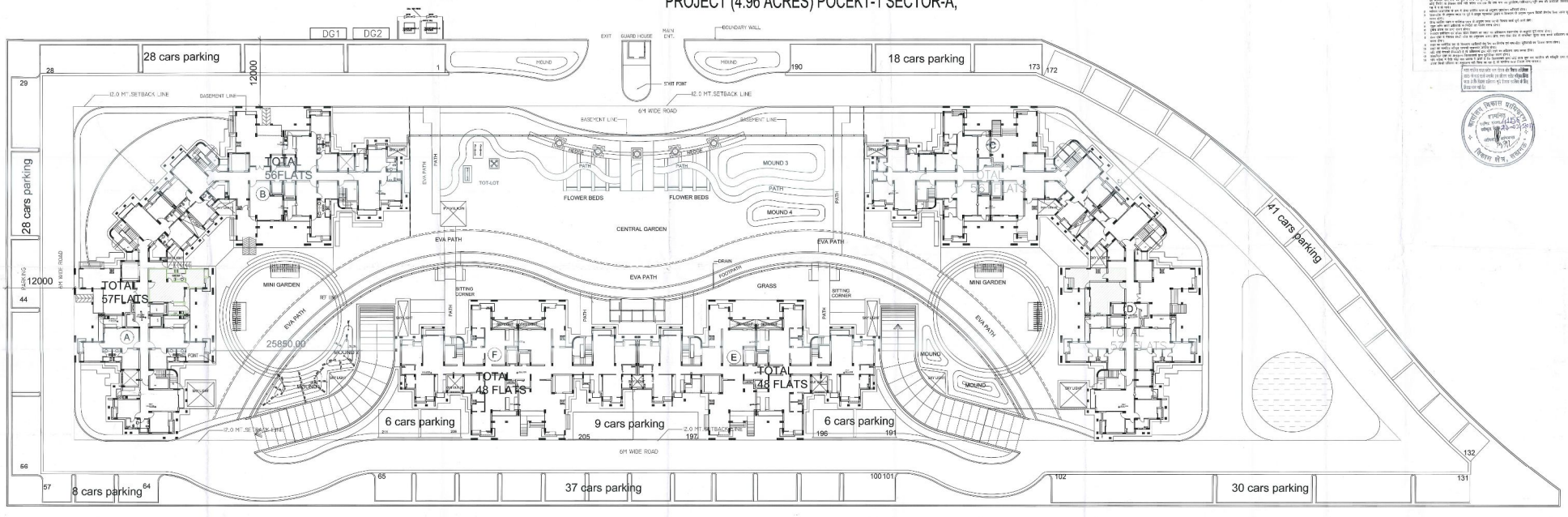
# COMPOUNDING DRAWING GROUP HOUSING
# PROJECT (4.96 ACRES) POCEKT-1 SECTOR-A,




Compounding drawing

## AREA DETAILS OF PARADISE CRYSTAL (POCKET-1, SECTOR-A)

| NAME | PARTICULARS | GROUND / STILT | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | F.A.R. TOTAL APPROVED AREA (FOR F.A.R.) (A) | F.A.R. TOTAL AS BUILT UP AREA (FOR F.A.R.) (B) | COMPOUNDING TOTAL COMPOUNDING AREA (FOR FEES) (D) | UNITS TOTAL NO. OF FLATS (AS APPROVED) (E) | UNITS TOTAL NO. OF FLATS (AS BUILT UP) (F) | FIREFOWER AREA (G) | MUMTY MACHINE RM. AREA (H) | GROUND COVERAGE GROUND COVERAGE (AS APPROVED) (I) | GROUND COVERAGE GROUND COVERAGE (AS BUILT UP) (J) | FEES AREA FOR BLOCKS (F.A.R. AREA+FIREFOWER AREA+MUMTY MACHINE RM. AREA) (K=B+G+H) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BLOCK-A | APPROVED AREA (FOR F.A.R) | 544.49 | 533.43 | 533.43 | 533.43 | 533.43 | 533.43 | 533.43 | 533.43 | 366.14 | 366.14 | 5010.78 | | | | | | | | | |
| | AS BUILTUP AREA (FOR F.A.R) | 536.289 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 349.867 | | 5040.092 | | | | | | | | |
| | COMPOUNDING AREA (FOR FEES) | 74.345 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 184.402 | 0 | | | 258.747 | | | 195.31 | 80.702 | 544.490 | 536.289 | 5316.104 |
| | NO. OF FLATS (AS APPROVED) | 1 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 4 | | | | 51 | | | | | | |
| | NO. OF FLATS (AS BUILT UP) | 5 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | | | | | 57 | | | | | |
| BLOCK-B | APPROVED AREA (FOR F.A.R) | 544.49 | 533.43 | 533.43 | 533.43 | 533.43 | 533.43 | 533.43 | 533.43 | 366.14 | 366.14 | 5010.78 | | | | | | | | | |
| | AS BUILTUP AREA (FOR F.A.R) | 536.289 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 349.867 | | 5040.092 | | | | | | | | |
| | COMPOUNDING AREA (FOR FEES) | 8.085 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 184.402 | 0 | | | 192.487 | | | 195.31 | 80.702 | 544.490 | 536.289 | 5316.104 |
| | NO. OF FLATS (AS APPROVED) | 1 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 4 | | | | 51 | | | | | | |
| | NO. OF FLATS (AS BUILT UP) | 4 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | | | | | 56 | | | | | |
| BLOCK-C | APPROVED AREA (FOR F.A.R) | 544.49 | 533.43 | 533.43 | 533.43 | 533.43 | 533.43 | 533.43 | 533.43 | 366.14 | 366.14 | 5010.78 | | | | | | | | | |
| | AS BUILTUP AREA (FOR F.A.R) | 536.289 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 349.867 | | 5040.092 | | | | | | | | |
| | COMPOUNDING AREA (FOR FEES) | 8.085 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 184.402 | 0 | | | 192.487 | | | 195.31 | 80.702 | 544.490 | 536.289 | 5316.104 |
| | NO. OF FLATS (AS APPROVED) | 1 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 4 | | | | 51 | | | | | | |
| | NO. OF FLATS (AS BUILT UP) | 4 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | | | | | 56 | | | | | |
| BLOCK-D | APPROVED AREA (FOR F.A.R) | 544.49 | 533.43 | 533.43 | 533.43 | 533.43 | 533.43 | 533.43 | 533.43 | 366.14 | 366.14 | 5010.78 | | | | | | | | | |
| | AS BUILTUP AREA (FOR F.A.R) | 536.289 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 519.242 | 349.867 | | 5040.092 | | | | | | | | |
| | COMPOUNDING AREA (FOR FEES) | 74.345 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 184.402 | 0 | | | 258.747 | | | 195.31 | 80.702 | 544.490 | 536.289 | 5316.104 |
| | NO. OF FLATS (AS APPROVED) | 1 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 4 | | | | 51 | | | | | | |
| | NO. OF FLATS (AS BUILT UP) | 5 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | | | | | 57 | | | | | |
| BLOCK-E | APPROVED AREA (FOR F.A.R) | 542 | 530.94 | 530.94 | 530.94 | 530.94 | 530.94 | 530.94 | 363.9 | 363.9 | | 3924.5 | | | | | | | | | |
| | AS BUILTUP AREA (FOR F.A.R) | 532.332 | 514.713 | 514.713 | 514.713 | 514.713 | 514.713 | 514.713 | 347.021 | 347.021 | | | 4314.652 | | | | | | | | |
| | COMPOUNDING AREA (FOR FEES) | 0 | 0 | 0 | 0 | 0 | 0 | 181.466 | 0 | 373.045 | | | | 554.491 | | | 175.779 | 80.702 | 542.000 | 532.332 | 4571.133 |
| | NO. OF FLATS (AS APPROVED) | 1 | 6 | 6 | 6 | 6 | 6 | 4 | 4 | 0 | | | | | 39 | | | | | | |
| | NO. OF FLATS (AS BUILT UP) | 4 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 4 | | | | | | 48 | | | | | |
| BLOCK-F | APPROVED AREA (FOR F.A.R) | 542 | 530.94 | 530.94 | 530.94 | 530.94 | 530.94 | 363.9 | 363.9 | | | 3924.5 | | | | | | | | | |
| | AS BUILTUP AREA (FOR F.A.R) | 532.332 | 514.713 | 514.713 | 514.713 | 514.713 | 514.713 | 347.021 | 347.021 | | | | 4314.652 | | | | | | | | |
| | COMPOUNDING AREA (FOR FEES) | 0 | 0 | 0 | 0 | 0 | 0 | 181.466 | 0 | 373.045 | | | | 554.491 | | | 175.779 | 80.702 | 542.000 | 532.332 | 4571.133 |
| | NO. OF FLATS (AS APPROVED) | 1 | 6 | 6 | 6 | 6 | 6 | 4 | 4 | 0 | | | | | 39 | | | | | | |
| | NO. OF FLATS (AS BUILT UP) | 4 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 4 | | | | | | 48 | | | | | |
| BASEMENT AREA | | | | | | | | | | | | | | | | | | | | | 6893.14 |
| | | | | | | | | | | | | 27892.120 | 28789.672 | 2011.450 | 282 | 322 | 1132.798 | 484.212 | 3261.960 | 3209.820 | 39300.622 |

## PARKING DETAIL

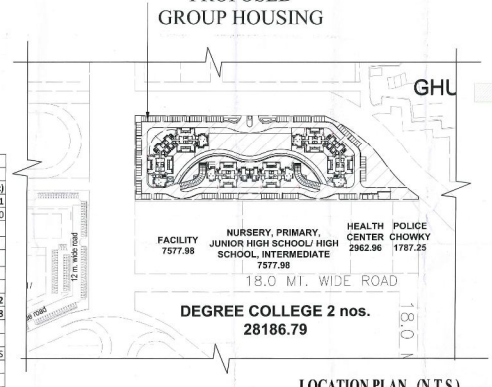
| SL.NO. | TYPE | FLAT AREA | PARKING REQUIRED |
|---|---|---|---|
| 1 | TYPE-1 | 85.529 | @1.25 CAR / FLAT |
| 2 | TYPE-2 | 65.464 | @1.25 CAR / FLAT |
| 3 | TYPE-3 | 66.254 | @1.25 CAR / FLAT |
| 4 | TYPE-4 | 83.846 | @1.25 CAR / FLAT |
| 5 | TYPE-5 | 70.196 | @1.25 CAR / FLAT |
| 6 | TYPE-6 | 67.643 | @1.25 CAR / FLAT |

## COMPILED AREA FOR GROUP HOUSING (IN SQ-MT.)

| SL.NO. | DESCRIPTION | | GROUND COVERAGE | FAR AREA | TOTAL NO OF FLATS | NO OF PERSONS | REQUIRED NO OF PARKING |
|---|---|---|---|---|---|---|---|
| | UNIT | BLOCK | | | | | |
| 1 | UNIT-1 | BLOCK-A | 536.289 | 5040.092 | 57 | 285 | 71 |
| 2 | | BLOCK-B | 536.289 | 5040.092 | 56 | 280 | 70 |
| 3 | UNIT-2 | BLOCK-C | 536.289 | 5040.092 | 57 | 285 | 71 |
| 4 | | BLOCK-D | 536.289 | 5040.092 | 56 | 280 | 70 |
| 5 | UNIT-3 | BLOCK-E | 532.332 | 4314.652 | 48 | 240 | 60 |
| 6 | | BLOCK-F | 532.332 | 4314.652 | 48 | 240 | 60 |
| | | GRAND TOTAL | 3209.820 | 28789.672 | 322 | 1610 | 402 |

## AREA STATEMENT

| SL. NO. | DESCRIPTION | No./(%) | AREA (sq.m.) | AREA (acres) | AREA (hac) |
|---|---|---|---|---|---|
| 1 | PLOT AREA | 100 | 20,066.75 | 4.96 | 2.01 |
| 2 | REQUIRED GREEN | 15 | 3,010.01 | 0.74 | 0.30 |
| 3 | PERMISSIBLE GROUND COVERAGE(35%OF PLOT AREA) | 35% | 7,023.36 | | |
| 4 | PERMISSIBLE FAR | 1.5 | 30,100.13 | | |
| 5 | PERMISSIBLE UNITS (@200 units /hectare) | 402 | FLATS | | |
| 6 | REQUIRED NO. OF TREES @ 50 NOS /HAC | 101 | TREES | | |
| | ACHIEVED AREAS: | | | | |
| 7 | ACHIEVED GROUND COVERAGE | 16.00% | 3,209.820 | 0.79 | 0.32 |
| 8 | ACHIEVED FAR | 1.43 | 28,789.672 | 7.11 | 2.88 |
| 9 | PROVIDED GREEN | 16.04 | 3,219.52 | | |
| 10 | PROVIDED NO. OF TREES | 170 | TREES | | |
| 11 | ACHIEVED UNITS | 322 | FLATS | 1610 | PERSONS |
| 12 | REQUIRED NO. OF PARKING | 402 | CARS | | |
| 13 | PROVIDED NO. OF PARKING | 404 | CARS | | |
| 14 | IN BASEMENT | 193 | CARS | | |
| 15 | ON GROUND LEVEL | 211 | CARS | | |




LOCATION PLAN (N.T.S.)

OWNER:
ANSAL PROPERTIES & INFRASTRUCTURE LTD.
115, ANSAL BHAWAN, 18 K.G MARG
NEW DELHI-110001

Project
COMPOUNDING
DRAWING GROUP HOUSING PROJECT
(4.96 ACRES) POCKET-1, SECTOR-A
SUSHANT GOLF CITY, LUCKNOW,

Architects
PLANNERS GROUP PVT. LTD.
W-12/29, Ist FLOOR, DLF CITY, PHASE-III
GURGAON-122002
PHONE:-+91-124-4080808, 4080000, 4280201 FAX:- 4080250
E-mail :- pgnewgroup@vsnl.net
:- trevor@plannersgroup.org

CONSULTANT
REPL
RUDRABHISHEK ENTERPRISES PVT. LTD.
TOWN & COUNTRY PLANNERS, ARCHITECTS & INTERIOR DESIGNERS, SURVEY CIVIL SERVICES DESIGNERS.
GROUND FLOOR, TATA INFORMATICS COMPLEX, 12 PARK, PRATAP MARG LUCKNOW.
CELL:-09335128455

OWNER: ANSAL PROPERTIES & INFRASTRUCTURE LTD. 115 ANSAL BHAWAN 18 K.G. MARG NEW DELHI-110001

ARCHITECT: PLANNERS GROUP

Regd. No. / CA/97/20349

DRAWN BY: PRAVEEN
CHECKED BY: LALIT KUMAR

Sheet Title
SITE PLAN

| Scale | Date | Block | Drg. No. |
|---|---|---|---|
| | 21-02-17 | Block - A,B,C,D,E&F | 1/18 |