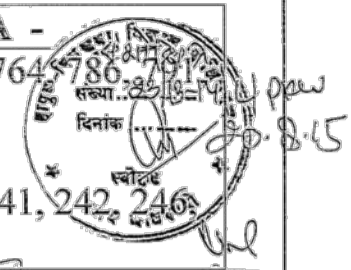


धर-
 धरनिध की दूध स्वीकृति से सम्बन्धित किसी भी वास्तु
 विभाग, स्थानीय विभाग, किसी अन्य व्यक्ति का अधिकार
 तथा स्वामित्व किसी भी प्रकार भी प्रभावित नहीं होता है।
 भूस्वामिद्वारा या दायित्व पूर्णतया आवेदक का है। यदि
 भूस्वामिद्वारा किसी भी प्रकार का परिवर्तन/विवाद होता
 है/होएगा तो आवेदक को ही दायित्व प्राधिकरण का नहीं होगा तथा उसे
 धरनिध की स्वीकृति स्वतः ही निरस्त समझी जायेगी।

KHASARA NO. PILKHUWA NAGAR PALIKA -
 666, 688, 693, 754, 755, 756, 759, 760, 761, 762, 764, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 792/4.

KHASARA NO. PILKHUWA DEHAT -
 221, 225, 231, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 250, 251.



AREA STATEMENT OF PARK/GREEN AREAS		AREA STATEMENT OF PARKING	
G1 = 200.68 SQ. MT.	G8 = 460.85 SQ. MT.	P1 = 264.00 SQ. MT.	P8 = 209.50 SQ. MT.
G2 = 540.95 SQ. MT.	G8-A = 441.04 SQ. MT.	P2 = 449.89 SQ. MT.	P9 = 419.41 SQ. MT.
G3 = 388.57 SQ. MT.	G9 = 721.54 SQ. MT.	P3 = 210 SQ. MT.	P10 = 25X6=150 SQ. MT.
G4 = 589.48 SQ. MT.	G10 = 650.26 SQ. MT.	P4 = 345.16 SQ. MT.	P11 = 48.60 SQ. MT.
G5 = 438.41 SQ. MT.	G11 = 105.00 SQ. MT.	P5 = 101.30 SQ. MT.	P12 = 84.72 SQ. MT.
G6 = 959.43 SQ. MT.	G12 = 228.48 SQ. MT.	P6 = 220.14 SQ. MT.	P13 = 62.00 SQ. MT.
G7 = 879.05 SQ. MT.	TOTAL = 6603.69 SQ. MT.	P7 = 40X11=440 SQ. MT.	P14 = 100.00 SQ. MT.
			P15 = 68.79 SQ. MT.
			P16 = 18.14 SQ. MT.
			TOTAL = 3191.45 SQ. MT.

PLOTTED DEVELOPMENT-B

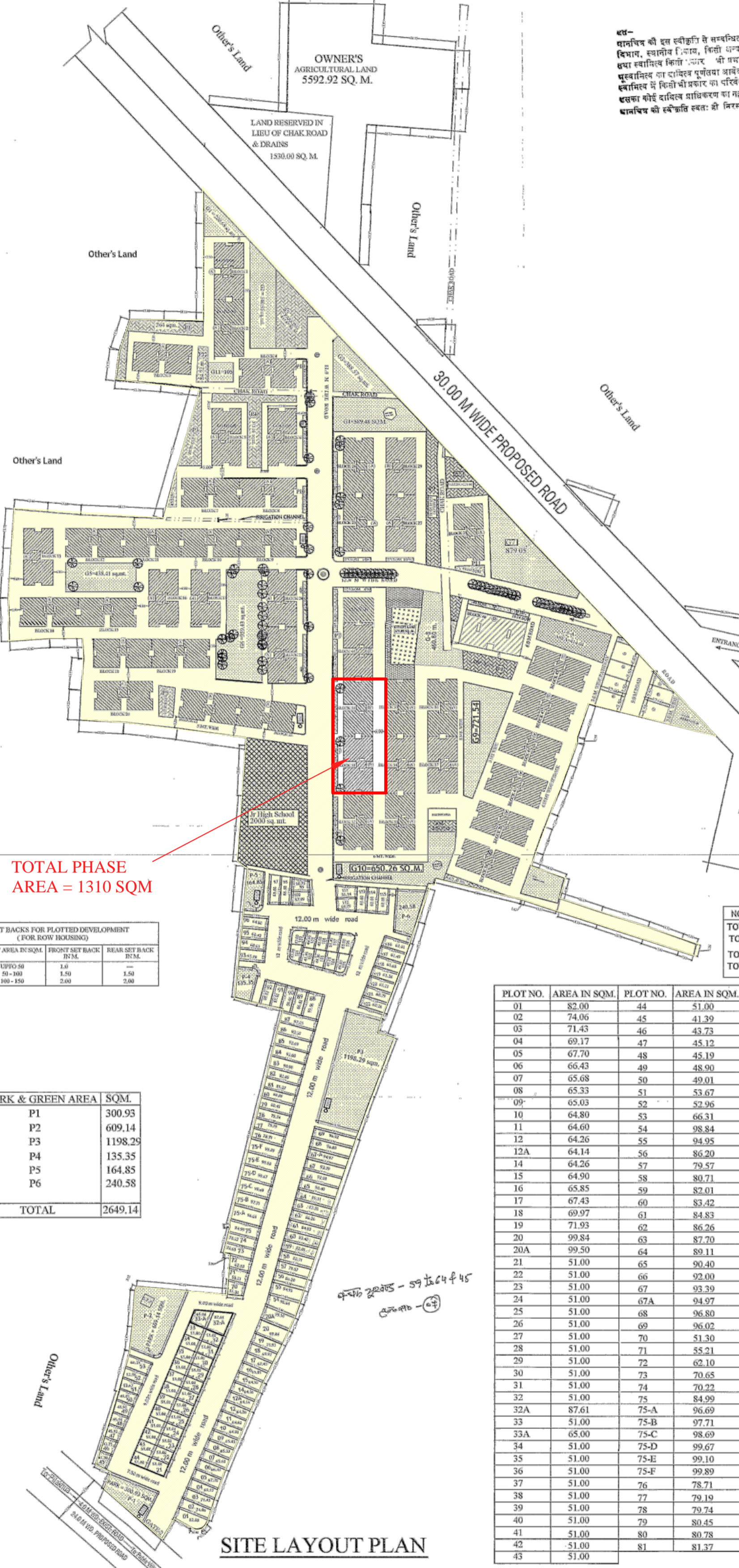
PLOT NO.	AREA IN SQ.M.
01	99.71
02	90.00
03	90.00
04	95.37
05	99.01
06	90.00
07	40.21
TOTAL	604.30

AREA OF PARK/GREEN AREAS

G12A = 155.26 SQ. MT.

AREA CHART

1	TOTAL AREA OF LAND	76096.55+4069 = 80165.55 SQ.MT.
2	ROAD WIDENING AREA	8158.03 SQ. MT. + 204.89 = 8362.92 SQ.M.
3	AGRICULTURE LAND	= 7122.92 SQ.MT.
4	TOTAL LAND AREA UNDER PLANNING	= 64679.71 SQ. MT.
5	LESS (AS PER SURVEY)	
a)	OTHERS LAND	= 371.85 SQ.MT.
b)	AREA UNDER DRAIN	= 910.00 SQ.MT.
c)	AREA UNDER CHAK ROAD	= 620.00 SQ.MT.
	SUB TOTAL	= 64679.71 - 1901.85 SQ.MT.
	BALANCE LAND FOR PLANNING	= 62777.86 SQ.MT.
6A	(i) LAND AREA UNDER PLOTTED DEVELOPMENT (A)	= 17659.11 SQ. MT.
	(ii) LAND AREA UNDER PLOTTED DEVELOPMENT (B)	= 1035 SQ. MT.
	(iii) LAND UNDER FUTURE PLANNING	= 311.82 SQ. MT.
6B	BALANCE LAND FOR PLANNING	= 62777.86 - 19005.93 SQ. MT.
		= 43771.93 SQ. MT.
7	JR HIGH SCHOOL AREA	= 2000 SQ. MT.
8	PARK AREA	= 6603.69 SQ. MT. (15.08%)
9	LAND AREA FOR GROUND COVERAGE AND F.A.R	= 35168.24 SQ.MT.
10	TOTAL G.F. COVERAGE	= (38X320.75+6X322.6+1X157.48+1X459.77) SQ.MT.
11	(AS PER SHEET NO. 02 & 03B&E5)	= 14741.35 SQ.M
12	ACHIEVED GROUND COVERAGE for housing	= 41.92%
13	PARKING AREA (PROVIDED)	= 3191.45 SQ.MT.
14	ROAD /PATH/OPEN AREA	(35168.24 - (14741.35+3191.45))
		= 17235.44 SQ. MT.
15	TOTAL COVERED AREA UNDER FLATS ON ALL FLOORS FOR F.A.R PURPOSES	
	BLOCK -A 38X4320.75 = 48754	
	BLOCK -B 6X4322.60 = 7742.40	
	BLOCK -C 28.548+1X3X157.48 = 500.988	
	BLOCK -D 49.18+1X3X450.453 = 1400.539	
	TOTAL = 58397.9275 SQ. M.	
	PROPOSED COMMERCIAL AT BLOCK C = 128.934 SQ.MT.	
	PROPOSED COMMERCIAL AT BLOCK D = 410.59 SQ.MT.	
	TOTAL COMMERCIAL = 539.524 SQ.MT.	
	TOTAL ACHIEVED F.A.R. AT ALL FLOORS = 58937.451 SQ.MT.	
	(58397.927+539.524) = 58937.451 SQ.MT.	
16	ACHIEVED F.A.R.	= 1.676
17	PERMISSIBLE F.A.R.	= 1.75
18	BLOCK-A = 38x8x4 = 1216 UNITS	
	BLOCK-B = 6x8x4 = 192 UNITS	
	BLOCK-C = 1x4x3 = 12 UNITS	
	BLOCK-D = 1x8x3 = 24 UNITS	
	PROPOSED NOS. OF UNITS @330 UNITS/HECTARE = 1444	
19	REQUIRED PARKING	
	BLOCK A,B,C @ 2 SQ.MT./UNIT = 1420X2=2840 SQM	
	BLOCK D @ 1 E.C. 5/2 UNITS = 24/2=12X13.75=165 SQM	
	COMMERCIAL PARKING @ 1.5 SEC/100 SQM = 5.39X1.5X23.00 = 185.95 SQ.M.	
	TOTAL PARKING = 3191 SQ. M.	
20	PERMISSIBLE NOS. OF UNIT @350 UNITS/HECTARE	= 1532



TOTAL PHASE AREA = 1310 SQM

SET BACKS FOR PLOTTED DEVELOPMENT (FOR ROW HOUSING)

PLOT AREA IN SQ.M.	FRONT SET BACK IN M.	REAR SET BACK IN M.
UP TO 50	1.0	1.50
50 - 100	1.50	2.00
100 - 150	2.00	2.50

PARK & GREEN AREA SQ.M.

P1	300.93
P2	609.14
P3	1198.29
P4	135.35
P5	164.85
P6	240.58
TOTAL	2649.14

NON F.A.R
 TOWER A & B = 44X19.93
 TOWER C = 1X16.5
 TOWER D = 1X22.26
 TOTAL = 915.685 SQ.MT

PLOT NO.	AREA IN SQ.M.	PLOT NO.	AREA IN SQ.M.	PLOT NO.	AREA IN SQ.M.
01	82.00	44	51.00	82	82.05
02	74.06	45	41.39	83	90.98
03	71.43	46	43.73	84	92.00
04	69.17	47	45.12	85	92.69
05	67.70	48	45.19	86	93.38
06	66.43	49	48.90	87	97.05
07	65.68	50	49.01	88	99.56
08	65.33	51	53.67	89	66.82
09	65.03	52	52.96	90	59.66
10	64.80	53	66.31	91	57.52
11	64.60	54	98.84	92	58.83
12	64.26	55	94.95	93	65.19
12A	64.14	56	86.20	94	60.63
14	64.26	57	79.57	95	60.43
15	64.90	58	80.71	96	64.80
16	65.85	59	82.01	97	69.00
17	67.43	60	83.42	98	66.10
18	69.97	61	84.83	99	50.73
19	71.93	62	86.26	100	57.09
20	99.84	63	87.70	101	40.00
20A	99.50	64	89.11	102	41.45
21	51.00	65	90.40	103	44.36
22	51.00	66	92.00	104	47.25
23	51.00	67	93.39	105	45.80
24	51.00	67A	94.97	106	60.00
25	51.00	68	96.80	107	51.40
26	51.00	69	96.02	108	48.00
27	51.00	70	51.30	109	44.90
28	51.00	71	55.21	110	40.00
29	51.00	72	62.10	111	56.14
30	51.00	73	70.65	112	60.29
31	51.00	74	70.22	113	60.00
32	51.00	75	84.99	114	60.00
32A	87.61	75-A	96.69	115	60.00
33	51.00	75-B	97.71	116	61.01
33A	65.00	75-C	98.69	117	61.49
34	51.00	75-D	99.67	118	61.65
35	51.00	75-E	99.10	119	61.38
36	51.00	75-F	99.89	120	61.21
37	51.00	76	78.71	121	60.70
38	51.00	77	79.19	122	60.26
39	51.00	78	79.74		
40	51.00	79	80.45		
41	51.00	80	80.78		
42	51.00	81	81.37		
43	51.00				

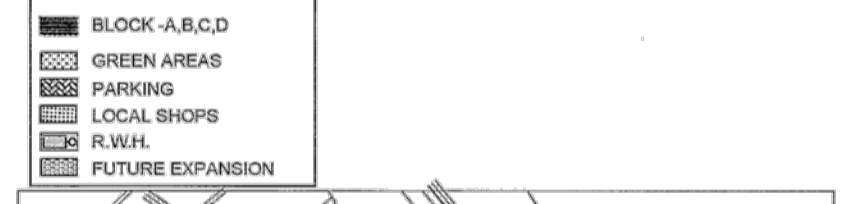
TOTAL = 8866.69 SQ.MT

6A(i) TOTAL LAND AREA UNDER PLOTTED DEVELOPMENT = 17864.00 SQ. MT.

AREA STATEMENT	AREA IN SQ.M.	IN %
TOTAL AREA OF THE SITE	= 17864.00 SQ.M.	
AREA UNDER ROAD WIDENING	= 204.89 SQ.M.	
NET AREA FOR DEVELOPMENT	= 17659.11 SQ.M.	(100%)
AREA UNDER PLOTS	= 8866.67 SQ.M.	(50.21%)
AREA UNDER PARK	= 2649.14 SQ.M.	(15.00%)
AREA UNDER ROADS	= 6143.3 SQ.M.	

6A(ii) TOTAL LAND AREA UNDER PLOTTED DEVELOPMENT = 1035.00 SQ. MT.

AREA STATEMENT	AREA IN SQ.M.	IN %
NET AREA FOR DEVELOPMENT	= 1035.00 SQ.M.	(100%)
AREA UNDER PLOTS	= 604.30 SQ.M.	(58.38%)
AREA UNDER PARK	= 155.26 SQ.M.	(15.00%)
AREA UNDER ROADS OPEN	= 275.44 SQ.M.	



SIJRA PLAN

EXISTING / REVISED / PROPOSED AFFORDABLE GROUP HOUSING & PLOTTED DEVELOPMENT LAYOUT PLAN OF M/S PLATINA REAL ESTATE PVT. LTD. SITUATED AT - PALIKA DEHAT & NAGAR PALIKA PILKHUWA, DISTT. (HAPUR) U.P.

NOTE-
 1) BUILDER / DEVELOPER WILL APPOINT SITE CIVIL ENGINEER AS PER G.O.NO. 37519-aa-1-BHOOKAMP RODHU/2001 (aa.1) FOR SUPERVISION OF CONSTRUCTION AS PER STRUCTURAL DRAWING GIVEN BY STRUCTURAL CONSULTANTS AND TO MAINTAIN THE QUALITY OF CONSTRUCTION, MATERIAL, RECORDS OF TESTING ETC.
 2) THE STRUCTURE DESIGN OF THE BUILDING WILL BE AS PER THE STRUCTURAL DRAWINGS PROVIDED BY THE STRUCTURAL CONSULTANTS DIRECTLY TO THE OWNERS OR SITE ENGINEER ON SITE.
 3) THE ARCHITECTS HAVE DONE THE ARCHITECTURAL PLANNING OF THE BUILDING AND THEY ARE NO WAY RESPONSIBLE FOR SUPERVISION OF THE BUILDING OR ANY OTHER CONSTRUCTION ON THE SITE.
 4) THE FIRE SAFETY MEASURE AREA TO BE TAKEN BY THE OWNER AS PER THE FIRE N.O.C. OR APPROVAL BY THE CONCERNED AUTHORITIES.
 5) THE PLUMBING, SANITARY, ELECTRICAL, FIRE AND RAIN WATER HARVESTING IS TO BE DONE ACCORDING TO THE DRAWINGS PROVIDED BY THEIR RESPECTIVE CONSULTANT.
 6) ANY DEVIATIONS DONE ON SITE WILL BE OWNERS RESPONSIBILITY.

SCALE	DATE	DESIGNED BY	DRAWN BY	Architect
1:300		SACHIN	D / SKA / 2013 / 1006 / 01	SHILP KRITI ARCHITECTS
DIRECTOR	DIRECTOR SIGNATURE	ARCHITECT SIGNATURE	ENGINEER'S SIGNATURE	
DR. VINAY KUMAR MITTAL	For Platina Real Estates Pvt. Ltd.	SHILP KRITI ARCHITECTS		
MR. MADHUR MITTAL	Director	Proprietor		
		AR. SHILPA AGRWAL B. ARCH (HONS.) I.I.T. ROORKEE, GOLD MEDALIST CA/97/21784 60, 67, ANITA COLONY, GATEWAY INDRAPURAM, GHAZIABAD		

SITE PLAN
 SHEET NO. -01