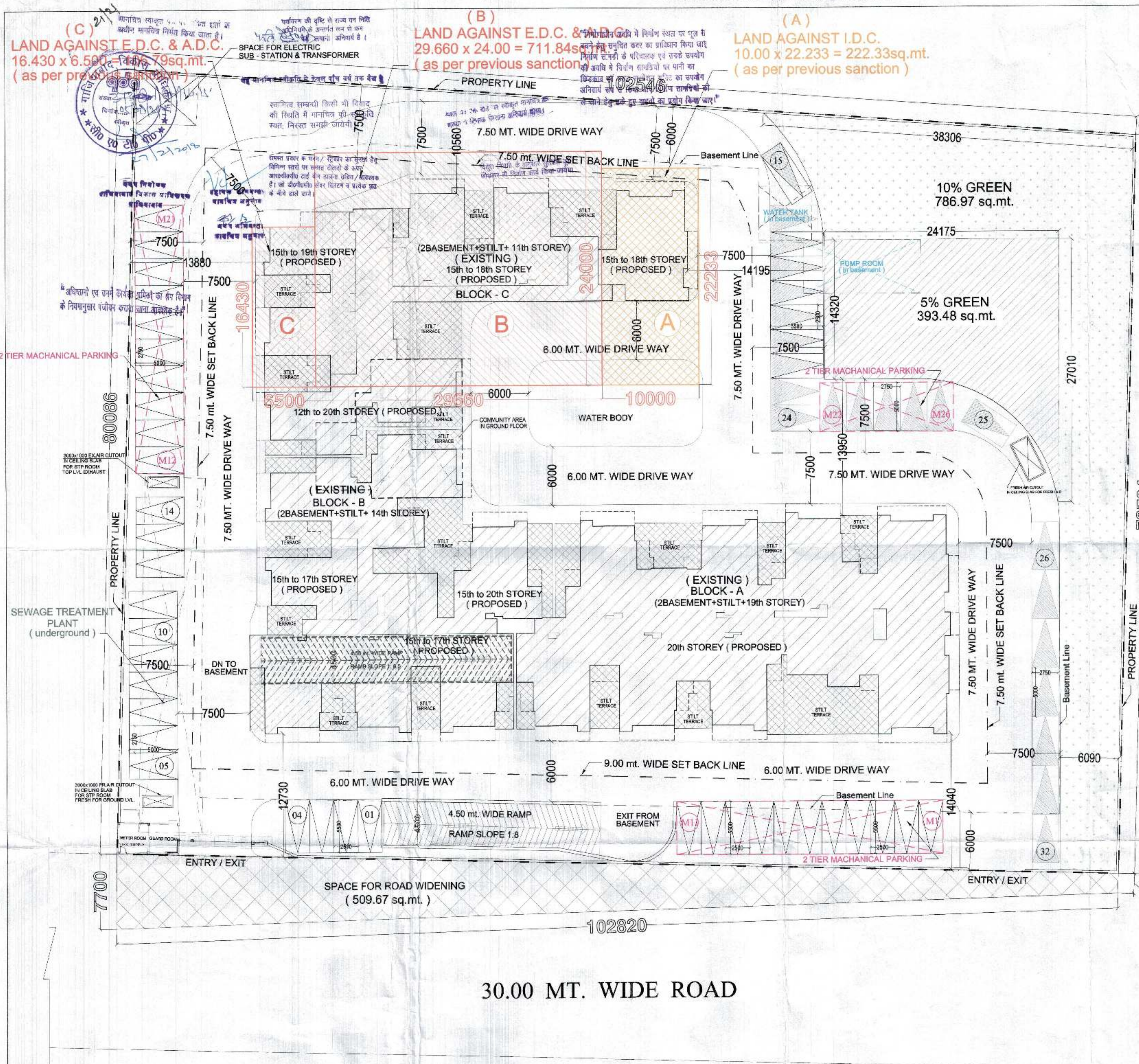




| AREA STATEMENT |                                                                         |           |           |
|----------------|-------------------------------------------------------------------------|-----------|-----------|
| S.NO.          | PARTICULARS                                                             | EXISTING  | PROPOSED  |
| 1              | TOTAL PLOT AREA                                                         | 8379.39   | 8379.39   |
| 2              | LESS ROAD WIDENING                                                      | 508.87    | 508.87    |
| 3              | PLOT AREA AFTER DEDUCTING ROAD WIDENING                                 | 7869.72   | 7869.72   |
| 4              | 15% GREEN AREA = 7869.72 X 15% = 1180.45 sq. mt.                        | 1180.45   | 1180.45   |
| 5              | PERM. GROUND COVG. = 40% OF PLOT AREA = 7869.72 X 40% = 3147.88 sq. mt. | 3147.88   | 3147.88   |
| 6              | EXISTING STILT/GROUND COVERAGE (30.44 %)                                | 2396.15   | 2396.15   |
| 7              | PERMISSIBLE BASEMENT AREA (single level)                                | 5743.25   | 5743.25   |
| 8              | TOTAL BASEMENT AREA                                                     |           |           |
| 9              | PERMISSIBLE F.A.R. AREA                                                 | 28,511.45 | 28,511.45 |
| 10             | EXISTING / PROPOSED / INCENTIVE F.A.R. AREA                             | 32,337.38 | 32,337.38 |
| 11             | PERMISSIBLE RESIDENTIAL UNITS @330                                      | 389       | 389       |
| 12             | EXISTING / PROPOSED RESIDENTIAL UNITS                                   | 379       | 379       |
| 13             | EXISTING / PROPOSED FIRE STAIRCASE AREA                                 | 1144.80   | 1144.80   |
| 14             | ESS & GARAGE ROOM AREA IN NON F.A.R. AREA                               | 50.00     | 50.00     |

| PERMISSIBLE 5% NON F.A.R. AREA                  |                |                  |                |
|-------------------------------------------------|----------------|------------------|----------------|
| = 7869.72 X 2.50 = 19,674.30 sq. mt.            |                |                  |                |
| SO, 19,674.30 X 5% = 983.71 sq. mt.             |                |                  |                |
| TOTAL 5% NON F.A.R. AREA                        |                |                  |                |
| S.NO.                                           | BLOCK NAME     | EXISTING AREA    | PROPOSED AREA  |
| 1.                                              | BLOCK - A      | 380.95           | 77.91          |
| 2.                                              | BLOCK - B      | 274.96           | 163.99         |
| 3.                                              | BLOCK - C      | 210.87           | 212.91         |
| 4.                                              | Community area | 178.80           |                |
| TOTAL                                           |                | 1,045.58 sq. mt. | 454.81 sq. mt. |
| TOTAL 5% NON F.A.R. AREA = 1500.39 sq. mt.      |                |                  |                |
| Excess 5% AREA COUNT IN F.A.R. = 516.68 sq. mt. |                |                  |                |
| Excess 5% AREA existing = 61.87 sq. mt.         |                |                  |                |
| Excess 5% AREA proposed = 454.81 sq. mt.        |                |                  |                |

| L.I.G. & E.W.S. INCENTIVE FLATS AREA DETAIL |                                               |           |  |
|---------------------------------------------|-----------------------------------------------|-----------|--|
| 1.                                          | PREVIOUS SANCTION UNITS ON 3.75 F.A.R. AREA = | 3790.00   |  |
| 3.                                          | PERMISSIBLE INCENTIVE (E.W.S. & L.I.G. AREA)  |           |  |
|                                             | = 379 X 78                                    | 29,662.20 |  |
|                                             | = 2,880.40 sq. mt. (area permissible)         |           |  |

| L.I.G. & E.W.S. INCENTIVE F.A.R. USE FOR BLOCK - A, B, C                 |                    |               |          |
|--------------------------------------------------------------------------|--------------------|---------------|----------|
| Block Name                                                               | Floors             | f.a.r. area   | units    |
| BLOCK - A                                                                | 20th FLOOR         | 217.39        |          |
| TOTAL                                                                    |                    | 217.39 - (A)  | 3 units  |
| BLOCK - B                                                                | 15th to 20th FLOOR | 2211.87       |          |
| TOTAL                                                                    |                    | 2211.87 - (B) | 30 units |
| BLOCK - C                                                                | 10th to 20th FLOOR | 424.14        |          |
| TOTAL                                                                    |                    | 424.14 - (C)  | 5 units  |
| total use incentive f.a.r. is 2,853.40 - 38                              |                    |               |          |
| INCENTIVE F.A.R. & UNITS IS THE EXTRA OF = 29,483.99 sq. mt. & 379 units |                    |               |          |

PROJECT:  
REV. SUBMISSION DRAWING FOR THE GROUP HOUSING PROJECT  
"AGARWAL HEIGHT" AT KH. NO. 962 m. AT VILLAGE NOOR NAGAR GHAZIABAD (U.P.)

OWNER:  
M/s. BANKEY BIHARI INFRAHOMES (P.) LTD.

THROUGH:  
Mr. RAJEEV AGARWAL

DRAWING TITLE:  
SITE PLAN

OWNER'S SIGN: *Rajeev*  
ARCHITECT'S SIGN: *Anuj Agarwal*

ANUJ AGARWAL ARCHITECTS  
OFFICE: A-264 KAUSHAMBI GHAZIABAD (U.P.)  
Ph: 0120-4166716, 4583716, 6454182  
e-mail: anuj.agarwal@gmail.com

SCALE: DEALT BY: A. CHAUHAN DATE: 30-01  
DESIGN BY: CHECKED BY: DRG. No. SD-01



SITE PLAN