PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

BALCONY AREA IN COMPOUNDING			
s.no.	tower name	already compounded area	to be compound area
1	TOWER - 11	334.88 sq.mt.	- - -
2	TOWER - 12	118.82 sq.mt.	9.14 sq.mt.
3	TOWER - 13	177.84 sq.mt.	13.68 sq.mt.
4	TOWER - 14	373.36 sq.mt.	28.72 sq.mt.
5	TOWER - 15	211.25 sq.mt.	16.25 sq.mt.
6	TOWER - 16	212.94 sq.mt.	16.38 sq.mt.
7	TOWER - 17	212.94 sq.mt.	16.38 sq.mt.
8	TOWER - 18	199.94 sq.mt.	15.38 sq.mt.
9	TOWER - 19	233.92 sq.mt.	175.44 sq.mt.
10	TOWER - 20	76.70 sq.mt.	138.06 sq.mt.
11	TOWER - 21	41.28 sq.mt.	103.20 sq.mt.
12	TOWER - 23	239.33 sq.mt.	18.41 sq.mt.
13	TOWER - 24	339.56 sq.mt.	26.12 sq.mt.
	TOTAL	2772.76 SQ.MT.	577.16 SQ.MT.

15% GREEN AREA	
NAME OF GREEN	AREA (sq. mt.)
A	2336.00
B	665.00
C	5915.83
D	352.22
E	2404.00
TOTAL	11673.05 SQ. MT.

BALCONY AREA IN SET BACK (already compounded)	
A	1.11 sq.mt.
B	4.66 sq.mt.
C	7.84 sq.mt.
D	1.70 sq.mt.
E	4.14 sq.mt.
F	2.61 sq.mt.
G	2.85 sq.mt.
H	2.47 sq.mt.
I	0.61 sq.mt.
J	2.85 sq.mt.
K	1.70 sq.mt.
L	7.84 sq.mt.
M	1.41 sq.mt.
N	1.75 sq.mt.
O	2.78 sq.mt.
P	2.72 sq.mt.
Q	0.47 sq.mt.
R	6.08 sq.mt.
S	6.04 sq.mt.
T	6.60 sq.mt.
U	0.79 sq.mt.
V	0.54 sq.mt.
W	2.89 sq.mt.
X	2.90 sq.mt.
Y	0.46 sq.mt.
Z	0.66 sq.mt.
P1	2.40 sq.mt.
P2	1.85 sq.mt.
P3	1.26 sq.mt.
P4	2.46 sq.mt.
P5	5.65 sq.mt.
P6	1.61 sq.mt.
P7	2.26 sq.mt.
P8	5.67 sq.mt.
TOTAL	99.64 SQ.MT.

GAURD ROOM AREA DETAIL		
1	5.250 X 2.735	14.35 sq.mt.

METER ROOM AREA DETAIL		
1	5.250 X 7.940	41.76 sq.mt.

E.S.S. AREA DETAIL		
1	24.100 X 6.100	147.01 sq.mt.
AREA FREE FROM (F.A.R.) AREA = 50.00sq.mt. AREA (N.F.A.R.) AREA = 97.01sq.mt.		

AREA IN SET BACK (already compounded)		
1		34.65 sq.mt.
2		8.90 sq.mt.
3		37.20 sq.mt.
4		3.16 sq.mt.
5	5.35 X 2	10.70 sq.mt.
6	0.20 X 2	0.40 sq.mt.
7		1.30 sq.mt.
TOTAL		96.31 SQ.MT.

AREA STATEMENT

S.NO	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	82019.96
	A LESS :-ROAD WIDENING AREA A = 745.88 B = 1598.85 C = 1478.90 = 3823.63 SQ.MT.	4199.63
	B LESS :-EQUALLENT SPACE FOR CHAK ROAD D = 376.00	3823.63
	TOTAL AREA A TO D = 4199.63	376.00
2	REMAINING PLOT AREA	4199.63
3	GREEN AREA REQUIRED= 15%	77820.33
4	NET PLOT AREA	11673.05
5	PERM. GROUND COVG. = 35% OF PLOT AREA = 35 % OF 66147.28 = 23151.54 SQ. MT.	66147.28
6	ACHIEVED GROUND COVERAGE (20.42%)	23151.54
8	PERMISSIBLE F.A.R. 250% OF NET PLOT AREA + 10% COMPOUNDABLE 165368.20 + 16536.82 = 181905.02 SQM.	13,507.99
9	ALREADY COMPOUNDED + TO BE COMPOUND F.A.R.	181905.02
11	PERM. BASEMENT AREA BUILDING ENV. LINE	1,65,100.10
12	TOTAL BASEMENT AREA (ALREADY COMPOUNDED)	58340.80
13	MUMTY /MACHINE ROOM AREA DETAIL (ALREADY COMPOUNDED + TO BE COMPOUND)	41,060.10
14	PERM. UNITS	1135.28
15	TOTAL UNITS (ALREADY COMPOUNDED + TO BE COMPOUND))	2468
16	COMMUNITY FACILITY (NON F.A.R+ IN F.A.R.) (400 + 531.76 + 101.42)	1895
17	FIRE STAIR CASE AREA (in non F.A.R.) (ALREADY COMPOUNDED + TO BE COMPOUND)	1033.18
		3840.16

AREA COMPARISSION CHART BETWEEN SANCTION , COMPLETION , ALREADY COMPOUNDED & TO BE COMPOUND

s.no.	Description	GROUND COVERAGE (in sq.mt.)						F.A.R. AREA (in sq.mt.)					NON F.A.R. AREA (in sq.mt.)					UNITS				
		SANCTION	EXISTING (A) FIRE COMPOUNDED / COMPLETION TAKEN	EXISTING ALREADY COMPOUNDED (B) GROUND	EXISTING ALREADY COMPOUNDED (B) STILT	EXISTING TO BE COMPOUND (C)	TOTAL EXISTING GROUND COVERAGE (A+B+C)	SANCTION	EXISTING FIRE COMPOUNDED / COMPLETION TAKEN (D)	EXISTING ALREADY COMPOUNDED (E)	EXISTING TO BE COMPOUND (F)	TOTAL EXISTING F.A.R. AREA (D+E+F)	SANCTION	EXISTING FIRE COMPOUNDED / COMPLETION TAKEN (G)	EXISTING ALREADY COMPOUNDED (H)	EXISTING / TO BE COMPOUND (I)	TOTAL EXISTING NON F.A.R. AREA (G+H+I)	SANCTION	EXISTING FIRE COMPOUNDED / COMPLETION TAKEN (J)	EXISTING ALREADY COMPOUNDED (K)	EXISTING / TO BE COMPOUND (L)	TOTAL EXISTING UNITS (J+K+L)
1	Basement	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	49,222.20	19,078.50	21,981.60	-----	41,060.10	-----	-----	-----	-----	-----
2	TOWER-1	729.80	729.85	-----	-----	-----	729.85	8454.91	8496.16	-----	-----	8496.16	-----	-----	-----	-----	-----	72	72	-----	-----	72
3	TOWER-2	729.80	729.85	-----	-----	-----	729.85	8427.81	8496.16	-----	-----	8496.16	-----	-----	-----	-----	-----	72	72	-----	-----	72
4	TOWER-3	729.80	729.85	-----	-----	-----	729.85	8427.81	8496.16	-----	-----	8496.16	-----	-----	-----	-----	-----	72	72	-----	-----	72
5	TOWER-4	729.80	729.85	-----	-----	-----	729.85	8373.61	8496.16	-----	-----	8496.16	-----	-----	-----	-----	-----	72	72	-----	-----	72
6	TOWER-5	729.80	729.85	-----	-----	-----	729.85	8472.78	8496.16	-----	-----	8496.16	-----	-----	-----	-----	-----	72	72	-----	-----	72
7	TOWER-6	729.80	729.85	-----	-----	-----	729.85	8427.81	8496.16	-----	-----	8496.16	-----	-----	-----	-----	-----	72	72	-----	-----	72
8	TOWER-7	533.80	561.80	-----	-----	-----	561.80	6136.92	6472.86	-----	-----	6472.86	-----	-----	-----	-----	-----	72	72	-----	-----	72
9	TOWER-8	533.80	561.80	-----	-----	-----	561.80	6136.92	6472.86	-----	-----	6472.86	-----	-----	-----	-----	-----	72	72	-----	-----	72
10	TOWER-9	533.80	561.80	-----	-----	-----	561.80	6392.54	6472.86	-----	-----	6472.86	-----	-----	-----	-----	-----	72	72	-----	-----	72
11	TOWER-10	555.10	561.80	-----	-----	-----	561.80	6415.795	6472.86	-----	-----	6472.86	-----	-----	-----	-----	-----	72	72	-----	-----	72
12	TOWER-11	533.80	-----	637.30	-----	-----	637.70	6136.92	-----	-----	8821.98	-----	-----	-----	-----	-----	-----	72	-----	111	-----	111
13	TOWER-12	320.823	-----	-----	350.05	-----	350.05	3877.175	-----	-----	4316.98	331.45	4648.43	-----	-----	-----	-----	52	-----	52	04	56
14	TOWER-13	377.73	-----	-----	405.43	-----	405.43	4691.07	-----	-----	5028.68	386.15	5414.23	-----	-----	-----	-----	78	-----	78	06	84
15	TOWER-14	601.233	-----	-----	676.33	-----	676.33	7568.458	-----	-----	8502.89	653.17	9155.05	-----	-----	-----	-----	117	-----	117	09	126
16	TOWER-15	377.73	-----	-----	408.57	-----	408.57	4691.07	-----	-----	5069.98	389.38	5459.35	-----	-----	-----	-----	78	-----	78	06	84
17	TOWER-16	455.033	-----	-----	71.95 (consumed in 76.12 (consumed in)	433.94	505.49	5702.899	-----	-----	6328.18	486.16	6814.34	-----	-----	-----	-----	78	-----	78	06	84
18	TOWER-17	455.033	-----	-----	-----	439.41	505.49	5702.899	-----	-----	6328.18	486.16	6814.34	-----	-----	-----	-----	78	-----	78	06	84
19	TOWER-18	377.73	-----	-----	-----	409.80	409.80	4691.07	-----	-----	5065.97	390.61	5476.58	-----	-----	-----	-----	78	-----	78	06	84
20	TOWER-19	601.233	-----	-----	-----	676.33	676.33	7568.458	-----	-----	8237.04	3919.02	9156.86	-----	-----	-----	-----	117	-----	72	54	126
21	TOWER-20	377.73	-----	-----	-----	403.09	403.09	4691.07	-----	-----	1927.18	3454.29	5381.47	-----	-----	-----	-----	78	-----	30	54	84
22	TOWER-21	320.823	-----	-----	-----	362.66	362.66	3877.175	-----	-----	1345.21	3342.70	4687.91	-----	-----	-----	-----	52	-----	16	40	56
23	TOWER-22	672.275	-----	-----	-----	-----	-----	8454.91	-----	-----	-----	-----	-----	-----	-----	-----	-----	75	-----	-----	-----	-----
24	TOWER-23	334.063	-----	-----	385.06	-----	385.06	4123.369	-----	-----	4749.62	364.73	5114.35	-----	-----	-----	-----	52	-----	52	04	56
25	TOWER-24	601.233	-----	-----	770.71	-----	770.71	7568.458	-----	-----	9750.85	749.44	10500.29	-----	-----	-----	-----	130	-----	130	10	140
26	TOWER-25	327.55	-----	-----	-----	-----	-----	4045.771	-----	-----	-----	-----	-----	-----	-----	-----	-----	47	-----	-----	-----	-----
27	TOWER-26	327.55	-----	-----	-----	-----	-----	4045.771	-----	-----	-----	-----	-----	-----	-----	-----	-----	47	-----	-----	-----	-----
28	CONV. SHOP	600.00	-----	-----	-----	-----	-----	1764.00	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
29	COMMUNITY AREA	484.00	-----	-----	385.06 (consumed in 104.42 (consumed) - 1)	-----	385.06 (consumed in 104.42 (consumed) - 2)	500.27	-----	-----	531.76 (consumed in 104.42 (consumed) - 1) 101.42 (consumed) - 2)	-----	400.00	-----	400.00	-----	400.00	-----	-----	-----	-----	-----
30	FIRE STAIR	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	1757.52	1707.71	374.93	3840.16	-----	-----	-----	-----	-----
31	MUMTY / MACHINE	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	1738.00	320.60	66.29	748.99	1135.28	-----	-----	-----	-----	-----
32	STILT AREA	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	6527.759	-----	5701.37	-----	5701.37	-----	-----	-----	-----	-----
33	E.S.S. AREA	-----	-----	-----	-----	-----	-----	-----	-----	-----	97.01	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
34	METER ROOM AREA	-----	-----	-----	-----	-----	-----	-----	-----	-----	41.76	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
35	GAURD ROOM AREA	-----	-----	-----	-----	-----	-----	-----	-----	-----	14.35	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	TOTAL	14,680.859	6,626.30	1,180.32	5,701.37	-----	13,507.99	1,65,367.72	76,868.40	73,278.44	14,953.26	1,65,100.10	57,887.959	21,156.02	29,856.97	1123.92	52,136.91	1949 units	720 units	970 units	205 units	1895 units

LEGEND

- ALREADY COMPOUNDED
- TO BE COMPOUND
- BALCONY AREA IN SET BACK
- AREA IN SET BACK
- 15% GREEN AREA
- LANDSCAPED GREENAREA
- EACH CAR SPACE
- MACHANICAL PARKING
- PLOT BOUNDARY
- BASEMENT LINE
- SETBACK LINE
- M. V. MACHANICAL VENTILATION

PROJECT:
COMPOUNDING DRAWING FOR THE GROUP HOUSING (GULMOHUR GARDEN) AT KHASRA NO. 1131, 1133, 1139,1143,1144 VILLAGE NOOR NAGAR, PARGANA LONI, TEHSIL & DIST. GHAZIABAD, U.P.

OWNER:
M/s.S.V.P. BUILDERS INDIA LTD.
M/s.S.V.P. DEVELOPERS
M/s.JPG BUILDERS

DRAWING TITLE :
SITE PLAN

For S.V.P. BUILDERS (INDIA) LTD.
Director

AUTH. SIGN. | ARCHITECT'S SIGN.

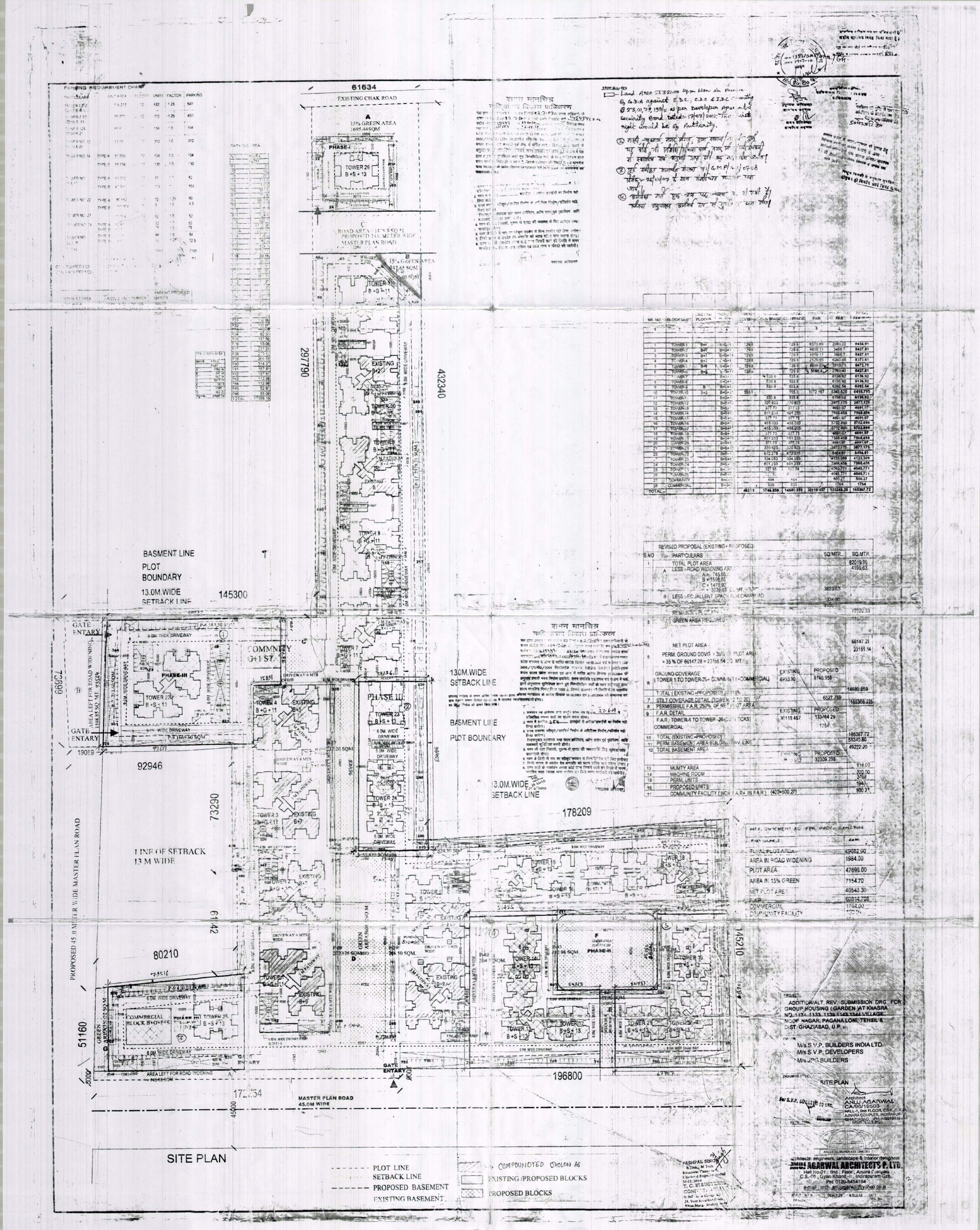
Design Studio
architects. engineers. landscape & interior designers
ANUJ AGARWAL ARCHITECTS
A-244 KAUSHAMBI GHAZIABAD (U.P.)
Ph:+91 120 6454184, 6454182
e-mail : arch_anujagarwal@yahoo.co.in

SCALE N.T.S | DATE | DRG. No. CD-01
DESIGN BY | DEALT BY

शमन मानचित्र
गाजियाबाद विकास प्राधिकरण

1. शमन मानचित्र प्रस्तुत करने वाले का दायित्व होगा कि भवन का निर्माण मानचित्र के अनुसार ही करायें।
2. भवन के स्वीकृत मानचित्र संख्या 1333/(01/MP)/2011 दिनांक 19-7-12 में स्वीकृत इकाइयों से अधिक इकाइयों का निर्माण नहीं किया जायेगा।
3. शमन उपरान्त स्वीकृत/शमनित निर्माण के अतिरिक्त, निर्माण/परिवर्तन नहीं किया जायेगा।
4. नियमानुसार वाटरशेड तथा वाटर हार्वेस्टिंग, अग्नि शमन एवं कृषारोपण व्यवस्थायें सुनिश्चित करनी होगी।
5. भवन के किसी भी भाग का स्वीकृत उपयोग से भिन्न उपयोग नहीं किया जाएगा।
6. शमन शर्तों के पालन अथवा कोई तथ्य छिपाये जाने की स्थिति में शमन मानचित्र स्वतः निरस्त माना जायेगा एवं नियमानुसार कार्यवाही की जायेगी।
7. किसी कारण से आवेदन देय धनराशि को वापस नहीं किया जायेगा।
8. उक्त शर्तों के पालन अथवा कोई तथ्य छिपाये जाने की स्थिति में शमन मानचित्र स्वतः निरस्त माना जायेगा एवं नियमानुसार कार्यवाही की जायेगी।

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT


EXISTING CHAK ROAD
PHASE-I
TOWER 26 B+S+13
15% GREEN AREA 1695.44SQM
ROAD AREA - 1478.9 SQ.M. PROPOSED 24.0 METER WIDE MASTER PLAN ROAD
15% GREEN AREA 347.65 SQM
TOWER 1 B+G+11
EXISTING B+2
9.0M WIDE DRIVEWAY
BASMENT LINE
PLOT BOUNDARY
13.0M.WIDE SETBACK LINE
145300
GATE ENTARY
COMMNITY G+1 ST.
PHASE-III
TOWER 22 B+S+13
PHASE II
TOWER 23 B+S+13
TOWER 24 B+S+13
130M.WIDE SETBACK LINE
178209
LINE OF SETBACK 13 M WIDE
PROPOSED 45.0 METER WIDE MASTER PLAN ROAD
80210
COMMERCIAL BLOCK B+G+4+S
TOWER 25 B+S+13
PHASE-II
TOWER 14 B+S+13
TOWER 15 B+S+13
TOWER 16 B+S+13
TOWER 18 B+S+13
TOWER 19 B+S+13
TOWER 12 B+S+13
TOWER 13 B+S+13
TOWER 21 B+S+13
TOWER 20 B+S+13
196800
145210
51160
73290
61442
172254
MASTER PLAN ROAD 45.0M WIDE
AREA LEFT FOR ROAD WIDENING
GATE ENTARY
SITE PLAN
PLOT LINE
SETBACK LINE
PROPOSED BASEMENT
EXISTING BASEMENT
COMPOUNDED SHOWN AS
EXISTING /PROPOSED BLOCKS
PROPOSED BLOCKS
PROJECT:
ADDITION/ALT. REV. SUBMISSION DRG. FOR GROUP HOUSING (GARDEN) AT KHASRA NO. 1131, 1133, 1139, 1143, 1144 VILLAGE NOOR NAGAR, PAGANA LONI, TEHSIL & DIST. GHAZIABAD, U.P.
OWNER:
M/s.S.V.P. BUILDERS INDIA LTD.
M/s.S.V.P. DEVELOPERS
M/s.JPG BUILDERS
DRAWING TITLE:
SITE PLAN
Architect
ANUJ AGARWAL
CA/90/19503
HALL-1, IInd FLOOR, CS-6, C.K.
AJNARA COMPLEX, INDIRAPURAM
GHAZIABAD PH.:9810110
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e-mail: arch.anujagarwal@yahoo.co.in
SCALE N.T.S.
DEALT BY AGULAB
DATE
DRG. No.
For S.V.P. BUILDERS IND LTD.
Director
ASHPAL SINGH
B.Tech., M.Tech.
Structural Consultant
Chartered Engineer (India)
M-13, 3469
T. C. STRUCTURAL CONSULTANTS
R-307, Lok Complex
24, Veer Savarkar Block
Vikas Marg, Delhi-92
61634
297790
432340
145300
92946
73290
61442
80210
51160
172254
196800
145210
178209
19089
93617
73699
PARKING REQUIREMENT CHART
PARKING PROVIDED
124 ECS
556 ECS
TOTAL 2198 ECS
AREA STATEMENT AS PER PREV. SANCTIONS
TOTAL PLOT AREA 49682.00
AREA IN ROAD WIDENING 1984.00
PLOT AREA 47698.00
AREA IN 15% GREEN 7154.70
NET PLOT AREA 40543.30
FAR 60814.708
COMMERCIAL 1764.00
COMMUNITY FACILITY 500.27
REVISED PROPOSAL (EXISTING+ PROPOSED)
S.NO PARTICULARS SQ.MTR. SQ.MTR.
1 TOTAL PLOT AREA 82019.96
A LESS :-ROAD WIDENING AREA 4199.63
A = 745.86
B = 1598.85
C = 1478.90
= 3823.63 SQ.MT.
B LESS :-EQUALLENT SPACE FOR CHAKROAD D = 376.00 376.00
REMAINING PLOT AREA 77520.33
3 GREEN AREA REQUIRED 11628.05
NET PLOT AREA 66147.28
5 PERM. GROUND COVG = 35% OF PLOT AREA = 35 % OF 66147.28 = 23151.54 SQ. MT. 23151.54
6 GROUND COVERAGE (TOWER 1 TO TOWER-26+ COMMUNITY+COMMERCIAL) EXISTING 4933.90 PROPOSED 9746.959
TOTAL (EXISTING+PROPOSED) 22.19% 14680.859
7 STILT COVERAGE DETAIL (TOWER 1 TO 26) 6527.759
8 PERMISSIBLE F.A.R. 250% OF NET PLOT AREA 165366.225
9 F.A.R. DETAIL EXISTING 30119.457 PROPOSED 133484.29
F.A.R. TOWER-1 TO TOWER -26 (27 BLOCKS) 1764
COMMERCIAL
10 TOTAL (EXISTING+PROPOSED) 165367.72
11 PERM. BASEMENT AREA BUILDING ENV. LINE 58340.80
12 TOTAL BASEMENT AREA 49222.20
EXISTING 16912 PROPOSED 32309.288
13 MUMTY AREA 918.00
14 MACHINE ROOM 320.00
15 PERM. UNITS 2468
16 PROPOSED UNITS 1949
17 COMMUNITY FACILITY (NON F.A.R.+ IN F.A.R.) (400+500.27) 900.27
SR. NO. BLOCK NAME FLOOR COVERAGE COVERAGE FAR FAR TOTAL
1 TOWER-1 B+G+11 729.8 6573.69 2081.22 8454.91
2 TOWER-2 B+G+11 729.8 4969.11 3458.7 8427.81
3 TOWER-3 B+G+11 729.8 4969.11 3458.7 8427.81
4 TOWER-4 B+G+11 729.8 2129.95 6243.66 8373.61
5 TOWER-5 B+G+11 729.8 4969.11 3503.75 8472.78
6 TOWER-6 B+G+11 729.8 5666.4 2761.41 8427.81
7 TOWER-7 B+G+1 533.8 533.8 6136.92 6136.92
8 TOWER-8 B+G+1 533.8 533.8 6136.92 6136.92
9 TOWER-9 B+G+1 533.8 533.8 6392.54 6392.54
10 TOWER-10 B+2 B+G+11 555.1 555.1 1072.167 5343.628 6415.795
11 TOWER-11 B+G+1 533.8 533.8 6136.92 6136.92
12 TOWER-12 B+S+1 320.823 320.823 3877.175 3877.175
13 TOWER-13 B+S+1 377.73 377.73 4691.07 4691.07
14 TOWER-14 B+S+1 601.233 601.233 7568.458 7568.458
15 TOWER-15 B+S+1 377.73 377.73 4691.07 4691.07
16 TOWER-16 B+S+1 455.033 455.033 5702.899 5702.899
17 TOWER-17 B+S+1 455.033 455.033 5702.899 5702.899
18 TOWER-18 B+S+1 377.73 377.73 4691.07 4691.07
19 TOWER-19 B+S+1 601.233 601.233 7568.458 7568.458
20 TOWER-20 B+S+1 377.73 377.73 4691.07 4691.07
21 TOWER-21 B+S+1 320.823 320.823 3877.175 3877.175
22 TOWER-22 B+S+1 672.275 672.275 8454.91 8454.91
23 TOWER-23 B+S+1 334.053 334.053 4123.369 4123.369
24 TOWER-24 B+S+1 601.233 601.233 7568.458 7568.458
25 TOWER-25 B+S+1 327.55 327.55 4045.771 4045.771
26 TOWER-26 B+S+1 327.55 327.55 4045.771 4045.771
27 COMMUNITY B+G+1 484 484 500.27 500.27
28 COMMERCIAL B+G+1 600 600 1764 1764
TOTAL 46319 9746.959 14680.859 30119.457 135246.26 165367.72