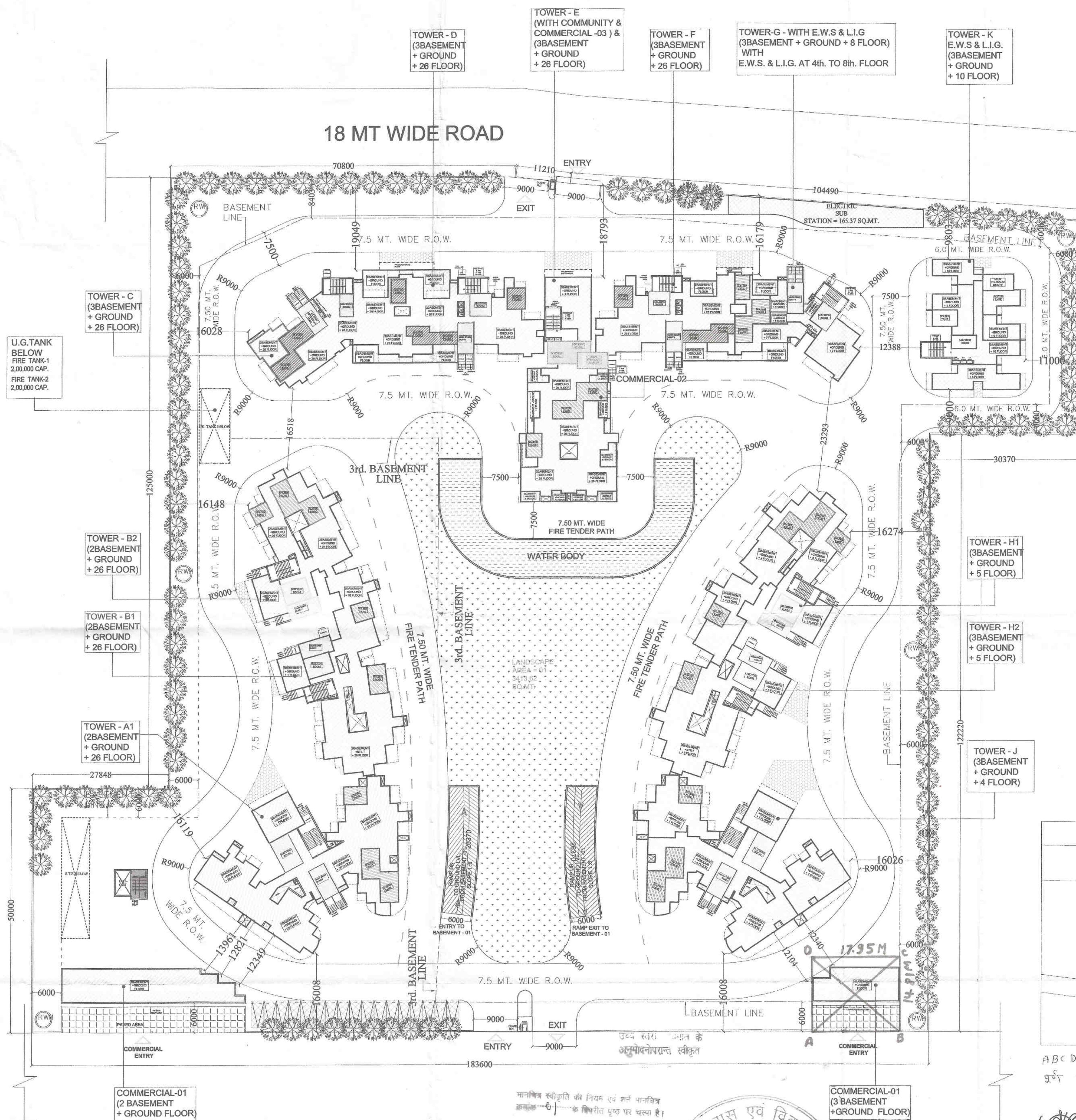
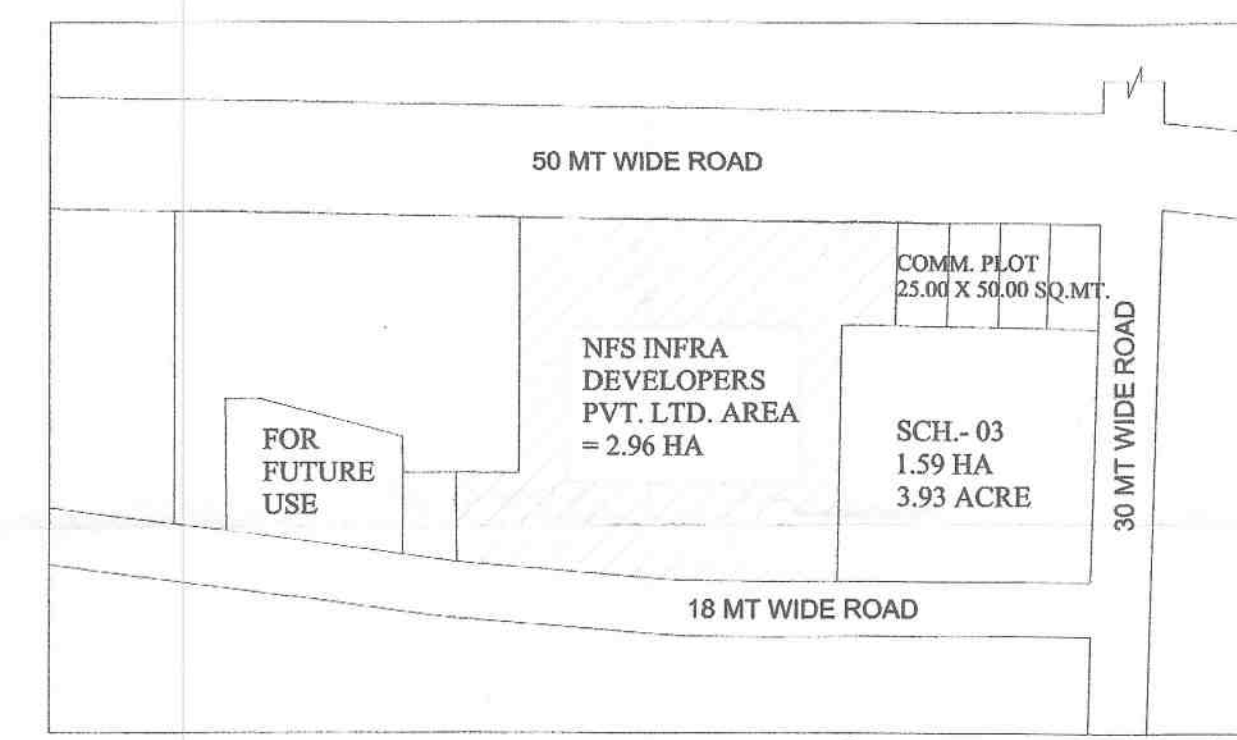
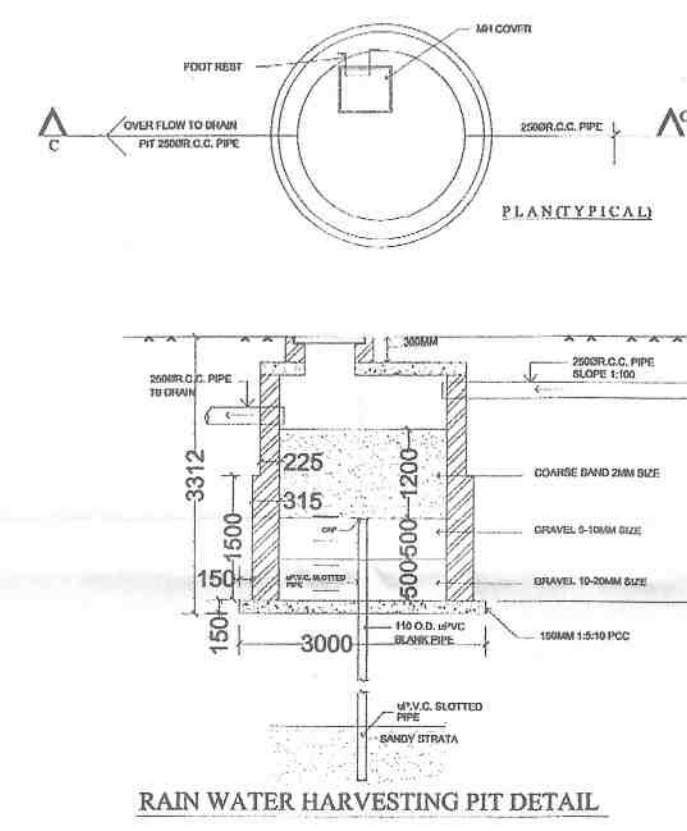




LEGEND :-

	BASEMENT LINE
	PARKING RESERVE FOR L.I.G.
	10% PARKING RESERVE FOR VISITORS



ABCD चन्दाक होलफाल २६.७६ वर्गमी. जिसको जल शुल्क के पूर्ण भुगतान के उपरान्त अनुमति किया जायेगा।

(A.P.) 13/10/20

(A.P.) 13/10/20

(A.P.) 13/10/20

S.NO.	AREA STATEMENT	PERCENTAGE	AREA IN SQ.MT.
1	TOTAL PLOT AREA		29,625.000
2	TOTAL PERMISSIBLE F.A.R. AREA		87,291.16
3	TOTAL PERMISSIBLE F.A.R. AREA FOR HOUSING	2.5	74062.50
4	ADDITIONAL F.A.R. AREA FOR PURCHASABLE		0.00
5	COMPENSATORY F.A.R. AREA FOR E.W.S. & L.I.G.		5293.10
6	ADDITIONAL F.A.R. AREA FOR GREEN BUILDING	5%	3967.78
7	PERMISSIBLE 5% FOR FACILITY OF 2.5 F.A.R. AREA	5%	3967.78
8	TOTAL PERMISSIBLE F.A.R. AREA (A+B+C+D+E)		87291.16
9	PERMISSIBLE GROUND COVERAGE @ 35% = 35% OF PLOT AREA	35%	10368.750
10	PROPOSED GROUND COVERAGE	24.66%	7304.570
11	PERMISSIBLE FAR AREA FOR COMMERCIAL 0.5% OF PERMISSIBLE FAR = 0.5% OF PERMISSIBLE F.A.R. AREA + COMPENSATORY F.A.R. AREA FOR E.W.S. & L.I.G. = 74062.50 + 5293.10 = 79346.52 X .5/100 = 396.73 SQ.MT.	0.5%	396.778
12	PROPOSED COMMERCIAL F.A.R. AREA		393.230
13	TOTAL AREA ACHIEVED WITH FACILITY + INCENTIVE AREA		86164.410
14	TOTAL F.A.R. FOR RESIDENTIAL		81342.50
15	TOTAL F.A.R. FOR COMMERCIAL		393.23
16	PERMISSIBLE 5% FOR FACILITY OF 2.5 F.A.R. AREA		3967.78
17	EXTRA FACILITY AREA IN F.A.R.		660.90
18	TOTAL A.R. AREA = A+B+C		86164.41
19	TOTAL ACHIEVED FACILITY AREA		4628.680
20	EXTRA FACILITY AREA IN MAIN F.A.R. AREA = PERMISSIBLE 5% FACILITY AREA - TOTAL ACHIEVED FACILITY AREA		660.900
21	TOTAL ACHIEVED COMMUNITY AREA		1981.560
22	TOTAL PERMISSIBLE UNITS (@ 330.00 UNITS PER HECT.) WITH 2.5 F.A.R. AREA FOR PLOT AREA		977.625
23	PERMISSIBLE UNITS (@ 330.00 UNITS PER HECT.) WITH 2.5 F.A.R. AREA FOR PLOT AREA		977.625
24	PERMISSIBLE UNITS (@ 330.00 UNITS PER HECT.) WITH PURCHASABLE F.A.R. AREA FOR PLOT AREA		0
25	TOTAL UNITS		977.625
26	TOTAL ACHIEVED UNITS		495
27	TOTAL REQUIRED E.W.S. UNIT (10% OF PROPOSED UNIT)		50
28	TOTAL REQUIRED L.I.G. UNIT (10% OF PROPOSED UNIT)		50
29	TOTAL BASEMENT-01 AREA		24676.47
30	A BASEMENT-01 PARKING AREA		22997.70
31	B BASEMENT-01 DEDUCTION AREA		1678.77
32	TOTAL = A+B		24676.47
33	TOTAL BASEMENT-02 AREA		23901.93
34	A BASEMENT-02 PARKING AREA		1374.54
35	B BASEMENT-02 DEDUCTION AREA		24676.47
36	TOTAL = A+B		24676.47
37	TOTAL BASEMENT-03 AREA		16956.69
38	A BASEMENT-03 PARKING AREA		1114.11
39	B BASEMENT-03 DEDUCTION AREA		18053.80
40	TOTAL = A+B		18053.80
41	STILT PARKING AREA		480.30
42	TOTAL REQUIRED E.C.S.		740
43	A REQUIRED E.C.S. FOR TOWER-A		135
44	B REQUIRED E.C.S. FOR TOWER-B1		98.75
45	C REQUIRED E.C.S. FOR TOWER-B2		67.5
46	D REQUIRED E.C.S. FOR TOWER-C		72.25
47	E REQUIRED E.C.S. FOR TOWER-D		66
48	F REQUIRED E.C.S. FOR TOWER-E		60
49	G REQUIRED E.C.S. FOR TOWER-F		66
50	H REQUIRED E.C.S. FOR TOWER-G		6
51	I REQUIRED E.C.S. FOR TOWER-H1		13.75
52	J REQUIRED E.C.S. FOR TOWER-H2		18.75
53	K REQUIRED E.C.S. FOR TOWER-I		18
54	L REQUIRED E.C.S. FOR TOWER-J		18
55	TOTAL RESIDENTIAL PARKING		684
56	M REQUIRED E.C.S. FOR COMMERCIAL (COMMERCIAL F.A.R. AREA / 200 X 2)		7.8666
57	N REQUIRED E.C.S. FOR COMMUNITY (COMMUNITY F.A.R. AREA / 100 X 1.5)		29.72
58	O REQUIRED E.C.S. FOR L.I.G. UNIT (3 UNIT PER @ 1 E.C.S.)		16.50
59	P REQUIRED 10% VISITOR PARKING FOR RESIDENTIAL F.A.R. AREA		62.40
60	TOTAL REQUIRED E.C.S.		740
61	PROPOSED PARKING AS PER E.C.S. (INCLUDING VISITOR PARKING)		2045.23
62	A OPEN PARKING (INCLUDING VISITOR PARKING)		69
63	B BASEMENT-01 PARKING AREA + UPPER BASEMENT PARKING AREA / 32 (@ 32 SQ.MT. PER E.C.S.)		718.678125
64	C BASEMENT-02 PARKING AREA + LOWER BASEMENT PARKING AREA / 32 (@ 32 SQ.MT. PER E.C.S.)		728.1853125
65	D BASEMENT-03 PARKING AREA + LOWER BASEMENT PARKING AREA / 32 (@ 32 SQ.MT. PER E.C.S.)		529.3653125
66	E STILT PARKING AREA + STILT PARKING AREA / 28 (@ 28 SQ.MT. PER E.C.S.)		15.009375
67	TOTAL = A+B+C+D		2045.23
68	REQUIRED PARKING FOR E.W.S. UNIT (1 UNIT PER @ 2 SQ.MT. FOR TWO WHEELER)		50
69	REQUIRED PARKING FOR L.I.G. UNIT (3 UNIT PER @ 1 E.C.S.)		17
70	PROPOSED PARKING FOR E.W.S. UNIT (1 UNIT PER @ 2 SQ.MT. FOR TWO WHEELER)		36
71	PROPOSED PARKING FOR L.I.G. UNIT (3 UNIT PER @ 1 E.C.S.)		36
72	TOTAL BUILT-UP AREA		179094.760
73	A TOTAL BASEMENT-01 AREA		24676.47
74	B TOTAL BASEMENT-02 AREA		24676.47
75	C TOTAL BASEMENT-03 AREA		18053.80
76	D TOTAL RESIDENTIAL AREA WITH FACILITY + & BALCONY AREA		103576.90
77	E COMMERCIAL AREA		393.23
78	F COMMUNITY AREA		1480.40
79	G GUARD HUT NON F.A.R. AREA		3.00
80	H E.S.S.		165.37
81	I U.G.T.		94.88
82	J S.T.P.		141.96
83	K (E.W.S. & L.I.G. AREA)		3810.74
84	L FIRE STAIR CASE TO BASEMENT		21.34
85	TOTAL = A TO L		179094.76
86	AS PER 50 NOS. OF TREE PER HECTARE OF PLOT AREA (1 = 50 X PLOT AREA / 10000)		148.125
87	PROPOSED NOS OF TREES		80.000

PROJECT :-
GROUP HOUSING AT PLOT NO. 08/GH-01, SECTOR-08, SIDHARTH VIHAR, GHAZIABAD

OWNER :-
M/S N.F.S. INFRA DEVELOPERS LLP

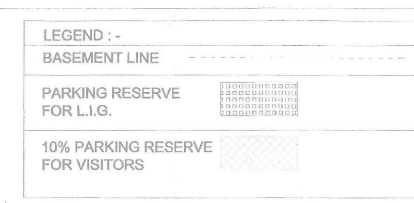
DEVELOPER:-
TANDT REALTECH PVT. LTD.

DRAWING TITLE :-
SITE PLAN & RAINWATER HARVESTING PLAN

ARCHITECTS :-
Space Designers International
B-34, SECTOR-67, NOIDA
PH: +91 9711632717, 1619 & 20
Mob: 9811070398, 9811336231
e-mail: info@spacedesigners.com, www.spacedesigners.com

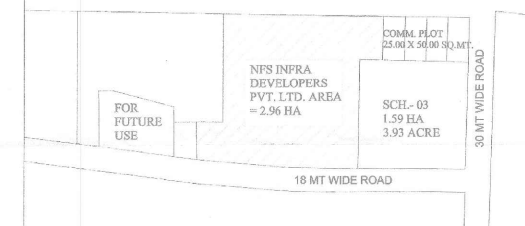
DRAWN BY :- SANJAY **CHECKED BY :-** VISUAL **SCALE** 1 : 350 **DATED :-**

OWNER'S SIGN **ARCHITECT'S SIGN** **DRG.NO. - 01**



S.NO	AREA STATEMENT	PERCENTAGE	AREA IN SQ.MT.
1	TOTAL LOT AREA		26,625.00
1	TOTAL PERMISSIBLE F.A.R. AREA		87,251.15
2	A. TOTAL PERMISSIBLE F.A.R. AREA FOR HOUSING	2.5	74062.50
2	B. ADDITIONAL F.A.R. AREA FOR PURCHASABLE	0.00	
2	C. COMPENSATORY F.A.R. WAREHOUSE & S.I. AREA		5795.10
3	D. ADDITIONAL F.A.R. AREA FOR GREEN BUILDING	3%	3957.78
3	E. PERMISSIBLE 5% FOR FACILITY OF 2.5 F.A.R. AREA	5%	3957.78
3	F. PERMISSIBLE F.A.R. AREA (A+B+C+D+E)		87251.15
4	PERMISSIBLE GROUND COVERAGE @ 35% + 35% OF PLOT AREA	35%	10388.750
4	PROPOSED GROUND COVERAGE	24.66%	7394.570
5	PERMISSIBLE FAR AREA FOR COMMERCIAL 0.5% OF PERMISSIBLE FAR + 0.5% OF PERMISSIBLE F.A.R. AREA + COMPENSATORY F.A.R. AREA FOR E.W.S. I.G. + 74062.50 + 5223.10 = 79346.32 / 57.300 = 136.730 SQ.MT.	0.5%	356.778
6	PROPOSED COMMERCIAL F.A.R. AREA		390.330
7	TOTAL AREA ACHIEVED WITH FACILITY + INCENTIVE AREA		86164.430
7	A. TOTAL F.A.R. FOR RESIDENTIAL	85142.50	
7	B. F.A.R. FOR COMMERCIAL	390.33	
7	C. PERMISSIBLE 5% FOR FACILITY OF 2.5 F.A.R. AREA	3957.78	
7	D. EXTRA FACILITY AREA IN F.A.R.	660.90	
7	TOTAL F.A.R. AREA = A+B+C+D	86164.41	
8	TOTAL ACHIEVED FACILITY AREA		4626.680
9	EXTRA FACILITY AREA IN MAIN F.A.R. AREA = PERMISSIBLE 5% FACILITY AREA - TOTAL ACHIEVED FACILITY AREA		660.900
10	TOTAL ACHIEVED FACILITY AREA		1941.580
11	TOTAL PERMISSIBLE UNITS @ 330.0 UNITS PER HECT. WITH 2.5 F.A.R. AREA FOR PLOT AREA		577.625
11	A. PERMISSIBLE UNITS @ 330.0 UNITS PER HECT. WITH 2.5 F.A.R. AREA FOR PLOT AREA	577.625	
11	B. PERMISSIBLE UNITS @ 330.0 UNITS PER HECT. WITH PURCHASABLE F.A.R. AREA FOR PLOT AREA	0	
11	TOTAL UNITS	577.625	
12	TOTAL ACHIEVED UNITS		495
13	TOTAL REQUIRED E.W.S. UNIT (10% OF PROPOSED UNIT)		50
14	TOTAL REQUIRED L.I.G. UNIT (10% OF PROPOSED UNIT)		50
15	TOTAL BASEMENT -01 AREA		24626.47
15	A. BASEMENT -01 PARKING AREA	22892.70	
15	B. BASEMENT -01 DECK/STAIR AREA	1556.77	
15	TOTAL A+B	24449.47	
16	TOTAL BASEMENT -02 AREA		24626.47
16	A. BASEMENT -02 PARKING AREA	23758.93	
16	B. BASEMENT -02 DECK/STAIR AREA	1576.54	
16	TOTAL A+B	24335.47	
17	TOTAL BASEMENT -03 AREA		3853.60
17	A. BASEMENT -03 PARKING AREA	24593.69	
17	B. BASEMENT -03 DECK/STAIR AREA	1134.11	
17	TOTAL A+B	35933.80	
18	STILT PARKING AREA		480.30
19	TOTAL REQUIRED C.C.S.		740
19	A. REQUIRED C.C.S. FOR TOWER-A	135	
19	B. REQUIRED C.C.S. FOR TOWER-B1	98.75	
19	C. REQUIRED C.C.S. FOR TOWER-B2	67.5	
19	D. REQUIRED C.C.S. FOR TOWER-C	72.25	
19	E. REQUIRED C.C.S. FOR TOWER-D	66	
19	F. REQUIRED C.C.S. FOR TOWER-E	60	
19	G. REQUIRED C.C.S. FOR TOWER-F	66	
19	H. REQUIRED C.C.S. FOR TOWER-G	4	
19	I. REQUIRED C.C.S. FOR TOWER-H1	13.75	
19	J. REQUIRED C.C.S. FOR TOWER-H2	18.75	
19	K. REQUIRED C.C.S. FOR TOWER-J	18	
19	TOTAL RESIDENTIAL PARKING	404	
19	L. REQUIRED C.C.S. FOR COMMERCIAL / COMMERCIAL F.A.R. AREA / 300 X 3	7.8666	
19	M. REQUIRED C.C.S. FOR COMMUNITY / COMMUNITY F.A.R. AREA / 100 X 3.5	29.70	
19	N. REQUIRED C.C.S. TOTAL S.S. UNIT (1 UNIT PER E.C.S.)	13.50	
19	O. REQUIRED 10% VISITOR PARKING FOR RESIDENTIAL F.A.R. AREA	69.40	
20	TOTAL REQUIRED C.C.S.	740	
20	PROPOSED PARKINGS AS PER C.C.S. (INC. USING VISITOR PARKING)		1045.73
20	A. OPEN PARKING (INCLUDING VISITOR PARKING)	69	
20	B. BASEMENT -01 PARKING AREA - UPPER BASEMENT PARKING AREA / 32 / (4352 SQ.MT. PER E.C.S.)	738.03825	
20	C. BASEMENT -02 PARKING AREA - LOWER BASEMENT PARKING AREA / 32 / (4352 SQ.MT. PER E.C.S.)	738.186325	
20	D. BASEMENT -03 PARKING AREA - LOWER BASEMENT PARKING AREA / 32 / (4352 SQ.MT. PER E.C.S.)	529.365325	
20	E. STILT PARKING AREA + STILT PARKING AREA / 78 + (408 SQ.MT. PER E.C.S.)	15.00075	
20	TOTAL A+B+C+D+E	2045.23	
21	REQUIRED PARKING FOR E.W.S. UNIT (1 UNIT PER @ 2 SQ.MT. FOR TWO WHEELER)		50
22	REQUIRED PARKING FOR L.I.G. UNIT (1 UNIT PER @ 1 E.C.S.)		17
23	REQUIRED PARKING FOR S.S. UNIT (1 UNIT PER @ 2 SQ.MT. FOR TWO WHEELER)		50
24	PROPOSED PARKING FOR L.I.G. UNIT (1 UNIT PER @ 1 E.C.S.)		20
25	TOTAL SUIT-UP AREA		17904.760
25	A. TOTAL BASEMENT-01 AREA	24676.47	
25	B. TOTAL BASEMENT-02 AREA	24626.47	
25	C. TOTAL BASEMENT-03 AREA	3853.80	
25	D. TOTAL RESIDENTIAL AREA WITH FACILITY + & BALCONY AREA	15375.96	
25	E. COMMERCIAL AREA	390.33	
25	F. COMMUNITY AREA	1480.40	
25	G. GUARD HUT NON F.A.R. AREA	1.20	
25	H. E.S.S.	165.37	
25	I. U.G.T	94.88	
25	J. S.T.P.	141.96	
25	K. E.W.S. & L.I.G. AREA	2952.25	
25	L. FIRE STAIR CASE ON TO BASEMENT	21.34	
25	M. TOTAL	179094.76	
26	AS PER 50 NOS. OF THREE PER HECTARE OF PLOT AREA (1 = 60 X PLOT AREA / 30000)		148.126
27	PROPOSED MOS OF TREES		80.00

PHASE - I AREA
9103.615 SQM.
TOWER A,B1,B2,C,D,E, F &
COMMERCIAL SHOP



ABCD नन्दीक क्षेत्रफल 265.76 वर्गमी. जिसकी जल शुल्क की पूर्ण भुगतान के उपरान्त सन्मुख किया जायेगा।





PROJECT :- GROUP HOUSING AT PLOT NO. 08/GH-01, SECTOR-08, SIDHARTH VIHAR, GHAZIABAD			
OWNER :- M/S N.F.S. INFRA DEVELOPERS LLP			
DEVELOPER:- 		TANDT REALTECH PVT. LTD. T AND T  Authorized Signatory	
DRAWING TITLE :- SITE PLAN & RAINWATER HARVESTING PLAN		TANDT REALTECH PVT. LTD. (M) Authorized Signatory	
 ARCHITECTS :- Space Designers International B - 34, SECTOR-57, NOIDA PH: +91 8715533717, 88, 89 & 20 E-MAIL: 8810709030, 8611336251 e-mail : info@spaceintl.com, www.spaceintl.com			
DRAWN BY :- SALUNAY	CHECKED BY :- VISHAL	SCALE 1 : 350	DATED :- 11/05/2022
NFS Infra Developers LLP 		ARCHITECT'S SEAL 	
OWNER'S SIGN		ARCHITECT'S SIGN. DRG. NO. --	