTAL EXISTING & PROPOSED FAR = (3) + (4)	36615.46
6	TOTAL EXISTING & PROPOSED NO. OF UNITS	280 UNITS
7	TOTAL EXISTING & PROPOSED 5% FACILITY	979.29
8	TOTAL EXISTING & PROPOSED NON FAR	2855.20
9	TOTAL EXISTING & PROPOSED NON FAR AT LOWER OR FLOOR	6489.45
10	TOTAL EXISTING & PROPOSED NON FAR AT 1ST BASEMENT	9573.25
11	TOTAL EXISTING & PROPOSED NON FAR AT 2ND BASEMENT	9366.50
12	TOTAL EXISTING & PROPOSED NON FAR AREA = (7) + (8) + (9) + (10) + (11)	29200.85
13	TOTAL COVERED AREA EXISTING & PROPOSED INCLUDING FAR AND NON FAR = (5) + (12)	65876.78

EXTERNAL FIRE HYDRANT

 KEY PLAN



LEGEND

PLOT LINE

 BASEMENT LINE

 SET BACK LINE

REQUIRED PARKING FOR PROPOSED RESIDENTIAL AREA

AREA	PROPOSED UNITS	ECS PER UNIT	TWO WHEELER PER UNIT	NO. OF UNITS	TOTAL TWO WHEELER	ECS
OPEN	1197.34	0	0	0	0	0
LOWER GR. FLOOR	4738.29	36	32	32	148	94
BASEMENT-01	8066.17	36	32	32	252	209
BASEMENT-02	8117.35	36	32	32	507	388
TOTAL					108	960

REQUIRED PARKING FOR PROPOSED COMMERCIAL AREA

AREA	PROPOSED UNITS	ECS PER UNIT	TWO WHEELER PER UNIT	NO. OF UNITS	TOTAL TWO WHEELER	ECS
OPEN	0	0	0	0	0	0
LOWER GR. FLOOR	4738.29	32	32	32	148	94
BASEMENT-01	4238.29	32	32	32	132	94
BASEMENT-02	4128.29	32	32	32	249	214
TOTAL					539	362

REQUIRED PARKING FOR PROPOSED MULTIPLEX AND CLUB AREA

AREA	PROPOSED UNITS	ECS PER UNIT	TWO WHEELER PER UNIT	NO. OF UNITS	TOTAL TWO WHEELER	ECS
OPEN	0	0	0	0	0	0
LOWER GR. FLOOR	4738.29	32	32	32	148	94
BASEMENT-01	4238.29	32	32	32	132	94
BASEMENT-02	4128.29	32	32	32	249	214
TOTAL					539	362

PROPOSED TOTAL PARKING DETAILS

FLOORS	PARKING AREA	NO. OF TWO WHEELERS	AREA OF ECS	ECS	CARS
OPEN	1197.34	0	23 sqm. / ECS	52	48
LOWER GR. FLOOR	4738.29	36	32 sqm. / ECS	148	94
BASEMENT-01	8066.17	36	32 sqm. / ECS	252	209
BASEMENT-02	8117.35	36	32 sqm. / ECS	507	388
TOTAL				960	739

PROPOSED PARKING DETAIL FOR RESIDENTIAL

FLOORS	PARKING AREA	NO. OF TWO WHEELERS	AREA OF ECS	ECS	CARS
OPEN	0	0	23 sqm. / ECS	0	0
LOWER GR. FLOOR	4738.29	32	32 sqm. / ECS	148	94
BASEMENT-01	4238.29	32	32 sqm. / ECS	132	94
BASEMENT-02	4128.29	32	32 sqm. / ECS	258	174
TOTAL				539	362

PROPOSED PARKING DETAIL FOR COMMERCIAL AND MULTIPLEX

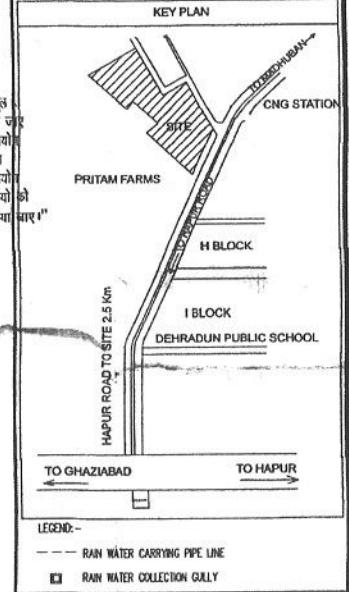
FLOORS	PARKING AREA	NO. OF TWO WHEELERS	AREA OF ECS	ECS	CARS
OPEN	1197.34	0	23 sqm. / ECS	52	48
BASEMENT-01	3,827.88	32	32 sqm. / ECS	320	115
BASEMENT-02	3,985.06	32	32 sqm. / ECS	249	214
TOTAL				421	377

SUMMARY OF UNITS AS EXISTING

PARTICULAR	TOWER - A	TOWER - B	TOWER - C	TOTAL EXISTING UNITS	PREVIOUS SANCTION UNITS
UPP. GR. FLOOR	---	---	6	6	---
FIRST FLOOR	---	---	6	6	---
SECOND FLOOR	---	---	6	6	---
THIRD FLOOR	6	6	6	18	6
FOURTH FLOOR	---	---	6	6	---
FIFTH FLOOR	6	6	---	12	18
SIXTH FLOOR	6	6	---	12	18
SEVENTH FLOOR	6	6	---	12	12
EIGHTH FLOOR	6	6	---	12	12
NINTH FLOOR	6	6	---	12	12
TENTH FLOOR	6	6	---	12	12
ELEVENTH FLOOR	6	6	---	12	12
TWELFTH FLOOR	6	6	---	12	12
THIRTEENTH FLOOR	6	6	---	12	12
FOURTEENTH FLOOR	6	6	---	12	12
FIFTEENTH FLOOR	6	6	---	12	12
SIXTEENTH FLOOR	6	6	---	12	12
SEVENTEENTH FLOOR	6	6	---	12	12
EIGHTEENTH FLOOR	6	6	---	12	12
NINETEENTH FLOOR	6	6	---	12	12
TOTAL UNITS	84	84	30	198	214

SUMMARY OF PROPOSED UNITS

PARTICULAR	TOWER - A	TOWER - B	TOWER - C	EXTENSION TO TOWER - C	TOTAL UNITS
UPP. GR. FLOOR	---	---	6	---	6
FIRST FLOOR	---	---	6	---	6
SECOND FLOOR	---	---	6	---	6
THIRD FLOOR	6	6	6	---	18
FOURTH FLOOR	---	---	6	---	6
FIFTH FLOOR	6	6	---	---	12
SIXTH FLOOR	6	6	---	---	12
SEVENTH FLOOR	6	6	---	---	12
EIGHTH FLOOR	6	6	---	---	12
NINTH FLOOR	6	6	---	---	12
TENTH FLOOR	6	6	---	---	12
ELEVENTH FLOOR	6	6	---	---	12
TWELFTH FLOOR	6	6	---	---	12
THIRTEENTH FLOOR	6	6	---	---	12
FOURTEENTH FLOOR	6	6	---	---	12
FIFTEENTH FLOOR	6	6	---	---	12
SIXTEENTH FLOOR	6	6	---	---	12
SEVENTEENTH FLOOR	6	6	---	---	12
EIGHTEENTH FLOOR	6	6	---	---	12
NINETEENTH FLOOR	6	6	---	---	12
TOTAL UNITS	84	84	30	64	280



PROJECT: EXISTING AND PROPOSED COMMERCIAL / MULTIPLEX CUM RESIDENTIAL (GROUP HOUSING) BUILDING PLAN AT ML-1, KARPOORI PURAM SCHEME, GHAZIABAD (U.P.)

OWNER: M.S.S. INFRACON PVT. LTD. AT ML-1, KARPOORI PURAM SCHEME, GHAZIABAD (U.P.)

OWNER'S SIGNATURE: Mr. ABHISHEK JAIN

ARCHITECT'S SIGNATURE: ANURAG GUPTA

ARCHITECT: ANURAG GUPTA, B.Arch M.C.A., Reg. No. CA/85/9138, Architects And Interior Designer, W-3-64, Shikharpur, Delhi-110092

ARCHITECTS, ENGINEERS & PLANNERS: E-34, EXPRESSIONS TOWER, SEC-14, KALIBATEMI, GHAZIABAD, PHONE: 011-66609610, email address: anurag@anuraggupta.com

DRAWN BY: HANISH, SCALE: 1:600, DATE: MAR. 20, 2020

CHECKED BY: AG, DATE: MAR. 20, 2020

SITE PLAN