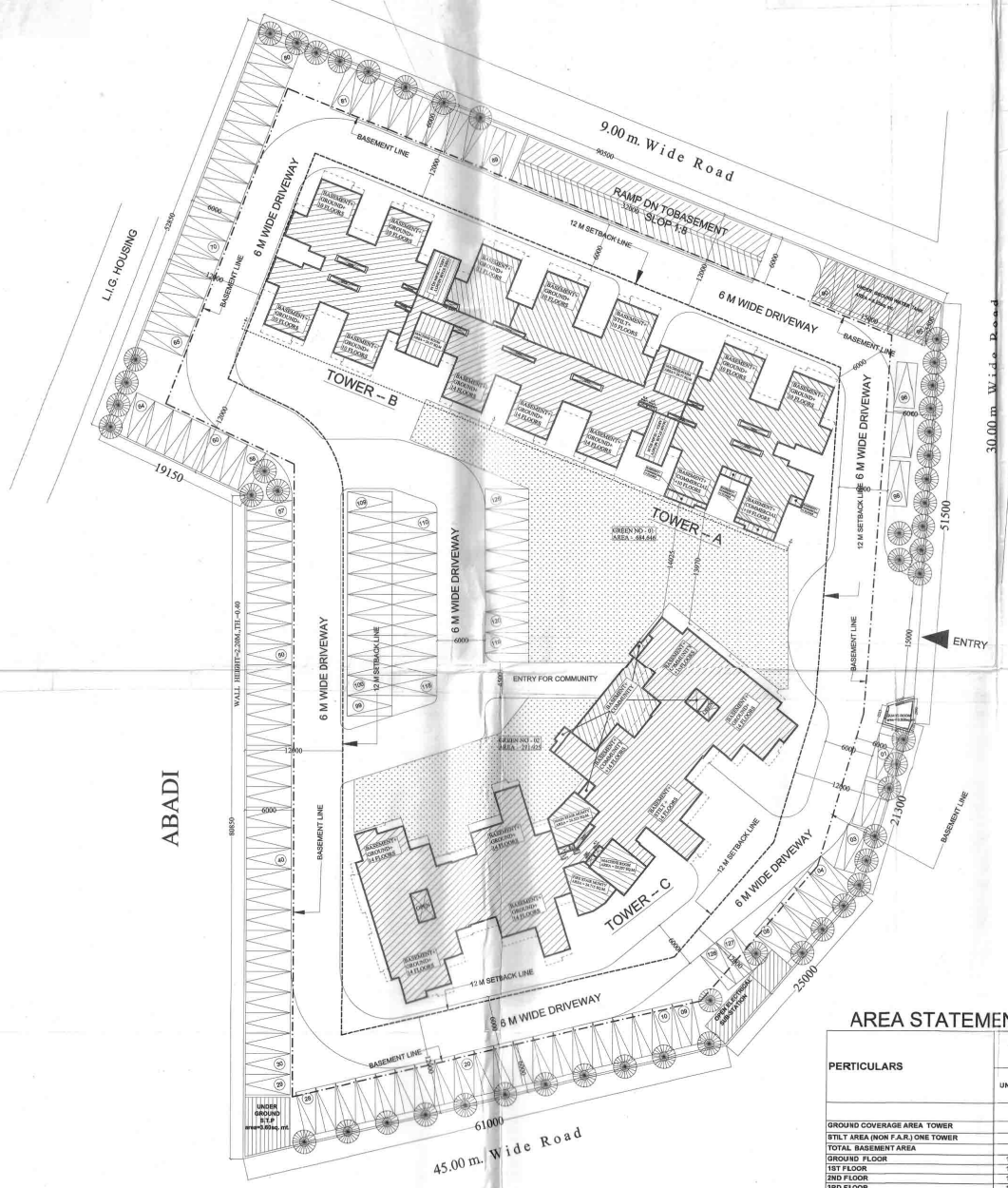
मुरादाबाद विकास प्राधिकरण मुरादाबाद
मानचित्र पारपत्रित सं० MP/MM/2/4/13 14-17-01-2/5/13
24/09/15 से दि० 23/09/20 तक

मानचित्र स्वीकृत किया गया।
अवर० अभि०
शासन मानचित्र की स्वीकृत से किसी के स्वामित्व पर कोई प्रतिकूल प्रभाव नहीं होगा।
सचिव/जोन प्रभारी



SITE PLAN

KEY PLAN

AREA STATEMENT

TABLE - 1

S.NO		PARTICULARS		SQ.MTR.
1		TOTAL PLOT AREA		9529.51
2		PERMISSIBLE F.A.R. AREA = 9529.51 X 2.50 = 23,823.775	2.50	23,823.775
3		PERMISSIBLE GROUND COVERAGE = 35% OF 9529.51 = 3335.32	35%	3335.32
4		PROPOSED GROUND COVERAGE AS PER TABLE –2	20.31%	1936.317
5		PERMISSIBLE COMMERCIAL AREA = 0.5% OF F.A.R AREA = 0.5% OF 23,823.775 = 119.118 sq.mt.		119.118
6		PROPOSED F.A.R. AREA AS PER TABLE –2	2.47	23,674.056
	A	PROPOSED RESIDENTIAL F.A.R. AREA	23,315.040	
	B	PROPOSED COMMERCIAL F.A.R. AREA	119.014	
	C	PROPOSED COMMUNITY F.A.R .AREA	240.002	
		TOTAL A +B +C = 23,674.056 SQ.MT.		
7		PERMISSIBLE UNIT @ 330 UNIT PER HEC. = 9529.51 X 330 /10000 = 314.47 UNITS (SAY 314 UNITS)		314 UNITS
8		PROPOSED UNITS		281 UNITS
9		REQUIRED E.C.S. :-		298 E.C.S.
	A	REQUIRED E.C.S. :- TOTAL RESIDENTIAL F.A.R. / 100 X 1.25 = 23,315.040 / 100 X 1.25 = 291.438		
	B	REQUIRED E.C.S. FOR COMMERCIAL = F.A.R. AREA / 100 X 2 = 119.014 /100 X 2 = 2.380		
	C	REQUIRED E.C.S. FOR COMMUNITY = F.A.R. AREA / 100 X 2 = 240.002 /100 X 2 = 4.800		
		TOTAL A + B + C = 298.618 E.C.S. SAY 298 E.C.S.		
10		TOTAL BASEMENT AREA		7258.551
	A	BASEMENT DEDUCTION AREA	153.061	
	B	BASEMENT PARKING AREA	7105.49	
		TOTAL A + B = 7258.551 sq.mt.		
11		PROPOSED PARKING AS PER E.C.S.		354 E.C.S.
	A	BASEMENT PARKING AREA = 7105.49 sq.mt @ 32 sq.mt AS PER E.C.S. = 222.04 E.C.S.	222.04 E.C.S.	
	B	STILT CAR PARKING AREA = 133.454 sq.mt. @ 28 sq.mt AS PER E.C.S. = 4.76 E.C.S.	4.76 E.C.S.	
	C	OPEN PARKING	128 E.C.S.	
		TOTAL A + B + C = 352.80 E.C.S. SAY 354 E.C.S.		
12		TOTAL NON F.A.R. AREA		8177.003
	A	BASEMENT AREA (NON F.A.R.)	7258.551	
	B	STILT AREA (NON F.A.R.)	133.454	
	C	MUMTY,WATER TANK & MACHINE ROOM AREA (NON F.A.R.)	164.793	
	D	FIRE STAIR AREA (NON F.A.R.)	609.699	
	E	GUARD ROOM (NON F.A.R.)	10.506	
		TOTAL A + B + C+D+E = 8177.003 sq. mt.		
13		PROPOSED GREEN = 956.571 sq.mt.		956.571
	A	GREEN- 01 = 684.646 sq.mt.		
	B	GREEN- 01 = 271.925 sq.mt.		
		TOTAL GREEN = A + B = 956.571 sq.mt.		
14		REQUIRED TREE		48
15		AS PER 50 No. OF TREE PER HECTARE OF PLOT AREA = (50 X 9529.51 / 10,000 = 47.64 SAY 48 Nos. TREES		
		PROPOSED TREE = 50		50
16		TOTAL BUILT-UP AREA		31,851.059
	A	TOTAL F.A.R AREA	= 23,674.056 SQ. MT.	
	B	TOTAL NON F.A.R. AREA	= 8177.003 SQ. MT.	
		TOTAL A+B =	= 31,851.059 SQ. MT	

AREA STATEMENT

PERTICULARS	TOWER- A &B AREA			TOWER- C			AREA OF GUARD ROOM NON. F.A.R	F.A.R. (EACH FLOOR) OF ALL TOWERS	TOTAL BASEMENT AREA (NON F.A.R. AREA)	TOTAL STILT AREA(NON F.A.R. AREA)	TOTAL GROUND COV.ALL TOWERS	TOTAL FIRE STAIR CASE AREA(NON F.A.R.)	TOTAL MUMTY., WATER TANK & MACHINE ROOM AREA(NON F.A.R.)	TOTAL UNITS	TOTAL NON F.A.R. AREA	TOTAL. BUILT-UP AREA
	UNITS	F.A.R. AREA		UNITS	F.A.R. AREA											
		RESIDENTIAL	COMMERCIAL		RESIDENTIAL	COMMUNITY										
GROUND COVERAGE AREA TOWER		1040.604			885.207		10.506				1936.317					
STILT AREA (NON F.A.R.) ONE TOWER		57.984			75.470					133.454						
TOTAL BASEMENT AREA									7258.551							
GROUND FLOOR	11	845.096	119.014	5	546.263	240.002	10.506	1750.375								
1ST FLOOR	14	982.508		8	773.683			1756.191								
2ND FLOOR	14	982.508		8	773.683			1756.191								
3RD FLOOR	14	982.508		8	773.683			1756.191								
4TH FLOOR	14	982.508		8	773.683			1756.191								
5TH FLOOR	14	982.508		8	773.683			1756.191								
6TH FLOOR	14	982.508		8	773.683			1756.191								
7TH FLOOR	14	982.508		8	773.683			1756.191								
8TH FLOOR	14	982.508		8	773.683			1756.191								
9TH FLOOR	14	982.508		8	773.683			1756.191								
10TH FLOOR	14	982.508		8	773.683			1756.191								
11TH FLOOR	4	360.439		8	773.683			1134.122								
12TH FLOOR	3	302.200		8	773.683			1075.883								
13TH FLOOR	3	302.200		8	773.683			1075.883								
14TH FLOOR	3	302.200		8	773.683			1075.883								
TOTAL F.A.R. AREA OF TOWER		11937.215	119.014		11377.825	240.002		23674.056								
TOTAL UNIT OF TOWER	164			117										281		
FIRE STAIR CASE AREA(NON F.A.R.)		283.603			326.096							609.699				
MUMTY., WATER TANK & MACHINE ROOM AREA(NON F.A.R.)		90.348			74.445								164.793			
TOTAL NON F. A. R. AREA		373.951			400.541		10.506		7258.551	133.454					8177.003	31851.059

NORTH
W E
S

PROJECT :-
PROPOSED GROUP HOUSING
"GREEN ORCHID"
AT PLOT NO. 1, SECTOR 13, NEW MORADABAD.

BUILDERS & PROMOTER :-
M/s S.L. GROUP AND ASSOCIATES
ADD :- B-3, ALPHA COMMERCIAL BELT, 1st FLOOR, GREATER NOIDA.

THROUGH :-
Mr. SUNEEL GUPTA
PH :- 09412229086

DRAWING TITLE :-
SITE PLAN

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architects & planners
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DRAWN BY :-	CHECKED BY :-	SCALE	DATED :-
SANJAY	VISHAL	1:- 300	

OWNER'S SIGN — ARCHITECTS SIGN

DRG. NO. -- 01