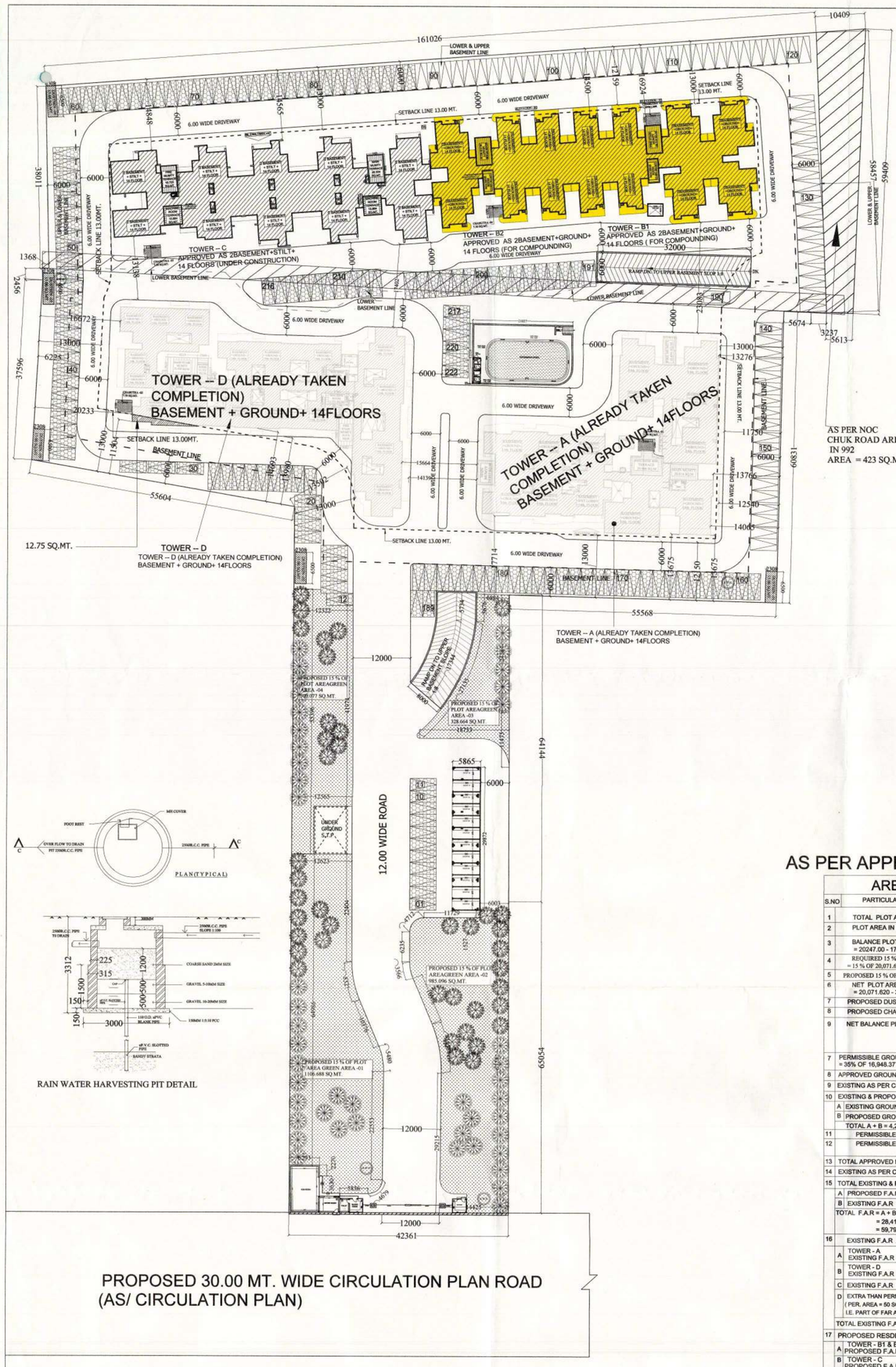


LAND AREA DETAIL

S. No.	Khasra No.	Area in Sqm
1	990	13344.00
2	992	1410.00
3	993	1270.00
4	994	1300.00
5	995	1300.00
6	996	1629.25
	TOTAL	20253.25

LEGEND :-

01 CAR SIZE (2500 × 5500)

02 DUSTBIN

03 CHABUTRA

04 COMPOUNDING

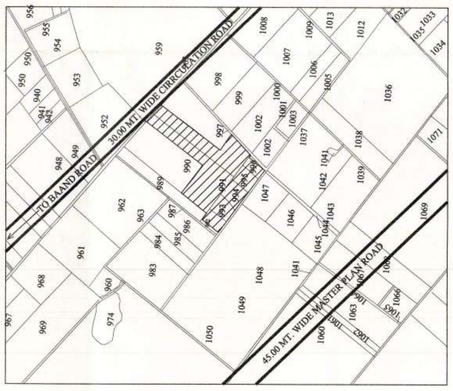
05 COMPLETION PARKING

AREA STATEMENT

S.NO	PARTICULARS	SQ. MTR.
1	TOTAL PLOT AREA	19,339+908.00 = 20247.00
2	PLOT AREA IN ROAD	175.380
3	BALANCE PLOT AREA = 1- 2 = 20247.00 - 175.380 = 20,071.620	20,071.620
4	REQUIRED 15 % OF PLOT AREA AS PLOT GREEN = 15 % OF 20,071.620 = 3,010.743 SQ.MT.	3,010.743
5	PROPOSED 15 % OF PLOT AREA AS PLOT GREEN = 3,012.316	3,010.768
6	NET PLOT AREA = 3- 4 = 20,071.620 - 3,010.743 = 17060.877	17060.877
7	APPROVED DUSTBIN AREA = 75.00	75.00
8	APPROVED CHABUTRA AREA = 37.50 SQ.MT.	37.50
9	NET BALANCE PLOT AREA = 6 - (7 + 8) = 17,060.877 - (75.00 + 37.50) = 17,060.877 - 112.50 = 16,948.377	16948.377
7	PERMISSIBLE GROUND COVERAGE 35% = 35% OF 16,948.377 SQ.MT. = 5,931.931 SQ.MT.	5,931.931
8	APPROVED GROUND COVERAGE 24.9305 %	4,232.678
9	GROUND COVERAGE FOR TOWER -A & D (AS / COMPLETION) = 2,187.944 SQ.MT.	2,187.944
10	EXISTING GROUND COVERAGE FOR TOWER -B1 & B2 = 1,024.625 SQ.MT.	1024.625
11	TOTAL APPROVED F.A.R. AREA = 59,792.935	59,792.935
12	APPROVED COMMERCIAL F.A.R. AREA	175.199
13	F.A.R. AREA FOR TOWER -A & D (AS / COMPLETION) = 31,878.331 SQ.MT.	31,878.331
14	EXISTING F.A.R. AREA FOR TOWER - B1 & B2 = 15,036.635 SQ.MT.	15,036.635
15	PERMISSIBLE UNITS	797 UNITS
	A PERMISSIBLE UNITS (330 UNIT PER HECT.) FOR NET BALANCE PLOT AREA = 16,948.377 SQ.MT. I.E. PERMISSIBLE UNITS = 330 X 16,948.377 /10000 I.E. PERMISSIBLE UNITS = 559.296 UNITS SAY 559 UNIT	
	B PERCHASABLE UNITS (330 UNIT PER HECT.) I.E. TOTAL F.A.R. - PERMISSIBLE F.A.R. = PERSHASABLE F.A.R. AREA 59,792.935 - 42,370.942 = 17,421.993 SQ.MT. = 17,421.993 X 330 / 25000 = 229.970 UNIT SAY 229 UNIT I.E. PERCHASABLE UNITS = 229 UNITS	
	PERCHASABLE UNITS (330 UNIT PER HECT.) PERSHASABLE F.AR. FOR CUPBOARD AREA = 728.580 SQ.MT. 59,792.935 - 42,370.942 = 17,421.993 SQ.MT. = 728.580 X 330 / 25000 = 9.617 UNIT SAY 9 UNIT	
	TOTAL UNIT = A + B + C = 559 + 229 + 9 = 797 UNIT	
16	UNIT FOR TOWER -A & D (AS / COMPLETION) = 448 UNIT	448 UNIT
17	EXISTING UNIT FOR TOWER- B1 & B2 = 209 UNITS	209 UNIT
18	TOTAL APPROVED UPPER BASEMENT AREA	13,323.011
19	TOTAL APPROVED LOWER BASEMENT AREA	6462.760
20	UPPER BASEMENT AREA OF TOWER A & D (AS / COMPLETION)	4542.855
21	EXISTING UPPER BASEMENT AREA	6225.403
22	EXISTING LOWER BASEMENT AREA	3700.888
23	EXISTING & UNDER CONSTRUCTION LOWER BASEMENT AREA	6,225.654
24	APPROVED MUMTY AREA (NON F.A.R.)	172.351
25	MUMTY AREA FOR TOWER A & D (AS / COMPLETION) = 97.055 SQ.MT.	97.055
25	EXISTING MUMTY AREA FOR TOWER B1 & B2 = 41.036 SQ.MT.	41.036
26	APPROVED MACHINE ROOM AREA (NON F.A.R.)	120.597
27	MACHINE ROOM AREA FOR TOWER A & D (AS / COMPLETION) = 64.678 SQ.MT.	64.678
29	EXISTING MACHINE ROOM AREA FOR TOWER B1 & B2 = 24.190 SQ.MT.	24.190
30	REQUIRED PARKING E.C.S.	623 E.C.S.
	A REQUIRED PARKING FOR TOWER A & D (AS / COMPLETION) = 397 E.C.S.	
	B REQUIRED E.C.S. FOR TOWER B1 & B2 FAR AREA = 15,036.635 SQ.MT. @ 1.5 E.C.S PER 100 SQ.MT OF = 15,036.635 SQ.MT. = 15,036.635 /100 X 1.5 = 225.549 SAY =226 E.C.S. TOTAL = (A+ B) = 623 E.C.S.	
31	PARKING AS PER E.C.S.	652 E.C.S.
	A LOWER BASEMENT PARKING AREA = 3,417.547 SQ.MT. @ 32.50 MT. PER E.C.S. = 106.798 SAY 107 E.C.S.	107 E.C.S.
	B UPPER BASEMENT PARKING AREA = 10,342.981 SQ.MT. @ 32.50 MT. PER E.C.S. = 323.218 SAY 323 E.C.S.	323 E.C.S.
	C OPEN CAR PARKING	222 E.C.S.
	TOTAL = A+B+C = 652.000 E.C.S.	
30	APPROVED TOTAL BUILT-UP AREA	80,816.312
32	BUILT-UP AREA FOR TOWER- A & D (AS / COMPLETION)	37,070.134
	A COMPLETION NON F.A.R. AREA = 5191.683 SQ.MT.	
	B COMPLETION F.A.R. AREA = 31,878.451 SQ.MT.	
	NON F.A.R. AREA (A+B) = 37,070.134 SQ.MT.	
33	EXISTING BUILT-UP AREA FOR TOWER- B1 -B2	25,331.967
	A EXISTING NON F.A.R. AREA = 10,295.332 SQ.MT.	
	B EXISTING F.A.R. AREA = 15,036.635 SQ.MT.	
	NON F.A.R. AREA (A+B) = 25,331.967 SQ.MT.	
34	TOTAL BUILT - UP (F.A.R.+NON F.A.R.) AREA (32 + 33) = 62,402.101 SQ.MT.	62,402.101

PROPOSED 30.00 MT. WIDE CIRCULATION PLAN ROAD
(AS/ CIRCULATION PLAN)

SITE PLAN



KEY PLAN

AS PER APPROVED PREVIOUS PURCHASED F.A.R. AREA STATEMENT

AREA STATEMENT

S.NO	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	19,339+908.00 = 20247.00
2	PLOT AREA IN ROAD	175.380
3	BALANCE PLOT AREA = 1- 2 = 20247.00 - 175.380 = 20,071.620	20,071.620
4	REQUIRED 15 % OF PLOT AREA AS PLOT GREEN = 15 % OF 20,071.620 = 3,010.743 SQ.MT.	3,010.743
5	PROPOSED 15 % OF PLOT AREA AS PLOT GREEN = 3,012.316	3,010.768
6	NET PLOT AREA = 3- 4 = 20,071.620 - 3,010.743 = 17060.877	17060.877
7	PROPOSED DUSTBIN AREA = 75.00	75.00
8	PROPOSED CHABUTRA AREA = 37.50 SQ.MT.	37.50
9	NET BALANCE PLOT AREA = 6 - (7 + 8) = 17,060.877 - (75.00 + 37.50) = 17,060.877 - 112.50 = 16,948.377	16,948.377
7	PERMISSIBLE GROUND COVERAGE 35% = 35% OF 16,948.377 SQ.MT. = 5,931.931 SQ.MT.	5,931.931
8	APPROVED GROUND COVERAGE = 4,033.283	4,033.283
9	EXISTING AS PER COMPOUNDING GROUND COVERAGE	3,995.692
10	EXISTING & PROPOSED GROUND COVERAGE 24.9305 %	4,232.678
	A EXISTING GROUND COVERAGE = 2,314.563 SQ.MT.	
	B PROPOSED GROUND COVERAGE = 1918.115 SQ.MT.	
	TOTAL A + B = 4,232.678 SQ.MT.	
11	PERMISSIBLE F.A.R	2.50
12	PERMISSIBLE F.A.R AREA = 2.50 X 16,948.377 = 42,370.942 SQ.MT.	42,370.942
13	TOTAL APPROVED F.A.R. AREA = 40,717.407	40,717.407
14	EXISTING AS PER COMPOUNDING F.A.R. AREA = 31,374.628	31,374.628
15	TOTAL EXISTING & PROPOSED F.A.R AREA	59,792.935
	A PROPOSED F.A.R. AREA = 28,418.307	
	B EXISTING F.A.R AREA = 31,374.628	
	TOTAL F.A.R = A + B = 28,418.307 + 31,374.628 = 59,792.935 SQ.MT.	
16	EXISTING F.A.R AREA DETAIL	31,374.628
	A TOWER - A EXISTING F.A.R RESIDENTIAL = 15495.191	
	B TOWER - D EXISTING F.A.R RESIDENTIAL = 15654.560	
	C EXISTING F.A.R COMMERCIAL = 175.199	
	D EXTRA THAN PERMI. AREA FOR GAURD, METER, SWITCH ROOM (PER. AREA = 50 SQ.MT.) EXISTING AREA = 99.678 SQ.MT. I.E. PART OF FAR AREA = 99.678 - 50 = 49.678 SQ.MT.	
	TOTAL EXISTING F.A.R (A+B+C+D) = 31,374.628	
17	PROPOSED RESDENTIAL F.A.R AREA DETAIL	28,418.307
	A TOWER - B1 & B2 PROPOSED F.A.R RESIDENTIAL = 14,745.875	
	B TOWER - C PROPOSED F.A.R RESIDENTIAL = 13,672.432	
	TOTAL F.A.R = A + B = 28,418.307 SQ.MT.	
18	PERMISSIBLE F.A.R AREA FOR COMMERCIAL= @ 5 SHOP PER 200 UNIT WITH AREA 15 SQ.MT. EACH = 5/200 X 15 X 498 = 186.75 SQ.MT. NO. OF SHOP = 12.45 SAY 12.00 NO.S.	186.75
19	APPROVED COMMERCIAL F.A.R. AREA = 210.520	210.520
20	EXISTING AS PER COMPOUNDING COMMERCIAL F.A.R. AREA	175.199
21	TOTAL APPROVED UNIT = 493 UNIT	493 UNIT
22	TOTAL EXISTING AS PER COMPOUNDING UNIT = 448 UNIT	448 UNIT
23	PERMISSIBLE UNITS	788 UNITS
	A PERMISSIBLE UNITS (330 UNIT PER HECT.) FOR NET BALANCE PLOT AREA = 16,948.377 SQ.MT. I.E. PERMISSIBLE UNITS = 330 X 16,948.377 /10000 I.E. PERMISSIBLE UNITS = 559.296 UNITS SAY 559 UNIT	
	B PERCHASABLE UNITS (330 UNIT PER HECT.) I.E. TOTAL F.A.R. - PERMISSIBLE F.A.R. = PERSHASABLE F.A.R. AREA 59,792.935 - 42,370.942 = 17,421.993 SQ.MT. = 17,421.993 X 330 / 25000 = 229.970 UNIT SAY 229 UNIT I.E. PERCHASABLE UNITS = 229 UNITS	
	TOTAL UNIT = A + B = 559 + 229 = 788 UNIT	
24	TOTAL EXISTING & PROPOSED UNIT	694 UNIT
	A PROPOSED UNIT = 246 UNIT	
	B EXISTING UNIT = 448 UNIT	
	TOTAL UNIT = A + B = 246 + 448 = 694 UNIT	
25	EXISTING UNIT = 448 UNIT	448 UNIT
	A TOWER A = 194 UNIT	
	B TOWER D = 254 UNIT	
	TOTAL UNIT = A + B = 194 + 254 = 448 UNIT	
26	PROPOSED UNIT = 228 UNIT	246 UNIT
	A TOWER B1 & B2 = 106 UNIT	
	B TOWER C = 140 UNIT	
	TOTAL UNIT = A + B = 106 + 140 = 246 UNIT	
27	TOTAL APPROVED UPPER BASEMENT AREA	12,694.439
28	TOTAL APPROVED LOWER BASEMENT AREA	5,699.017
29	AS PER COMPOUNDING UPPER BASEMENT AREA	12,694.439
30	AS PER COMPOUNDING LOWER BASEMENT AREA	5,699.017
31	TOTAL EXISTING UPPER BASEMENT AREA	4542.855
32	TOTAL PROPOSED & EXISTING UPPER BASEMENT AREA	13,323.011
	A EXISTING UPPER BASEMENT AREA OF TOWER- A = 2438.003	
	B EXISTING UPPER BASEMENT AREA OF TOWER- D = 2104.852	
	C PROPOSED UPPER BASEMENT AREA = 8780.156	
	TOTAL A + B + C = 13,323.011 SQ.MT.	
33	TOTAL PROPOSED LOWER BASEMENT AREA = 6462.760	6462.760
34	TOTAL APPROVED MUMTY AREA (NON F.A.R.)	217.618
35	AS PER COMPOUNDING MUMTY AREA (NON F.A.R.)	218.364
36	TOTALEXISTING & PROPOSED MUMTY AREA (NON F.A.R.)	172.351
	A TOTAL EXISTING MUMTY AREA = 97.055 SQ.MT.	
	B TOTAL PROPOSED MUMTY AREA = 75.296 SQ.MT.	
	TOTAL = (A+ B) = 172.351 SQ. MT.	
37	TOTAL APPROVED MACHINE ROOM AREA (NON F.A.R.)	144.548
38	AS PER COMPOUNDING MACHINE ROOM AREA (NON F.A.R.)	144.548
39	TOTAL EXISTING & PROPOSED MACHINE ROOM AREA (NON F.A.R.)	120.597
	A TOTAL EXISTING MACHINE ROOM AREA = 64.678 SQ.MT.	
	B TOTAL PROPOSED MACHINE ROOM AREA = 55.919 SQ.MT.	
	TOTAL = (A+ B) = 120.597 SQ. MT.	
40	REQUIRED PARKING E.C.S.	757 E.C.S.
	A REQUIRED E.C.S. FOR 40,717.407 F.A.R. AS PER APPROVAL = 471 E.C.S.	
	B REQUIRED E.C.S. FOR EXCESS F.A.R. MORE THAN 2.5 F.A.R. @ 1.5 E.C.S PER 100 SQ.MT OF = 59,792.935 - 40,717.407 SQ.MT. = 19,072.528 /100 X 1.5 = 286.132 SAY =286 E.C.S.	
	TOTAL = (A+ B) = 757 E.C.S.	
41	PARKING AS PER E.C.S.	928 E.C.S.
	A LOWER BASEMENT PARKING AREA = 6052.229 SQ.MT. @ 32 SQ.MT. PER E.C.S.	189.132 E.C.S.
	C UPPER BASEMENT PARKING AREA = 12,737.693 SQ.MT. @ 32 SQ.MT. PER E.C.S.	398.052 E.C.S.
	D TOWER B1 -B2 STILT PARKING AREA = 964.936 SQ.MT. @ 28 SQ.MT. PER E.C.S.	34.462 E.C.S.
	F TOWER C STILT PARKING AREA = 910.129 SQ.MT. @ 28 SQ.MT. PER E.C.S.	32.504 E.C.S.
	G OPEN CAR PARKING	274 E.C.S.
	TOTAL = A+B+C+D+E+G = 928.150 SAY 928 E.C.S.	
42	REQUIRED PARKING FOR VISITORS = 10 % OF REQUIRED PARKING = 10 % OF 756 = 75.60 SAY 76 CAR VISITORS PARKING	76 CAR
43	PROPOSED VISITORS PARKING	76 CAR
44	APPROVED UNITS FOR 2.5 F.A.R. = 498 UNITS	498 UNITS
45	EXISTING & PROPOSED UNITS = 694 UNITS	694 UNITS
46	TOTAL BUILT-UP AREA FOR EXISTING	36,566.311
	A TOTAL NON F.A.R. AREA = 5191.683 SQ.MT.	
	B TOTAL F.A.R. AREA = 31,374.628 SQ.MT.	
	TOTAL BUILT - UP AREA = (A + B) = 36,566.311 SQ.MT.	
47	TOTAL BUILT-UP AREA FOR PROPOSED	44,250.001
	A TOTAL NON F.A.R. AREA = 15,831.694 SQ.MT.	
	B TOTAL F.A.R. AREA = 28,418.307 SQ.MT.	
	TOTAL BUILT - UP AREA = (A + B) = 44,250.001 SQ.MT.	
48	TOTAL BUILT-UP AREA FOR EXISTING & PROPOSED TOTAL BUILT - UP AREA = (46 + 47) = 80,816.312 SQ.MT.	80,816.312
49	AS PER 50 No. OF TREE PER HECTARE OF PLOT AREA = (50 X 16,948.377 / 10,000 = 84.445 SAY 84 Nos. TREES	81 TREES
50	No. OF TREE PROPOSED = 90 Nos. TREES	90 TREES

मानचित्र
गाजियाबाद विकास प्राधिकरण
पत्र द्वारा प्रस्तुत मानचित्र [illegible] 16.3.15, 14.3.15 [illegible] अधिशासी के ज्ञापन आदेश दिनांक 25.4.15 के अनुसार शमन धनराशि रु० 2815155/- रसीद संख्या [illegible] दिनांक 3.4.15 जमा करने के उपरान्त माननीय उच्च न्यायालय द्वारा याचिका संख्या 43362 / 2001 एसोसिएट बिल्डर्स व अन्य बनाम उत्तर प्रदेश सरकार व अन्य में पारित आदेश दिनांक 16.12.2001 एवं याचिका संख्या 2435 / एम०बी० / 2001 निशांतगंज लखनऊ रेजीडेन्ट वैलफेयर एसोसिएशन बनाम उत्तर प्रदेश सरकार एवं अन्य में पारित आदेश दिनांक 20.02.2004 के अनुसार [illegible] निर्माण उपविधि, शमन उपविधि एवं राज्य पत्र के क्रम में पत्र द्वारा [illegible] निम्नलिखित शर्तों के साथ प्राधिकरण द्वारा शमन मानचित्र [illegible] किये गये प्रस्ताव की स्थिति में पत्र माननीय उच्च न्यायालय के आदेश दिनांक 16.12.2001 एवं 20.02.2004 की अवधारणा के सापेक्ष होगा। श्रीमि [illegible] भाग पर [illegible] है।

शर्तें :—
1. शासन एवं अवैदक द्वारा प्रदत्त शासन-पत्र दिनांक 23.3.15 के अधिकाधिक लागत भी चुका करना होगा।
2. भवन में अनाधिक 209 इकाइयों से अधिक इकाइयों का निर्माण नहीं किया जायेगा।
3. शमन उपरान्त स्वीकृत/समनित निर्माण के अतिरिक्त, निर्माण/परिवर्तन नहीं किया जायेगा।
4. नियमानुसार पार्किंग तथा मोटर ड्राईविंग, अग्नि शमन एवं वृक्षारोपण व्यवस्थाएं सुनिश्चित करनी होंगी।
5. भवन की छत निकासी, भूकम्प से सुरक्षा की व्यवस्था के लिए आवश्यक सुदृढ़ता होगा।
6. भवन के किसी भी भाग का स्वीकृत उपयोग से भिन्न उपयोग नहीं किया जाएगा।
7. किसी कारण से आवंटन [illegible] धनराशि को ब्याज सहित जमा कराना होगा।
8. चयन शर्तों के उल्लंघन [illegible] कोई तथ्य छिपाये जाने की स्थिति में शमन मानचित्र स्वतः निरस्त माना जायेगा एवं किये गये मान्यताओं की शर्तों।

पीठ-[illegible] पत्रांक-339 / प्रवर्तन कोष-01 दि० 01.5.15 का पालन अनिवार्य है।

अधिशासी अभियन्ता — सहायक अभियन्ता

PROJECT :-
GROUP HOUSING
"SAVY VILLE DE", AT KHASRA No. 990,992,993,994,995,996
VILLAGE:- NOOR NAGAR, GHAZIABAD

BUILDERS & PROMOTER :-
ASCENT BUILDTECH PVT.LTD.
D-43, SECTOR-6, NOIDA U.P.
Mr. S.K. Bajaj / Mr. Suresh Gogia
Ph. 9310293718,9310293702

DRAWING TITLE :-
SITE PLAN

DRAWN BY :-	CHECKED BY :-	SCALE 1:500	DATED :-

OWNER'S SIGN — ARCHITECT'S SIGN

DRG.NO. 01