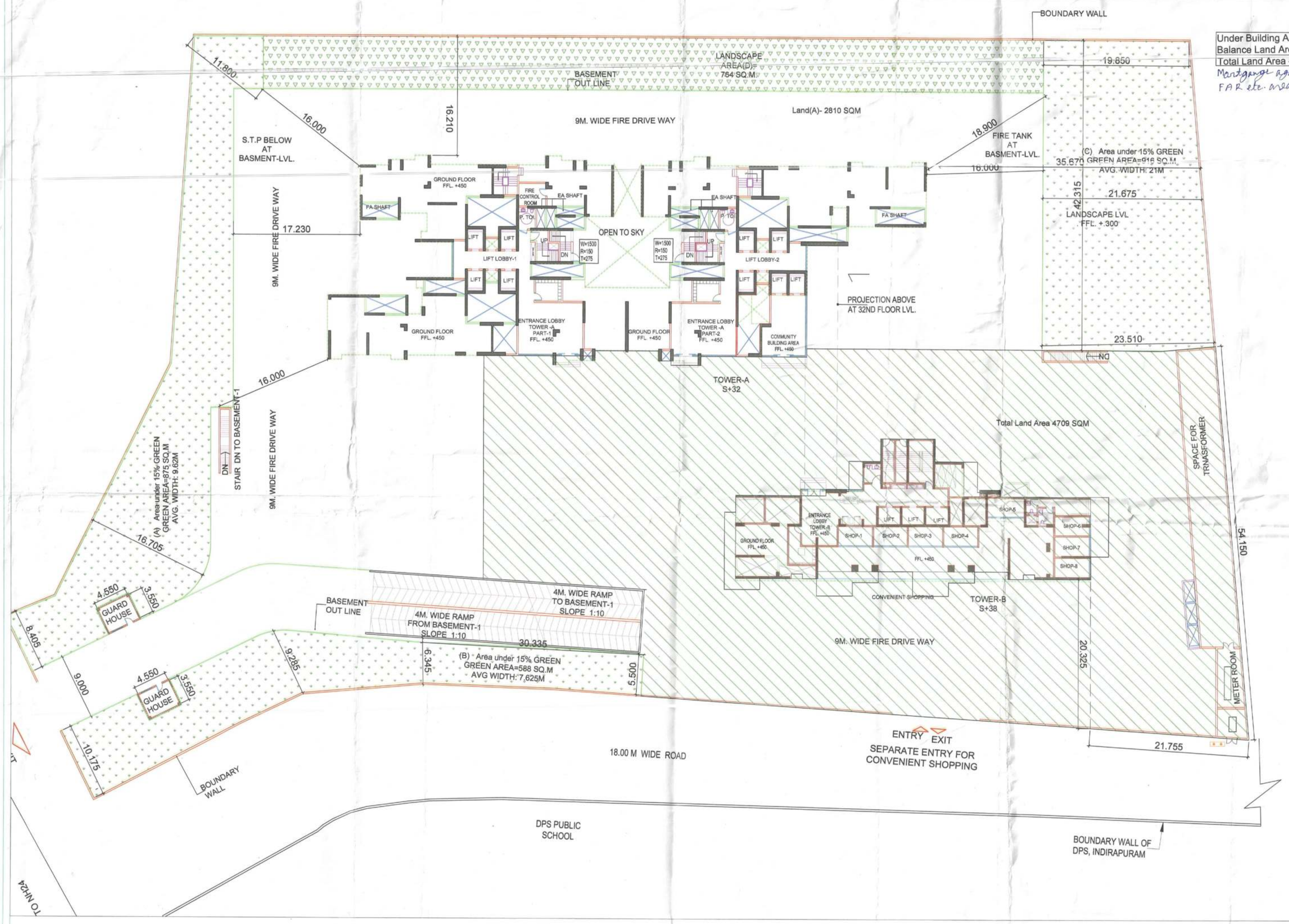

ALL BLOCK AREA DETAIL								
FLOOR	UNIT TYPE	AREA OF UNIT IN SQ.M (B)	NO. OF UNIT PER FLOOR	NO. OF FLOOR	TOTAL NO. OF UNIT	NO . OF UNIT FAR AREA (50SQM.-100 SQ.M)	NO . OF UNIT FAR AREA (100SQM.-150 SQ.M)	NO . OF UNIT FAR AREA (GREATER THAN 150 SQ.M)
TOWER-A	UNIT-1	179.47	2	31	62			62
	UNIT-2	142.37	1	31	31		31	
	UNIT-3	129.25	2	31	62		62	
	UNIT-4A	143.66	1	31	31		31	
	UNIT-4B	143.66	1	31	31		31	
TOWER-B	UNIT-5A	227.59	1	17	17			17
	UNIT-5B	217.97	1	19	19			19
	UNIT-5C	218.12	1	17	17			17
	UNIT-5D	227.48	1	18	18			18
	UNIT-5E	245.92	1	1	1			1
	UNIT-5F	248.25	1	1	1			1
	UNIT-5G	400.82	1	1	1			1
	UNIT-5H	248.41	1	1	1			1
TOTAL							155	157

DENSITY ACHIEVED			
TOTAL PERMISSIBLE DENSITY (A+B)			2,475 PPH
(A)	PERMISSIBLE DENSITY (5PERSON PER DWELLING UNIT)	330 UNIT	1,650 PPH
(B)	PURCHASASEBLE DENSITY (50% OF PERMISSIBLE UNIT)		825 PPH
	DENSITY ACHIEVED (C X 1.3 HECTARE)	1.3 HCTARE	1,046.97 PPH
(C)	TOTAL POPULATUIN ACHIEVED (5PERSON PER DWELLING UNIT)	292 UNIT	1,460 PPH

GREEEN AREA CALCUALTION			
Plot Area:	1.39 HECTARE	=	13,945.00 Sq.Mt.
TOTAL PERMISABLE GREEN AREA (15 % OF PLOT AREA)			2,091.75 Sq.Mt.
PROPOSED GREEN AREA (A+B+C) = 16.49%			2,378.70 Sq.Mt.
GREEN AREA -A			874.70 Sq.Mt.
GREEN AREA -B			588.00 Sq.Mt.
GREEN AREA -C			916.00 Sq.Mt.
LANDSCAPE AREA-D			764.00 Sq.Mt.
LANDSCAPE AREA-E			203.00 Sq.Mt.
TOTAL PROPOSED GREEN AREA (A+B+C+D+E) = 23.42%			3,345.70 Sq.Mt.

TREE CALCULATION			
Plot Area:		=	1.39 HECTARE
TOTAL PERMISSIBLE NO. OF TREE (50 NO. OF TREE PER HETARE)			70 NO.S
PROPOSED NO. OF TREE			100.00 NO.S

ALL BLOCK AREA DETAIL								
FLOOR	COVERED AREA (FOR FAR) IN SQ.M (A)	GREEN FAR (B)	INCENTIVE FAR LIG/EWS (C)	AREA OF BALCONY FREE FROM FAR IN SQ.M (D)	5% FACILITY AREA IN SQ.M (E)	FIRE STAIR CASE AREA IN SQ.M (F)	TOTLA COVERED AREA IN SQ.M (G=A+B+C+D+E+F)	NO . OF UNIT
BASMENT-1							8543.33	
BASMENT-2							8968.02	
BASMENT-3							9061.64	
TOWER-A (S+32)	36774.97			7508.14	3167.72	1576.08	49027.91	217
TOWER-B (S+38)	12903.31	2613.78	2336.00	3279.12	2043.48	1021.4	24197.08	75
CONVENIENT SHOPPING							0.00	
TOTAL	49678.28	2613.78	2336.00	10788.26	5211.17	2597.48	99807.06	292
TOTAL PERMISABLE RESIDENTIAL FAR (1+2+3)							59,859.13 Sq.Mt.	
TOTAL PROPOSED FAR AREA			(A+C)				59,839.24 Sq.Mt.	

Plot Area:	1.3945 Hectare	=	13945 Sq.Mt.
TOTAL PERMISABLE GROUND COVERAGE (40 % OF PLOT AREA)			5,578.00 Sq.Mt.
PROPOSED GROUND COVERAGE	15.45		2,155.03 Sq.Mt.
TOTAL PERMISABLE RESIDENTIAL FAR (1+2+3)			59,859.13 Sq.Mt.
1 PERMISABLE RESIDENTIAL FAR (A+B+C) :			54,908.44 Sq.Mt.
A Normal FAR:	2.5	=	34,862.50 Sq.Mt.
B Purchasable FAR:	1.25	=	17,431.25 Sq.Mt.
			52,293.75
C Green FAR (5% of A & B)	5%	=	2,614.69 Sq.Mt.
2 FACILITY FAR AREA (A)			2,614.69 Sq.Mt.
A Facility Area (5% of A & B)	5%		2,614.69 Sq.Mt.
3 INCENTIVE FAR AREA FOR LIG AND EWS (A+B)			2,336.00 Sq.Mt.
A Area of EWS unit (35 SQ. MT. EACH UNIT) 10% OF 292 UNITS			1,022.00 Sq.Mt.
B Area of LIG unit (45 SQ.MT. EACH UNIT) 10% OF 292 UNITS			1,314.00 Sq.Mt.
TOTAL PROPOSED FAR (A+B+C+D)			59,839.24 Sq.Mt.
TOTAL PROPOSED RESIDENTIAL FAR (1)			59,720.83 Sq.Mt.
TOTAL PROPOSED RESIDENTIAL FAR (2)			118.41 Sq.Mt.
A Normal FAR	2.5		34,862.50 sq.Mt
B Purchasable FAR	1.2487		17,413.17 sq.Mt
C Green FAR (5% of A & B)	5%		2,613.78 sq.Mt
2 FACILITY FAR AREA (A)			2,613.78 Sq.Mt.
A Facility Area (5% of A & B)	5%		2,613.78 Sq.Mt.
3 INCENTIVE FAR AREA FOR LIG AND EWS (A+B)			2,336.00 Sq.Mt.
A Area of EWS unit (35 SQ.MT. EACH UNIT) 10% OF 292 UNITS			1,022.00 Sq.Mt.
B Area of LIG unit (45 SQ.MT. EACH UNIT) 10% OF 292 UNITS			1,314.00 Sq.Mt.
TOTAL PERMISSIBLE UNIT			690.00
Permissible unit for 2.5 FAR	330 Per Hectare		460.00
Permissible unit for Purchasable FAR	330 Per Hectare		230.00
TOTAL PROPOSED UNIT			292.00
TOTAL RIQUIRED EWS UNIT 10% OF TOTAL UNIT			29.20
TOTAL RIQUIRED LIG UNIT 10% OF TOTAL UNIT			29.20
4 TOTAL BASEMENT NON FAR AREA			25,930.00 Sq.Mt.
A BASMENT-1 NON FAR AREA			8,643.33 Sq.Mt.
PARKING AREA			7,190.18 Sq.Mt.
SERVICE & LOBBY AREA			1,513.15 Sq.Mt.
B BASMENT-2 NON FAR AREA			8,968.02 Sq.Mt.
PARKING AREA			7,026.78 Sq.Mt.
SERVICE & LOBBY AREA			1,941.23 Sq.Mt.
C BASMENT-3 NON FAR AREA			9,061.64 Sq.Mt.
PARKING AREA			7,750.81 Sq.Mt.
SERVICE & LOBBY AREA			1,310.83 Sq.Mt.
5 TOTAL REQUIRED CAR			459 NO.S

	NO.OF UNIT	NO. OR CAR
UNIT COVERED AREA		
A 50 SQ.M - 100SQ.M (1 car per unit)	0	0
B 100 SQ.M - 150SQ.M. (1.25 ECS per unit)	155	194
C Greater than 150 sq m (1.5 ECS per unit)	137	206
D Total Residential ECS required (A+B+C)		399
E VISITORS PARKING (10% of Residential ECS)		40
6 TOTAL PROPOSED PARKING PROPOSED (A+B+C)		685 NO.S
BASEMENT-1 PARKING AREA ECS PROVIDED (1 ECS=325q Mt.)	7,130 Sq.Mt.	223
BASEMENT-2PARKING AREA ECS PROVIDED (1 ECS=325q Mt.)	7,027 Sq.Mt.	220
BASEMENT-3 PARKING AREA ECS PROVIDED (1 ECS=325q Mt.)	7,751 Sq.Mt.	242
6 TOTAL PROPOSED PARKING PROPOSED (A+B+C) AS PER ACTUAL		572 NO.S
BASEMENT-1 PARKING		188
BASEMENT-2 PARKING		184
BASEMENT-3 PARKING		200

FOR APPROVAL AND STAMPING

नगर नियोजक
जीडीए० गाजियाबाद

मानचित्र अनुभाग

"अभियन्ता एवं उनके कार्यरत कर्मियों का कार्य नियमानुसार पर्यवेक्षण करना आवश्यक है।"

"निर्माणाधीन अवधि में निर्माण संपन्न पर भूत्र्ड बनाने हेतु स्वीकृत कराए का प्रावधान किया जाए निर्माण कम्पनी के परियोजक एवं कर्मचारी उपयोग की अवधि में निर्माण सामग्रियों या पानी का विकृतकरण एवं वायु सर्वेक्षण मुक्ति का उपयोग अनिवार्य रूप से किया जाए निर्माण सामग्रियों को ले जाने हेतु ढके हुए वाहनों का प्रयोग किया जाए।"

NOTES:

1. ALL FIXTURE PROVIDED IN TOILETS ARE AS PER N.B.C.
2. BASEMENT WILL BE MECHANICALLY VENTILATED.
3. ALL SPACES (PARKING BASEMENT, SERVICES BASEMENT ETC.) WILL BE ARTIFICIALLY LIT.
4. STANDBY GENERATING CAPACITY WILL BE PROVIDED FOR THE ELECTRICAL REQUIREMENT OF THE TOTAL SCHEME. THIS THEREFORE INCLUDES STANDBY GENERATION FOR ALL COMMON SERVICES, FIRE PUMPS, LIFTS ETC. AS ALSO THE ENTIRE ELECTRICAL LOAD FOR THE VENTILATION.
5. FIRE SAFETY MEASURES AS PER NBC INCLUDES SMOKE DETECTOR , HEAT DETECTOR, SPRINKLER SPACING IN COMPLIANCE WITH CODE.

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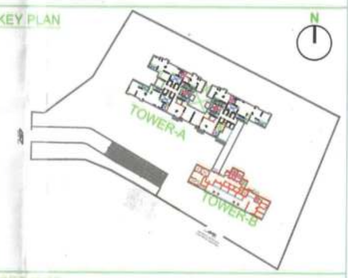
KEY PLAN



PROJECT

PROPOSED HOUSING PLAN AT KHASRA NO . 826/1 OF VILLAGE -KANAWNI AT AHINSA KHAND II ,GHAZIABAD FOR M/S RIO HEIGHT PVT LTD, FORMALLY KNOWN AS AMBA REALTORS PVT. LTD.

DEVELOPER'S SIGNATURE :

For RIO HEIGHTS PVT. LTD.

Director

AUTHORIZED SIGNATORY

ARCHITECT'S SIGNATURE :

Ruchi Ranjan
Architect
CA/2007/40924

DRAWING NAME
SITE PLAN

DRAWING NO.
S-01

N

SCALE 1:250

DATE FEB -2020