

Floor	Compounded Total For Block - 1 to 15, Convinient Shopping & Club	Sanctioned For Block - 16, 18 & 19	Existing F.A.R.				Compoundable F.A.R.	Compoundable Balconies area			
			Block - 16	Block - 18	Block - 19	Total		Block - 16	Block - 18	Block - 19	Total
Non-F.A.R. Stilt	7468.113										
Ground / Stilt	360.920										
1 st Floor	7169.865	2035.853	698.48	641.00	682.372	2041.910	6.057	34.528	51.566	34.620	120.714
2 nd Floor	7130.851	2011.153	690.328	652.870	674.202	2017.400	6.247	34.528	51.566	34.620	120.714
3 rd Floor	6515.945	2011.153	690.328	652.870	674.202	2017.400	6.247	34.528	51.566	34.620	120.714
4 th Floor	6515.945	2011.153	690.328	652.870	674.202	2017.400	6.247	34.528	51.566	34.620	120.714
5 th Floor	6532.349	2011.153	690.328	652.870	674.202	2017.400	6.247	34.528	51.566	34.620	120.714
6 th Floor	6532.349	2011.153	690.328	652.870	674.202	2017.400	6.247	34.528	51.566	34.620	120.714
7 th Floor	6532.349	2011.153	690.328	652.870	674.202	2017.400	6.247	34.528	51.566	34.620	120.714
8 th Floor	6532.349	2011.153	690.328	652.870	674.202	2017.400	6.247	34.528	51.566	34.620	120.714
9 th Floor	6532.349	2011.153	690.328	652.870	674.202	2017.400	6.247	34.528	51.566	34.620	120.714
10 th Floor	3521.064	2011.153	690.328	652.870	674.202	2017.400	6.247	34.528	51.566	34.620	120.714
11 th Floor	752.880	2011.153	690.328	652.870	674.202	2017.400	6.247	34.528	51.566	34.620	120.714
12 th Floor	752.880	2011.153	690.328	652.870	674.202	2017.400	6.247	34.528	51.566	34.620	120.714
13 th Floor		2011.153	690.328	652.870	674.202	2017.400	6.247	34.528	51.566	34.620	120.714
14 th Floor		2011.153	690.328	652.870	674.202	2017.400	6.247	34.528	51.566	34.620	120.714
15 th Floor		2003.393	690.328	652.870	666.442	2009.640	6.247	32.285	75.038	31.248	138.571
No. of Units	765	330	105	120	105	330	0				
Total F.A.R.	65382.095	30184.235	10363.090	9801.220	10113.440	30277.750	93.515	515.677	796.962	515.928	1828.567
Previous Compounded F.A.R.			65382.095	Compounded Gross F.A.R.			66545.375				
Compounded Stilt in FAR (Convenient Shopping)			552.943	To Be Compounded F.A.R.			30277.750				
Compounded Community Area in F.A.R.			610.332								
Compounded Gross F.A.R.			66545.375	Total F.A.R.			96823.125				

Non - F.A.R. Area Calculation (In Sq.m.)											
Sanctioned Non - F.A.R.						Existing Non - F.A.R.					
Floor	Block - 16	Block - 18	Block - 19	Total		Block - 16	Block - 18	Block - 19	Total	To Be Compound	
Stilt				6092.266					5745.197		
1 st Floor	697.370	660.015	678.040	2035.425		698.498	661.040	682.372	2041.910	6.485	
2 nd Floor	9.366	10.064	9.366	28.796		11.150	12.727	11.150	35.027	6.231	
3 rd Floor	9.366	10.064	9.366	28.796		11.150	12.727	11.150	35.027	6.231	
4 th Floor	9.366	10.064	9.366	28.796		11.150	12.727	11.150	35.027	6.231	
5 th Floor	9.366	10.064	9.366	28.796		11.150	12.727	11.150	35.027	6.231	
6 th Floor	9.366	10.064	9.366	28.796		11.150	12.727	11.150	35.027	6.231	
7 th Floor	9.366	10.064	9.366	28.796		11.150	12.727	11.150	35.027	6.231	
8 th Floor	9.366	10.064	9.366	28.796		11.150	12.727	11.150	35.027	6.231	
9 th Floor	9.366	10.064	9.366	28.796		11.150	12.727	11.150	35.027	6.231	
10 th Floor	9.366	10.064	9.366	28.796		11.150	12.727	11.150	35.027	6.231	
11 th Floor	9.366	10.064	9.366	28.796		11.150	12.727	11.150	35.027	6.231	
12 th Floor	9.366	10.064	9.366	28.796		11.150	12.727	11.150	35.027	6.231	
13 th Floor	9.366	10.064	9.366	28.796		11.150	12.727	11.150	35.027	6.231	
14 th Floor	9.366	10.064	9.366	28.796		11.150	12.727	11.150	35.027	6.231	
15 th Floor	9.366	10.064	9.366	28.796		11.150	12.727	11.150	35.027	6.231	
Terrace	44.717	54.119	44.717	143.553		108.958	111.406	94.709	315.073	171.520	
Total	882.577	865.094	863.247	14795.450		974.706	963.351	944.331	14372.782	271.470	

शर्तें:-

- अधिकतम प्राप्त शमन-पत्र दिनांक 13.04.2016 से 29.04.2016 में दस्तावेज समस्त शर्तों का पालन करना होगा।
- शमन के स्वीकृत मानचित्र संख्या 20/22/16/500 में दस्तावेज दिनांक 24.04.13 में स्वीकृत इकाईओं से अधिक इकाईओं का निर्माण नहीं किया जाएगा।
- शमन उपरांत स्वीकृत/शमनित निर्माण के अतिरिक्त निर्माण/परिवर्तन नहीं किया जाएगा।
- निर्माणार्थ आवश्यक तथा वाटर हावर्डिंग, अग्नि शमन एवं स्वच्छता व्यवस्थाएं सुनिश्चित करनी होंगी।
- भवन की छत निकाली, भूकम्प से सुरक्षा की व्यवस्था के लिए आवेदक स्वयं उत्तरदायी होगा।
- भवन के किसी भी भाग का स्वीकृत उपयोग से विन्यत नहीं किया जाएगा।
- किसी कारण से अवरोध देव बनवाया को भ्राम्य राहित जमा कराना होगा।
- उक्त शर्तों के अन्तर्गत अवकाश कोई अन्य विषयों के लिए दी शर्तों में शमन मानचित्र स्वतः निरस्त माना जाएगा एवं किसी अन्य कार्यवाही की जायेगी।

शर्तें:-

- मात्र शमन मानचित्र निर्माण किया जा रहा है। सम्पूर्ण प्रमाण पत्र धृक्क से प्राप्त करना अनिवार्य होगा।

ROAD AREA = 4426.57 sq.mt.

Commercial Block Area Chart (In Sq.m.)					
Floor	F.A.R.			Non - F.A.R.	
	Sanctioned F.A.R.	Existing F.A.R.	Compoundable F.A.R.	Sanctioned Non-F.A.R.	To Be Compound Non-F.A.R.
Basement-1				5669.613	5739.369
Basement-2				5669.613	5739.369
Basement-3				5669.613	5739.369
Gr. Floor	2578.983	2559.778	-	18.732	51.045
1 st Floor	2037.151	2017.953	-	18.732	232.615 (with swimming pool service area)
2 nd Floor	1608.764	1623.045	14.281	18.732	24.240
3 rd Floor	1608.764	1623.045	14.281	18.732	24.240
4 th Floor	1634.241	1623.045	-	18.732	24.240
5 th Floor	1608.764	1623.045	14.281	18.732	24.240
6 th Floor	1608.764	1623.045	14.281	18.732	24.240
7 th Floor	1608.764	1623.045	14.281	18.732	24.240
8 th Floor	1608.764	1623.045	14.281	18.732	24.240
9 th Floor	1608.764	1623.045	14.281	18.732	24.240
10 th Floor	1608.764	1623.045	14.281	18.732	24.240
11 th Floor	1608.764	1623.045	14.281	18.732	24.240
12 th Floor	1608.764	1623.045	14.281	18.732	24.240
13 th Floor	1608.764	1623.045	14.281	18.732	24.240
14 th Floor	1608.764	1623.045	14.281	18.732	24.240
15 th Floor	1608.764	1623.045	14.281	18.732	24.240
Terrace	321	322	1	135.189	221.486
Units	321	361	1	135.189	221.486
Total	27164.307	27300.361	185.653	17443.740	18062.613

AREA OF SWIMMING POOL = 181.57 SQM (NON FAR)

LAND AREA DETAIL

S.NO	PARTICULARS	SQ.MTR.
1.	AREA OF LAND IN POSSESSION INCLUDED N / C ROAD	75827.853
	TOTAL LAND AS / DEED	75030.18
A	LAND IN RESIDENTIAL	58531.00
B	LAND IN COMMERCIAL	17296.853
	LESS CHAK ROAD & NALI NET COMMERCIAL LAND	16499.18
2.	BREAK UP OF RESIDENTIAL LAND	58531.00
A	IN MASTER PLAN ROAD/ROAD WIDENING	= 3968.16
B	IN GREEN @ 15%	= 8184.426
C	IN PLOTTING DEVELOPEMENT	= 16893.57
D	IN GROUP HOUSING	= 29494.844
3.	BREAK UP OF COMMERCIAL	16499.18
A	IN MASTER PLAN ROAD	= 3750.00
B	IN GREEN @ 10%	= 1274.918
	NET COMMERCIAL PLOT AREA	= 11474.262
4.	TOTAL GREEN REQUIRED (COMM + RESI.)	9459.344
	= 8184.426 + 1274.918	

AREA DETAIL

S.NO	PARTICULARS	SQ.MTR.
A	FOR GROUP HOUSING AREA	29484.844
B	PERM. GROUND COV. 40%	11793.937
C	SANCTION GROUND COV.	9960.078
D	COMPOUNDED GROUND COV.	8624.162
E	TO BE COMPOUND GROUND COV.	
	= EXISTING G.C. - SANCTIONED G.C.	6.485
F	TOTAL GROUND COV. (D + E)	10866.072
G	PERM. F.A.R. @ 2.5 OF PLOT	73712.11
H	EXISTING F.A.R. (COMPOUNDED)	66545.375
I	TO BE COMPOUND F.A.R.	30277.75
J	TOTAL F.A.R. (3.28 %)	96823.125
K	COMPOUNDED NON F.A.R.	9319.127
L	TO BE COMPOUND NON F.A.R.	2880.287
M	TO BE COMPOUND - 1 & 2 (Only for Residential)	11490.394
N	COMPOUNDED BALCONIES AREAS	1787.624
	SANCTIONED UNITS	= 1085 NO. S
	EXISTING UNITS (Tower - 1 to 15) (COMPOUNDED)	= 785 NO. S
	EXISTING UNITS TO BE COMPOUND	= 330 NO. S
	TOTAL EXISTING UNITS (765 + 330)	= 1095 NO. S

AREA DETAIL OF COMMERCIAL PLOT

S.NO	PARTICULARS	SQ.MTR.
1	AREA OF COMMERCIAL PLOT	11474.262
2	PERM. GROUND COVG. @ 35% OF PLOT	4015.991
3	EXISTING GROUND COVG. @ 22.74%	2609.094
4	PERMISSIBLE F.A.R. @ 2.0 OF PLOT	22948.524
5	EXISTING F.A.R. @ 2.38	27300.361
	(27164.307 SANCTIONED + 136.054 COMPOUNDED)	
6	EXISTING NON F.A.R.	662.936
7	Existing Basement - 1, 2 & 3 (Only for Comm.)	17218.107

DRG. TITLE

SITE PLAN

PROJECT:

Compounding Building Plan for Block - 16, 18, 19 & Commercial of Group Housing (River Height) at Khasra No. 891, 892, 893, 895, 551, 548, 549, 888, 557, 553, Village Noor Nagar (Rajnagar Ext.), Ghaziabad

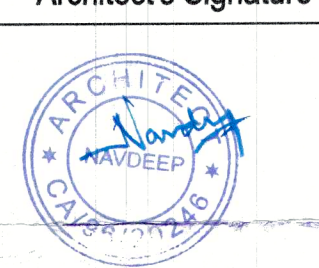
COMPANY NAME

M/s Carol Infrastructure Pvt. Ltd.

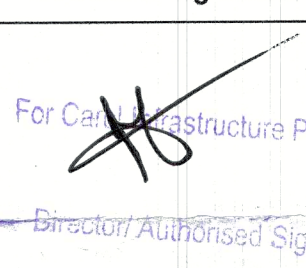
THROUGH DIRECTOR

Mr. Manu Garg

Architect's Signature



Director's Signature



ARCHITECT:

creative line
architects interior designers & planners

studio: 2nd fl., shri hith plaza, c-25, sector-13, vasundhara, ghz.
phone: 0120 4208127, +91 9811132248
website: www.creativelinedesigns.com, email: ar_navdeep@yahoo.com

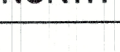
DATE

05-09-2016

SCALE

NTS

NORTH



DEALT BY

VIKAS

CHKD BY

NAVDEEP

DRG. NO.

01

* AREA UNDER DEFER SET BACK OF TOWER 18 ON FIFTEENTH FLOOR=14.644 SQM

शमन मानचित्र
गाजियाबाद विकास प्राधिकरण

पत्र प्राप्त शमन प्रार्थना पत्र दिनांक 14.09.16 पर शमन अधिकारी के शमन दिनांक 29.09.16 के अनुसार शमन धनराशि रु. 712,22,16/- को जी.एम. में जमा करने के उपरान्त माननीय उच्च न्यायालय द्वारा याचिका संख्या-43362/2001 एलपीओ बनौली व अन्य बनाम उत्तर प्रदेश सरकार व अन्य में पारित आदेश दिनांक 18.12.2001 एवं याचिका संख्या-2436/एलपीओ/2001 विरुद्ध उच्च न्यायालय के आदेश दिनांक 30.02.2004 के अनुसार शमन निर्माण उपविधि, एवं शमन पत्र के रूप में पत्र शमन मानचित्र निर्गत किया जाता है, जिसके अन्तर्गत की शर्तों में पत्र मानचित्र एवं शमन पत्र के आदेश दिनांक 18.12.2001 एवं 30.02.2004 की अवधानता का ध्यान रखा गया होगा।

45.0 M. WIDE PROPOSED ROAD
(as per circulation plan)