PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

AREA WISE PARKING DETAIL

1st BASEMENT

A 1st BASEMENT AREA = 38,247.10 sq.mt.
LESS STAIR CASE , LIFT , RAMP , RETAINNING WALL AREA
= 38,247.10 - 1662.76
= 36,584.34 sq.mt
= 36,584.34 / 32 = 1143.26 (say - 1143 e.c.s)

PERMISSIBLE PARKING IN 1st BASEMENT
= 1143 E.C.S

2nd BASEMENT

A 2nd BASEMENT AREA = 20,142.20 sq.mt
LESS STAIR CASE , LIFT , RAMP , RETAINNING WALL AREA
= 20,142.20 - 1040.96
= 19,101.24 sq.mt
= 19,101.24 / 32 = 596.91 (say - 597 e.c.s)

PERMISSIBLE PARKING IN 2nd BASEMENT
= 597 E.C.S

3rd BASEMENT

A 3rd BASEMENT AREA = 16,986.74 sq.mt.
LESS STAIR CASE , LIFT , RAMP , RETAINNING WALL AREA
= 16,986.74 - 1040.96
= 15,945.78 sq.mt
= 15,945.78 / 32 = 498.30 (say - 498 e.c.s)

PERMISSIBLE PARKING IN 3rd BASEMENT
= 498 E.C.S

OPEN AREA

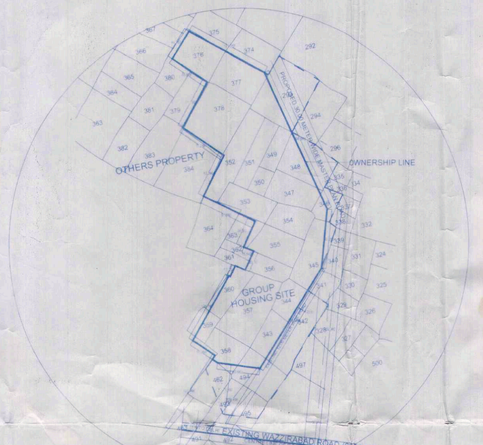
A OPEN AREA = 5947.50 sq.mt
= 5947.50 / 23 = 258.58 (say - 259 e.c.s)

AS PER COMPOUNDED (F.A.R.) REQUIRED PARKING = 1277 e.c.s.----(B)
F.A.R. AREA ALREADY COMPOUNDED
= 93,939.224 sq.mt.

b.	REVISED F.A.R. AREA DETAIL (existing + proposed)	
1	TOTAL (F.A.R.) AREA	1,13,062.074
2	RECEIVE (F.A.R.) AREA	19,012.84
3	COMMUNITY AREA	1400.00
4	CONVENIENT SHOPS AREA	= 540.00
5	PRIMARY SCHOOL AREA	= 1400.00
6	POST OFFICE AREA	= 100.00
	TOTAL AREA	= 136815.914
	BALANCE PROPOSED F.A.R. AREA = (PROPOSED F.A.R. - COMPOUNDED F.A.R.)	
	= 1,36,815.914 - 93,939.224	
	= 42,876.69 sq.mt	
D.	PARKING REQUIREMENT FOR PROPOSED AREA = (for new towers)	
	42,876.69 / 100 = 428.21 (say - 429 e.c.s)	
E	PROPOSED PARKING @ 2.5 e.c.s / 100	
	= 1473 + 47.88 (say - 48 e.c.s)	
	TOTAL E.C.S. REQUIRED = B + C + D	1915
	TOTAL E.C.S. PROVIDED :	1966
a.	1st BASEMENT (NORMAL PARKING = 718 , KDC PARKING = 100)	818
b.	2nd BASEMENT (NORMAL PARKING = 411 , KADA PARKING = 62)	473
c.	3rd BASEMENT (NORMAL PARKING = 492)	492
d.	OPEN (NORMAL PARKING = 188)	188
	TOTAL (a + b + c + d)	1966

TWO WHEELER PARKING AREA FOR E.W.S =
(provided in 1st basement)
= 252.65 + 33.35
= 286.00 sq.mt.

SITE SUPERIMPOSED ON MASTER PLAN



KHASRA PLAN

PERMISSIBLE 5% NON F.A.R AREA

= 43,927.15 X 2.50 = 1,09,817.87 sq.mt.
SO , 1,09,817.87 X 5% = 5490.89 sq.mt.

PROPOSED 5% NON F.A.R AREA

BLOCK - A = 263.40 sq.mt.
BLOCK - B = 263.83 sq.mt.
BLOCK - C = 263.40 sq.mt.
BLOCK - D = 263.40 sq.mt.
BLOCK - E = 263.40 sq.mt.
BLOCK - F = 263.40 sq.mt.
BLOCK - G = 84.76 sq.mt.
BLOCK - H = 65.09 sq.mt.
BLOCK - I = 65.09 sq.mt.
TOTAL AREA = 1002.35 sq.mt.
TOTAL = 2588.70 sq.mt.

गाजियाबाद विकास प्राधिकरण
संख्या 66-प्रा०/मा०/(मा०)-2011
दिनांक 16-7-12
स्वीकृत
उपाध्यक्ष
गाजियाबाद विकास प्राधिकरण

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

भूमि/भवन के स्वामित्व/कब्जे/भूमि हेतु विवाद सहित पर समस्त दीवारों के ऊपर सुरक्षित टाई बीम लगाना अभियन्ता/वास्तुकार के द्वारा प्रमाणित नेत्र विस्टम व प्लंथ लेवल के पश्चात कार्य किया जाय।

मानचित्र सम्बन्धी किसी भी विवाद की स्थिति मे मानचित्र की स्वीकृति स्वतः निरस्त समझी जाये।

उपाध्यक्ष
गाजियाबाद विकास प्राधिकरण

नगर नियोजक
गाजियाबाद विकास प्राधिकरण
गाजियाबाद

मुख्य नगर नियोजक
गाजियाबाद विकास प्राधिकरण

ALREADY COMPOUNDED BLOCK

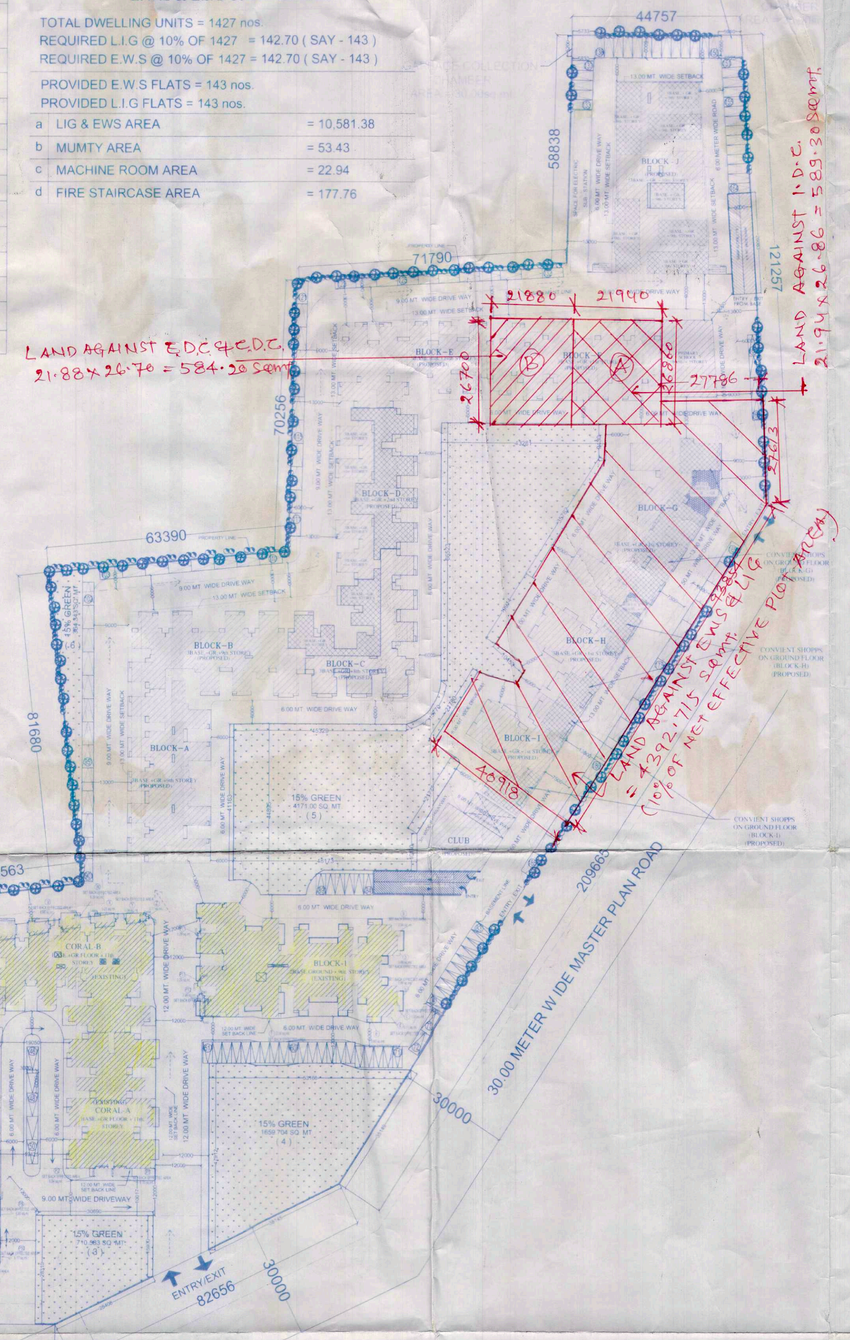
PROPOSED BLOCK

E.W.S & L.I.G UNITS DETAIL

TOTAL DWELLING UNITS = 1427 nos.
REQUIRED L.I.G @ 10% OF 1427 = 142.70 (SAY - 143)
REQUIRED E.W.S @ 10% OF 1427 = 142.70 (SAY - 143)

PROVIDED E.W.S FLATS = 143 nos.
PROVIDED L.I.G FLATS = 143 nos.

a	LIG & EWS AREA	= 10,581.38
b	MUMTY AREA	= 53.43
c	MACHINE ROOM AREA	= 22.94
d	FIRE STAIRCASE AREA	= 177.76



SITE PLAN

AREA STATEMENT

S.NO	PARTICULARS			SQ.MTR
1	TOTAL PLOT AREA			77180.00
2	A) AREA LEFT FOR FUTURE EXTENSION : 3740.00 B) AREA LEFT FOR NON CONFIRM ZONE : 7086.00			10826.00
3	A) SPACE LEFT FOR 12.00 & ROAD WIDENNING = 2414.00 B) SPACE LEFT 30 MT. WIDE M.P. ROAD=6261.00			8675.00
4	TOTAL PLOT AREA			51679.00
5	LEFT 15% GREEN OF PLOT AREA			7751.85
6	NET PLOT AREA			43927.15
7	PERM. GROUND COVG. = 40%OF PLOT AREA = 40 % OF 43927.15 = 17570.86			17570.86
8	TOTAL GROUND COVERAGE (33.83 %) (EXISTING + PROPOSED)			14,863.706
9		EXISTING	PROPOSED	TOTAL
	1 SANDAL-A	772.271		772.271
	2 SANDAL-B	798.920		708.920
	3 KADAM-A	814.811		814.811
	4 KADAM-B	771.794		771.794
	5 EBONY-A	814.811		814.811
	6 EBONY-B	574.329		574.329
	7 CORAL-A	631.199		631.199
	8 CORAL-B	777.394		777.394
	9 SILVERBELL	1215.748		1215.748
	10 BLOCK-F	978.159		978.159
	11 BLOCK-A	-	628.89	628.89
	12 BLOCK-B		586.90	586.90
	13 BLOCK-C		625.08	625.08
	14 BLOCK-D		569.68	569.68
	15 BLOCK-E		516.25	516.25
	16 BLOCK-F		607.71	607.71
	17 BLOCK-G		738.64	738.64
	18 BLOCK-H		396.38	396.38
	19 BLOCK-I		396.38	396.38
	20 BLOCK-J		1032.77	1032.77
	21 COMMUNITY		325.58	325.58
	22 PRIMARY SCHOOL		280.00	280.00
	23 POST OFFICE		75.00 + 25.00=100.00	100.00
	TOTAL (1 to 23)	8059.436	6804.27	14,863.706
10.	TOTAL PERMISSIBLE (F.A.R) AREA (P1 + P2)			1,15,124.686
	A PERMISSIBLE F.A.R @ 2.50 = 2.50 OF 43927.15 = 1,09,817.87 sq.mt ----- (P1)			
	B COMPOUNDED (F.A.R.) AREA = 5,306.816 sq.mt. ----- (P2)			
11	EXISTING + PROPOSED F.A.R (2.62)			1,15,102.074
		EXISTING	PROPOSED	TOTAL
	1 SANDAL-A	9191.957		9191.957
	2 SANDAL-B	8431.745		8431.745
	3 KADAM-A	9702.437		9702.437
	4 KADAM-B	9186.233		9186.233
	5 EBONY-A	9702.437		9702.437
	6 EBONY-B	6816.653		6816.653
	7 CORAL-A	7499.093		7499.093
	8 CORAL-B	9253.433		9253.433
	9 SILVERBELL	14,476.039		14,476.039
	10 BLOCK-1	9679.197		9679.197
	11 BLOCK-A		4214.58	4214.58
	12 BLOCK-B		3929.54	3929.54
	13 BLOCK-C		4079.58	4079.58
	14 BLOCK-E		6899.15	6899.15
(A)	TOTAL (1to14)	93,939.224	19,122.85	1,13,062.074
(B)	CONVIENT SHOPPING AREA			
	1 BLOCK-G		315.00	
	2 BLOCK-H		105.00	
	3 BLOCK-I		120.00	
	TOTAL (1 to 3)		= 540.00	
(C)	PRIMARY SCHOOL		= 1400.00	
(D)	POST OFFICE		= 100.00	
	TOTAL F.A.R. (A + B + C + D) = = 1,13,062.074 + 540.00 + 1400.00 + 100.00 = 1,15,102.074 sq.mt.			
12	PERMISSIBLE RESIDENTIAL UNITS			2313 no.
13	TOTAL RESIDENTIAL UNITS (EXISTING + PROPOSED) @ 2.62 f.a.r.			1427
		EXISTING	PROPOSED	TOTAL
	1 SANDAL-A	96		96
	2 SANDAL-B	120		120
	3 KADAM-A	96		96
	4 KADAM-B	132		132
	5 EBONY-A	96		96
	6 EBONY-B	96		96
	7 CORAL-A	72		72
	8 CORAL-B	132		132
	9 SILVERBELL	166		166
	10 BLOCK-1	120		120
	11 BLOCK-A		63	63
	12 BLOCK-B	-	56	56
	13 BLOCK-C		54	54
	14 BLOCK-E		126	126
	TOTAL	1128	299	1427
14.	INCENTIVE (F.A.R. & UNITS) DETAIL AGAINTS L.I.G & E.W.S			
	s.no. BLOCK NAME	F.A.R USED	UNITS	
	1 BLOCK-A (7th , 8th & 9th floor)	1802.64	27	3B +GR +9th storey
	2 BLOCK-B (7th , 8th & 9th floor)	1680.57	24	3B +GR +9th storey
	3 BLOCK-C (6th , 7th & 8th 9th floor)	1524.85	20	3B +GR +9th storey
	4 BLOCK-D (GR. to 2nd floor)	1418.45	20	3B +GR +2nd storey
	5 BLOCK-E (14th floor)	492.21	9	3B +GR +14th storey
	6 BLOCK-F (GR. & 1st floor)	1175.37	18	3B +GR +15T storey
	7 BLOCK-G (GR. & 1st floor)	1124.57	12	3B +GR +15T storey
	8 BLOCK-H (GR. & 1st floor)	655.94	4	3B +GR +15T storey
	9 BLOCK-I (GR. & 1st floor)	640.94	4	3B +GR +15T storey
	TOTAL	10,515.54	138	
15	PERMISSIBLE BASEMENT AREA			38,462.53
16	TOTAL BASEMENT AREA (EXISTING + PROPOSED)			
	s.no. BLOCK	EXISTING	PROPOSED	TOTAL
	1 1st BASEMENT	9968.88	28,278.22	38,247.10
	2 2nd BASEMENT	1466.589	18,675.611	20,142.20
	3 3rd BASEMENT		16,986.74	16,986.74
17.	EXISTING MUMTY AREA			336.50
18	EXISTING MACHINE ROOM AREA			198.43
19.	FIRE STAIRCASE AREA (NON F.A.R.)			1090.26

EXISTING WAZZIRABAD ROAD (60.00 MT.)
CENTRE LINE OF ROAD

30.00 METER WIDE MASTER PLAN ROAD

REQUIRED AND PROPOSED FACILITY

1	GARBAGE COLLECTION CHAMBER	60.00 SQMT.

- TOTAL PROPOSED RESIDENTIAL UNITS =
= 299 + 138 = 437 UNITS
- TOTAL POPULATION = 437 X 5 = 2185 PERSONS
(ASSUMING 5 PERSONS PER UNIT)

(ASSUMING 1 No. GARBAGE CHAMBER REQUIRED FOR 500 PERSON & 15.00sq.mt. AREA FOR 1CHAMBER
SO = 2185 / 500 = 4.37 (say - 4nos x 15.00)
= 60.00 sq.mt. AREA REQUIRED

PROPOSED GARBAGE COLLECTION AREA = 60.00sq.mt.

ER. SADANAND OJHA
ME (Civil)
Structural Consultants
Swastik Engineering Solution Pvt. Ltd
H.O. 505, 5th Floor, Corporate Tower,
Plot No. 7, Community Centre
Sector-6, Rohini, Delhi-110085

PROJECT:-
REVISED SUBMISSION DRAWING FOR " GROUP HOUSING " SHALIMAR CITY" KH. NO. 376,378,377, VILLAGE SIKANDERPUR GZB. & KH.NO.293,342 TO 360, 462,493,494&495 VILLAGE PASONDA, GHAZIABAD

PROMOTER:-
M.R. PROVIEW SHALIMAR CITY

OWNER:-
M/s. M.R.PROVIEW REALTECH (P)LTD.
MR. VIJAY KUMAR , MR.RAM NARESH,MR.SUDAN KUMAR ,MR. PUSHPENDER KUMAR & MR. MANGE RAM

OWNER SIGN:

ARCHITECT SIGN:

DRAWING TITLE: SITE PLAN

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