



|    |                                                                |  |
|----|----------------------------------------------------------------|--|
| 13 | FIRE STAIR CASE AREA                                           |  |
|    | a. EXISTING FIRE STAIR AREA                                    |  |
|    | b. PROPOSED FIRE STAIR AREA                                    |  |
| 14 | PROPOSED HUNTY AREA                                            |  |
| 15 | PROPOSED MACHINE ROOM AREA                                     |  |
| 16 | PROPOSED HUNTY AREA<br>(COMMUNITY / CONVENIENT SHOPS / SCHOOL) |  |
| 17 | PROPOSED MACHINE ROOM AREA<br>(COMMUNITY)                      |  |
| 18 | E.S. & G.H. PO. ROOM AREA                                      |  |

Architectural drawing showing a building section with a ramp and various rooms. A callout points to a 'GARBAGE COLLECTION CHAMBER = 55.05 sq. mt.'

Architectural drawing showing a building section with a ramp and various rooms. A callout points to a 'GARBAGE COLLECTION CHAMBER = 55.05 sq. mt.'

= 76 units  
 PROPOSED DWELLING UNITS = 70  
 REQUIRED L.I.G @ 10% OF 75 = 7.6  
 REQUIRED E.W.S @ 10% OF 75 = 7.5  
 PROVIDED L.I.G FLATS = 9 nos.  
 PROVIDED L.W S FLATS = 8 nos  
 TOTAL PROPOSED AREA E.W.S & L.I.G  
 = 792.38 sqm  
 PROPOSED NUNUITY AREA

12% TO 14% STORIES (APPROX.)

13.00 MT. WIDE SECTION

BASEMENT LINE

200665

**AREA STATEMENT**  
(GROUND COV.)

|   |                     |
|---|---------------------|
| 1 | EXISTING STILT / GR |
|---|---------------------|

0000

1ST STREET

PROPERTY LINE

|    |         |
|----|---------|
| 8. | BLOCK'S |
| 1. | BLOCK-A |
| 2. | BLOCK-B |
| 3. | BLOCK-C |
| 4. | BLOCK-D |
| 5. | BLOCK-F |
| 6. | BLOCK-G |
| 7. | BLOCK-H |
| 8. | BLOCK-I |

200 MT WIDE DRIVEWAY  
OPEN RAMP

RENTAL SHOPS  
STORY  
STORY

270 SQ. FT.

10% VISITORS IN OPEN

SITE PLAN

Partial view of a site plan showing a building footprint with an 'EXIT GATE' and a table with the heading 'EXISTING BASEMENT'.

|    |                     |
|----|---------------------|
| 2. | ZONAL GREEN         |
| 3. | PROPOSED BASEMENT F |

COMBINED AREA STATEMENT

| S.NO                 | PARTICULARS                                                                                                                             | SUMTER                            |                   |            |     |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------------|------------|-----|
| 1                    | TOTAL PLOT AREA                                                                                                                         | 26775.31                          |                   |            |     |
| 2                    | BREAKUP OF LAND AREA                                                                                                                    |                                   |                   |            |     |
|                      | 1 OLD SANCTIONED PLOT AREA (FOR HOUSING)                                                                                                | 19787.81                          |                   |            |     |
|                      | 2 AREA OF NEW ADDITIONAL LAND WHICH IS FOR (PLOT DEVELOPMENT)                                                                           | 16733.50                          |                   |            |     |
| 3                    | NET EFFECTIVE PLOT AREA (A + B)                                                                                                         | 21,666.61                         |                   |            |     |
|                      | A OLD NET EFFECTIVE PLOT AREA<br>(After deducting 10% from 19787.81 sqm i.e. 17809.02 sqm and 10% from 16733.50 sqm i.e. 15,060.15 sqm) | 17,809.02 + 15,060.15 = 32,869.17 |                   |            |     |
|                      | B NEW ADDITIONAL LAND AREA (FOR PLOT DEVELOPMENT)                                                                                       | 1,673.35                          |                   |            |     |
|                      | TOTAL LAND - LOCAL PLAN OR SPAC (PLOT FOR + 300.30 + (100 x 5 + 1000) FUTURE (200 x 5) = 5,620.50 sqm                                   |                                   |                   |            |     |
| 4                    | TOTAL GREEN AREA (C + D)                                                                                                                | 3,497.10                          |                   |            |     |
|                      | 1 OLD SANCTIONED AREA (FOR HOUSING)                                                                                                     | 2955.00                           |                   |            |     |
|                      | 2 AREA OF NEW ADDITIONAL LAND WHICH IS FOR (PLOT DEVELOPMENT)                                                                           | 542.10                            |                   |            |     |
| 5                    | PERMISSIBLE LAND COVERED (EVERAGE)                                                                                                      | 6,498.68                          |                   |            |     |
|                      | A GROUP HOUSING (80% OF 32,869.17) = 6,585.88 sqm.                                                                                      |                                   |                   |            |     |
| 6                    | ACHIEVED SILET / GROUND COVERAGE (EXISTING + PROPOSED)                                                                                  | 5,225.883                         |                   |            |     |
|                      | A. GROUP HOUSING                                                                                                                        |                                   |                   |            |     |
| S.N.                 | PARTICULAR                                                                                                                              | (EXISTING) SILET                  | (PROPOSED) GROUND | TOTAL AREA |     |
| A                    | BLOCK - (A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X,Y,Z)                                                                           | 4,628.65                          |                   | 4,628.65   |     |
| B                    | COMMUNITY AREA                                                                                                                          |                                   | 19,332            | 19,332     |     |
| C                    | NEIGHBOURHOOD SCHOOL                                                                                                                    |                                   | 10,330            | 10,330     |     |
| D                    | PERMISSIBLE GROUP                                                                                                                       |                                   | 33,318            | 33,318     |     |
| E                    | TOTAL AREA                                                                                                                              | 4,628.65                          | 597,633           | 5,225,883  |     |
| 7                    | PERMISSIBLE BASEMENT AREA                                                                                                               |                                   |                   |            |     |
| A                    | BASEMENT BELOW GROUP HOUSING (10% OF 6,585.88) = 658.588 sqm.                                                                           |                                   |                   |            |     |
| 8                    | ACHIEVED BASEMENT AREA                                                                                                                  |                                   |                   |            |     |
|                      | B. BASEMENT AREA BELOW (GROUP HOUSING)                                                                                                  |                                   |                   |            |     |
| S.N.                 | PARTICULAR                                                                                                                              | UPPER BASEMENT                    | LOWER BASEMENT    |            |     |
| A                    | EXISTING AREA                                                                                                                           | 4,628.65 (A)                      | 6,585.88 (A)      |            |     |
| B                    | PROPOSED AREA                                                                                                                           | 6,585.88 (B)                      | 6,585.88 (B)      |            |     |
| C                    | TOTAL (A + B)                                                                                                                           | 10,214.53                         | 13,171.76         |            |     |
| 9                    | SANCTION / COMPOUNDED F.A.R. AREA                                                                                                       |                                   |                   |            |     |
|                      | I. GROUP HOUSING                                                                                                                        |                                   |                   |            |     |
| A                    | ALREADY SANCTIONED VIDE L.A. 120/199 (G.O. NO. 102 DATED 10-11-1979)                                                                    |                                   |                   |            |     |
| B                    | ALREADY COMPOUNDED VIDE P.E. NO. 564/1996-57/15 DATED 20-11-1976                                                                        |                                   |                   |            |     |
| C                    | TOTAL                                                                                                                                   |                                   |                   |            |     |
| 10                   | ACHIEVED F.A.R. AREA                                                                                                                    |                                   |                   |            |     |
|                      | I. GROUP HOUSING                                                                                                                        |                                   |                   |            |     |
|                      | EXISTING / COMPOUNDED (F.A.R.) AREA                                                                                                     |                                   |                   |            |     |
| S.N.                 | PARTICULAR                                                                                                                              |                                   | TOTAL             |            |     |
| A                    | AREA                                                                                                                                    |                                   | 64,134.62 (A + B) |            |     |
| PROPOSED F.A.R. AREA |                                                                                                                                         |                                   |                   |            |     |
| S.N.                 | BLOCKS                                                                                                                                  |                                   | AREA (BLOCK)      |            |     |
| A                    | BLOCK - C                                                                                                                               |                                   | 17,612.29         |            |     |
| B                    | BLOCK - D                                                                                                                               |                                   | 17,999.30         |            |     |
| C                    | BLOCK - E                                                                                                                               |                                   | 35,726.36         |            |     |
| D                    | BLOCK - F                                                                                                                               |                                   | 17,761.33         |            |     |
| E                    | BLOCK - G                                                                                                                               |                                   | 24,766.60         |            |     |
| F                    | BLOCK - H                                                                                                                               |                                   | 4,766.43          |            |     |
| G                    | BLOCK - I                                                                                                                               |                                   | 15,638.55         | (S)        |     |
| H                    | CONVENIENT SHOPS AREA (20nos.)                                                                                                          |                                   |                   | 515.00     | (T) |
| I                    | COMMUNITY AREA                                                                                                                          |                                   |                   | 387.46     | (U) |
|                      | TOTAL F.A.R. AREA (A + B + C + D + E + F + G + H + I + J + K + L + M + N + O + P + Q + R + S + T + U)                                   |                                   |                   |            |     |
|                      | = 64,134.62 + 15,638.55 + 515.00 + 387.46 = 63,971.63 sqm.                                                                              |                                   |                   |            |     |
|                      | J. SURGERY SCHOOL AREA                                                                                                                  |                                   |                   |            |     |
|                      | 1,000.00                                                                                                                                |                                   |                   |            |     |
| 11                   | PERMISSIBLE RESIDENTIAL UNITS                                                                                                           |                                   |                   |            |     |
|                      | I. GROUP HOUSING                                                                                                                        |                                   |                   |            |     |
| A                    | OLD LAND AREA (10% OF 32,869.17) = 3,286.917 sqm                                                                                        |                                   |                   |            |     |
| B                    | UNITS (80% OF 32,869.17) = 26,295.336 sqm                                                                                               |                                   |                   |            |     |
| C                    | TOTAL UNITS (A + B)                                                                                                                     |                                   |                   |            |     |
|                      | 3,286.917 + 26,295.336 = 29,582.253                                                                                                     |                                   |                   |            |     |
| 12                   | ACHIEVED RESIDENTIAL UNITS                                                                                                              |                                   |                   |            |     |
|                      | A. GROUP HOUSING (EXISTING + PROPOSED UNITS)                                                                                            |                                   |                   |            |     |
| S.N.                 | Block name                                                                                                                              | EXISTING                          | PROPOSED          | TOTAL      |     |
| 1                    | BLOCK - A                                                                                                                               | 102                               | 102               | 102        |     |
| 2                    | BLOCK - B                                                                                                                               | 102                               | 102               | 102        |     |
| 3                    | BLOCK - C                                                                                                                               | 102                               | 75                | 102        |     |
| 4                    | BLOCK - D                                                                                                                               | 54                                | 31                | 84         |     |
| 5                    | BLOCK - E                                                                                                                               | 72                                | 34                | 126        |     |
| 6                    | BLOCK - F                                                                                                                               | 75                                | 21                | 126        |     |
| 7                    | BLOCK - G                                                                                                                               | 90                                | 36                | 126        |     |
| 8                    | BLOCK - H                                                                                                                               | 90                                | 36                | 126        |     |
| 9                    | BLOCK - I                                                                                                                               | 62                                | 64                | 70         |     |
| 10                   | TOTAL                                                                                                                                   | 682                               | 793               | 888        |     |
| 11                   | TOTAL LAND (LOCAL PLAN OR SPAC) (PLOT FOR + 300.30 + (100 x 5 + 1000) FUTURE (200 x 5) = 5,620.50 sqm                                   |                                   |                   |            |     |

|         |                        |    |
|---------|------------------------|----|
|         | (total attached above) | 09 |
| PENDING |                        |    |
| A       |                        |    |

AR AREA

10107.01

9102.93

64.94.04

32.75.59

5013.34

4862.30

6265.72

337.61

3,320.00

मजिनाबाद विकास प्रा.सं.का.सं. ११५२

११५२०११

११५२

430 92

15 10 2017

वसुध विद्योवक  
राष्ट्रियता विद्यालय, राष्ट्रियता  
राष्ट्रियता

वसुध विद्योवक  
राष्ट्रियता विद्यालय, राष्ट्रियता  
राष्ट्रियता

ADD./ALT. IN SUBMISSION DRAWING FOR  
GROUP HOUSING " OFFICER CITY -2"  
RESIDENTIAL LAYOUT AT  
KHASRA NO.-104.0M,104.9M,105.9M,106.0M,984,985&986M  
AT VILLAGE NOORNAGER GHAZIABAD (UP.)

अवर अभियंता  
मानवित अनुभाग

OVER:- M/s. M.R. PROVIEW REALTECH (P.) LTD.  
DIRECTOR - Mr. VIJAY KUMAR

[illegible]

**OFFICE:- A-244, KAUSHAMBI GHAZIABAD (H.P.)**

**Ph:- 0129 - 4365716 , 4563716 , 4375706**

**Email :- archanjyagarwal@gmail.com**

|                                  |             |                |
|----------------------------------|-------------|----------------|
| <b>प्रमाणित की गयी प्रमाणांक</b> | <b>DATE</b> | <b>SD No.</b>  |
| <b>प्रमाणित किया गया</b>         | <b>DATE</b> | <b>SD - 02</b> |

[illegible]

W3

W2

W1

7000

V

LOBBY  
4460X3460

COMMUNITY HALL  
9620 X 6770

D1

D1

D2

D2

D2

D2

W.C.  
1000X1500

W.C.  
1000X1500

W.C.  
1000X1500

W.C.  
1000X1500

UP

UP

2000

286

2000

2400

2000

286

MAIN STAIRCASE  
TREAD: 300 MM  
RISER: 150 MM  
WIDTH: 2000 MM

LIFT 4  
1850X650  
(10 PERSONS)

( adjoining NURSERY SCHOOL )

18760

"A"

DW2

UP

2000

2000

2400

2000

L286

MAIN STAIRCASE  
Riser: 150 mm  
Tread: 250 mm  
MIN. CLEAR WIDTH: 2000 MM

( 6 passengers )  
1850 X 1850

V

DW1

LOBBY  
4460X3460

COMMUNITY HALL  
9620 X 6770

D2 D2 D2 D2  
W.C.  
1000X1500

W3

7000

( 6.00mt. wide drive way side )

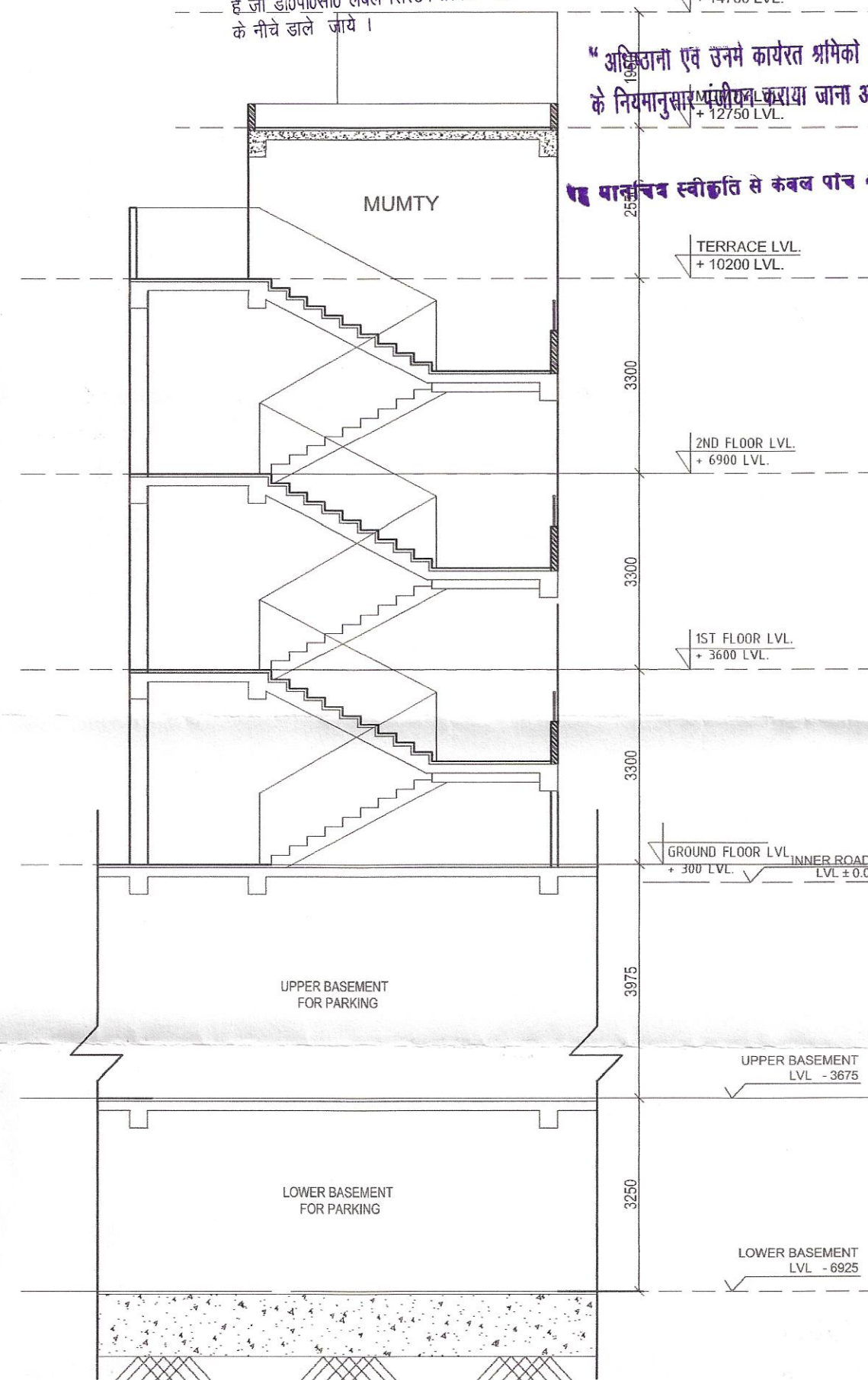
( 9.00mt. wide drive way side )

समस्त प्रकार के भवन / स्ट्रक्चर की सुरक्षा हेतु विभिन्न स्तरों पर समस्त दीवारों के ऊपर AR००सी०सी० टाई बीम डालना उचित / आवश्यक है जो डी०पी०सी० लेबल सिस्टम प्रत्येक छत के नीचे डाले जायें।

17. नाचित्र स्वोक्त पत्र पर अंकित शतो क  
भूधन मगचित्र निर्गत किया जाता है।

“अधिकारों एवं उनमें कार्यरत श्रमिकों का श्रम विभाग के नियमानुसार संशोधित कराया जाना आवश्यक है।”

५६. याज्ञिकीय स्वीकृति से केवल पांच वर्ष तक वेद्य है ।



GROUND FLOOR=18.76X7.00  
=131.32 SQMT.  
FIRST FLOOR=18.76X7.00-3.25  
=131.32-3.25 SQMT.  
=128.07 SQMT.  
SECOND FLOOR=128.07 SQMT.

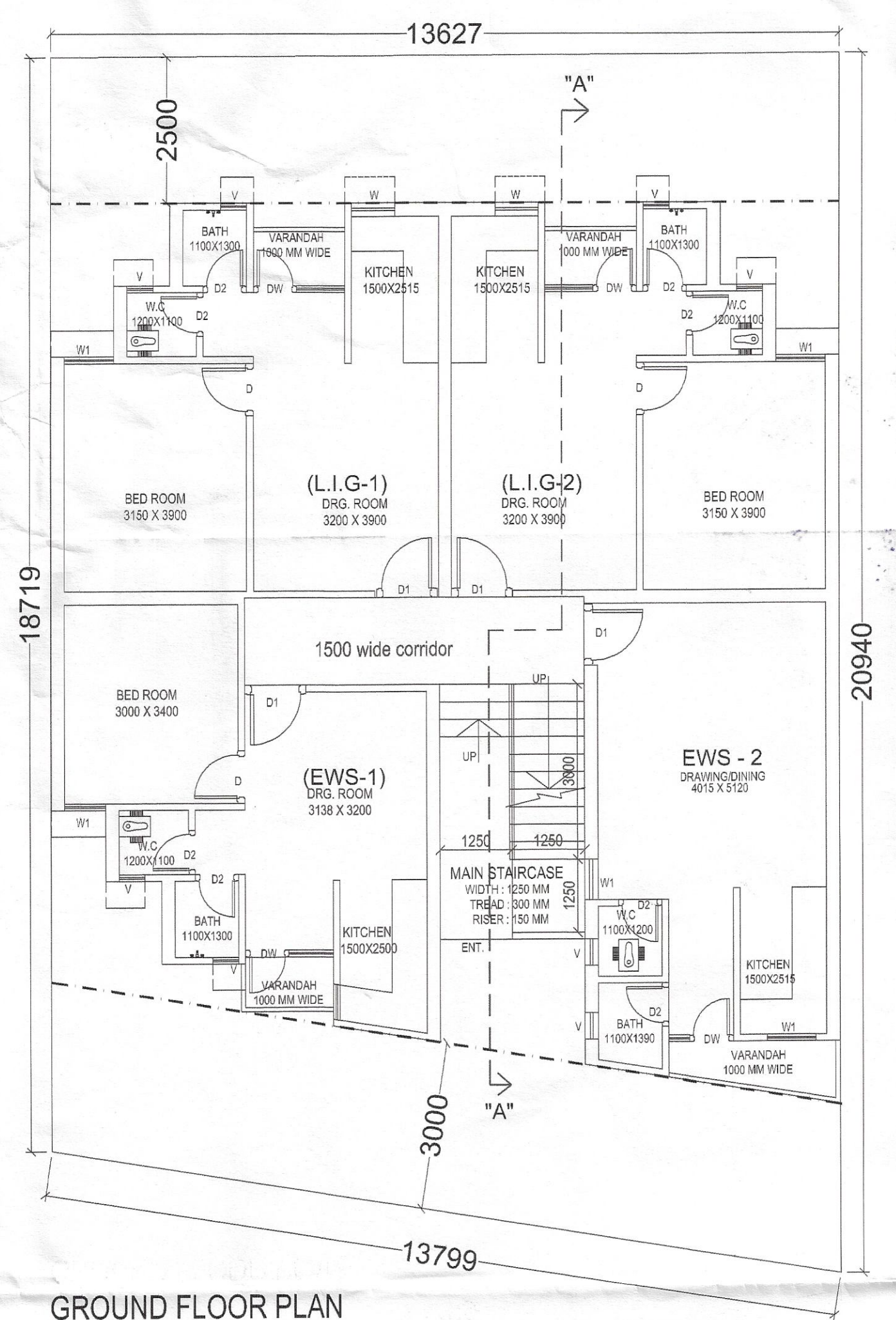
|                                                                                                                                                                                                                                                                             |         |          |      |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------|------|-----------|
| <p><u>PROJECT:-</u><br/>         ADD./ALT. IN SUBMISSION DRAWING FOR<br/>         GROUP HOUSING " OFFICE CITY -2"<br/>         RESIDENTIAL LAYOUT AT<br/>         KHASDA NO. 1049R/1049R/059M, 10460/1984,985&amp;986/1<br/>         AT VILLAGE NOORAGER GHAZIABAD (UP)</p> |         |          |      |           |
| <p><u>OWNER:-</u><br/>         M/s. M.R. PROVIEW REALTECH ( P ) LTD.<br/>         DIRECTOR - Mr. VIJAY KUMAR<br/>         M/s. R.K.S BUILDCON INDIA ( P ) LTD.</p>                                                                                                          |         |          |      |           |
| <p><u>BRAND/ TITLE</u> ( COMMUNITY FACILITIES )<br/>         ( PROPOSED )<br/>         FLOOR PLANS &amp; AREA CALCULATION</p>                                                                                                                                               |         |          |      |           |
|                                                                                                                                                                                        |         |          |      |           |
| <p>1100 AGARWAL ARCHITECTS<br/>         OFFICE - A-264 KANSHIPUR GHAZIABAD (UP)<br/>         Ph-011-2454182/78, 41875, 11 FAX - 2715952<br/>         e-mail - anil.agarwal@gmail.com</p>                                                                                    |         |          |      |           |
| SCALE                                                                                                                                                                                                                                                                       | DATE BY | DRAWN BY | DATE | SHEET NO. |
| 1:50                                                                                                                                                                                                                                                                        |         |          |      | SD -      |

*Sadanand & Shs*  
ER. SADANAND D.JHA  
ME (Civil)  
Structural Consultants  
Swati Structure Solution Pvt. Ltd  
H.O. 503, Sachdeva Corporate Town  
Plot No. 8 Community Centre  
Sector-8, Rohini, Delhi-110085  
Ph.-011-26100000

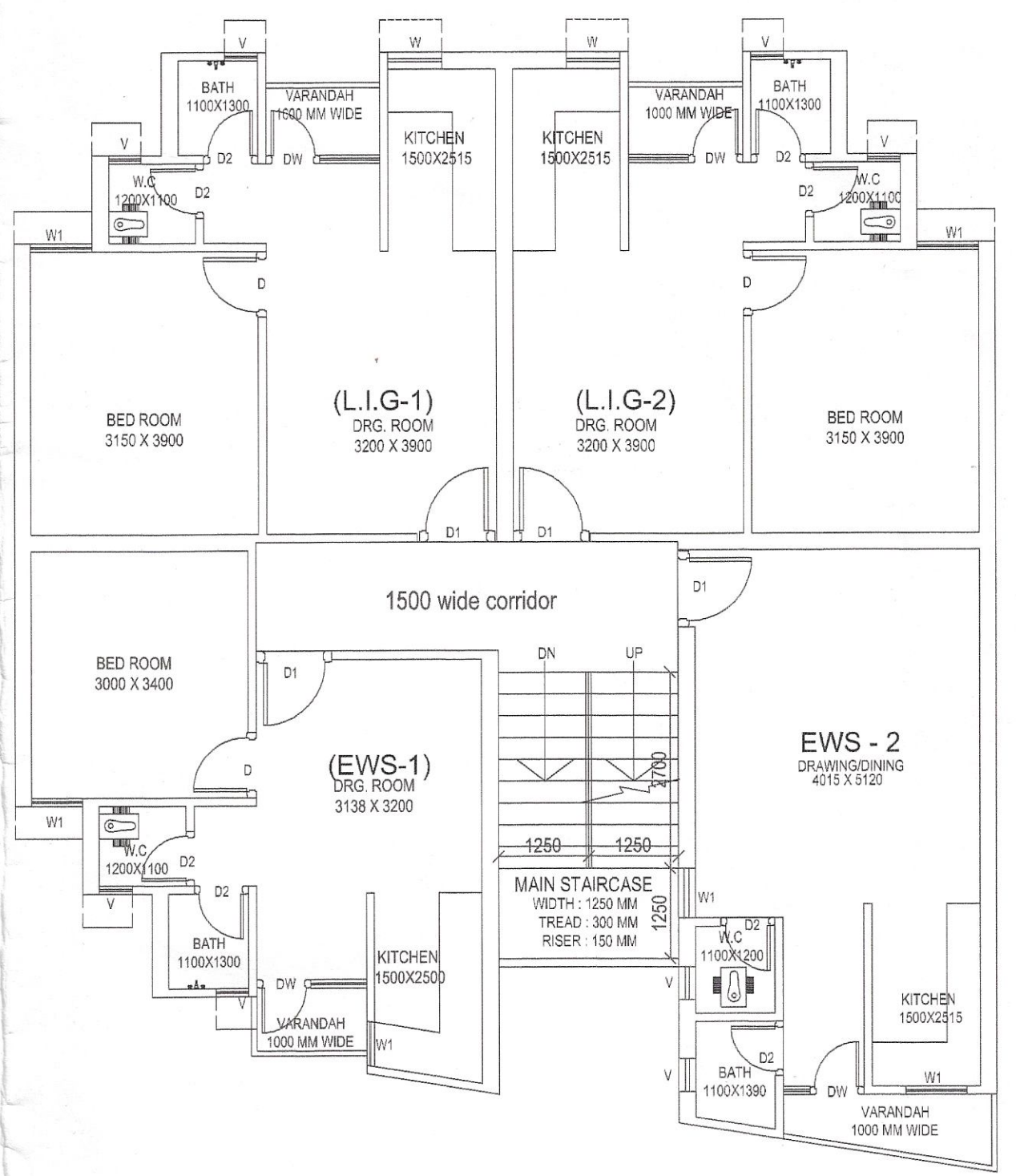
Anuj Agarwal  
CA/96/19503

|       |          |            |      |        |
|-------|----------|------------|------|--------|
| SCALE | DRAWN BY | CHECKED BY | DATE | SD - 4 |
| NTS   |          |            |      |        |

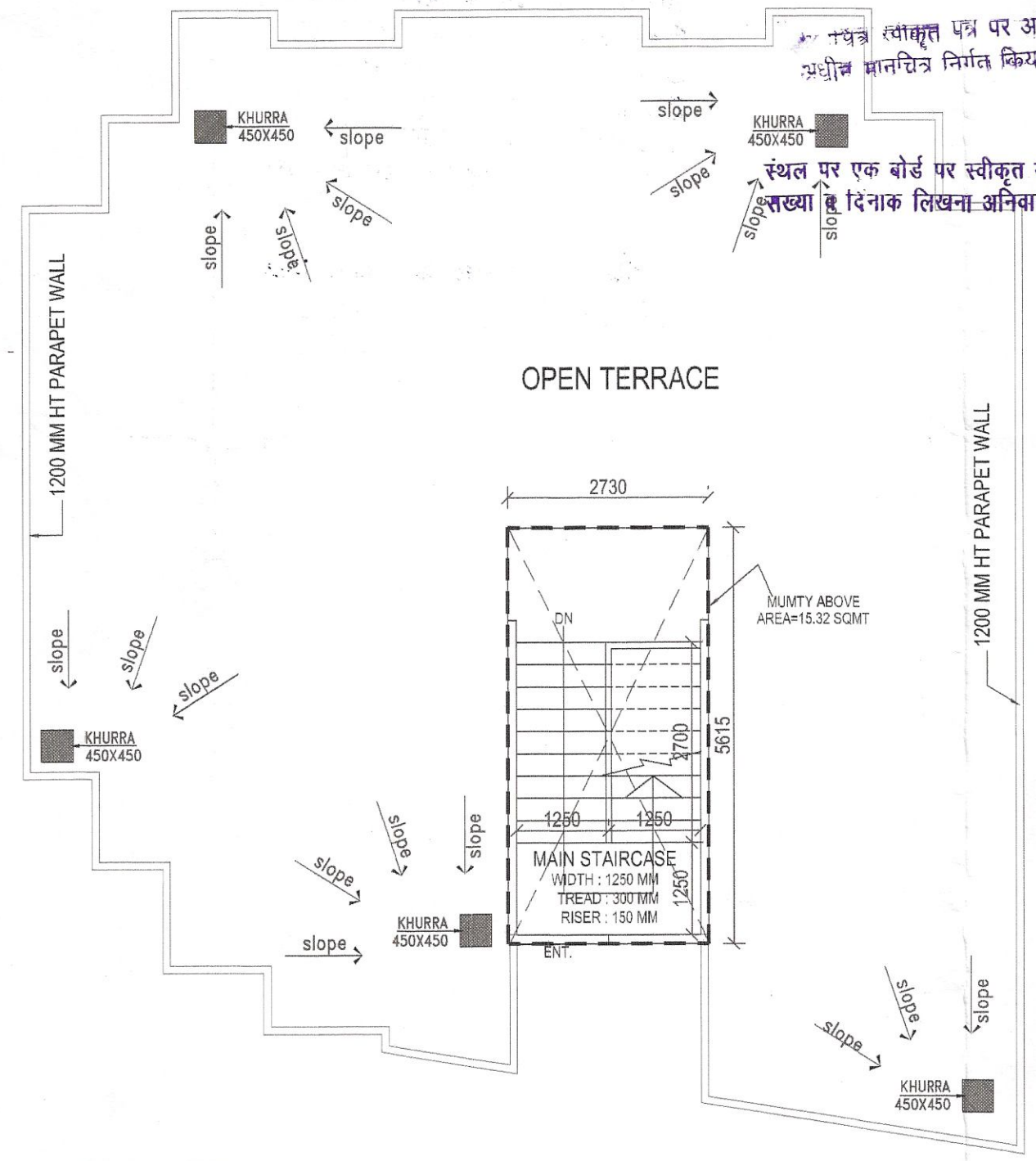




GROUND FLOOR PLAN

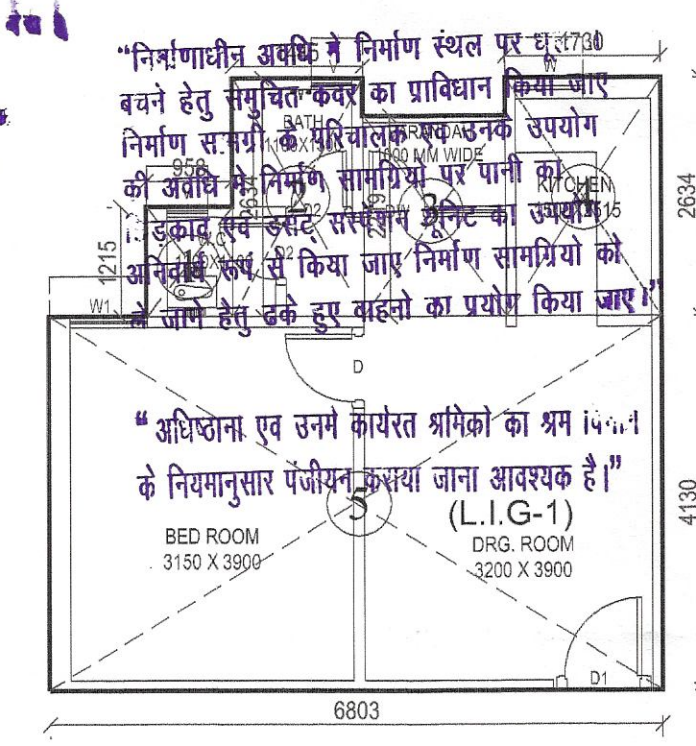


1st to 3rd FLOOR PLAN

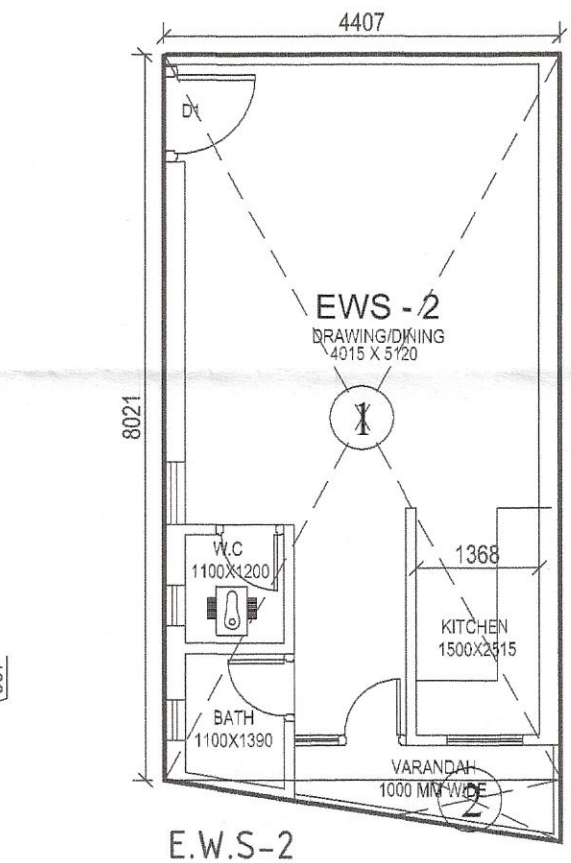
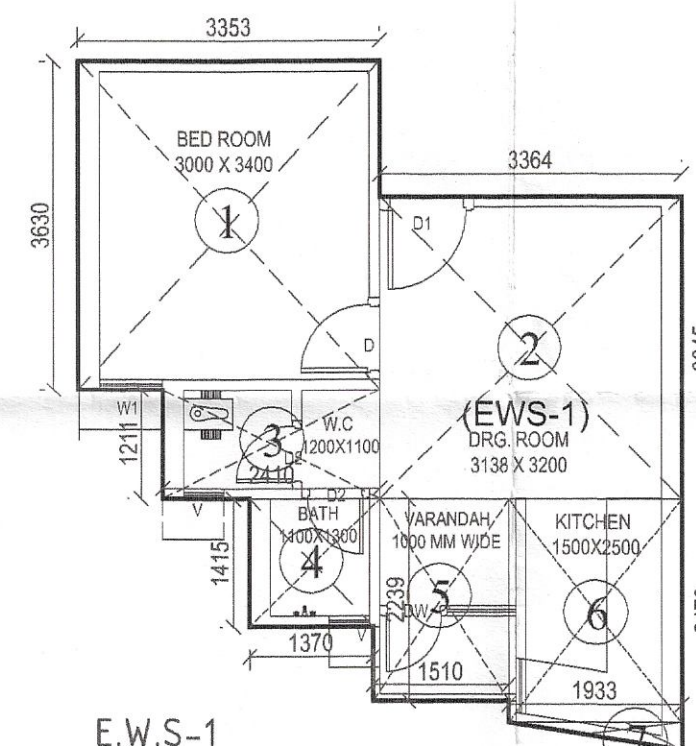


TERRACE PLAN

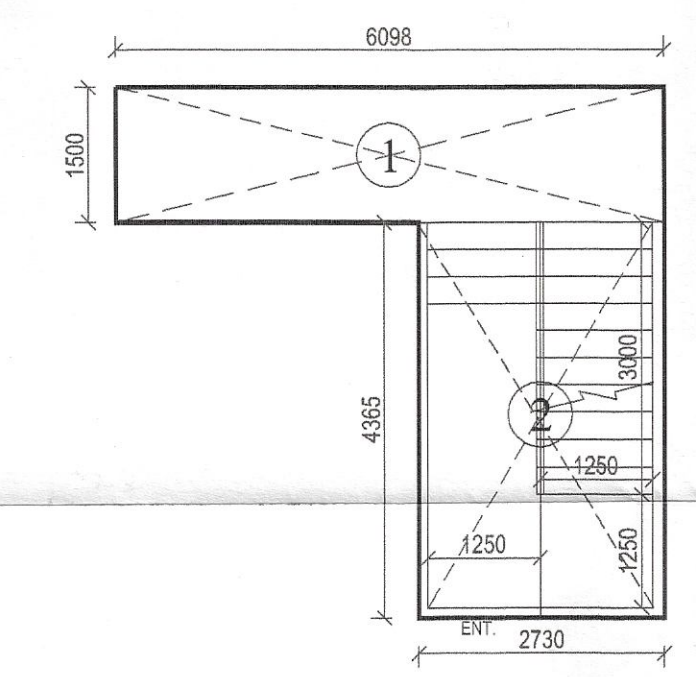
| E.W.S - 1 UNIT AREA'S |                 |                |
|-----------------------|-----------------|----------------|
| 1                     | 3.353 X 3.630   | = 12.17        |
| 2                     | 3.364 X 3.345   | = 11.25        |
| 3                     | 2.410 X 1.211   | = 2.91         |
| 4                     | 1.370 X 1.415   | = 1.93         |
| 5                     | 1.510 X 2.239   | = 3.38         |
| 6                     | 1.933 X 2.473   | = 4.78         |
| 7                     | 1/2x1.933x0.307 | = 0.29         |
| TOTAL AREA            |                 | = 36.71 SQ.MTR |



| L.I.G-1 UNIT AREA'S |               |                |
|---------------------|---------------|----------------|
| 1                   | 0.958 X 1.215 | = 1.16         |
| 2                   | 1.445 X 2.634 | = 3.80         |
| 3                   | 1.578 X 2.219 | = 3.50         |
| 4                   | 1.730 X 2.634 | = 4.55         |
| 5                   | 6.803 X 4.130 | = 28.09        |
| TOTAL AREA          |               | = 41.11 SQ.MTR |



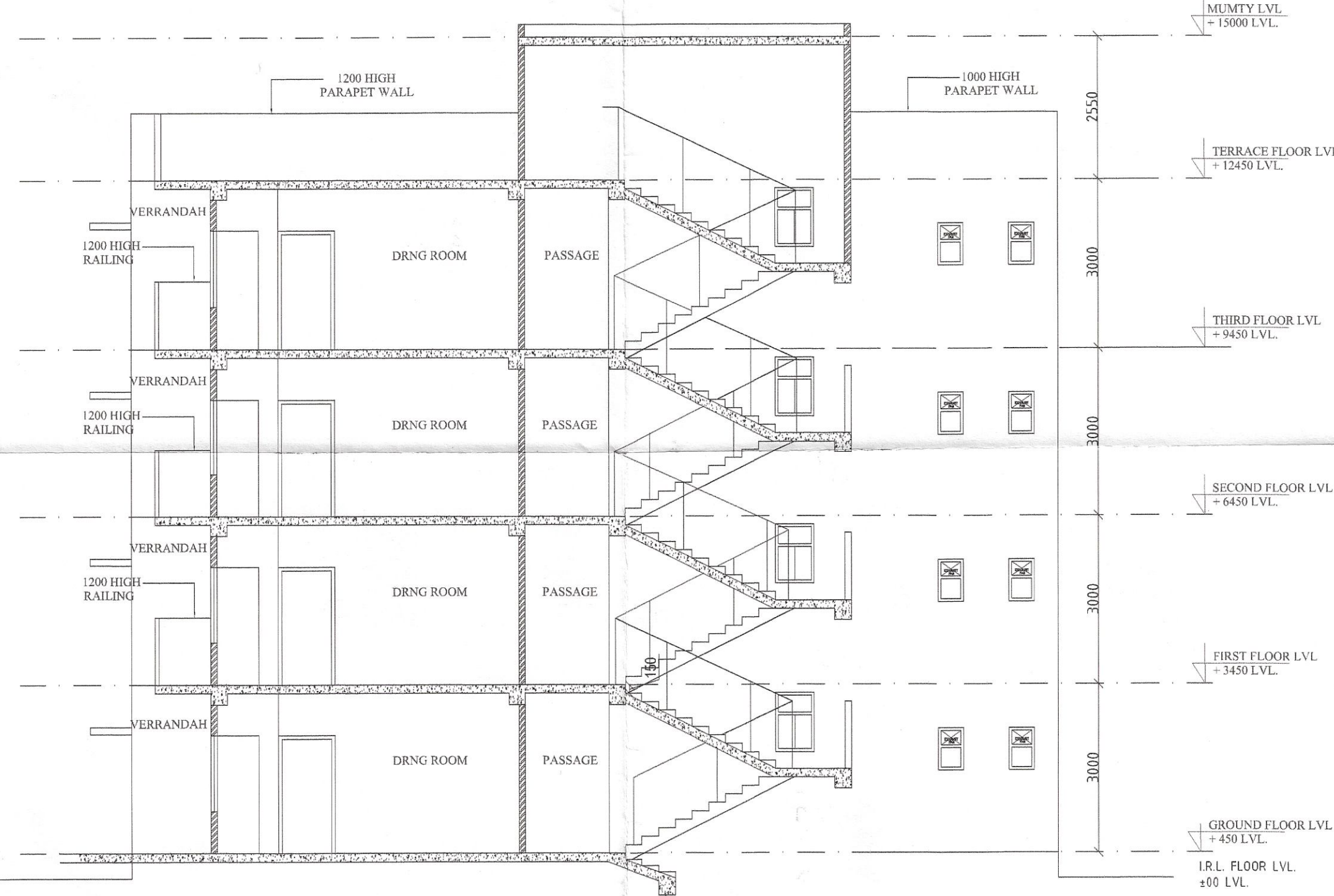
| E.W.S-2 UNIT AREA |                    |                |
|-------------------|--------------------|----------------|
| 1                 | 4.407 X 8.021      | = 35.34        |
| 2                 | 1/2 X 0.69 X 4.407 | = 1.52         |
| TOTAL AREA        |                    | = 36.86 SQ.MTR |



| CIRCULATION AREA |               |         |
|------------------|---------------|---------|
| 1                | 6.098 X 1.500 | = 9.14  |
| 2                | 2.730 X 4.365 | = 11.91 |
| TOTAL AREA       |               | = 21.05 |



ELEVATION



SECTION - "AA"

| AREA STATEMENT ( L.I.G. & E.W.S. ) BLOCK |              |                |       |
|------------------------------------------|--------------|----------------|-------|
| S.No.                                    | FLOORS       | EWS & LIG AREA | UNITS |
| 1                                        | GROUND FLOOR | 176.84         | 04    |
| 2                                        | FIRST FLOOR  | 176.84         | 04    |
| 3                                        | SECOND FLOOR | 176.84         | 04    |
| 4                                        | THIRD FLOOR  | 176.84         | 04    |
| TOTAL                                    |              | 707.36         | 16    |

PROJECT: ADD./ALT. IN SUBMISSION DRAWING FOR GROUP HOUSING " OFFICER CITY -2" RESIDENTIAL LAYOUT AT KHASRA NO.-104.8M,104.9M,105.9M,106.0M,984.985&986M AT VILLAGE NOORNAGER GHAZIABAD (UP.)

BUILDERS & PROMOTER :- M/s. M.R. PROVIEW REALTECH ( P. ) LTD. DIRECTOR - Mr. VIJAY KUMAR M/s. R.K.S BUILDCON INDIA ( P. ) LTD.

DRAWING TITLE : ( L.I.G. & E.W.S. ) BLOCK ( PROPOSED ) FLOOR PLANS & AREA CALCULATION , ELEVATION & SECTION

ARCHITECT'S SEAL: Sadanand Ojha, Architect, CA/80/19503

Structural Consultants: Swati Structural Solution Pvt. Ltd. H.O. 513, Sector-8, Community Centre, ANANDGARWAL ARCHITECTS, Sector-8, Rohini, Delhi. Ph-0120 - 4165716, 4563716, 4157506 e-mail : arch.anujagarwal@gmail.com

SCALE: DESIGN BY: A. CHAUHAN, CHECKED BY: DATE: DRI. No. SD-52