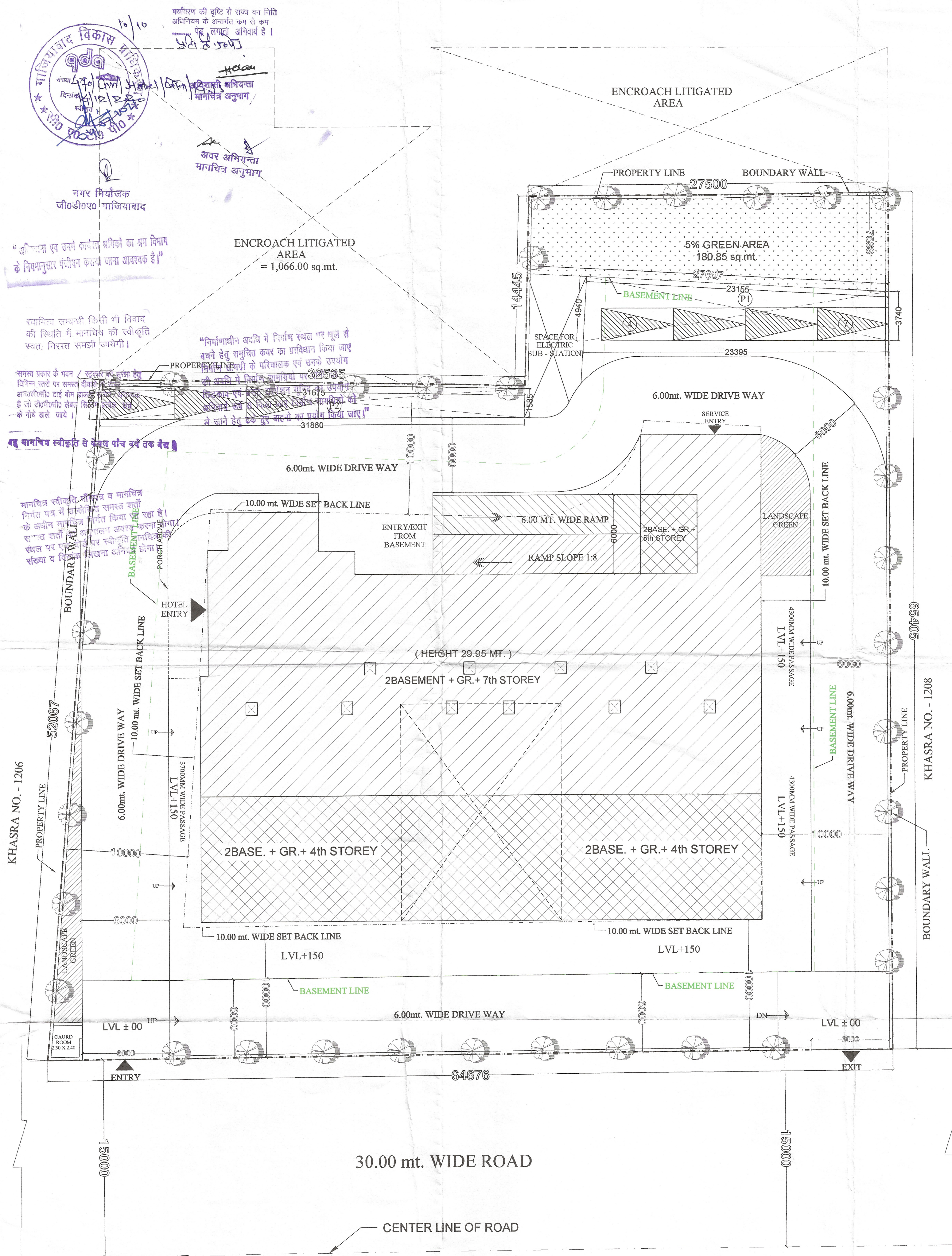


NO. OF TREES REQUIRED		
No of Tree Required (50 Tree per Hectare) = 0.3617 x 50 = 18.08		19
No of Tree Proposed		21

AREA STATEMENT

S.NO	PARTICULARS	SQ.MTR.
1	TOTAL LAND AREA AS PER REVENUE RECORD EXCLUDING ROAD WIDENING AREA	4,683.00
2	a. ENCROACH LITIGATED AREA	1,066.00
	b. BALANCE LAND AREA IN HOTEL	3,617.00
3	REQUIRED 5% GREEN AREA 3,617.00 X 5% = 180.85 sq.mt.	180.85
4	NET PLOT AREA AFTER (balance land - 5% green)	3,436.15
5	PERMISSIBLE GROUND COVERAGE @40% 3,436.15 X 40% = 1,374.46 sq.mt.	1,374.46
6	PROPOSED GROUND COVERAGE (37.67%)	1,294.51
	a. AREA IN F.A.R.	1,044.55
	b. PROJECTION AREA COVERED ON 2nd to 4th floor count in Gr. coverage (in non f.a.r)	202.86
	c. PORCH AREA ON GR. FLOOR (in non f.a.r)	47.10
	TOTAL AREA	1,294.51
7	PERMISSIBLE BASEMENT AREA (single level)	2,238.57
8	PROPOSED BASEMENT AREA (in non f.a.r.)	
	a. UPPER BASEMENT AREA	2,238.57
	b. LOWER BASEMENT AREA	2,238.57
	TOTAL AREA	4,477.14
9	PERMISSIBLE F.A.R. AREA @2.50 3,436.15 X 2.50 = 8,590.37 sq.mt.	8,590.37
	a. PERMISSIBLE F.A.R. FOR COMMERCIAL @ 20% OF 8,590.37 = 8,590.37 X 20/100 = 1,718.07 sq.mt.	
	b. PERMISSIBLE F.A.R. FOR HOTEL @ 80% OF 8,590.37 = 8,590.37 X 80/100 = 6,872.30 sq.mt.	
10	PROPOSED F.A.R. AREA (2.33)	8,022.42
	A. GROUND FLOOR	1,044.55
	B. FIRST FLOOR	1,006.54
	C. SECOND FLOOR (including projection area)	1,208.18
	D. THIRD FLOOR (including projection area)	1,208.18
	E. FOURTH FLOOR (including projection area)	1,208.18
	F. FIFTH FLOOR	798.93
	G. SIXTH FLOOR	773.93
	H. SEVENTH FLOOR	773.93
	TOTAL	8,022.42
11	PROPOSED FIRE STAIR CASE AREA (in non f.a.r.)	137.36
12	PROPOSED MUMTY AREA (in non f.a.r.)	52.95
13	PROPOSED MACHINE ROOM AREA (in non f.a.r.)	65.60
14	TOTAL COVERED AREA (F.A.R. + NON F.A.R. AREA)	13,005.43
	a. PROPOSED F.A.R. AREA	8,022.42
	b. PROPOSED BASEMENT AREA Upper basement = 2,238.57 Lower basement = 2,238.57	4,477.14
	d. MUMTY & MACHINE ROOM AREA	118.55
	e. FIRE STAIR CASE AREA	137.36
	f. PROJECTION AREA ON 2nd FLOOR (in non f.a.r)	202.86
	g. PORCH AREA ON GR. FLOOR (in non f.a.r)	47.10
	TOTAL COVERED AREA	13,005.43

OPEN PARKING AREA CALCULATION		
S. NO.	DIMENSIONS	AREA(sq.mt.)
P1.	(23.155 + 23.395 / 2) X (4.940 + 3.740 / 2) 23.275 X 4.340 = 101.01 sq.mt.	101.01
P2.	(31.675 + 31.860 / 2) X (3.350 + 1.585 / 2) 31.767 X 2.46 = 78.14 sq.mt.	78.14
TOTAL OPEN PARKING AREA		179.15
NO. OF E.C.S. ALLOWED @23/ m2 = 179.15 / 23 = 7.78 (SAY - 8 E.C.S.)		
NO. OF E.C.S. PROVIDED = 7 E.C.S.		



SITE PLAN

PROPOSED F.A.R. AREA DISTRIBUTION DETAIL

S.No	FLOORS	COMMERCIAL AREA(SQ.MT.)	HOTEL AREA(SQ.MT.)	TOTAL AREA(SQ.MT.)
1-	GROUND FLOOR	823.09	221.46	1,044.55
2-	FIRST FLOOR	781.00	225.54	1,006.54
3-	SECOND FLOOR	-----	1,208.18 (including projection area)	1,208.18
4-	THIRD FLOOR	-----	1,208.18 (including projection area)	1,208.18
5-	FOURTH FLOOR	-----	1,208.18 (including projection area)	1,208.18
6-	FIFTH FLOOR	-----	798.93	798.93
7-	SIXTH FLOOR	-----	773.93	773.93
8-	SEVENTH FLOOR	-----	773.93	773.93
TOTAL AREA		1,604.09	6,418.33	8,022.42

PROJECT:

SUBMISSION DRAWING FOR THE PROPOSED
HOTEL BUILDING AT KHASRA NO. - 1205M
AT VILLAGE NOOR NAGAR GHAZIABAD (U.P.)

OWNER :-

M/s. RIVIERA BUILDTech (PVT.) LTD.

THROUGH:-

Mr. - MUKESH KUMAR

DRAWING TITLE :

SITE PLAN

For RIVIERA BUILDTech PVT. LTD.
Mukesh Kumar
Director



OWNER'S SIGN

ARCHITECT'S SIGN



Design Studio

ANUJ AGARWAL ARCHITECTS
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SCALE	DEALT BY A. CHAUHAN	DATE
DESIGN BY	CHECKED BY	DRG. No. SD-01