

SET BACKS FOR PLOTTED DEVELOPMENT
(FOR ROW BUILDINGS)

PLP AREA IN SQ.M.	FRONT SET BACK	REAR SET BACK
UP TO 50	1.0	1.0
50 - 100	1.5	1.5
100 - 150	2.0	2.0

PARK & GREEN AREA SQ.M.

P1	300.93
P2	609.14
P3	1198.25
P4	155.35
P5	164.85
P6	240.58
TOTAL	2649.14

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. 375/19-AB-1-BHOOKAMP ROOH/2001 (AS PER 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 ARCHITECTURAL DESIGN OF THE BUILDING WILL BE AS PER THE STRUCTURAL DRAWINGS PROVIDED BY THE STRUCTURAL CONSULTANTS DIRECTLY TO THE OWNER OR SITE ENGINEER OR SITE.

3/ THE ARCHITECTS HAVE DONE THE ARCHITECTURAL PLANNING OF THE BUILDING AND THEY ARE NOT 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 OWNER'S RESPONSIBILITY.

KHASARA NO. PILKHUWA NAGAR PALIKA -
666, 688, 693, 754, 755, 756, 759, 760, 761, 762, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 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, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

KHASARA NO. PILKHUWA DEHAT -
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

AREA STATEMENT OF PARK/GREEN AREAS

G1 = 200.68 SQ. MT.	G8 = 460.850 SQ. MT.	P1 = 264.00 SQ. MT.	P8 = 209.5050 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 = 710 SQ. MT.	P10 = 2506-150 SQ. MT.
G4 = 589.48 SQ. MT.	G10 = 650.26 SQ. MT.	P4 = 345.16 SQ. MT.	P11 = 49.60 SQ. MT.
G5 = 438.41 SQ. MT.	G11 = 105.00 SQ. MT.	P5 = 101.30 SQ. MT.	P12 = 84.73 SQ. MT.
G6 = 999.43 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 = 40X11-40 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.

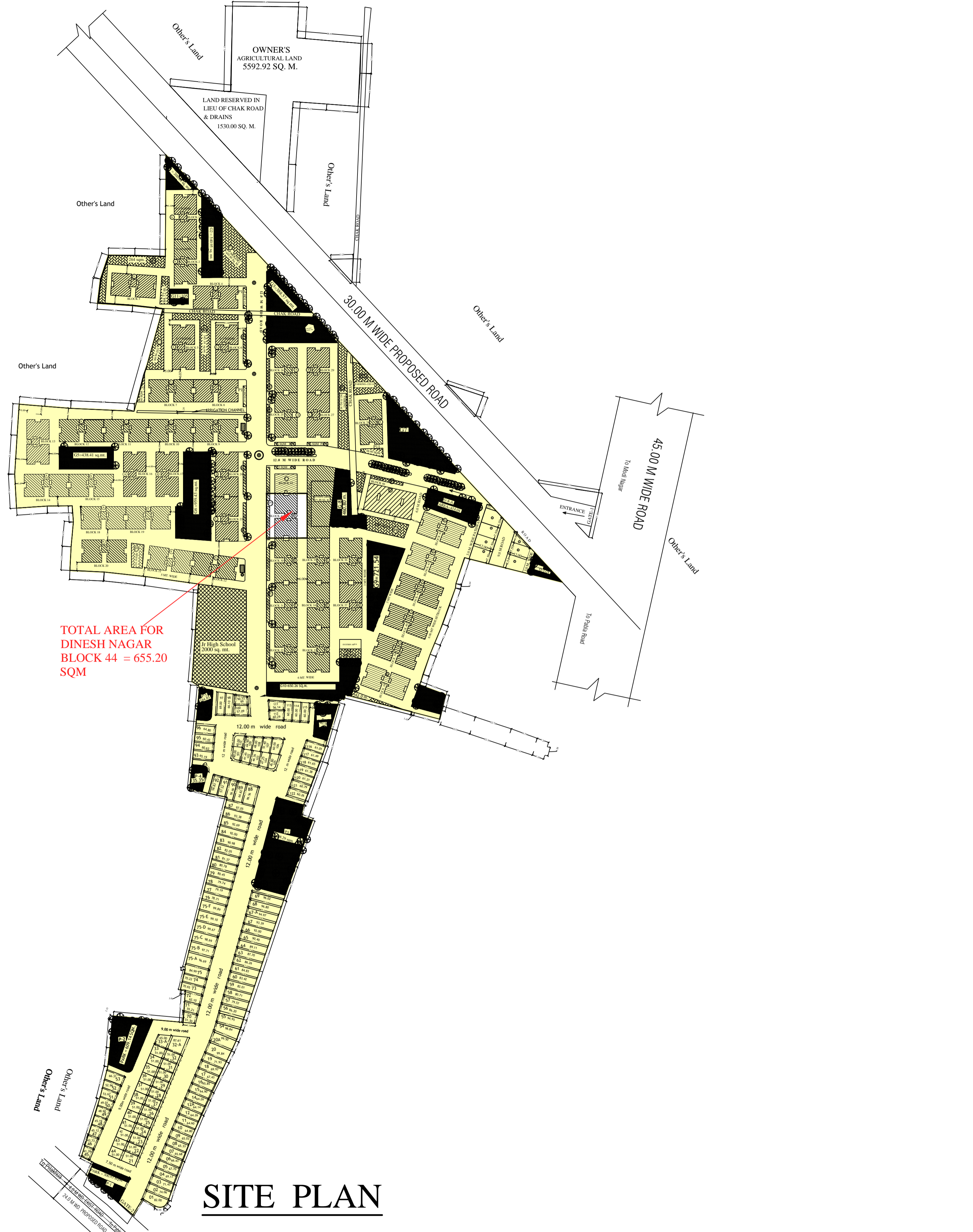
AREA CHART

- TOTAL AREA OF LAND = 76096.55-4069 = 80165.55 SQ.MT.
- ROAD WIDENING AREA = 8158.03 SQ. MT. + 204.89 = 8362.92 SQ.M.
- AGRICULTURE LAND = 7122.92 SQ.MT.
- TOTAL LAND AREA UNDER PLANNING = 64679.71 SQ. MT.
- 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. = 62777.86 SQ.MT.
- BALANCE LAND FOR PLANNING = 62777.86 SQ.MT.
- LAND AREA UNDER PLOTTED DEVELOPMENT (A) = 17659.11 SQ. MT.
- LAND AREA UNDER PLOTTED DEVELOPMENT (B) = 1035 SQ. MT.
- LAND UNDER FUTURE PLANNING = 311.82 SQ. MT.
- BALANCE LAND FOR PLANNING = 62777.86 - 19005.93 SQ. MT. = 43771.93 SQ. MT.
- JR HIGH SCHOOL AREA = 2000 SQ. MT.
- PARK AREA = 6603.69 SQ. MT. (15.08%)
- LAND AREA FOR GROUND COVERAGE AND F.A.R. = 35168.24 SQ.MT.
- TOTAL G.F. COVERAGE = (38X320.75+6X322.6+1X157.48+1X459.77) SQ.MT. (AS PER SHEET NO. 02 B 03B-4B5) = 14741.35 SQ.M.
- ACHIEVED GROUND COVERAGE FOR HOUSING = 41.92 %
- PARKING AREA (PROVIDED) = 3191.45 SQ.MT.
- ROAD / PATH / OPEN AREA = (35168.24 - (14741.35+3191.45)) = 17235.44 SQ. MT.
- TOTAL COVERED AREA UNDER FLATS ON ALL FLOORS FOR F.A.R. PURPOSES
 - BLOCK-A = 38X320.75 = 48754
 - BLOCK-B = 6X4322.60 = 7742.40
 - BLOCK-C = 28.548+13X3157.48 = 500.988 - TOTAL = 58397.927 SQ. M.
 - BLOCK-D = 49.18+13X3450.453 = 1400.538
 - 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.
 - ACHIEVED F.A.R. = 1.676
 - PERMISSIBLE F.A.R. = 1.75
 - BLOCK-A = 38X320.75 = 1216 UNITS
 - BLOCK-B = 6X834 = 152 UNITS
 - BLOCK-C = 1X4X3 = 12 UNITS
 - BLOCK-D = 1X3X3 = 24 UNITS
 - PROPOSED NOS. OF UNITS @350 UNITS/HECTARE = 1444
 - REQUIRED PARKING
 - BLOCK A, B, C @ 2 SQ. MT./UNIT = (42003+2840 SQM) = 44843 SQ.MT.
 - BLOCK D @ 1.5 SQ. MT./UNIT = 2475-12X13.75 = 165 SQ.M
 - COMMERCIAL PARKING @ 1 SECS/100 SQ.M = 5.39X1.5X23.00 = 185.95 SQ.M.
 - TOTAL PARKING = 3191 SQ. M.
 - PERMISSIBLE NOS. OF UNIT @350 UNITS/HECTARE = 1532

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	80.98
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	48.00	87	97.05
07	65.68	50	49.01	88	99.56
08	65.33	51	52.07	89	66.82
09	63.03	52	52.96	90	59.66
10	64.80	53	66.31	91	57.53
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	97.30	109	44.90
28	51.00	71	95.21	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	70.72	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



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SCALE: 1:100	DATE: 12/08/2021	REALLY: SACHIN	DRAWN: D / SKA / 2021 / 1006/01a	ARCHITECT: SHILP KRITI ARCHITECTS
DIRECTOR: DR. VISHU KUMAR MITTAL	DIRECTOR SIGNATURE: [Signature]	ARCHITECT'S SIGNATURE: [Signature]	ENGG'S SIGNATURE: [Signature]	ARCHITECTS AND INTERIOR DESIGNERS: SHILP KRITI ARCHITECTS
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