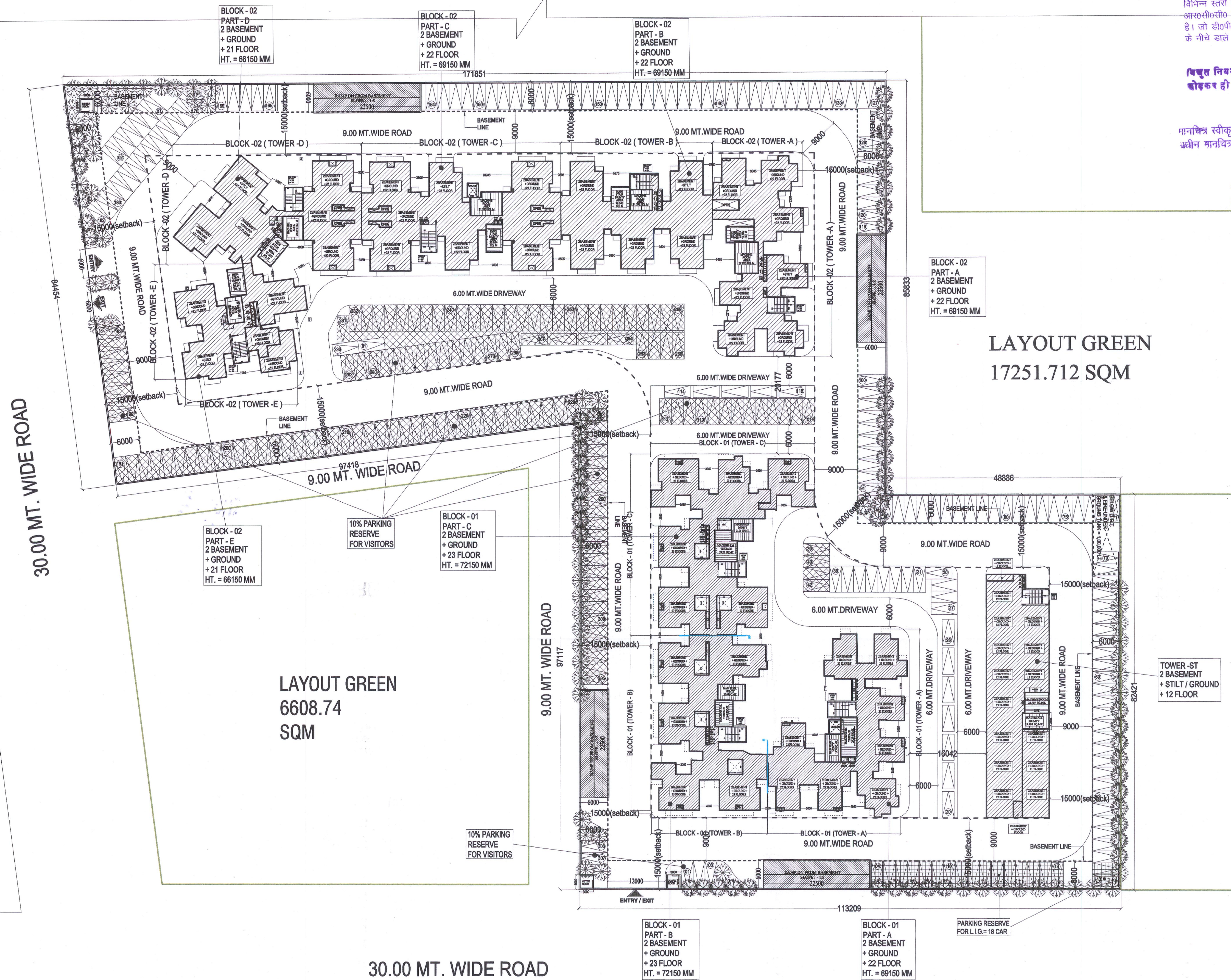




प्रत्यक्ष की दृष्टि से राज्य वन विभाग के अधिनियम के अंतर्गत कम से कम 5% पेड़ लगाना अनिवार्य है।

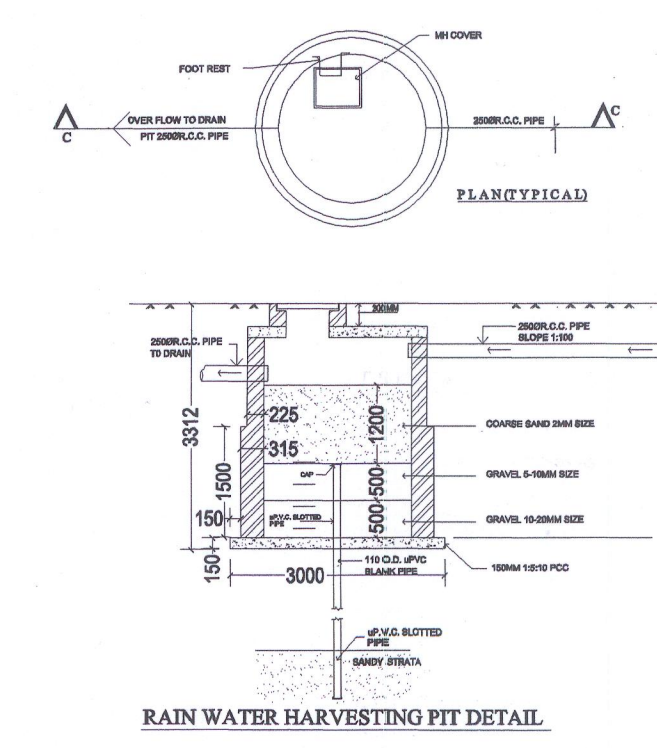
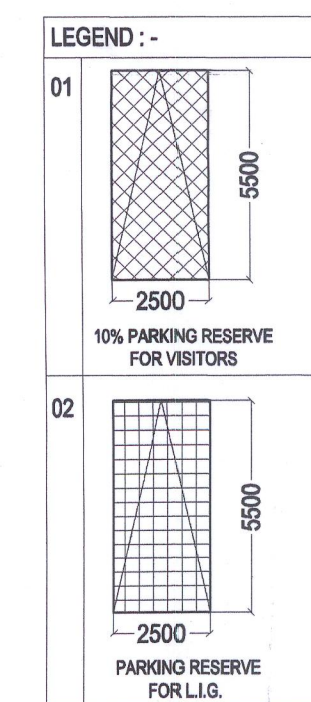
स्वामित्व सम्बन्धी किसी भी विवाद की स्थिति में मानचित्र की स्वीकृति स्वतः, निरस्त समझी जायेगी।

समस्त प्रकार के भवन / स्ट्रक्चर की सुरक्षा हेतु विभिन्न स्तरों पर रामकट दीवारों के अतिरिक्त आन्तरिक दीवारों-द्वारा भी भवन का उचित / आवश्यक है। जो सीमिटेड चेयर सिस्टम व प्रत्येक छत के नीचे बाल जाये।

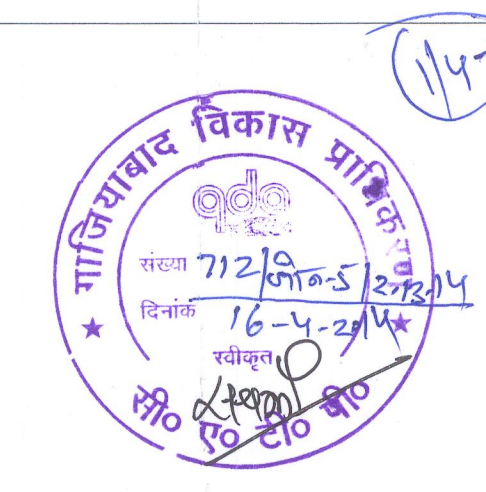
विद्युत तारों के अनुसार सुरक्षित रूप से बिछाकर ही निर्माण कार्य किया जाएगा।

मानचित्र स्वीकृत पत्र पर अंकित शर्तों के अन्तर्गत मानचित्र निर्गत किया जाता है।

भूत पर एक बॉर्डर पर स्वीकृत मानचित्र की तस्वीर व दिनांक लिखना अनिवार्य होगा।



27	TOTAL NON F.A.R. AREA		48,916.71 SQ.MT.
A	TOTAL LOWER BASEMENT AREA = 18,243.344 SQ.MT.		
B	TOTAL UPPER BASEMENT AREA = 18,243.344 SQ.MT.		
C	TOTAL MUMTY AREA = 121.239 + 62.544 = 183.783 SQ.MT.		
D	TOTAL MACHINE ROOM AREA = 131.546 + 86.557 = 212.103 SQ.MT.		
E	TOTAL STILT AREA = 96.555 SQ.MT.		
F	TOTAL AREA OF FIRE STAIR AREA = 3283.233 + 211.702 = 3494.935 SQ.MT.		
G	TOTAL AREA OF F.W.S. + L.I.G. = 751.347 SQ.MT.		
	TOTAL NON F.A.R. AREA = (A + B + C + D + E + F + G) = 48,916.71 SQ.MT.		
28	TOTAL BUILT-UP AREA		1,40,120.18 SQ.MT.
A	TOTAL NON F.A.R. AREA = 48,916.71 SQ.MT.		
B	TOTAL F.A.R. AREA = 85,292.92 SQ.MT.		
C	TOTAL INCENTIVE F.A.R. AREA = 5,910.55 SQ.MT.		
	TOTAL BUILT-UP AREA = (A + B + C) = 1,40,120.18 SQ.MT.		
29	REQUIRED TREE		114 Nos.
	AS PER 50 NO. OF TREE PER HECTARE OF PLOT AREA = (50 X 22,790.00 / 10,000) = 113.95 SAY 114 Nos. TREES		
	No. OF TREE PROPOSED = 114 Nos. TREES		114 Nos.
SCHEDULE OF PLANTS			
S.NO	SYMBOL	BOTANICAL NAME	TYPE
ALONG BOUNDARY WALL			
1		ALSTONIA SCHOLARIS	57 No.S.
2		LAGERSTROEMIA FLOSREGINAE	57 No.S.
TOTAL = 114 No.S.			



बपू नियोजक
राजिवाजी विकास प्राधिकरण
वाणिज्यिक

हार्दिक अग्रवाल
वाणिज्यिक अधिकारी
राजिवाजी विकास प्राधिकरण

S.NO	PARTICULARS	SQMTR.
1	TOTAL PLOT AREA = 22,790.00 SQ.MT.	22,790.00
2	PERMISSIBLE GROUND COVERAGE = 40% = 40% OF 22,790.00 = 9116 SQ.MT.	9116 SQ.MT.
3	PROPOSED GROUND COVERAGE = 22.28 %	5,073.096 SQ.MT.
4	PERMISSIBLE F.A.R. AREA = 22,790.00 X 2.5 = 56,975.00 SQ.MT.	56,975.00 SQ.MT.
A	PERMISSIBLE F.A.R. AREA = 22,790.00 X 2.5 = 56,975.00 SQ.MT.	56,975.00 SQ.MT.
B	PURCHASABLE F.A.R. AREA = 50 % OF PERMISSIBLE F.A.R. = 50 % OF 56,975.00 SQ.MT. = 28,487.50 SQ.MT.	28,487.50 SQ.MT.
	TOTAL PERMISSIBLE F.A.R. AREA = A + B = 56,975.00 + 28,487.50 = 85,462.50 SQ.MT.	85,462.50 SQ.MT.
5	PERMISSIBLE F.A.R. AREA COMMERCIAL = 0.5 % OF PERMISSIBLE RESIDENTIAL 2.5 F.A.R. = 56,975.00 X 0.5 / 100 = 284.875 SQ.MT.	284.875 SQ.MT.
6	PERMISSIBLE UNITS @ 280 UNIT PER HEC. = 280 X 22790 / 10000 = 638.12 UNITS SAY 638 UNITS	638 UNITS
A	UNITS FOR PURCHASABLE F.A.R. AREA = 50 % OF PERMISSIBLE UNITS = 50 % OF 638 UNITS = 319 UNITS	319 UNITS
B	UNITS FOR COMMERCIAL F.A.R. AREA = 50 % OF PERMISSIBLE UNITS = 50 % OF 638 UNITS = 319 UNITS	319 UNITS
	TOTAL PERMISSIBLE F.A.R. AREA = A + B = 638 + 319 = 957 UNITS	957 UNITS
7	TOTAL PROPOSED UNITS	945 UNITS
8	TOTAL REQUIRED EWS UNITS = 10 % OF PROPOSED UNITS = 10 % OF 945 UNITS = 94.5 UNITS SAY 95 UNITS	95 UNITS
9	TOTAL REQUIRED LIG UNITS = 10 % OF PROPOSED UNITS = 10 % OF 945 UNITS = 94.5 UNITS SAY 95 UNITS	95 UNITS
10	TOTAL PROPOSED EWS UNITS	95 UNITS
11	TOTAL PROPOSED LIG UNITS	95 UNITS
12	AS PER G.O. No. 3188 DATED : 5 DEC. 2013, AS INCENTIVE FAR AREA FOR EWS AND LIG	5923.25 SQ.MT.
A	AREA OF EWS UNITS @ 27.00 SQ.MT. OF EACH UNITS = 95 X 27.00 = 2565 SQ.MT.	2565 SQ.MT.
B	AREA OF LIG UNITS @ 35.35 SQ.MT. OF EACH UNITS = 95 X 35.35 = 3358.25 SQ.MT.	3358.25 SQ.MT.
	AS INCENTIVE FAR FOR EWS AND LIG = A + B = 2565 + 3358.25 = 5923.25 SQ.MT.	5923.25 SQ.MT.
13	AS PER G.O. No. 3188 DATED : 5 DEC. 2013, AS INCENTIVE No. OF UNITS FOR FAR FOR EWS AND LIG	66.00 No.S
	PERMISSIBLE F.A.R. = 85,462.50 SQ.MT. PERMISSIBLE UNITS = 957 UNITS I.E. AVERAGE UNIT AREA = 85,462.50 / 957 = 89.30 SQ.MT. AS INCENTIVE FAR AREA = 5923.25 SQ.MT. I.E. INCENTIVE UNIT No.S = 5923.25 / 89.30 = 66.32 No.S SAY = 66 No.S	66.00 No.S
14	TOTAL PROPOSED FAR AREA	85292.92 SQ.MT.
A	PROPOSED AREA IN F.A.R. (COMMERCIAL) = 284.875 SQ.MT.	284.875 SQ.MT.
B	PROPOSED AREA IN F.A.R. (RESIDENTIAL) = 85038.045 SQ.MT.	85038.045 SQ.MT.
	TOTAL (A + B) = 85292.92 SQ.MT.	85292.92 SQ.MT.
15	TOTAL PROPOSED UNITS	945 UNITS
16	TOTAL PROPOSED INCENTIVE FAR AREA	5910.55 SQ.MT.
17	TOTAL PROPOSED INCENTIVE UNITS	66 UNITS
18	PROPOSED UPPER BASEMENT AREA (NON F.A.R.)	18,243.344 SQ.MT.
A	PROPOSED LOWER BASEMENT PARKING AREA = 17,343.105	17,343.105
B	PROPOSED LOWER BASEMENT DEDUCTION AREA = 900.239	900.239
	TOTAL = A+B = 18,243.344 SQ.MT.	18,243.344 SQ.MT.
19	PROPOSED LOWER BASEMENT AREA (NON F.A.R.)	18,243.344 SQ.MT.
A	PROPOSED LOWER BASEMENT PARKING AREA = 17,343.105	17,343.105
B	PROPOSED LOWER BASEMENT DEDUCTION AREA = 1002.367	1002.367
	TOTAL = A+B = 18,243.344 SQ.MT.	18,243.344 SQ.MT.
20	TOTAL MUMTY AREA (NON F.A.R.)	183.783 SQ.MT.
21	TOTAL AREA OF MACHINE ROOM (NON F.A.R.)	218.103 SQ.MT.
22	REQUIRED PARKING	1370 E.C.S.
A	TOTAL PROPOSED RESIDENTIAL F.A.R./100X1.5 = 85038.045 / 100X 1.5 = 1275.14 (SAY 1275 E.C.S.)	1275 E.C.S.
B	TOTAL PROPOSED COMMERCIAL F.A.R./100 X 2 = 284.875 / 100X 2.0 = 5.69 (SAY 6 E.C.S.)	6 E.C.S.
C	TOTAL PROPOSED INCENTIVE F.A.R./100 X 1.5 = 5910.55 / 100X 1.5 = 88.65 (SAY 89 E.C.S.)	89 E.C.S.
	TOTAL = A + B + C = 1370 E.C.S.	1370 E.C.S.
23	PROPOSED PARKING AS PER LAYOUT OF CARS	1377 CAR
A	OPEN PARKING = 314 CAR	314 CAR
B	OPEN PARKING = PRIMARY + SECONDARY = 307 + 07 = 314 CAR	314 CAR
C	STILT PARKING = 06 CAR	06 CAR
D	1 BLOCK - 1 STILT PARKING = 06 CAR	06 CAR
E	2 BLOCK - 2 STILT PARKING = 06 CAR	06 CAR
F	TOWER-ST STILT PARKING = 14 CAR	14 CAR
	TOTAL STILT PARKING = 1028 = 1028 CAR	1028 CAR
G	UPPER BASEMENT PARKING PARKING PRIMARY+ SECONDARY CAR PARKING = 282 + 07 = 319 CAR	319 CAR
H	LOWER BASEMENT PARKING PARKING PRIMARY+ SECONDARY CAR PARKING = 287 + 06 = 293 CAR	293 CAR
I	UPPER BASEMENT MACHINICAL PARKING = 90 X 2.18 CAR	196 CAR
J	LOWER BASEMENT MACHINICAL PARKING = 90 X 2.18 CAR	196 CAR
	TOTAL = A+B+C+D+E+F+G+H+I+J = 1377 CAR	1377 CAR
24	PROPOSED PARKING	1401 E.C.S.
A	LOWER BASEMENT PARKING AREA = 17,343.105 SQ.MT.	17,343.105 SQ.MT.
B	UPPER BASEMENT PARKING AREA = 17,343.105 SQ.MT.	17,343.105 SQ.MT.
C	STILT PARKING AREA = 188.168 SQ.MT.	188.168 SQ.MT.
D	UPPER BASEMENT MACHINICAL PARKING = 188.168 SQ.MT.	188.168 SQ.MT.
E	LOWER BASEMENT MACHINICAL PARKING = 188.168 SQ.MT.	188.168 SQ.MT.
	TOTAL PARKING = (A+B+C+D+E) = 1401.555 E.C.S. SAY 1401 E.C.S.	1401 E.C.S.

PROJECT :-
GROUP HOUSING AT PLOT No. GH-34, PARK TOWN, N.H. 24 VILLAGE :- MEHRAULI & SHAHPUR- BAMBHETA, PARGANA :- DASNA, TEHSIL & DISTT. :- GHAZIABAD.

BUILDERS & PROMOTER :-
M/s UTILITY ESTATES PVT.LTD.
Lead Member ENAAR MGF Land Ltd. (CONSORTIUM)

G-79 PREET VIHAR, DELHI-92
DRAWING TITLE :-

SITE PLAN

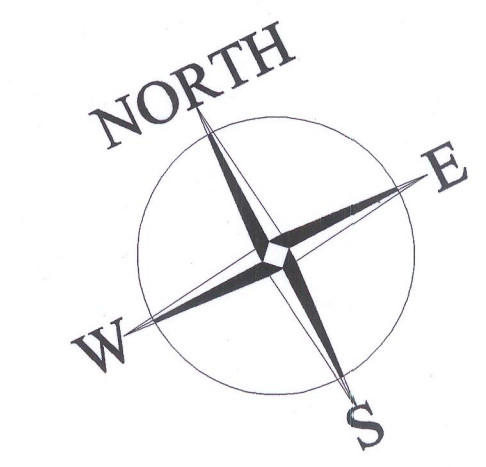
ARCHITECTS :
Space Designers International
Architects Pvt. Ltd.
5 / 1305, VASUNDHARA, GHAZIABAD
PH : 002-42524, MOB : 981070599, 9810342
e-mail : space20@gmail.com, www.space20.com

DRAWN BY :-
CHECKED BY :-
SCALE :-
DATE :-

OWNER SIGNATURE

ARCHITECT SIGNATURE

DRG. No. :- 02



M/s UTILITY ESTATES PRIVATE LIMITED
Lead Member ENAAR MGF Land Ltd. (CONSORTIUM)

