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"निर्माणाधीन अवधि में निर्माण स्थल पर धूल से बचने हेतु सुरक्षित कवर का प्राविधान किया जाए निर्माण सामग्री के परिचालक एवं उनके उपयोग की अवधि में निर्माण सामग्रियो पर पानी का छिड़काव एवं ढ़ाक, संरक्षण मुनिट का उपयोग अनिवार्य कर्ने से किया जाए निर्माण सामग्रियो को ले जाने हेतु सड़ दुर वाहनो का प्रयोग किया जाए।"

विद्युत नियमो के अनुसार सुरक्षित दूरी छोड़कर ही निर्माण कार्य किया जायेगा

"अधिष्ठाता एवं उनके कार्यरत अभियंतो का श्रम विभाग के नियमानुसार पंजीयन कराया जाना आवश्यक है।"

स्थल पर एक बोर्ड पर स्वीकृत मानचित्र की संख्या व दिनांक लिखना अनिवार्य होगा।

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

सहायक नगर नियोजक गाजियाबाद विकास प्राधिकरण गाजियाबाद

उपनगर नियोजक गाजियाबाद विकास प्राधिकरण गाजियाबाद

सहायक अभियन्ता मानचित्र अनुभाग

TOWER-C
AREA STATEMENT IN METER SQUARE

S. No.	PARTICULARS	AREA sq.mt. (F.A.R. AREA)	AREA sq.mt. (N.F.A.R. AREA)	UNITS	AREA sq.mt. (NON F.A.R. FIRE STAIR CASE)	AREA sq.mt. (NON F.A.R. MUMTY, MACHINE ROOM & WATER TANK)
		1	2	3	4	5
1	2 BASEMENT (EXISTING)					
2	GROUND FLOOR (EXISTING)	Permitted 307.82 Proposed 46.96	938.75	07	20.01	32.84
3	1st FLOOR (EXISTING)		1067.50	09	20.01	38.83
4	2nd FLOOR (EXISTING)		1142.85	10	20.01	40.72
5	3rd FLOOR (EXISTING)		1142.85	10	20.01	40.72
6	(TOTAL EXISTING)	307.82	4292.48	36	80.04	153.11
7	4th FLOOR (PROPOSED)		1142.85	10	20.01	40.72
8	5th FLOOR (PROPOSED)		1142.85	10	20.01	40.72
9	6th FLOOR (PROPOSED)		1142.85	10	20.01	40.72
10	7th FLOOR (PROPOSED)		1142.85	10	20.01	40.72
11	8th FLOOR (PROPOSED)		1142.85	10	20.01	40.72
12	9th FLOOR (PROPOSED)		1142.85	10	20.01	40.72
13	10th FLOOR (PROPOSED)		1142.85	10	20.01	40.72
14	11th FLOOR (PROPOSED)		1142.85	10	20.01	40.72
15	12th FLOOR (PROPOSED)		1142.85	10	20.01	40.72
16	13th FLOOR (PROPOSED)		1142.85	10	20.01	40.72
17	14th FLOOR (PROPOSED)		1142.85	10	20.01	40.72
18	15th FLOOR (PROPOSED)		1142.85	10	20.01	40.72
19	16th FLOOR (PROPOSED)		1142.85	10	20.01	40.72
20	17th FLOOR (PROPOSED)		1142.85	10	20.01	40.72
21	18th FLOOR (PROPOSED)		1142.85	10	20.01	40.72
22	19th FLOOR (PROPOSED)		826.36	07	20.01	31.32
22	TOTAL	46.96	17969.11	157	320.16	644.12

NOTE :-
TOTAL GROUND COVERAGE OF THE TOWER - C =
GROUND F.A.R. AREA + FIRE STAIR CASE NON F.A.R. AREA + 5% FACILITY AREA +
COMMERCIAL AREA
= 891.79 + 20.01 + 32.84 + 364.78
= 1299.42 SQ .M

S. NO.	Description	GROUND COVERAGE (IN SQ.MT.)	F.A.R. AREA (IN SQ.MT.)	NON F.A.R. AREA (IN SQ.MT.)	UNITS
		EXISTING ALREADY COMPOUND	EXISTING ALREADY COMPOUND	EXISTING ALREADY COMPOUND	EXISTING ALREADY COMPOUND
1.	Basement-1	------	------	10,745.68	
2.	Basement-2	------	------	10,545.02	
3.	TOWER - A	835.60	16,022.65	------	199 UNITS
4.	TOWER - B	777.17	12,692.94	------	157 UNITS
5.	TOWER - C	1300.43	4292.48	------	36 UNITS
6.	PASSAGE BETWEEN TOWER-A & B	24.49	48.98	------	
7.	COMMUNITY HALL PROVIDE IN TOWER-B	------	------	------	
8.	COMMERCIAL PROVIDE IN TOWER-C	------	307.82	------	
9.	FACILITY AREA	------	------	------	
10.	FIRE STAIR CASE	------	------	867.24	
11.	MUMTY, MACHINE ROOM & WATER TANK	------	------	270.55	
12.	STILT	------	------	------	
13.	5% FACILITY AREA	------	------	449.76	
	TOTAL	2937.69	33,364.77	22,878.25	392 UNITS

AREA STATEMENT

S. NO.	PARTICULARS		AREA (SQ.M.)
1	TOTAL PLOT AREA(g)=15606.71+new plot - 10430.00)		20230.71
2	AREA UNDER ROAD WIDENING IN service road with nh-24		555.65
3	AREA UNDER ROAD WIDENING IN 45 m wide master plan road		588.90
4	TOTAL NET PLOT AREA		24892.16
5	REQUIRED 15 % OF PLOT AREA AS PLOT GREEN = 15 % OF 24892.16		3733.824
6	PROPOSED PLOT GREEN =		3820.66
7	NET PLOT AREA = 3 - 4 = 24892.16- 3733.824 = 21158.34 SQ.MT.		21158.34
8	PLOT AREA FOR GROUP HOUSING = ((15606.71-555.55)-15% OF GREEN)+((15051.16)-2257.66)=12793.40 SQ.MTS		12793.49
9	PERMISSIBLE GROUND COVERAGE FOR GROUP HOUSING = 40%= (0.40 X 12793.49) = 5117.36 Q.MT.		5117.36
10	EXISTING/SANCTIOND GROUND COV. FOR GROUP HOUSING		2937.69
11	PERMISSIBLE DENSITY FOR PLOTTING @1650PPH= ((10430-588.90)-15% GREEN) = (9841.10-884.10)=8957.00SQ.MT=1650X8957.00/ 10000=1461.41 PPH		1461.41 PPH
12	PROFOSED DENSITY FOR PLOTTING (57X3X2+1X3X5)		585 PPH
13	PERMISSIBLE F.A.R. AREA (FOR GROUP HOUSING)		47,975.28
	A PERMISSIBLE F.A.R AREA = 2.5 X 12,793.41 = 31,983.52 sq.mt.		
	B PURCHASABLE F.A.R AREA = 1.25 X 12,793.41 = 15,991.76 sq.mt.		
	TOTAL PERMISSIBLE F.A.R AREA = A + B = 31,983.52 +15,991.76 = 47,975.28 SQ.MT.		
14	TOTAL REQUIRED E.W.S.IMIS=10%OF PROPOSED UNITS =10% OF 517.UNITS = 51.7 UNITS SAY 52		52 UNITS
15	TOTAL REQUIRED L.I.G.UNITS =10%OF PROPOSED UNITS =10% OF 517.UNITS = 51.7 UNITS SAY 52		52 UNITS
16	INCENTIVE AREA F.A.R FOR E.W.S &L.I.G (AS PER G.O NO. 2168 DATED 5-12-2013)		
	A AREA OF EWS UNITS @35.62 SQ.MT OF EACH UNIT = 35.62X52=1543.24 SQ.MT		3466.08 SQ.MT
	B AREA OF LIG UNITS @35.62 SQ.MT OF EACH UNIT = 35.62X52=1243.84 SQ.MT		
	AS INCENTIVE F.A.R FOR EWS & LIG = 1483.24+1997.84= 3466.08 SQ.MT		
17	INCENTIVE NO OF UNITS FOR E.W.S &L.I.G AS PER G.O NO. 2168 DATED 5-12-2013		
18	PERMISSIBLE INCENTIVE NO. OF UNITS FOR F.A.R E.W.S & L.I.G		
19	AVERAGE UNIT AREA = F.A.R NO. OF UNITS ACHIEVED =47928.07/517= 92.71 SQ.MT		92.71 SQ.MT
20	AS INCENTIVE F.A.R AREA =3466.08 SQ.MT		3466.08 SQ.MT
21	AS INCENTIVE UNIT NO. = 3466.08/ 92.71=37.40 UNITS SAY 38		38 UNITS
22	PROPOSED UNITS AGAINST INCENTIVE F.A.R OF E.W.S & L.I.G		25 UNITS
23	TOTAL UNITS (PERMIXOUS SANCTION/COMPOUNDED 392 UNITS+PROPOSED 157 UNITS) =549 UNITS		549 UNITS
24	PERMISSIBLE 5% FACILITY F.A.R. AREA		2507.60
25	TOTAL PERMISSIBLE F.A.R. AREA = INCENTIVE F.A.R		51461.36
26	EXISTING/SANCTION/COMPOUNDED F.A.R. AREA		33,364.77
	A RESIDENTAL F.A.R. AREA = 33,056.95 SQ.MT.		
	B COMMERCIAL F.A.R. AREA = 307.82 SQ.MT.		
	TOTAL (A + B) = 33,364.77 SQ.MT.		
27	PROPOSED F.A.R. AREA IN TOWERS		18016.17
	RESIDENTAL F.A.R. AREA = 18016.17SQ.MT.		
28	EXISTING/SANCTION/COMPUNDED NON F.A.R. AREA		22,879.25
	A UPPER BASEMENT AREA	10,746.68	
	B LOWER BASEMENT AREA	10,545.02	
	C FIRE STAIR CASE AREA	867.24	
	D MUMTY, MACHINE ROOM & WATER TANK	270.55	
	E 5% FACILITY AREA	449.76	
	TOTAL NON F.A.R. AREA (A+B+C+D+E) = 22,879.25 SQ.MT.		
29	REQUIRED PARKING :- 509X1.2=400X1.25 509+50= 559 +10% VISITORS PARKING=559+56=615 E.C.S		615 E.C.S.
30	PROVIDED PARKING AS PER E.C.S.		620 E.C.S.
	A OPEN PARKING AREA = 27 E.C.S.		
	B UPPER BASEMENT PARKING AREA = 9489.55 SQ.MT. = @ 32 SQ.MT. PER E.C.S. = 294.04 E.C.S. SAY 294 E.C.S.		
	C LOWER BASEMENT PARKING AREA = 9562.08 SQ.MT. = @ 32 SQ.MT. PER E.C.S. = 298.81 E.C.S. SAY 299 E.C.S.		
	TOTAL PARKING (A+B+C) = 620 E.C.S.		
31	APPROVED SANCTION / COMPOUNDED BUILT-UP AREA		71,540.05
32	PROPOSED BUILT-UP AREA		19010.35
	A TOTAL F.A.R. AREA = 18016.07 SQ.MT.		
	B TOTAL NON F.A.R. AREA = 320.16 SQ.MT.		
	C 5 % FACILTY AREA = 844.12 SQ.MT.		
	D GUARD ROOM AREA = 30.00 SQ.MT.		
	TOTAL BUILT - UP AREA = (A + B + C + D) =19010.35 SQ.MT.		

JASMINE GROOVE AREA DETAILS

S.NO	DESCRIPTION			
TOWER -A	NO. OF UNITS	AREA	NO. OF FLOORS	TOTAL AREA
GROUND FLOOR	2	61.28	1	122.56
	1	61.34	1	61.34
	1	80	1	80
	2	80.27	1	160.54
	1	80.73	1	80.73
	2	60.88	1	121.76
TOTAL	9			
FIRST TO 19TH FLOOR	2	61.28	19	2328.64
	2	61.34	19	2330.92
	1	80	19	1520
	2	80.27	19	3050.26
	1	80.73	19	1533.87
	2	60.88	19	2313.44
TOTAL	10			

S.NO	DESCRIPTION			
TOWER -B	NO. OF UNITS	AREA	NO. OF FLOORS	TOTAL AREA
GROUND FLOOR	2	61.87	1	123.74
	2	61.47	1	122.94
	1	62.22	1	62.22
TOTAL	5			
FIRST TO 19TH FLOOR	2	61.87	19	2351.06
	2	61.47	19	2335.86
	1	62.22	19	1182.18
	2	79.08	19	3005.04
	1	78.9	19	1499.1
TOTAL	8			

S.NO	DESCRIPTION			
TOWER -C	NO. OF UNITS	AREA	NO. OF FLOORS	TOTAL AREA
GROUND FLOOR	1	48.49	1	48.49
	1	95.38	1	95.38
	2	95.67	1	191.34
	1	118.89	1	118.89
	1	119.37	1	119.37
	1	95.63	1	95.63
TOTAL	7			
1ST FLOOR	1	95.11	1	95.11
	1	95.98	1	95.98
	1	95.38	1	95.38
	2	95.67	1	191.34
	1	118.89	1	118.89
	1	119.37	1	119.37
	1	95.63	1	95.63
	1	110.24	1	110.24
TOTAL	9			
2ND TO 18TH. FLOOR FLOOR	1	95.11	17	1616.87
	1	95.98	17	1631.66
	1	95.38	17	1621.46
	2	95.67	17	3252.78
	1	118.89	17	2021.13
	1	119.37	17	2029.29
	1	95.63	17	1625.71
	1	96.75	17	1644.75
	1	96.19	17	1635.23
TOTAL	10			
19TH. FLOOR	1	95.38	1	95.38
	2	95.67	1	191.34
	1	118.89	1	118.89
	1	119.37	1	119.37
	1	95.63	1	95.63
	1	96.75	1	96.75
TOTAL	7			

DETAIL FOR PLOTTED DEVELOPMENT

S.NO	PLOT	SIZES LENGTH	SIZES BREADTH	PLOT AREA (IN.SQ. M.T)	PLOT SETBACK F.5 (IN MTS.)	PLOT SETBACK R. 5 (IN MTS.)	NO. OF PLOTS.	TOTAL AREA (SQ. M.T.)	TOTAL AREA (SQ. YDS.)
1	A1			128.4	2	2	1	128.4	153.57
2	A2			139.46	2	2	1	139.46	166.79
3	A3			150.48	3	2.5	1	128.47	153.65
4	B1			114.32	2	2	1	114.32	136.73
5	B2			103.57	2	2	1	103.57	123.87
6	B3			104.53	2	2	1	104.53	125.02
7	B4			105.47	2	2	1	105.47	126.14
8	B5			106.43	2	2	1	106.43	127.29
9	C1	8	14	112	2	2	1	112	133.95
10	C2 TO C8	6.8	14	95.20	1.5	NIL	7	666.40	797.01
11	C9			111.83	2	2	1	111.83	133.75
12	D2 TO D8 & E2 TO E6	6.8	13.65	92.82	1.5	NIL	12	1113.84	1332.15
13	D9	0	0	64.46	1.5	NIL	1	64.46	77.09
14	E1	8	13.65	109.2	2	2	1	109.2	130.60
15	D1	8	13.65	109.2	2	2	1	109.2	130.60
16	E7			116.83	2	2	1	116.83	139.73
17	F2TO F7	7	19	133.00	2	2	6	798.00	954.41
18	F1	8.52	19	161.88	3	2.5	1	161.88	193.61
19	F8			139.02	2	2	1	139.02	166.27
20	G1 TO G3	10	15	150	2	2	3	450	538.20
21	H1 TO H7	6.861	15	102.915	2	2	7	720.405	861.60
22	I1 TO I7	6.861	15	102.915	2	2	7	720.405	861.60
23	GUARD ROOM(2 nosx15 sq.mts)								
	TOTAL						58	6324.12	7563.65

PROJECT :-
PROPOSED RESIDENTIAL COMPLEX
"JASMINE GROOVE"
KHASRA NO. - 907,908,924, 931,932, 933, 934, 935, 936, 937, 938, 959
VILLAGE :- MEHROLI, N.H. 24, GHAZIABAD.

BUILDERS & PROMOTERS :-
M/s SAVFAB Developers Pvt. Ltd.
M/s Ghaziabad Holdings Pvt. Ltd.
M/s Fab Fininvest India Ltd.
ADD. : KHASRA NO. 959, VILLAGE :- MEHROLI, N.H. 24, GHAZIABAD.

DRAWING TITLE :-
SITE PLAN

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DRAWN BY :-	CHECKED BY :-	SCALE :-	DATE :-
KAMAL	VISHAL	1:350	

SAVFAB DEVELOPERS PVT. LTD.
Director
OWNER'S SIGNATURE
ARCHITECT'S SIGNATURE
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