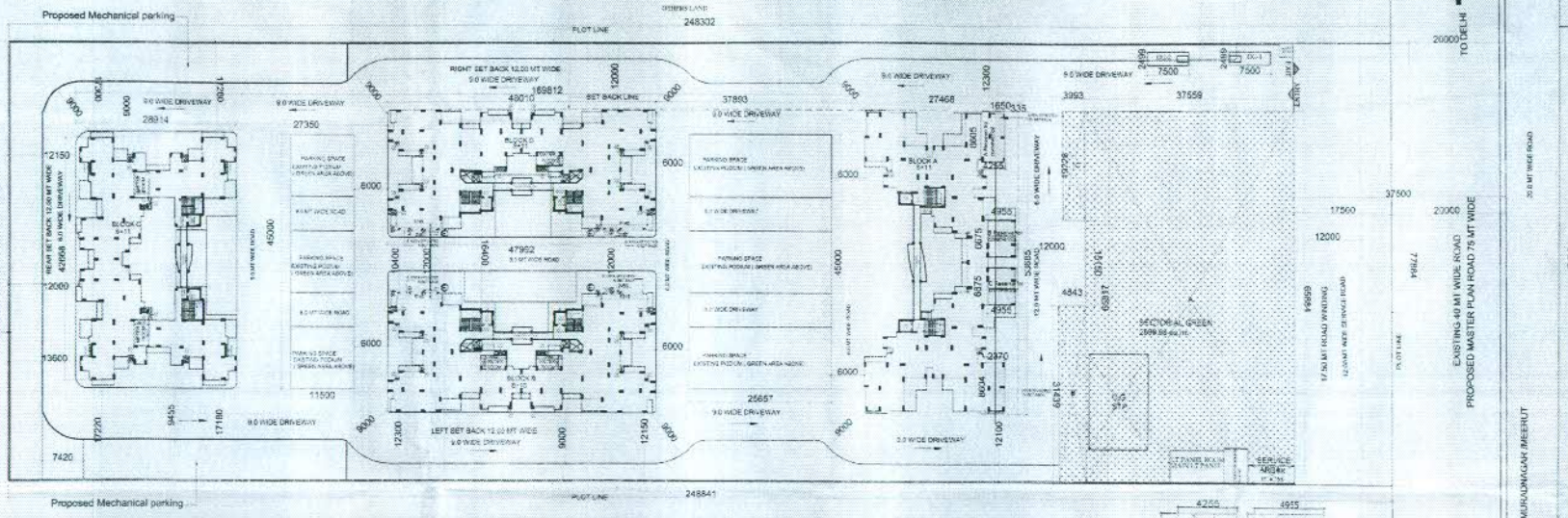

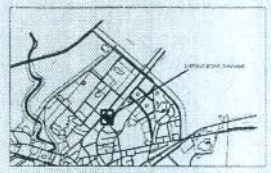


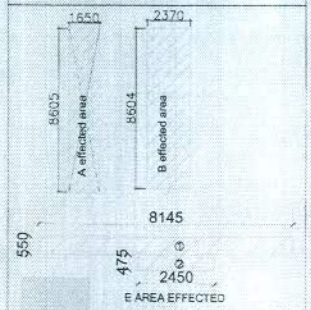


| Set Back effected area | | | |
|---|---|---|---|
| A effected area | | | |
| A | 1.65 | 8.6 | 14.19 |
| B effected area | | | |
| | 2.37 | 8.6 | 20.38 |
| Total area | | | 34.57 |
| E effected area | | | |
| 1 | 8.14 | 0.55 | 4.48 |
| 2 | 2.45 | 0.47 | 1.15 |
| | | | 5.63 |
| | 5.63 | 4 | 22.51 |
| Total area | 34.57 | 22.51 | 57.08 |

| Commercial area (Block A) | | | | | | |
|---|---|---|---|---|---|---|
| A | 8.6 | x | 4.25 | x | 1 | 36.55 |
| B | 4.95 | x | 5.67 | x | 1 | 33.02 |
| C | 4.95 | x | 6.67 | x | 1 | 33.02 |
| | | | | | | 102.59 |

**AREA STATEMENT BLOCK A** — AREA STATEMENT BLOCK C ( AS PER SANCTION)

Ground coverage area 658.86+102.59+13.18+7.27 = 781.90 sq.mt — Ground coverage area 707.95

| A | Floor | Non FAR | No. of unit | Coumponding FAR | Sanction FAR area | Non FAR | No. of unit |
|---|---|---|---|---|---|---|---|
| 1 | Stilt Area | 658.86 | | | Stilt Area | 605.90 | |
| 2 | Commercial FAR | | | 102.59 | 102.13 | | |
| 3 | 1st Floor | 13.18 | 6 | 769.23 | 707.93 | 11.5 | 5 |
| 4 | 2nd Floor | 13.18 | 6 | 727.94 | 665.09 | 11.5 | 5 |
| 5 | 3rd Floor | 13.18 | 6 | 761.90 | 700.37 | 11.5 | 5 |
| 6 | 4th Floor | 13.18 | 6 | 727.94 | 665.09 | 11.5 | 5 |
| 7 | 5th Floor | 13.18 | 6 | 761.90 | 700.37 | 11.5 | 5 |
| 8 | 6th Floor | 13.18 | 6 | 727.94 | 665.09 | 11.5 | 5 |
| 9 | 7th Floor | 13.18 | 6 | 761.90 | 579.55 | 11.5 | 4 |
| 10 | 8th Floor | 13.18 | 6 | 727.94 | 541.27 | 11.5 | 4 |
| 11 | 9th Floor | 13.18 | 6 | 761.90 | 579.55 | 11.5 | 4 |
| 12 | 10th Floor | 13.18 | 6 | 727.94 | 541.27 | 11.5 | 4 |
| 13 | 11th Floor | 13.18 | 6 | 761.90 | | | |
| | Total Area | 144.98 | 66 | 8321.02 | 6447.71 | 115 | 52 |

**AREA STATEMENT BLOCK B** — AREA STATEMENT BLOCK B ( AS PER SANCTION)

Ground coverage area 652.34+3.78+3.78+13.66 = 673.56 sq.mt — Ground coverage area 581.66

| A | Floor | Non FAR | No. of unit | Coumponding FAR | Sanction FAR area | Non FAR | No. of unit |
|---|---|---|---|---|---|---|---|
| 1 | Stilt Area | 652.34 | | | Stilt Area | 581.66 | |
| 3 | 1st Floor | 13.66 | 6 | 659.26 | 581.66 | 16.99 | 6 |
| 4 | 2nd Floor | 13.66 | 6 | 631.98 | 549.77 | 16.99 | 6 |
| 5 | 3rd Floor | 13.66 | 6 | 651.70 | 574.10 | 16.99 | 6 |
| 6 | 4th Floor | 13.66 | 6 | 631.98 | 549.77 | 16.99 | 6 |
| 7 | 5th Floor | 13.66 | 6 | 651.70 | 584.10 | 16.99 | 6 |
| 8 | 6th Floor | 13.66 | 6 | 631.98 | 549.77 | 16.99 | 6 |
| 9 | 7th Floor | 13.66 | 6 | 651.70 | 483.37 | 16.99 | 6 |
| 10 | 8th Floor | 13.66 | 6 | 631.98 | 460.32 | 16.99 | 6 |
| 11 | 9th Floor | 13.66 | 6 | 651.70 | 483.37 | 16.99 | 5 |
| 12 | 10th Floor | 13.66 | 6 | 631.98 | 460.32 | 16.99 | 5 |
| | Total Area | 136.6 | 60 | 6425.96 | 5276.55 | 169.9 | 60 |

**AREA STATEMENT BLOCK C** — AREA STATEMENT BLOCK A ( AS PER SANCTION)

Ground coverage area 656.66+3.78+13.55+3.78= 677.77 s.mt — Ground coverage area 707.95

| A | Floor | Non FAR | No. of unit | Coumponding FAR | Sanction FAR area | Non FAR | No. of unit |
|---|---|---|---|---|---|---|---|
| 1 | Stilt Area | 656.66 | | | Stilt Area | 562.32 | |
| 3 | 1st Floor | 13.55 | 6 | 669.95 | 562.32 | 11.66 | 5 |
| 4 | 2nd Floor | 13.55 | 6 | 651.86 | 536.23 | 11.66 | 5 |
| 5 | 3rd Floor | 13.55 | 6 | 656.64 | 554.76 | 11.66 | 5 |
| 6 | 4th Floor | 13.55 | 6 | 651.86 | 536.23 | 11.66 | 5 |
| 7 | 5th Floor | 13.55 | 6 | 656.64 | 554.76 | 11.66 | 5 |
| 8 | 6th Floor | 13.55 | 6 | 651.86 | 536.23 | 11.66 | 5 |
| 9 | 7th Floor | 13.55 | 6 | 656.64 | 476.88 | 11.66 | 6 |
| 10 | 8th Floor | 13.55 | 6 | 651.86 | 458.96 | 11.66 | 6 |
| 11 | 9th Floor | 13.55 | 6 | 656.64 | 476.88 | 11.66 | 6 |
| 12 | 10th Floor | 13.55 | 6 | 651.86 | 458.96 | 11.66 | 6 |
| 13 | 11th Floor | 13.55 | 6 | 656.64 | 476.88 | 11.66 | 5 |
| | Total Area | 149.05 | 66 | 7212.45 | 5629.09 | 128.26 | 60 |

**AREA STATEMENT BLOCK D** — AREA STATEMENT BLOCK D ( AS PER SANCTION)

Ground coverage area 652.34+3.78+3.78+13.66 = 673.56 sq.mt — Ground coverage area 581.66

| A | Floor | Non FAR | No. of unit | Coumponding FAR | Sanction FAR area | Non FAR | No. of unit |
|---|---|---|---|---|---|---|---|
| 1 | Stilt Area | 652.34 | | | Stilt Area | 581.66 | |
| 3 | 1st Floor | 13.66 | 6 | 659.26 | 581.66 | 16.99 | 6 |
| 4 | 2nd Floor | 13.66 | 6 | 631.98 | 549.77 | 16.99 | 6 |
| 5 | 3rd Floor | 13.66 | 6 | 651.70 | 574.10 | 16.99 | 6 |
| 6 | 4th Floor | 13.66 | 6 | 631.98 | 549.77 | 16.99 | 6 |
| 7 | 5th Floor | 13.66 | 6 | 651.70 | 584.10 | 16.99 | 6 |
| 8 | 6th Floor | 13.66 | 6 | 631.98 | 549.77 | 16.99 | 6 |
| 9 | 7th Floor | 13.66 | 6 | 651.70 | 483.37 | 16.99 | 6 |
| 10 | 8th Floor | 13.66 | 6 | 631.98 | 460.32 | 16.99 | 6 |
| 11 | 9th Floor | 13.66 | 6 | 651.70 | 483.37 | 16.99 | 6 |
| 12 | 10th Floor | 13.66 | 6 | 631.98 | 460.32 | 16.99 | 6 |
| 13 | 11th Floor | 13.66 | 6 | 651.70 | | | |
| | Total Area | 150.26 | 66 | 7077.66 | 5276.55 | 169.9 | 60 |

| | |
|---|---|
| Total Plot area (As Per Sanction Drawing) | 19480.670 sq.mt |
| Total Plot Area (As per Site ) | 19340.65 |
| Area Left for Road Widening | 1362.97 |
| Plot Area after Road Widening | 17977.68 |
| Area Left for Green (15%) | 2696.65 |
| Net plot area | 15281.03 |
| Permissible Ground Coverage ( 35%) | 5348.36 |
| Permissible FAR (1.52) | 22921.54 |
| Compensatory FAR For road Widening ( 50% of 1362.97) | 681.48 |
| Net Permissible FAR 22921.54+681.48 | 23603.02 |
| Permissible FAR (Within Comp. Limit) 1.10x22921.54-681.48 | 25895.17 |
| Purchable FAR ( 33% of 22921.54 ) | 7564.1 |
| Net Permissible FAR Inculded Purchasable FAR (Within Com. Limit) 25895.17+7564.10 | 33459.27 |
| | |
| Achieved Ground Coverage = Block A+ BlockB+ Block C+ Block D+Podium) Area | 4478.85 |
| 781.90+ 673.56+ 677.77+ 673.56+ 1672.06 | |
| | |
| Existing FAR Block A+ B+ C+ D (8321.02+ 6425.96+ 7212.45+7077.66) | 29037.09 |
| | |
| NON FAR Area | |
| Fire Staircase area (144.98+136.6+149.05+150.26) | 580.89 |
| Stilt Area (658.86+ 652.34+ 656.66+ 652.34) | 2620.2 |
| Podium area (517.50+1154.56) | 1672.06 |
| Total Non FAR Area | 4873.15 |
| | |
| Area Effected in set Back | 57.08 sq.mt |
| Total Area of Balcony more then Perm. Limit(1.0mt.) (532.76+ 130.00+82.20+156.00) | 900.96 sq.mt |
| | |
| Green Area Calaculation | |
| A = 65.884+65.728/2 | 65.806 |
| 40.931x40.979/2 | 40.979 |
| 65.806x40.979 | 2696.68 |

## LAYOUT PLAN

NATURE OF DRAWING: COMPLETION DRAWING

PROJECT: Construction Group Housing At Khasra No. 354, 355m, 366m, 369m, 370, 371, 372m, 373/1, 373/2, 374To 377 & 388 to 391 Of Village Dhargal District Ghaziabad.NH-58 (Project :- 21st Milestone Residency)

OWNER SIGN. | ARCHITECT SIGN

MAHESH KUMAR (Architect) Holistic Urban Innovations Pvt. Ltd. The Corentium, A-41, Sector - 62, Noida

OWNER

IFCI INFRASTRUCTURE DEVELOPMENT LTD

PROJECT CONSULTANTS -

HOLISTIC URBAN INNOVATIONS PVT. LTD.
PLANNING & ARCHITECTURE EPC & MEPC ACTIVITIES
GREEN & ENERGY SERVICES BUILDING TECH. SERVICES
TERRACE, TOWER A, THE CORENTHUM AHL
SEC. 62, NOIDA 201 301, PH:- 0120-4527777, FAX- 0120-4527766

IMPORTANT:
1. IN CASE OF ANY DISCREPANCY IN THE DRAWING, THE OFFICE SHOULD BE INFORMED IMMEDIATELY.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL DIMENSIONS ARE IN MILLIMETRES.

SHEET NO. C- 03