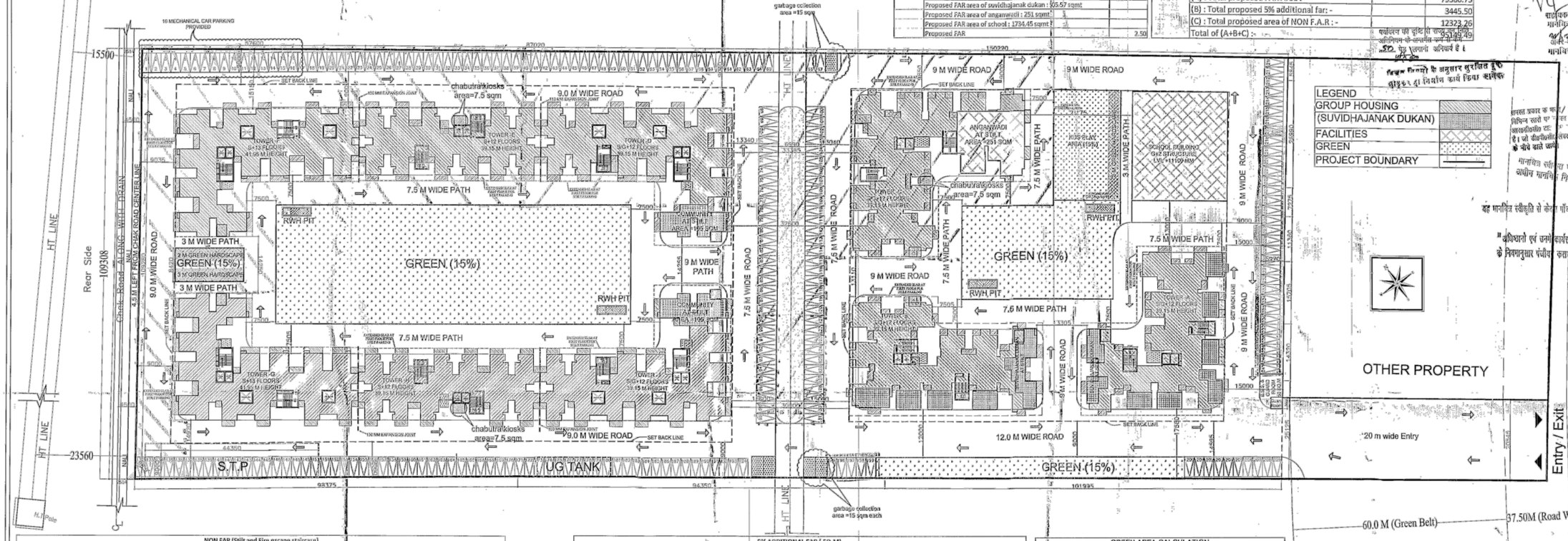
POPULATION CALCULATIONS										
	Tower A	Tower B	Tower C	Tower D	Tower E	Tower F	Tower G	Tower H	Tower J	Total
STILT	0	0	0	0	0	0	0	0	0	0
1st	55	55	65	70	55	65	65	55	70	555
2nd	55	55	65	70	55	65	65	55	70	555
3rd	55	55	65	70	55	65	65	55	70	555
4th	55	55	65	70	55	65	65	55	70	555
5th	55	55	65	70	55	65	65	55	70	555
6th	55	55	65	70	55	65	65	55	70	555
7th	55	55	65	70	55	65	65	55	70	555
8th	55	55	65	70	55	65	65	55	70	555
9th	55	55	65	70	55	65	65	55	70	555
10th	55	55	65	70	55	65	65	55	70	555
11th	55	55	65	70	55	65	65	55	70	555
12th	55	55	65	70	55	65	65	55	70	555
13th	0	0	0	0	0	60	25	0	0	85
Total	660	660	780	840	660	840	805	660	840	6745

DWELLING UNIT CALCULATIONS										
	Tower A	Tower B	Tower C	Tower D	Tower E	Tower F	Tower G	Tower H	Tower J	Total
STILT	0	0	0	0	0	0	0	0	0	0
1st	11	11	13	14	11	13	13	11	14	111
2nd	11	11	13	14	11	13	13	11	14	111
3rd	11	11	13	14	11	13	13	11	14	111
4th	11	11	13	14	11	13	13	11	14	111
5th	11	11	13	14	11	13	13	11	14	111
6th	11	11	13	14	11	13	13	11	14	111
7th	11	11	13	14	11	13	13	11	14	111
8th	11	11	13	14	11	13	13	11	14	111
9th	11	11	13	14	11	13	13	11	14	111
10th	11	11	13	14	11	13	13	11	14	111
11th	11	11	13	14	11	13	13	11	14	111
12th	11	11	13	14	11	13	13	11	14	111
13th				9		12	5			17
Total	132	132	156	168	132	168	161	132	168	1349

	AREA CALCULATION	
1	Plot Area	33338.50
	Plot Area in NH. 58 WIDENING	124.65
	Plot Area UNDER 60 M WIDE GREEN BELT	1246.50
	Plot Area in CHAK ROAD WIDENING	211.00
	NET plot area for planning	31756.35
2	Permissible FAR 2.5	79390.88
3	Permissible Dwelling units 500 PER HECTARE (3.1756 x 500)	1587.00
4	permissible Ground coverage @50%	15878.18
5	permissible Green area @15%	4764.40
6	permissible Suvidhajanak dukans 5 dukan @ 1000 person	
	population = permissible units x 5 persons	
	= 1585 x 5 = 7925	
	= 7925/1000 = 7.925	
	Total Suvidhajanak Dukan =7.925 x 5 = 39.362	say 39 Dukans
	area of each Dukan @ 15 sq.mt / Dukan = 39 x 15 = 585 SQ.MT	
	Total No. of Proposed Suvidhajanak Dukan	32 Dukans
	Proposed Suvidhajanak Dukan Area	505.57
7	Proposed FAR Area	79380.73
	Proposed FAR area residential : 76889.71 sqmt	
	Proposed FAR area of suvidhajanak dukan : 505.57 sqmt	
	Proposed FAR area of anganwadi : 251 sqmt	
	Proposed FAR area of school : 1734.45 sqmt	
	Proposed FAR	2.50
8	Proposed Ground coverage for Housing : 35.84%	11382.38
9	Permissible Dwelling units 500 PER HECTARE	
	.=(31756/10000)X500= 1587	
	Proposed Units	1849
10	PorposedNON F.A.R :	12323.26
11	Parking Details	
	10% of Proposed units as visitors parking	
	Total parking Required	582 E.C.S
	Mech.Car Parking Provided	582 E.C.S.
12	Total no.of trees required @ 50 trees per Hactare of plot area	
	(50X31756.35)/10000= 158.78	
13	Proposed green area	4764.40
14	Permissible 5% additional far = 5 % of per.far	
	.=5% of 79390.88= 3969.544	3969.54
	proposed 5% of additional far =	3445.50
15	Total Proposed Builtup area (FAR + Non FAR+5% additional far)	
	(A) : Total proposed FAR Area :-	79380.73
	(B) : Total proposed 5% additional far: -	3445.50
	(C) : Total proposed area of NON F.A.R : -	12323.26
	Total of (A+B+C) :-	94949.49



NON FAR (Stilt and Fire escape staircase)														
	Tower A	Tower B	Tower C	Tower D	Tower E	Tower F	Tower G	Tower H	Tower J	SCHOOL	KIOSK	GARBAGE COLLECTION	E.S.S./GUARD ROOM50 SQ.M	Total
STILT (PARKING)	987.27	1045.97	1149.16	1076.01	794.24	1100.8	1100.8	794.24	1076.01		105	210	50	9489.5
STIT (FIRE STAIR)	23.6	25.27	23.6	23.54	22.24	21.75	21.75	22.24	23.54	20.91				228.44
1st	23.49	25.27	23.49	23.03	22.24	21.79	21.79	22.24	23.03	20.91				227.28
2nd	23.49	25.27	23.49	23.03	22.24	21.79	21.79	22.24	23.03	20.91				227.28
3rd	23.49	25.27	23.49	23.03	22.24	21.79	21.79	22.24	23.03					206.37
4th	23.49	25.27	23.49	23.03	22.24	21.79	21.79	22.24	23.03					206.37
5th	23.49	25.27	23.49	23.03	22.24	21.79	21.79	22.24	23.03					206.37
6th	23.49	25.27	23.49	23.03	22.24	21.79	21.79	22.24	23.03					206.37
7th	23.49	25.27	23.49	23.03	22.24	21.79	21.79	22.24	23.03					206.37
8th	23.49	25.27	23.49	23.03	22.24	21.79	21.79	22.24	23.03					206.37
9th	23.49	25.27	23.49	23.03	22.24	21.79	21.79	22.24	23.03					206.37
10th	23.49	25.27	23.49	23.03	22.24	21.79	21.79	22.24	23.03					206.37
11th	23.49	25.27	23.49	23.03	22.24	21.79	21.79	22.24	23.03					206.37
12th	23.49	25.27	23.49	23.03	22.24	21.79	21.79	22.24	23.03					206.37
13th						21.79	21.79							43.58
School Mumty										43.48				43.48
Total	1292.75	1374.48	1454.64	1375.91	1083.36	1405.82	1405.82	1083.36	1375.91	106.21	105	210	50	12323.26
Total (FIRE STAIRCASE)	305.48	328.51	305.48	299.9	289.12	305.02	305.02	289.12	299.9	62.73	0	0	0	2790.28

5% ADDITIONAL FAR (SQ.M)												
	Tower A	Tower B	Tower C	Tower D	Tower E	Tower F	Tower G	Tower H	Tower J	COMMUNITY	Total	
STILT	11.46	14.5	12.18	13.16	13.58	14.05	14.05	13.58	13.16	210	329.72	
1st	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
2nd	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
3rd	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
4th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
5th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
6th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
7th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
8th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
9th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
10th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
11th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
12th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
13th						26.12	20.15				46.27	
MUMTY/L.M.R	63.68	61.15	63.68	54.24	56.94	64	64	56.94	54.24		558.87	
Total	268.82	301.97	269.54	393.48	379.04	428.05	422.08	379.04	393.48	210	3445.50	

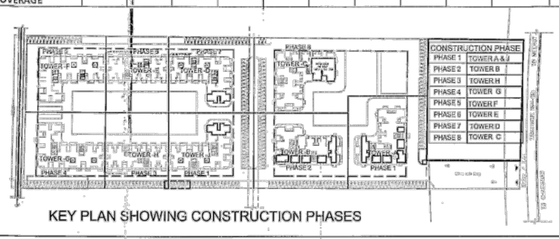
GREEN AREA CALCULATION					
NO	AREA			NOS	TOTAL
G1	17.52	X	8.42	1	147.52
G2	1/2(5.565+5.260) 79.515			1	430.37
G3	91.25	X	30.09	1	2745.71
G4	23.33	X	23.48	1	547.79
G5	15.885	X	18.375	1	291.89
G6	17.675	X	34.01	1	601.13
TOTAL GREEN AREA					4764.40

IDC LAND AREA @ 20% = 6668 SQMT. Mortgage in favour of GDA. The first right would be of GDA.

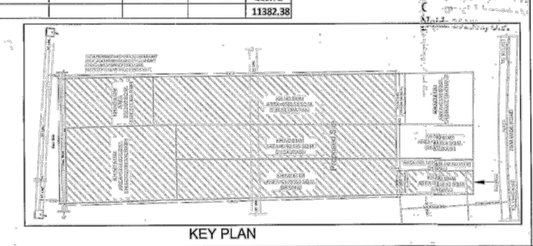
PERFORMANCE GUARANTEE LAND AREA @ 15% = 5001 SQMT. Mortgage in favour of GDA. The first right would be of GDA.

GROUND COVERAGE CALCULATIONS																	
	Tower A	Tower B	Tower C	Tower D	Tower E	Tower F	Tower G	Tower H	Tower J	SCHOOL	KIOSK	E.S.S/ GUARD ROOM	COMMUNITY	SUVIDHAJANAK DUKAN	ANGANWADI	GARBAGE COLLECTION	Total
STILT (PARKING)	987.27	1045.97	1149.16	1076.01	794.24	1100.8	1100.8	794.24	1076.01	599.06	105	50	210	505.57	251	210	11055.13
STIT (FIRE STAIR)	23.6	25.27	23.6	23.54	22.24	21.75	21.75	22.24	23.54								207.53
STIT (5% Additional F.A.R)	11.46	14.5	12.18	13.16	13.58	14.05	14.05	13.58	13.16								119.72
TOTAL GROUND COVERAGE																	11382.38

FAR CALCULATIONS OF TOWERS (SQ.M)													
	Tower A	Tower B	Tower C	Tower D	Tower E	Tower F	Tower G	Tower H	Tower J	AREA OF ANGANWADI	AREA OF SUVIDHAJANK DUKAN	AREA OF SCHOOL	Total
STILT	33.73	37.13	33.73	39.1	38.14	39.91	39.91	38.14	39.1	251	505.57	578.15	1673.61
1st	755.81	761.26	885.03	724.18	510.15	713.81	713.81	510.15	724.18			578.15	6876.53
2nd	755.81	761.26	885.03	724.18	510.15	713.81	713.81	510.15	724.18			578.15	6876.53
3rd	755.81	761.26	885.03	724.18	510.15	713.81	713.81	510.15	724.18				6298.38
4th	755.81	761.26	885.03	724.18	510.15	713.81	713.81	510.15	724.18				6298.38
5th	755.81	761.26	885.03	724.18	510.15	713.81	713.81	510.15	724.18				6298.38
6th	755.81	761.26	885.03	724.18	510.15	713.81	713.81	510.15	724.18				6298.38
7th	755.81	761.26	885.03	724.18	510.15	713.81	713.81	510.15	724.18				6298.38
8th	755.81	761.26	885.03	724.18	510.15	713.81	713.81	510.15	724.18				6298.38
9th	755.81	761.26	885.03	724.18	510.15	713.81	713.81	510.15	724.18				6298.38
10th	755.81	761.26	885.03	724.18	510.15	713.81	713.81	510.15	724.18				6298.38
11th	755.81	761.26	885.03	724.18	510.15	713.81	713.81	510.15	724.18				6298.38
12th	755.81	761.26	885.03	724.18	510.15	713.81	713.81	510.15	724.18				6298.38
13th						667.08	303.18						970.26
Total	9103.45	9172.25	10654.09	8729.26	6159.94	9272.71	8908.81	6159.94	8729.26	251	505.57	1734.45	79380.73



KEY PLAN SHOWING CONSTRUCTION PHASES



KEY PLAN

SUBMISSION DRAWING FOR LANDCRAFT METRO HOMES
AFFORDABLE GROUP HOUSING SCHEME
AT KHASRA NOS. - 613M, 614M, 615M VILLAGE BASANTPUR TEHNSIL MODINAGAR, GAZIABAD,UTTAR PRADESH

DEVELOPER: M/S RS LANDCRAFT LLP
Parmesh Corporate Tower,3090 3rd floor plot no. 13 Karkardooma community center Delhi-110092

OWNERS: SH. SONU, SH. SAURABH, SMT. SEEMA RANI

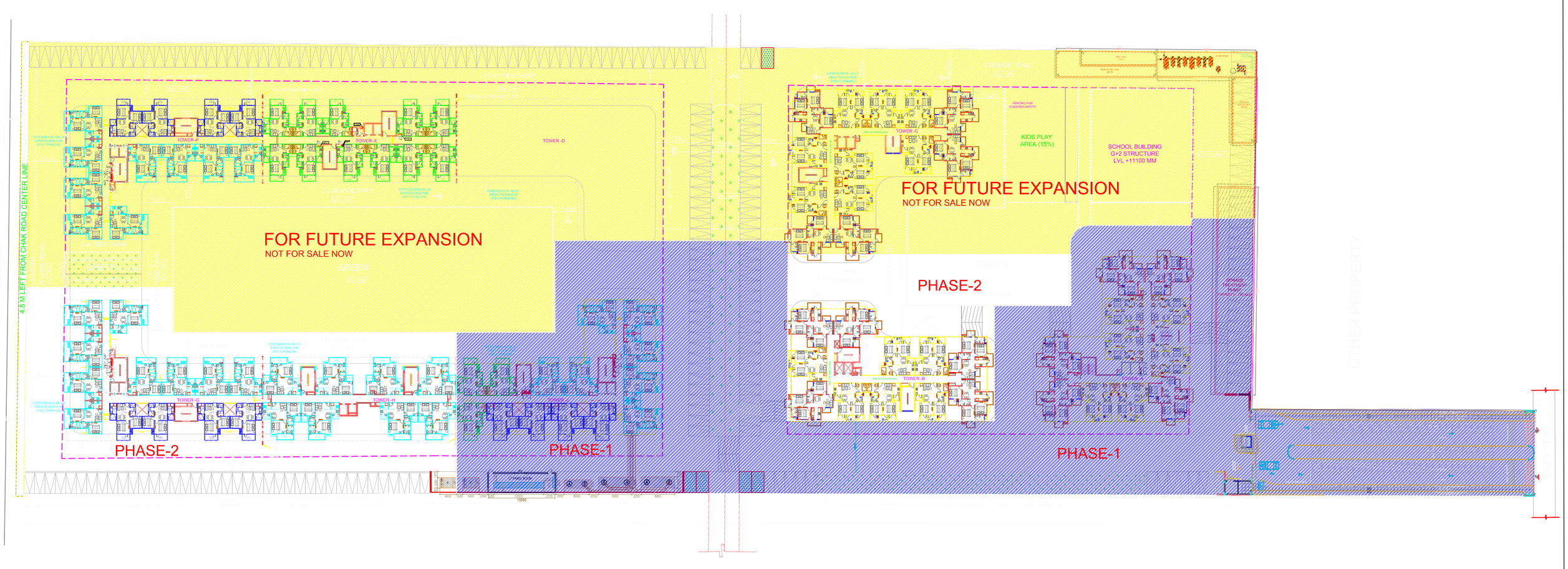
ARCHITECT: Ar. Rachit Sharma
195, RAM VIHAR, DELHI-92, PHONE-011-42518322

DRAWING TITLE: SITE PLAN
DRAWING NO.: 1/1
SCALE: 1:500

ARCH. SEAL & SIG.: Rachit Sharma, B.Arch., MUDP, COA No.-CA/2002/30415

DEVELOPER SIG.: For RS LANDCRAFT LLP, Auth.Sig.

LANDCRAFT METRO HOMES PHASE -2 FOR RERA REGISTRATION



LANDCRAFT METRO HOMES PHASE - 2 OF AREA 6650 SQM