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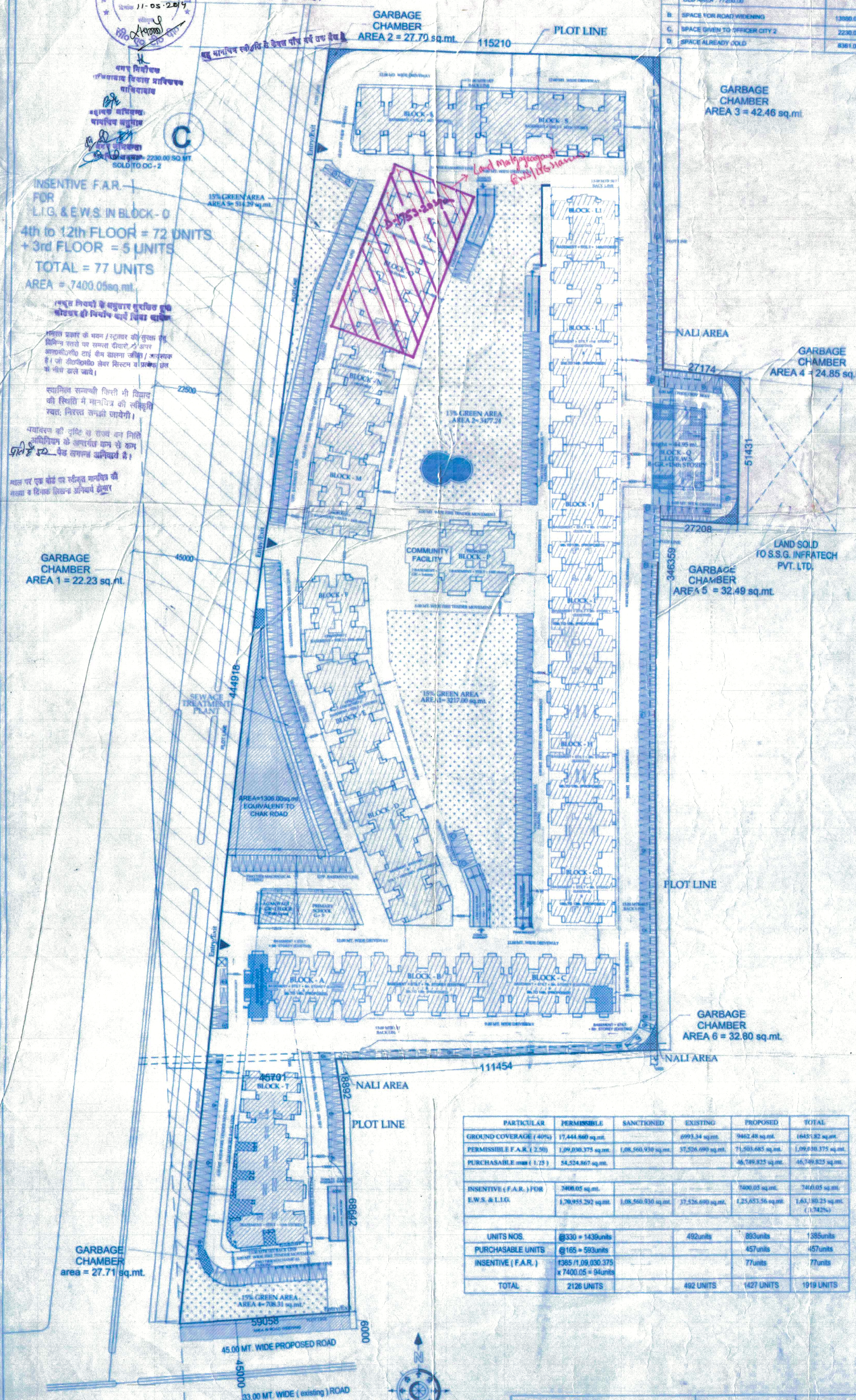

AREA STATEMENT

S.NO.	PARTICULARS	SQ.MTR.
A.	TOTAL PLOT AREA OLD AREA : 77250.00	77250.00
B.	SPACE FOR ROAD WIDENING	13550.00
C.	SPACE GIVEN TO OFFICER CITY 2	2230.01
D.	SPACE ALREADY SOLD	8361.00

AREA STATEMENT

S.NO	PARTICULARS	SQ.MTR.
A.	REMAINING TOTAL PLOT AREA (PROPOSAL)	52778.99
B.	LEFT 15% GREEN OF REMAINING PLOT AREA	7916.84
C.	NET PLOT AREA	44862.15
D.	PLOT AREA LEFT FOR PRIMARY SCHOOL	1000.00
E.	AGANWADI AREA	250.00
F.	NET EFFECTED REMAINING PLOT AREA 44862.15 - (1000 + 250 = 1250) = 43612.15 SQ.MT.	43612.15
H.	PERM. GROUND COVG. = 40%OF PLOT AREA = 40 % OF 43612.15 = 17444.86	17444.86
I.	TOTAL GROUND/STILT COVERAGE (37.73%)	16455.82

a.	BLOCK	EXISTING	PROPOSED	TOTAL
1.	BLOCK-A	841.1	----	841.1
2.	BLOCK-B	715.67	----	715.67
3.	BLOCK-C	863.78	----	863.78
4.	BLOCK-D	----	771.52	771.52
5.	BLOCK-E	----	771.52	771.52
6.	BLOCK-F	----	475.67	475.67
7.	BLOCK-G	848.39	----	848.39
8.	BLOCK-H	855.76	----	855.76
9.	BLOCK-I	848.39	----	848.39
10.	BLOCK-J	848.39	----	848.39
11.	BLOCK-L	1171.86	----	1171.86
12.	BLOCK-L1	----	478.56	478.56
13.	BLOCK-M	----	475.67	475.67
14.	BLOCK-N	----	771.52	771.52
15.	BLOCK-O	----	771.52	771.52
16.	BLOCK-P	----	670.00	670.00
17.	BLOCK-R	----	928.08	928.08
18.	BLOCK-S	----	990.42	990.42
19.	BLOCK-T	----	1240.12	1240.12
20.	BLOCK-Q	----	492.88	492.88
21.	PRIMARY SCHOOL		200.00	200.00
22.	ANGANWADI		125.00	125.00
23.	COMMUNITY		300.00	300.00
	TOTAL	6993.34	9462.48	16455.82

S.NO	PARTICULARS	SQ.MTR.
J.	PERM. STILT AREA = 40%OF PLOT AREA = 40 % OF 43612.15 = 17444.86	17444.86
K.	TOTAL STILT AREA (33.92%)	14795.94

a.	EXISTING	PROPOSED	TOTAL
TOTAL AREA	6993.34	7802.60	14795.94

S.NO	PARTICULARS	SQ.MTR.
L.	PERMISSIBLE BASEMENT AREA	38995.87
M.	TOTAL BASEMENT AREA	

a.	EXISTING	PROPOSED	TOTAL
UPP. BASEMENT	18463.35	19857.33	38320.68
LOW. BASEMENT		11187.02	11187.02

S.NO	PARTICULARS	SQ.MTR.
N.	TOTAL F.A.R AREA ACHIEVED (3.742 %)	1,63,180.25

a. RESIDENTIAL AREA

	BLOCK	EXISTING	PROPOSED	TOTAL
1.	BLOCK-A	5329.23	3010.08	8339.31
2.	BLOCK-B	3696.81	3645.18	7341.99
3.	BLOCK-C	5252.75	3547.02	8799.77
4.	BLOCK-D	----	9647.74	9647.74
5.	BLOCK-E	----	9089.84	9089.84
6.	BLOCK-F	----	6509.97	6509.97
7.	BLOCK-G	5690.71	2454.64	8145.35
8.	BLOCK-H	5230.49	3198.90	8429.39
9.	BLOCK-I	5690.71	2454.64	8145.35
10.	BLOCK-J	5690.71	2454.64	8145.35
11.	BLOCK-L	945.28	11839.23	12784.51
12.	BLOCK-L1	----	4878.40	4878.40
13.	BLOCK-M	----	6509.97	6509.97
14.	BLOCK-N	----	9089.84	9089.84
15.	BLOCK-O	----	9089.84	9089.84
16.	BLOCK-P	----	6702.75	6702.75
17.	BLOCK-R	----	10005.06	10005.06
18.	BLOCK-S	----	9702.72	9702.72
19.	BLOCK-T	----	10785.10	10785.10
	TOTAL	37526.69	1,24,615.56	1,62,142.25

TOTAL RESIDENTIAL (F.A.R.) AREA = 1,62,142.25

b.	COMMUNITY AREA (IN BLOCK - P)	500.00
c.	CONVINNIENT AREA (IN BLOCK - T)	538.00

TOTAL(a + b + c) = 1,62,142.25 + 500.00 + 538.00 = 1,63,180.25 sq.mt.

c.	PRIMARY SCHOOL F.A.R.	800.00
d.	AGANWADI F.A.R.	260.00

S.NO	PARTICULARS	
O.	PERMISSIBLE RESIDENTIAL UNITS	2126
P.	TOTAL RESIDENTIAL UNITS	1919

S.no.	BLOCK	EXISTING	PROPOSED	TOTAL
1.	BLOCK-A	64	36	100
2.	BLOCK-B	56	56	112
3.	BLOCK-C	80	54	134
4.	BLOCK-D	----	104	104
5.	BLOCK-E	----	96	96
6.	BLOCK-F	----	56	56
7.	BLOCK-G	72	32	104
8.	BLOCK-H	64	40	104
9.	BLOCK-I	72	32	104
10.	BLOCK-J	72	32	104
11.	BLOCK-L	12	156	168
12.	BLOCK-L1	----	56	56
13.	BLOCK-M	----	56	56
14.	BLOCK-N	----	96	96
15.	BLOCK-O	----	96	96
16.	BLOCK-P	----	56	56
17.	BLOCK-R	----	112	112
18.	BLOCK-S	----	140	140
19.	BLOCK-T	----	121	121
	TOTAL UNITS	492	1427	1919

S.NO	PARTICULARS	SQ.MTR.
Q.	TOTAL FIRE STAIRCASE AREA	4304.23
R.	TOTAL MUMTY AREA	690.00
S.	TOTAL MACHINE ROOM AREA	300.12

TOTAL PROVIDED E.W.S & L.I.G FLATS

OLD SANCTIONED UNITS = 867 nos.
PROPOSED UNITS = 1919 nos.
NET PROPOSED UNITS = 1919 - 867 = 1052 nos.

PROPOSED DWELLING UNITS = 1052 nos.
REQUIRED L.I.G @ 10% OF 1052 = 105.20 (SAY - 105)
REQUIRED E.W.S @ 10% OF 1052 = 105.20 (SAY - 105)

PROVIDED E.W.S FLATS = 105 nos.
PROVIDED L.I.G FLATS = 105 nos.
TOTAL LIG & EWS AREA = 7400.05 sq.mt.
FIRE STAIRCASE AREA = 183.52 sq.mt.
MUMTY AREA = 42.59 sq.mt.
MACHINE ROOM AREA = 7.95 sq.mt.

PARTICULAR	PERMISSIBLE	SANCTIONED	EXISTING	PROPOSED	TOTAL
GROUND COVERAGE (40%)	17,444.860 sq.mt.	----	6993.34 sq.mt.	9462.48 sq.mt.	16455.82 sq.mt.
PERMISSIBLE F.A.R. (2.50)	1,09,030.375 sq.mt.	1,08,560.930 sq.mt.	37,526.690 sq.mt.	71,503.685 sq.mt.	1,09,030.375 sq.mt.
PURCHASABLE max (1.25)	54,524.867 sq.mt.			46,749.825 sq.mt.	46,749.825 sq.mt.
INSENTIVE (F.A.R.) FOR E.W.S. & L.I.G.	7400.05 sq.mt.			7400.05 sq.mt.	7400.05 sq.mt.
	1,70,955.292 sq.mt.	1,08,560.930 sq.mt.	37,526.690 sq.mt.	1,25,653.56 sq.mt.	1,63,180.25 sq.mt. (3.742%)
UNITS NOS.	@330 = 1439units		492units	893units	1385units
PURCHASABLE UNITS	@165 = 593units		----	457units	457units
INSENTIVE (F.A.R.)	1385 /1,09,030.375 x 7400.05 = 94units			77units	77units
TOTAL	2126 UNITS		492 UNITS	1427 UNITS	1919 UNITS

PROJECT:
REV. SUBMISSION DRAWING FOR THE PROPOSED GROUP HOUSING "OFFICER CITY-1", HERITAGE & NITYA HOMES AT KHASRA NO. 1052, 1059 & 1060, 1098 VILLAGE NOORNAGAR GHAZIABAD (U.P.)

PROMOTER:
M/S. R.K.S BUILDCON INDIA P.Ltd.
M/S. LOTOUS ENTERPRISES
M/S. PROVIEW INFRASTRUCTURE P. Ltd.

DIRECTOR: Mr. PUNEET TYAGI

OWNER SIGN

Architect
Anuj Agarwal
CA/98/19503
A-244, Kaushambi Ghaziabad

ARCHITECT SIGN

DRAWING TITLE: SITE PLAN

ANUJ AGARWAL ARCHITECTS P. LTD.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT