

स्थल पर एक बोंद पर स्वीकृत भावनिबन्ध की
रिपोर्ट व दिनांक लिखना अनिवार्य होगा।

नगर मियोजक
गाजियाबाद विकास प्राधिकर
गाजियाबाद

उद्देश्य लक्षित
वाचक अनुपात

उद्देश्य लक्षित
वाचक अनुपात

पर्यावरण की दृष्टि से राज्य वन नीति
अधिनियम के अन्तर्गत कम से कम
पेड़ लगाना अनिवार्य है।

आवेदक / भू-स्वामी / निर्माणकर्ता द्वारा निर्माण
लागत की 1 प्रतिशत धनराशि होवर सैस मद
उत्तर प्रदेश नगर एवं अन्य सन्निर्माण कर्मका
कल्याण बोर्ड के इस्ते में जमा कराने की पूर्ण
होगी अथवा धन के समय उक्त मद में प्राधि
कोष में धनराशि जमा किया जाना आवश्यक

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

विद्युत नियमों के अनुसार सुरक्षित दूर
स्थानों पर निर्माण कार्य किया जाये

SAJRA LAYOUT PLAN

LOCATION LAYOUT PLAN

NOTE: ①

Land Area 1430.00 Sqm in favour of G.D.A against its Dues E.D.C & I.D.C amounting Rs 155,60,834/- as per Developer's statement of Security Bond dated 12/02/2012. The first right would be of Authority.

② गान्धी - चमगावडी नगर विकास बोर्ड सुभाष सदन पर माई विकास/विवाह कार्य नही किया जाएगा।

③ आशिकन शर्त पूरा नाह पर चरपा कर दी गयी है। पत्रिका अनुपलब्ध आशिकन रूप से सुनिश्चित करा होगा।

S. No.	AREA CHART	IN SQMT
1.	TOTAL AREA OF THE PLOT	9150.00
2.	REQUIRED PARK AREA 15% OF 9150	1372.50
3.	ACHIEVED PARK AREA :- $(A) = (17.82M + 18.60M) / 2 \times 28.72M = 522.99 \text{ Sqmt}$ $(B) = (27.75M + 28.56M) / 2 \times 29.75M = 837.61 \text{ Sqmt}$ $(C) = \frac{1}{2} (5.64M \times 7.56M) = 21.32 \text{ Sqmt}$	1381.92
4.	NET PLOT AREA = 9150.00 - 1372.50	7777.50
5.	PERM. GROUND COVERAGE 35% OF 7777.50	2722.13
6.	ACHIEVED GROUND COVERAGE	2714.62
7.	PERM. F.A.R. = 7777.50 x 2.50	19443.75
8.	ACHIEVED F.A.R.	19441.34
9.	PERM. NOS. OF UNITS = 253	
10.	ACHIEVED F.A.R. OF UNITS = 253	
11.	PERM. SHOP AREA ON STILT FLOOR = 6-Nos. = 5.00 Sqmt (Each Shop)	
12.	ACHIEVED SHOP'S AREA ON STILT FLOOR (BLOCK-A) + (BLOCK-B) = (59.14 Sqmt + 29.94 Sqmt)	89.08
13.	REQUIRED AREA FOR PARKING OPEN AREA = 23 Sqmt PER CAR SPACE IN STILT FLOOR AREA = 28 Sqmt PER CAR SPACE IN UPPER BASEMENT AREA = 32 Sqmt PER CAR SPACE IN LOWER BASEMENT AREA = 32 Sqmt PER CAR SPACE	
14.	ACHIEVED AREA FOR PARKING (a) IN STILT FLOOR = (Block-A) + (Block-B) + (Block-C) = 959.49 + 878.07 + 615.67 (b) IN UPPER BASEMENT (c) IN LOWER BASEMENT TOTAL AREA FOR PARKING = [(a) + (b) + (c)]	2453.23 5243.90 5243.90 12949.16
15.	REQUIRED TOTAL NOS. OF CARS AS PER UNIT AREA (a) TOTAL NOS. OF FLATS (50M To 75M) = (Blk-A + Blk-B + Blk-C) = 90 + 64 + 48 = 202 TOTAL REQUIRED CARS = 202 x 1-CAR (b) TOTAL NOS. OF FLATS (76M To 150M) = (Blk-A + Blk-B + Blk-C) = 3 + 32 + 16 = 51 TOTAL REQUIRED CARS = 51 x 1.25-CAR REQUIRED CARS AS PER COMMERCIAL = (89.08 x 2) / 100 TOTAL NOS. CARS REQUIRED FOR ALL TYPE UNITS	202-Cars 64-Cars 2-Cars 268-Cars
16.	PROVIDED TOTAL NOS. OF CARS :- (a) IN OPEN AREA = 278 To 298 (b) IN STILT FL. = (213 To 245) + (246 To 277) + (191 To 212) IN Blks (A+B+C) = 33-Cars + 32-Cars + 22-Cars (c) IN LOWER BASEMENT = (1 To 107) (d) IN UPPER BASEMENT = (108 To 190) TOTAL NOS. OF CARS = [(a) + (b) + (c) + (d)]	21-Cars 87-Cars 107-Cars 83-Cars 298-Cars
17.	COVD. AREA OF MACHINE ROOMS = 23.94 + 23.04 + 23.94	70.92
18.	COVD. AREA OF MUMTIES = 43.96 + 39.63 + 46.26	129.85

PROJECT:-
PROPOSED GROUP HOUSING ON PLOT BEARING
KHASRA NO.- 972M , AT NOOR NAGAR PARGNA
LONI TEHSIL & DISTRICT GHAZIABAD UP
OWNER:- M/S: SHYAM BUILDWELL (P) LTD

DRAWN BY - JAGVIR SINGH

For Shyam-Elliott Bell, Inc. 11/165, SANJAY JAYASWAL
B.E. CIVIL, M.E. STR. FIV.
VASUNDHARA COLONY, GZB

Arc. VED PRAKASH GUPTA
N.D. Arch., A.I.I.A., A.I.S.D.G.
CA/No. 86/10228

SIGN. OF OWNER:	SIGN. OF ENGINEER:-	SIGN. OF ARCHITECT
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AREA CHART													
BLOCKS	Covd. Area of Lower & Upper Basement	Covd. Area ON STILT FLOOR		Covd. Area on on First Floor	Covd. Area Second Floor	Covd. Area on Third Floor	Covd. Area on Fourth Floor	Covd. Area on Fifth Floor	Covd. Area on Sixth Floor	Covd. Area on Seven Floor	Covd. Area on Eight Floor	Total Covd on all Floors For FAR	Total Nos of Units
	A	B for Non F.A.R	C for F. A. R (SHOPS)	D	E	F	G	H	I	J	K	(C+D+E+F+G+H+I+J+K)	
BLOCK -A		1018.63	Shop = 59.14	883.71	876.87	876.87	876.87	876.87	876.87	876.87	876.87	7080.94	93- Uts
BLOCK -B		934.48	Shop = 29.94	964.42	956.17	956.17	956.17	956.17	956.17	956.17	956.17	7687.55	96- Uts
BLOCK -C		672.43		590.03	583.26	583.26	583.26	583.26	583.26	583.26	583.26	4672.85	64- Uts
	2 x 5432.04												
TOTAL	10864.08	2625.54	89.08	2438.16	2416.30	2416.30	2416.30	2416.30	2416.30	2416.30	2416.30	19441.34	253 Units
		TOTAL = 2714.62											

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