

EXISTING CHAK ROAD

माजिबाद विकास प्राधिकरण  
संख्या 103/65/2016-3/7516  
दिनांक 28/06/2017  
स्वीकृत

LAND AREA MORTGAGE AGAINST  
PERFORMANCE GUARANTEE  
AREA - A & B = 5891.66 S.M.T. (AS PER CALCULATION)  
(15% OF NET EFFECTIVE PLOT AREA)

निर्माणधीन अवधि में निर्माण स्थल पर धूल से  
बचने हेतु समुचित कवर का प्राविधान किया जाए  
निर्माण सम्पत्ती के परिवर्तक एवं उनके उपयोग  
को अवधि में निर्माण सम्पत्तियों पर पानी का  
छिड़काव एवं ढाढ़ सस्वेशन मुहिट का उपयोग  
अनिवार्य रूप से किया जाए निर्माण सम्पत्तियों को  
ले जाने हेतु ढाढ़ वाहनों का प्रयोग किया जाए।

AREA IN ROAD WIDENING  
53.35 sq.mt.

15% GREEN AREA  
1549.35 sq.mt.

12.00mt. WIDE ROAD  
(±00 LVL.)

PROPERTY LINE

15.0 MT WIDE ROAD

1500

18000

1500

PERMISSIBLE 5% NON F.A.R. AREA

PERMISSIBLE F.A.R. AREA = 2.50  
= 39,277.75 X 2.50 = 98,194.37 sq.mt.  
SO, 98,194.37 X 5% = 4,909.71 sq.mt.

PROPOSED 5% NON F.A.R. AREA

BLOCK - 1

a TOWER - B 1,466.56

b TOWER - C

c TOWER - D

d TOWER - E

BLOCK - 2

c TOWER - F 555.39

d TOWER - G

BLOCK - 3

e TOWER - H 1,311.65

f TOWER - I

g TOWER - J

h TOWER - K

BLOCK - 4

i TOWER - A & L 1384.72

BLOCK - 5

j TOWER - M 312.14

BLOCK - 6

k TOWER - N 354.58

TOTAL = 5,385.04 sq.mt.

5% EXCES NON F.A.R. AREA =

= 475.33 sq.mt.

AREA STATEMENT

S.NO PARTICULARS SQ.MTR.

1. TOTAL PLOT AREA 40,000.00

2. EQUIVALENT SPACE LEFT FOR CHAK ROAD & NALI 668.90

3. AREA IN ROAD WIDENING 53.35

4. NET PLOT AREA AFTER DEDUCT (1 - (2 + 3)) 39,277.75

5. 15% GREEN OF NET PLOT AREA 5,891.66

6. PERMISSIBLE GROUND COVERAGE 19,638.87

7. PROPOSED + EXISTING STILT/ GROUND COV. (24.39%)

8. PERMISSIBLE BASEMENT AREA 27,507.97

9. PROPOSED BASEMENT AREA 24,463.74

10. PERMISSIBLE F.A.R. (2.50) 98,194.37

11. TOTAL (PROPOSED + EXISTING) F.A.R. AREA (2.498%) 98,145.01

a. PROPOSED RESIDENTIAL F.A.R.

1. BLOCK - 1 TOWER - B 27,402.82

2. BLOCK - 2 TOWER - F 9,507.53

3. BLOCK - 3 TOWER - G 21,306.63

4. BLOCK - 4 TOWER - H 23,594.88

5. BLOCK - 5 TOWER - M 5,549.11

6. BLOCK - 6 TOWER - N 6,198.42

7. 5% excess facility area count in f.a.r. 475.33

TOTAL 94,034.72 (p1)

b. PROPOSED COMMUNITY F.A.R.

1. COMMUNITY FACILITY (222.85 + 200.00) 422.85

TOTAL 422.85 (p2)

c. PROPOSED CONVENIENT SHOP AREA

1. CONVENIENT SHOPS AREA (300.00 + 136.25 + 137.04) 573.29

TOTAL 573.29 (p3)

d. EXISTING JUNIOR HIGH SCHOOL AREA 3,114.15

TOTAL 3,114.15 (p4)

12. PERMISSIBLE RESIDENTIAL UNITS = 39,277.75 x 450/10,000 = 1767units

13. PROPOSED RESIDENTIAL UNITS 1663

s.no. TOWER blocks name total units

1. BLOCK - 1 TOWER - B 426

2. BLOCK - 2 TOWER - F 198

3. BLOCK - 3 TOWER - G 417

4. BLOCK - 4 TOWER - H 446

5. BLOCK - 5 TOWER - M 78

6. BLOCK - 6 TOWER - N 98

TOTAL 1663

14. AREA OF FIRE STAIR CASE (in non f.a.r.) (PROPOSED) RESIDENTIAL AREA 4,068.22

15. AREA OF FIRE STAIR CASE (in non f.a.r.) (PROPOSED) SCHOOL FIRE STAIR 42.57

16. MUMTY AREA OF JUNIOR HIGH SCHOOL (EXISTING) 45.65

17. AREA FOR GARBAGE COLLECTION CHAMBER 255.00

18. AREA FOR ELECTRIC SUB - STATION & GAURD ROOM (47.60 + 2.40) = 50.00sq.mt.

19. AREA FOR GARBAGE COLLECTION CHAMBER 22.50sq.mt.

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