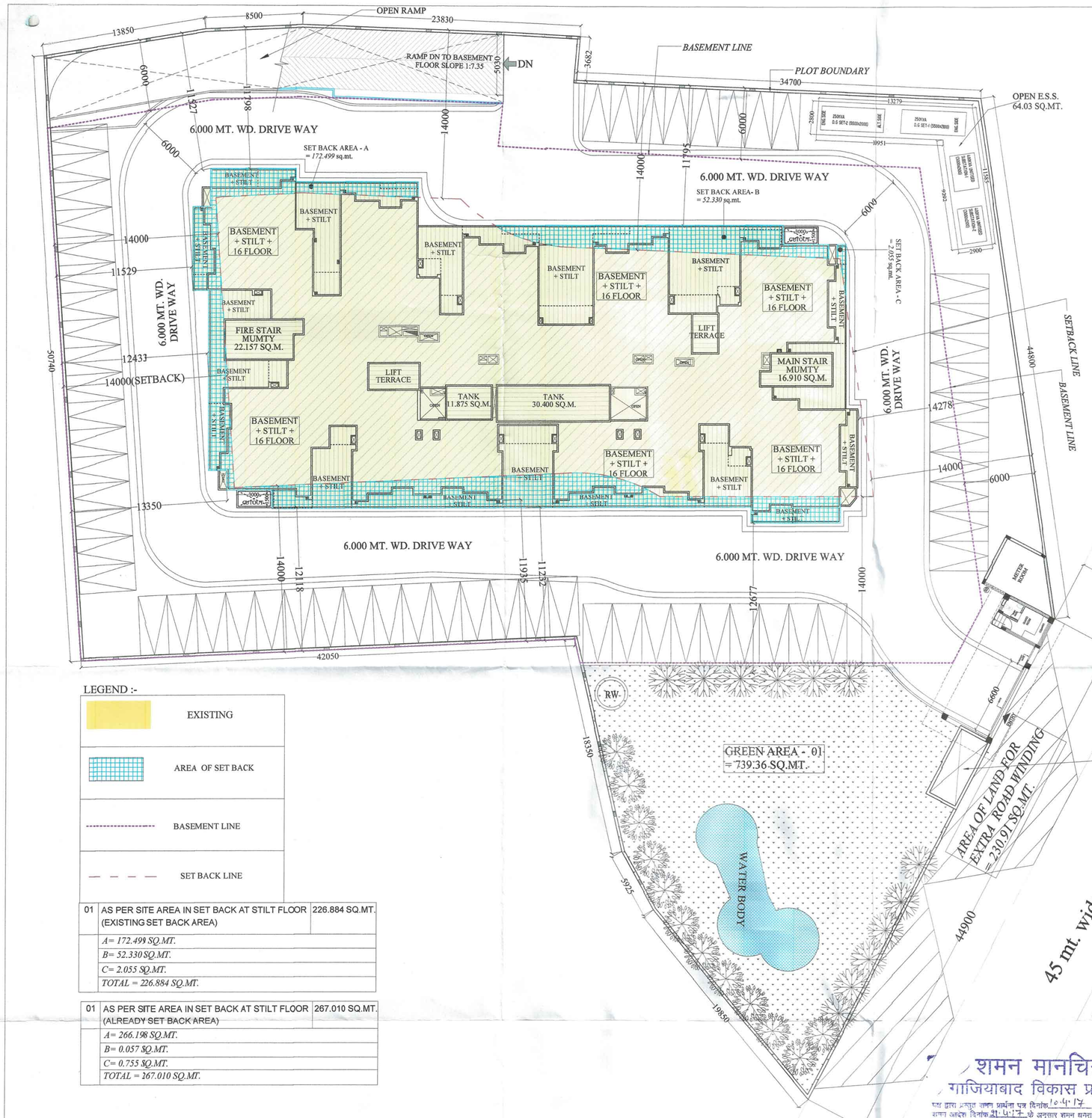

ALREADY COMPOUNDED AREA STATEMENT (IN METER SQUARE)

S. NO.	PARTICULARS	AREA sq.mt. (NON F.A.R.)	COMMERCIAL (F.A.R.)	AREA sq.mt. (F.A.R.)	UNITS	FIRE ESCAPE AREA (NON F.A.R.)	BALCONY AREA (NON F.A.R.)
		1		2	3	4	5
	BASEMENT NON F.A.R.						
1	STILT FLOOR COMMERCIAL	1106.197	48.213	34.605 + 50.000	----	40.806	----------
2	1 st. FLOOR			924.617	11		60.096
3	2nd. FLOOR			924.617	11	20.054	60.096
4	3 rd. FLOOR			924.617	11	20.054	60.096
5	4 th. FLOOR			924.617	11	20.054	60.096
6	5 th. FLOOR			924.617	11	20.054	60.096
7	6 th. FLOOR			924.617	11	20.054	60.096
8	7 th. FLOOR			924.617	11	20.054	60.096
9	8 th. FLOOR			924.617	11	20.054	60.096
10	9 th. FLOOR			924.617	11	20.054	60.096
11	10 th. FLOOR			924.617	11	20.054	60.096
12	11 th. FLOOR			924.617	11	20.054	60.096
13	12 th. FLOOR			924.617	11	20.054	60.096
14	TOTAL	1106.197	48.213	11,180.009	132	281.454	721.152

EXISTING AREA STATEMENT (IN METER SQUARE)

S. NO.	PARTICULARS	1 (F.A.R.) AREA sq.mt.	2 UNITS	3 (NON F.A.R.) FIRE ESCAPE AREA
01	13th. FLOOR	924.617	11	20.054
02	14th. FLOOR	924.617	11	20.054
03	15th. FLOOR	924.617	11	20.054
04	16th. FLOOR	924.617	11	20.054
05	TERRACE	-------	-------	-------
06	TOTAL	3698.468	44	80.216

NOTE :- GROUND COVERAGE OF THE TOWER = TOTAL STILT AREA - STILT DEDUCTION AREA = 1366.856 - 6.536 = 1360.32 SQ. MT.

NOTE :- STILT NON F.A.R. AREA = TOTAL STILT AREA - (STILT F.A.R AREA + COMMERCIAL F.A.R. AREA + COMMUNITY HALL F.A.R. AREA) = 1360.32 - (34.605 + 75 + 144.518) = 1360.32 - 254.123 = 1106.197 SQ. M.

AREA STATEMENT

S.NO		PARTICULARS		SQ.MTR.
1		TOTAL PLOT AREA		5,310.00
2		ROAD AREA IN PLOT ALREADY ACQUIRED FOR 29.00 MT. WIDE ROAD		150.00
3		EXTRA ROAD AREA IN PLOT REQUIRED FOR 45.00 MT. WIDE ROAD		230.91
4		NET PLOT AREA = 1- 2 -3 = 5,310.00 - 150.00 -230.91 = 4929.09 SQ.MT.		4929.09
5		REQUIRED 15 % OF PLOT AREA AS PLOT GREEN = 15 % OF 4929.09 = 739.36 SQ.MT.		739.36
6		PROVIDED GREEN AREA		739.36
7		NET BALANCE PLOT AREA = 4 - 5 = 4929.09 - 739.36 = 4,189.73 SQ.MT.		4,189.73
8		PERMISSIBLE GROUND COVERAGE = 40% = 40% OF 4,189.73 = 1675.892 SQ.MT.		1675.892
9		EXISTING GROUND COVERAGE	34.85%	1460.319
	A	TOTAL STILT AREA	1360.32	
	B	METER ROOM AREA	24.424	
	C	GUARD ROOM AREA	11.545	
	D	OPEN E.S.S. AREA	64.03	
		TOTAL (A+B+C) = 1460.319 SQ.MT.		
10		ALREADY COMPOUNDED GROUND COVERAGE	31.786%	1331.768
11		TOTAL PERMISSIBLE F.A.R. AREA		15,090.889
	A	PERMISSIBLE F.A.R. AREA = 2.5 X 4,189.73 = 10,474.325 SQ.MT.		
	B	PERCHASABLE F.A.R. AREA = 3,910.88 SQ.MT.		
	C	COMPOUNDING F.A.R. AREA = 705.684 SQ.MT.		
		TOTAL (A+B+C) = 15,090.889 SQ.MT.		
12		TOTAL EXISTING F.A.R AREA		15,047.995
	A	ALREADY COMPOUNDED F.A.R. AREA	11,180.009	
	B	ADDITIONAL F.A.R. AREA RESIDENTIAL	3698.468	
	C	ADDITIONAL COMMUNITY HALL F.A.R. AREA	144.518	
	D	ADDITIONAL COMMERCIAL F.A.R. AREA	25.00	
		TOTAL EXISTING F.A.R. AREA = A + B + C + D = 15,047.995 SQ.MT.		
13		PERMISSIBLE UNITS		189 UNITS
	A	PERMISSIBLE UNITS (330 UNIT PER HECT.) FOR NET BALANCE PLOT AREA = 4,189.73 SQ.MT. I.E. PERMISSIBLE UNITS = 330 X 4,189.73 /10000 I.E. PERMISSIBLE UNITS = 138.261 UNITS SAY 138 UNIT		
	B	PERCHASABLE UNITS FOR PERSHASABLE F.AR. AREA = 3,910.88 X 330 / 25000 = 51.62 UNIT SAY 51 UNIT I.E. PERCHASABLE UNITS = 51 UNITS		
		TOTAL UNIT = A + B = 138 + 50 = 189 UNIT		
14		TOTAL EXISTING UNITS		176 UNITS
	A	ALREADY COMPOUNDED UNITS	132 UNITS	
	B	EXISTING UNITS	44 UNITS	
		TOTAL EXISTING UNITS = 176 UNITS		
15		EXISTING F.A.R. AREA FOR COMMERCIAL		75.00
16		PERMISSIBLE BASEMENT NON F.A.R. AREA		2809.462
17		EXISTING BASEMENT AREA		3343.858
18		TOTAL EXISTING NON F.A.R. AREA		4929.036
	A	EXISTING STILT AREA	1106.197	
	B	EXISTING BASEMENT AREA	3343.858	
	C	ALREADY COMPOUNDED FIRE STAIR CASE AREA	281.454	
	D	EXISTING FIRE STAIR CASE AREA	80.216	
	E	MAIN STAIR CASE MUMTY AREA	16.91	
	F	FIRE STAIR CASE MUMTY AREA	22.157	
	G	WATER TANK AREA	42.275	
	H	GUARD ROOM AREA	11.545	
	I	METER ROOM AREA	24.424	
		TOTAL (A+B+C+D+E+F+G+H+I) = 4929.036 SQ.MT.		
19		ALREADY COMPOUNDED NON F.A.R. AREA		4711.205
20		BALANCE NON F.A.R. AREA = 18 - 19 = 4929.036 -4711.205 = 217.831 SQ.MT.		217.831
21		TOTAL EXISTING BUILT-UP AREA = 22 + 23 15,891.214 + 4085.817 = 19,977.031 SQ.MT.		19,977.031
22		ALREADY COMPOUNDED BUILT-UP AREA		15,891.214
23		EXISTING BUILT-UP AREA		4085.817
	A	F.A.R. AREA = 3698.468 + 144.518 + 25.00 = 3867.986 SQ.MT.		
	B	BALANCE NON F.A.R. AREA = 217.831 SQ.MT.		
		TOTAL A+B = 4085.817 SQ.MT.		
24		REQUIRED PARKING		198 E.C.S.
	A	FLAT AREA 50 TO 100 SQM. = 178 X 1.00 = 178 E.C.S.		
	B	CONVINIENT SHOPS = 75 / 100 X 1.25 = 1.00 E.C.S.		
	C	COMMUNITY HALL = 144.518 / 100 X 2 = 2.00 = 2.89 E.C.S. SAY 3.00 E.C.S.		
		TOTAL (A + B + C) = 180 E.C.S. 10% VISITORS PARKING = 18 E.C.S. TOTAL = 180 + 18 = 198 E.C.S.		
25		PROVIDED PARKING AS PER E.C.S.		199 E.C.S.
	A	OPEN PARKING AREA = NET PLOT AREA - GROUND COVERAGE = 4,189.73 - 1460.319 = 2729.411 / 2 = 1364.70 SQ.MT. @ 23 SQ.MT. PER E.C.S. = 59.33 E.C.S. SAY = 59 E.C.S.		
	B	STILT PARKING AREA = 1106.197 SQ.MT. @ 28 SQ.MT. PER E.C.S. = 39.51 E.C.S. SAY = 40 E.C.S.		
	C	BASEMENT PARKING AREA = 3179.437 SQ.MT. @ 32 SQ.MT. PER E.C.S. = 99.35 E.C.S. SAY 100 E.C.S.		
		TOTAL (A+B+C) = 199 E.C.S.		
26		PROVIDED PARKING AS PER PARKING LAYOUT PLAN		201 CARS
	A	OPEN PARKING = 59 CARS		
	B	STILT PARKING = 38 CARS (parking detail as per sheet no. -02)		
	C	BASEMENT PARKING = 104 CARS (parking detail as per sheet no. -03)		
		TOTAL (A + B + C) = 201 CARS		

TOTAL REQUIRED PARKING

	NO. OF FLAT	FLAT AREA	REQ. E.C.S.
FLAT NO.. 01	1No.	82.055 Sq. M	1.00 E.C.S.
FLAT NO.. 02	1No.	91.205 Sq. M	1.00 E.C.S.
FLAT NO. -03	1No.	81.818 Sq. M	1.00 E.C.S.
FLAT NO. -04	1No.	81.429 Sq. M	1.00 E.C.S.
FLAT NO. -05	1No.	81.095 Sq. M	1.00 E.C.S.
FLAT NO. -06	1No.	81.599 Sq. M	1.00 E.C.S.
FLAT NO.. 07	1No.	59.433 Sq. M	1.00 E.C.S.
FLAT NO. 08	1No.	59.758 Sq. M	1.00 E.C.S.
FLAT NO. -09	1No.	59.828 Sq. M	1.00 E.C.S.
FLAT NO.. -10	1No.	66.880 Sq. M	1.00 E.C.S.
FLAT NO. -11	1No.	81.297 Sq. M	1.00 E.C.S.
TOTAL	11No.		11.00 E.C.S.

TOTAL = 11 X 16 = 176 E.C.S.

LEGEND :-

	EXISTING
	AREA OF SET BACK
----------	BASEMENT LINE
— — — —	SET BACK LINE

01	AS PER SITE AREA IN SET BACK AT STILT FLOOR (EXISTING SET BACK AREA)	226.884 SQ.MT.
	A= 172.499 SQ.MT.	
	B= 52.330 SQ.MT.	
	C= 2.055 SQ.MT.	
	TOTAL = 226.884 SQ.MT.	

01	AS PER SITE AREA IN SET BACK AT STILT FLOOR (ALREADY SET BACK AREA)	267.010 SQ.MT.
	A= 266.198 SQ.MT.	
	B= 0.057 SQ.MT.	
	C= 0.755 SQ.MT.	
	TOTAL = 267.010 SQ.MT.	

शमन मानचित्र
गाजियाबाद विकास प्राधिकरण

पक्ष द्वारा प्रस्तुत शमन प्रार्थना पत्र दिनांक 10.4.17 पर सक्षम अधिकारी के शमन आदेश दिनांक 21.4.17 के अनुसार शमन मानचित्र सं0 20/15/160-CP दिनांक 27.4.17 की फीस में जमा करने के उपरान्त माननीय उच्च न्यायालय द्वारा याचिका संख्या-43362/2001 एस०पी० बनर्जी व अन्य बनाम उत्तर प्रदेश सरकार व अन्य में पारित आदेश दिनांक 18.12.2001 एवं याचिका संख्या 2435/एस०सी०/2001 निखिलगंज लखनऊ रेजीडेन्ट वैलफेयर एसोसिएशन बनाम उत्तर प्रदेश सरकार एवं अन्य में पारित आदेश दिनांक 20.02.2004 के अनुसार प्रभारी भवन निर्माण उपविधि, एवं शासन पत्र के क्रम में पक्ष द्वारा अनुपालन सुनिश्चित करते हुए निम्नलिखित शर्तों के साथ प्राधिकरण द्वारा शमन मानचित्र निर्गत किया जाता है, जिनके उल्लंघन की स्थिति में पक्ष माननीय उच्च न्यायालय के आदेश दिनांक 18.12.2001 एवं 20.02.2004 की अवमानना का उत्तरदायी होगा।

शर्तें:-

1. आवेदक द्वारा प्रस्तुत शपथ-पत्र दिनांक 10-5-17 में उल्लिखित समस्त शर्तों का पालन करना होगा।
2. भवन के ब्लाक/टावर की संख्या 17 (सत्रह) से अधिक एवं 15 मी० से अधिक ऊँचाई के अतिरिक्त इकाईयों का निर्माण नहीं किया जायेगा।
3. शमन उपरान्त न तो प्रकृत/शमनित निर्माण के अतिरिक्त, निर्माण/परिवर्तन नहीं किया जायेगा।
4. नियमानुसार आवश्यक तथा वाटर हार्वेस्टिंग, अग्नि शमन एवं वृक्षारोपण व्यवस्था सुनिश्चित करनी होगी।
5. भवन की छत निकासी, भूकम्प से सुरक्षा की व्यवस्था के लिए आवेदक स्वयं उत्तरदायी होगा।
6. भवन के किसी भी भाग का स्वीकृत उपयोग से भिन्न उपयोग नहीं किया जाएगा।
7. किसी कारण से अवशेष देय धनराशि की ब्याज सहित जमा कराना होगा।
8. छत पर टंकी के उल्लंघन अथवा कोई तथ्य छिपाये जाने की स्थिति में शमन मानचित्र स्वतः निरस्त माना जायेगा एवं विधि मान्य कार्यवाही की जायेगी।

अवर अभियन्ता — सहायक अभियन्ता

SITE PLAN

Er. VIKAS K. GARG
M.E. (Structure) IIT, Roorkee
Structure Consultant
52, Sector-5, Vaishali
Ghaziabad, Pin-201010
Ph.: 0120-4154855

PROJECT :-
COMPOUNDING DRAWING
RESIDENTIAL COMPLEX AT KHASRA NO.-348,349,350
VILLAGE : - NOORNAGAR GHAZIABAD

BUILDERS & PROMOTER :-
M/s A.R. BUILD TECH PVT.LTD.
ADD:- D-728/A, GANESH NAGAR-II, SHAKARPUR, DELHI -92
THROUGH :- Mr. R.A. SHARMA
PH. - 9810070991

DRAWING TITLE:-
SITE PLAN

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DRAWN BY:-	CHECKED BY:-	SCALE :-	DATED :-
SANJAY	VISHAL	1:200	

For A.R BUILDTECH PVT. LTD.
Director

VISHAL MITTAL ARCHITECT CA/98/20705

OWNER'S SIGN

ARCHITECT'S SIGN.

DRG.NO. - 01