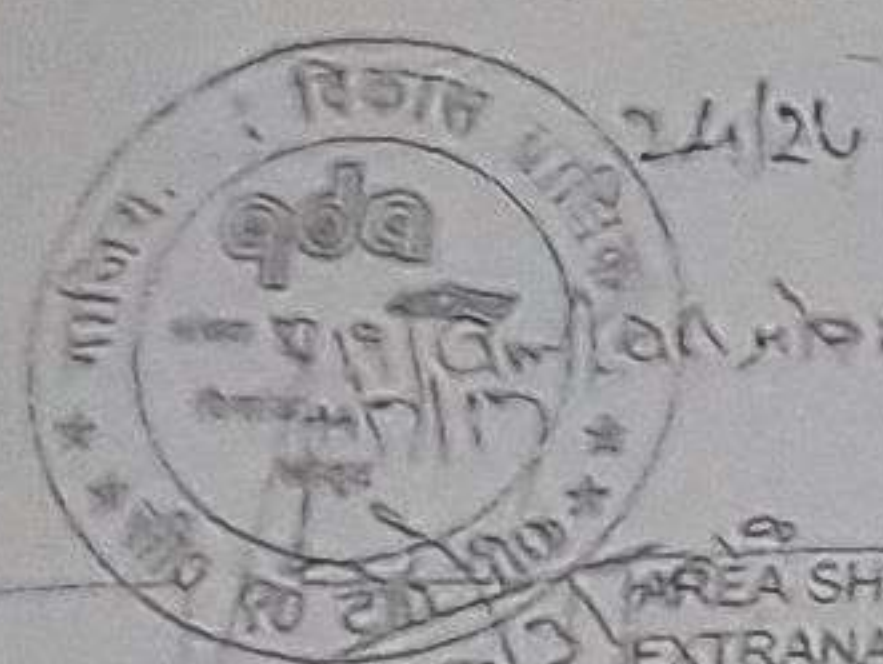




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AREA SHOWN (B) FOR MORTGAGE AGAINST ADDITIONAL DEVELOPMENT CHARGES. AREA= 554.0 SQ.MT.

AREA SHOWN (A) FOR MORTGAGE AGAINST EXTRANAL DEVELOPMENT CHARGES. AREA=2331.0 SQ.MT.

AREA SHOWN (C) FOR MORTGAGE AGAINST SUB DIVISION CHARGES. AREA= 103.0 SQ.MT.

(BLOCK-1)
TOWER - B
STILT+14 FLOORS

(BLOCK-1)
TOWER - C
STILT+14 FLOORS

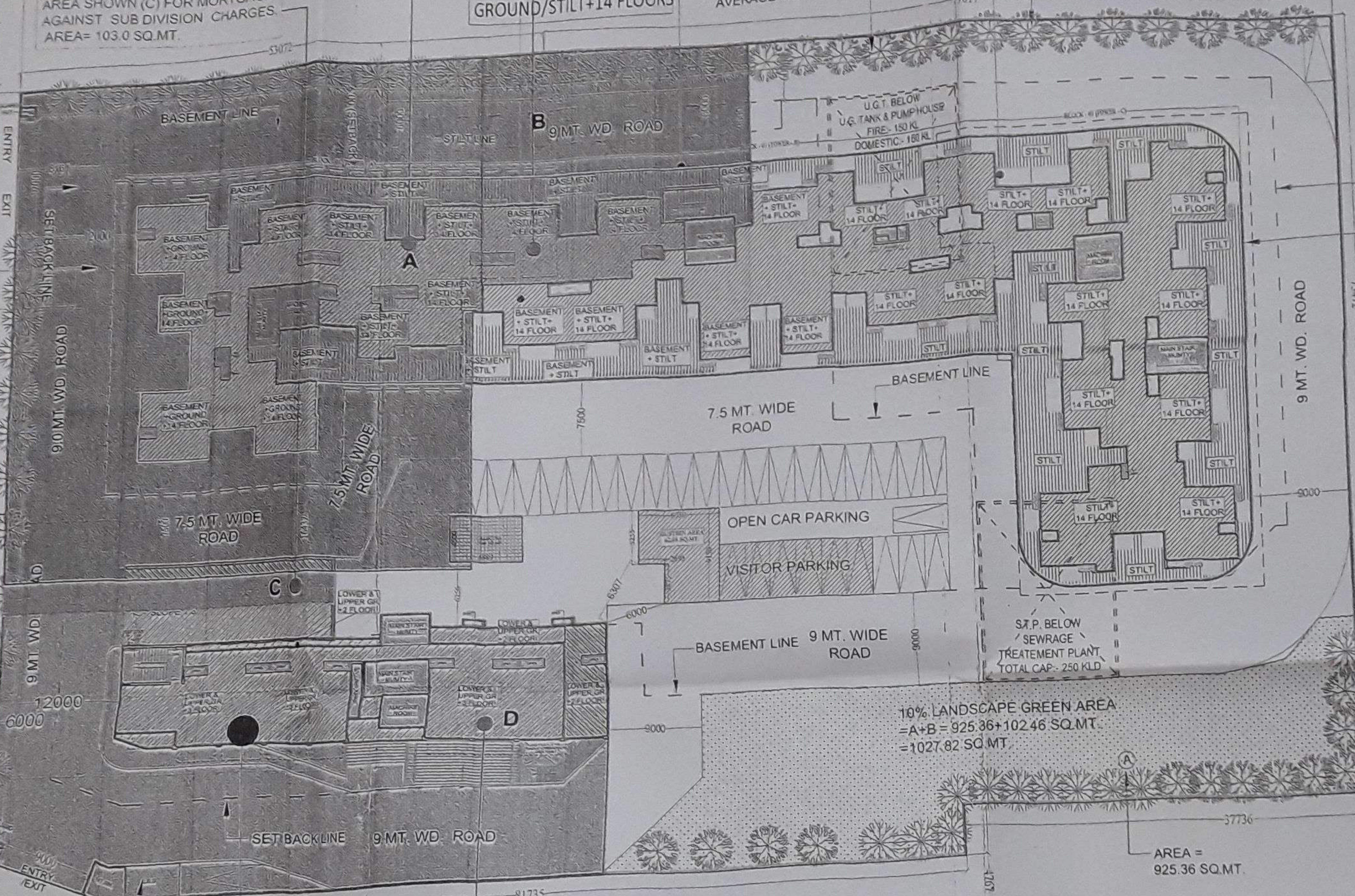
(BLOCK-1)
TOWER - A
GROUND/STILT+14 FLOORS

PART OF 10% LANDSCAPE GREEN
AREA (10% OF 1027.82 SQ.MT.)
AREA = 102.46 SQ.MT.
AVERAGE WIDTH=3 MT

SCHEDULE OF PLANTS		
S.NO.	SYMBOL	BOTANICAL NAME
1	①	ALSTONIA SCHOLARIS
2	②	LAURUS SCHOLARIS
TOTAL		64 Nos.

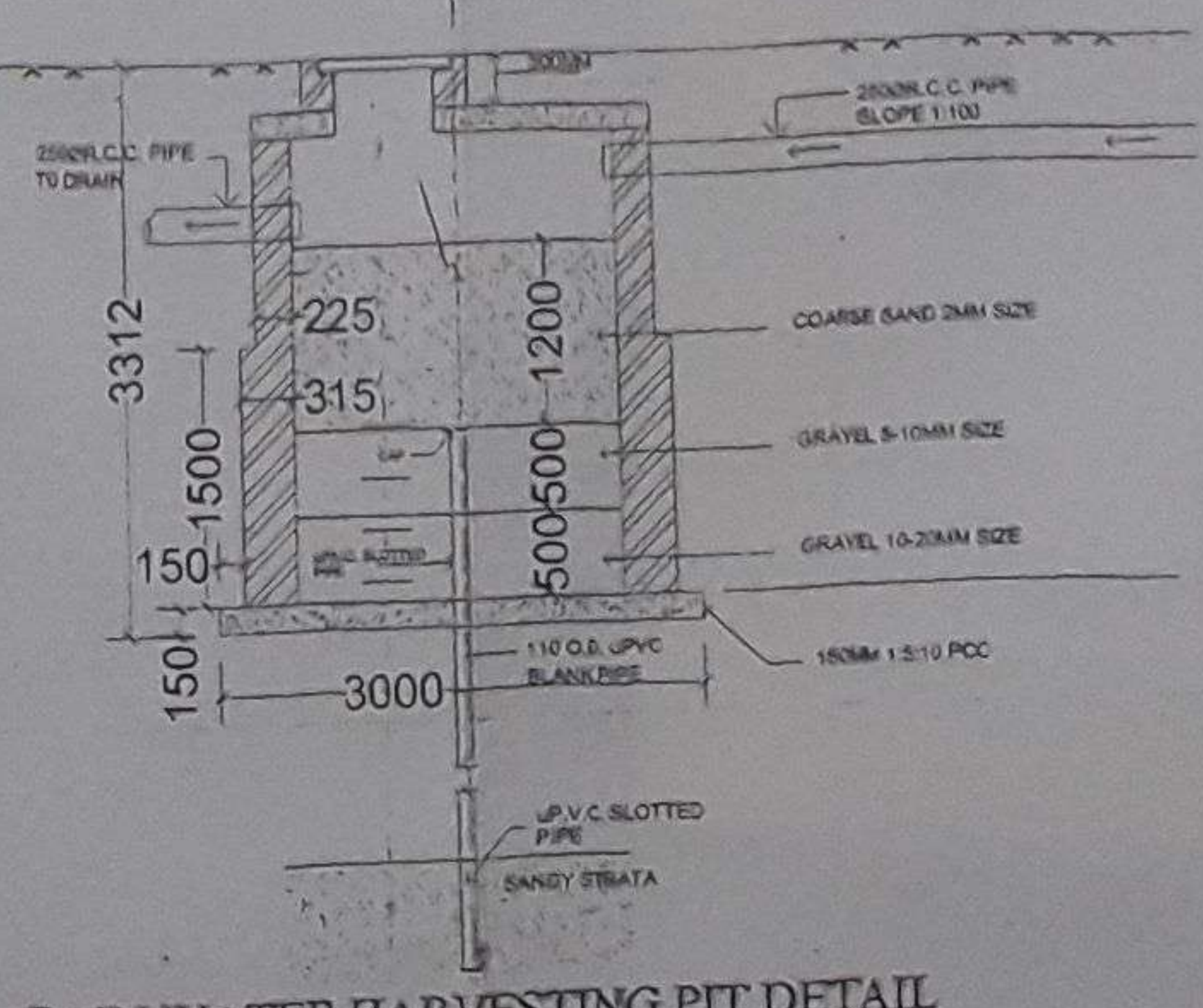
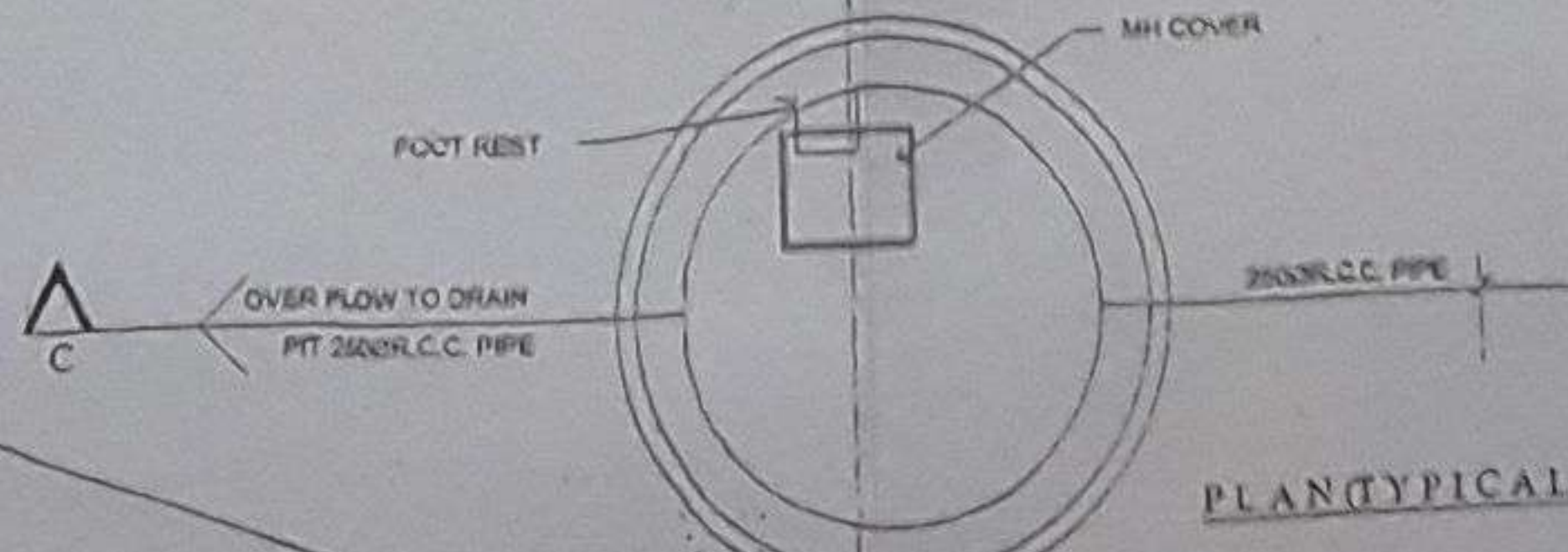
AREA STATEMENT		
S.NO.	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	10,296.00
2	ROAD AREA IN PLOT = 21.00	21.00
3	NET PLOT AREA = 10,275.00	10,275.00
4	REQUIRED 10% OF PLOT AREA AS LAYOUT GREEN = 10% OF 10,275.00 = 1,027.50 SQ.MT.	1,027.50
5	PROPOSED 10% OF PLOT AREA AS LAYOUT GREEN	1,027.50
6	PERMISSIBLE F.A.R. AREA = 10,275.00 X 2.5 = 25,687.50 SQ.MT.	25,687.50
7	PERMISSIBLE 5% FOR FACILITY OF PROPOSED RESIDENTIAL F.A.R. AREA 5% OF (AS PER TABLE -1) 23,412.15 = 1,170.61 SQ.MT.	1,170.61
8	TOTAL PROPOSED F.A.R. AREA	25,687.50
9	ACHIEVED 5% FACILITY AREA (CYPRIANO LIFT/LOBBY + SERVICE SHAFT + M/M/M/T + MACHINE ROOM (AS PER TABLE -1) = 1,170.61 SQ.MT.	1,170.61
10	PERMISSIBLE GROUND COVERAGE @ 50% = 50% OF 10,275.00 = 5,137.50 SQ.MT.	5,137.50
11	PROPOSED GROUND COVERAGE (32.01%)	3,288.86
12	TOTAL PERMISSIBLE UNITS PER HEC. = 10,275.00 / 10.00 = 1,027.50 UNITS	513 UNITS
13	TOTAL PROPOSED UNITS (AS PER TABLE -1) = 410 UNITS	410 UNITS
14	TOTAL PROPOSED POPULATION @ 5 PERSON PER UNIT = 410 X 5 = 2,050 PERSONS	2,050 PERSONS
15	PERMISSIBLE GROUND COVERAGE FOR COMMERCIAL & FACILITY @ 10% OF PERMISSIBLE GROUND COVERAGE = 513.75 X 0.1 = 51.375 SQ.MT.	51.375
16	PROPOSED GROUND COVERAGE COMMERCIAL & FACILITY	51.66
17	I.E. PLOT AREA OF COMMERCIAL @ 40% GROUND COVERAGE = 513.75 / 0.4 = 1,284.375 SQ.MT.	1,284.375
18	MAX. PERMISSIBLE F.A.R. AREA FOR COMMERCIAL = 1.75 X 1,284.375 = 2,247.656 SQ.MT.	2,247.656
19	PROPOSED F.A.R. AREA FOR COMMERCIAL = 2,236.96	2,236.96
20	PERMISSIBLE GROUND COVERAGE FOR AFFORDABLE HOUSING (10 - 18) = 5,137.50 - 510.86 = 4,626.64 SQ.MT.	4,626.64
21	PROPOSED GROUND COVERAGE FOR AFFORDABLE HOUSING	2,778.20
22	PERMISSIBLE F.A.R. AREA FOR AFFORDABLE HOUSING (10 - 18) = 25,687.50 - 2,247.656 = 23,439.844 SQ.MT.	23,439.844
23	PROPOSED F.A.R. AREA FOR AFFORDABLE HOUSING	23,412.15
24	PROPOSED BASEMENT AREA (NON F.A.R.)	4,183.67
25	PROPOSED NET STILT AREA	2,456.03
26	PROPOSED STILT PARKING AREA = 2,389.40	
27	PROPOSED STILT DEDUCTION AREA (TOWER STILT F.A.R. AREA) = 73.86 SQ.MT.	

REQUIRED PARKING		
A	REQUIRED TWO WHEELER PARKING	298
B	REQUIRED FOUR WHEELER PARKING	96 CARS
C	REQUIRED CHABUTRA	36.75
D	REQUIRED DUSTBIN	41.37 SQ.MT.
E	REQUIRED CHABUTRA IN STILT	52 Nos.
F	REQUIRED CHABUTRA IN STILT	54 Nos.



AREA SHOWN (D) FOR MORTGAGE AGAINST PERFORMANCE GUARANTY. AREA= 1542.0 SQ.MT.

COMMERCIAL (BLOCK-2)
LG+UG+3 FLOORS



RAIN WATER HARVESTING PIT DETAIL

THE PROPOSED SITE SITUATED AT KHASRA NO. - 380, 381		
S.NO.	NAME OF OWNER	AREA IN SQ.MTRS.
01	VEER SINGH	6346.00
02	AMARTI	
03	ANAND BRITVEER	
04	ASHOK KUMAR	
05	RAMNIWAS	2900.00
06	KISHANLAL	
07	RAJYAPAL	1050.00
TOTAL		10,296.00

01	REQUIRED TREE	52 Nos.
02	AS PER 50 No. OF TREE PER HECTARE OF PLOT AREA = (50 X 10,275.00 / 10,000) = 51.37 SAY 52 Nos. TREES	
03	No. OF TREE PROPOSED = 54 Nos. TREES	54 Nos.

LEGEND	
01	SETBACK LINE
02	BASEMENT LINE
03	STILT LINE
04	OPEN PARKING
05	DUSTBIN
06	CHABUTRA IN STILT

PROJECT : PROPOSED AFFORDABLE HOUSING "KLAASIC HOME" PARAS DEVELOPERS AT KHASRA NO. 380 & 381 VILLAGE - BINOWAPUR DISTT - NH-38 GHAZIABAD (U.P.)

BUILDERS & PROMOTER : M/S PARAS DEVELOPERS & M/S PROMPT INFRA TECH PVT. LTD. ADD: 247 LOWER GROUND FLOOR, NEETI KHAND - 1, INDIRAPURAM GHAZIABAD, PIN CODE - 201016, UTTAR PRADESH, INDIA

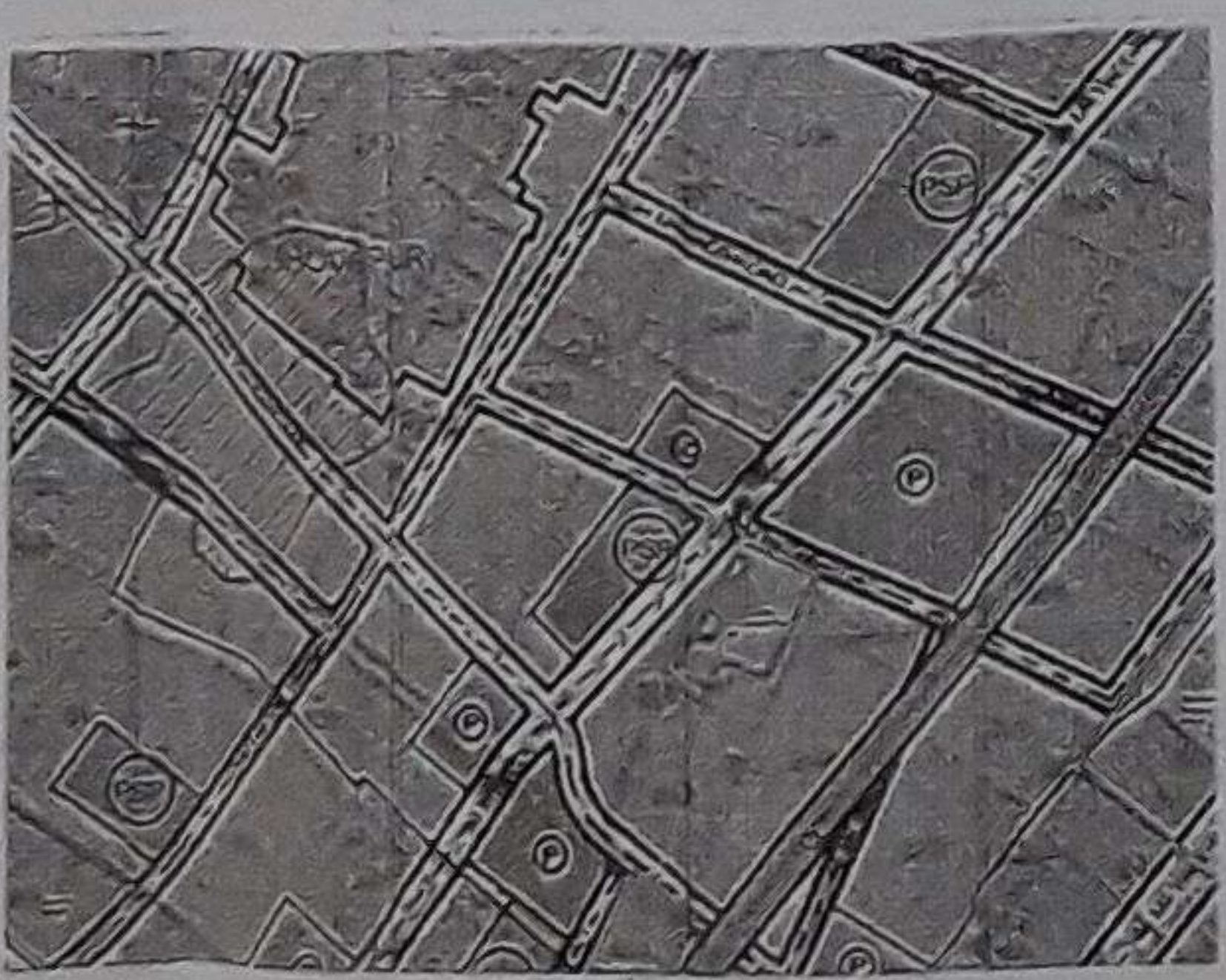
DRAWING TITLE : SITE PLAN FOR LAND MORTGAGE

ARCHITECTS : Space Designers International 8 - 34, SECTOR-67, NOIDA PH. : 91 971 48177, 91 971 48178 FAX : 91 971 48179, 91 971 48180 E-MAIL : space@sdil.com, www.sdil.com

OWNER'S SIGN

DRG NO. 01m

KEY PLAN



PROPOSED SITE LOCATION