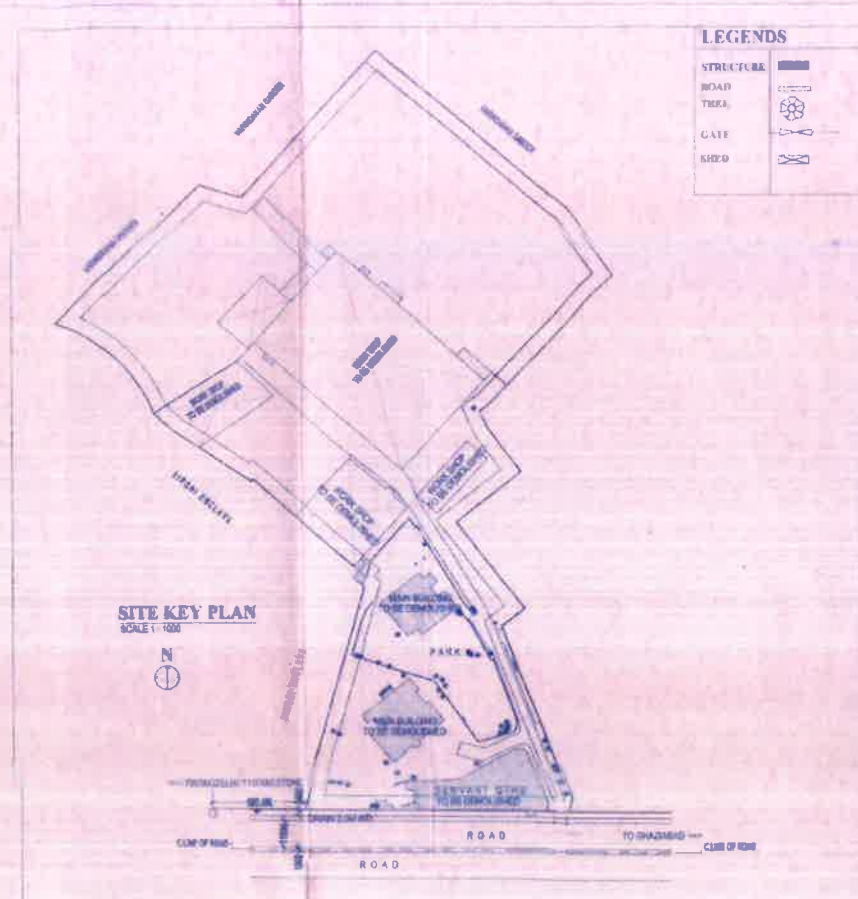
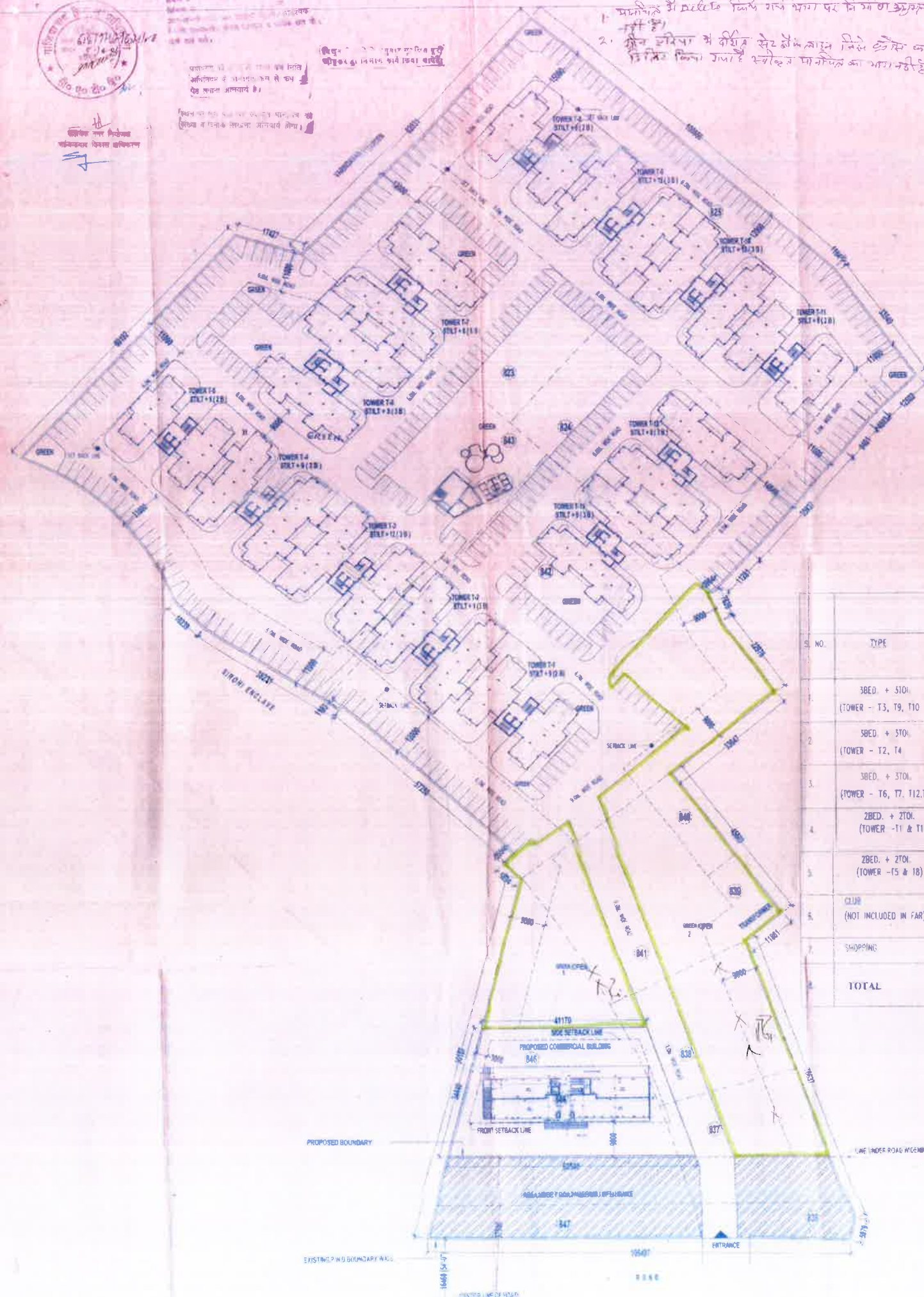




प्रमाणित है कि यह योजना
सर्वोच्च न्यायालय के आदेशानुसार
संशोधित है।
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संशोधित है।



LEGENDS

STRUCTURE	[Symbol]
ROAD	[Symbol]
TRAIL	[Symbol]
GATE	[Symbol]
SHED	[Symbol]

AREA STATEMENT

TOTAL PLOT AREA	= 34678.0 SQ.M.
AREA UNDER ROAD WIDENING	= 2143.8 SQ.M.
ADD. GREEN AREA FOR LANDSCAPING	= 4889.37 SQ.M.
AREA DEDUCTION AFTER ROAD WIDENING AREA	= 32587.2 SQ.M.
NET AREA AFTER DEDUCTION GREEN AREA FOR LANDSCAPING	= 32587.2 - 4889.37 = 27697.83 SQ.M.
PERMISSIBLE G.C. COVERAGE = 25% OF NET AREA	= 27697.83 x 25% = 6924.46 SQ.M.
PERMISSIBLE F.A.R. = 150% OF NET AREA	= 150 x 27697.83 = 41546.75 SQ.M.
PERMISSIBLE F.A.R. = 50% OF ROAD WIDENING AREA	= 50 x 2143.8 = 1071.9 SQ.M.
TOTAL PERMISSIBLE F.A.R. = 41546.75 SQ.M. + 1071.9 SQ.M. = 42618.65 SQ.M.	
PURCHASABLE F.A.R. = 33.33% OF 150 F.A.R. = 50	
= 50 x 27697.83 = 13848.915 SQ.M.	
NET PERMISSIBLE F.A.R. = ACTUAL F.A.R. + PURCHASABLE F.A.R.	
= 42618.65 SQ.M. + 13848.915 SQ.M. = 56467.565 SQ.M.	
PERMISSIBLE DWELLING UNITS = 150 D.U./HECTARE	
= 150 x 2.769783 = 415.47 D.U.	
PURCHASABLE DWELLING UNITS = 33.33% OF 150 D.U./HECTARE = 50	
= 50 x 2.769783 = 138.49 D.U.	
NET PERMISSIBLE D.U. = ACTUAL F.A.R. + PURCHASABLE F.A.R.	
= 415.47 D.U. + 138.49 D.U. = 553.96 D.U.	
PERMISSIBLE DENSITY = NO. OF D.U. X PERSON/DU	
= 553.96 x 5 = 2769.8 PERSONS	
PERMISSIBLE PARKING AND L.C.R. FOR EVERY 1000 SQ.M. OF COVERED AREA	
PERMISSIBLE PARKING = 2000/1000	
= 2000	
ADD. PERMISSIBLE GREEN AREA FOR LANDSCAPING @ 15% OF (PLOT AREA - ROAD WIDENING)	
= 15% x 32587.2 = 4888.08 SQ.M.	
PROPOSED G.C. COVERAGE = 64.22% x 100 = 64.22%	
PROPOSED F.A.R. = 55069.76 x 100 = 55069.76	
PROPOSED DWELLING UNITS = 400 D.U.	
PROPOSED DENSITY = 400 x 5 PERSON/DU = 2000 PERSONS	
PROPOSED GREEN AREA = 4888.08 SQ.M.	
(REFER LANDSCAPE LAYOUT DRG.)	
PROPOSED NOS. OF CAR PARKING = 575 NOS.	
(REFER PARKING LAYOUT DRG.)	
OTHER FACILITIES	
SHOPPING	
PERMISSIBLE SHOPS REQ. = 5 SHOPS FOR 1000 PERSONS	
= 2000 x 5 = 10 SHOPS	
PROPOSED COVD. AREA OF SHOPS = 1384.89 SQ.M. (FOR 12 SHOPS)	
CLUB	
PERMISSIBLE F.A.R. = 400 SQ.M. (NOT INCLUDED IN F.A.R.)	
PROPOSED AREA FOR CLUB = 9247 SQ.M.	

S. NO.	TYPE	(A) AREA / UNIT (IN SQ. M.)	(B) NO. OF UNITS / FLOOR / TOWER	(C) CORE AREA (TYP. FLOOR) (IN SQ. M.)	(D) CORE AREA (STILT FLOOR) (IN SQ. M.)	(E) AREA OF TYPICAL FLOOR (IN SQ. M.)	(F) NO. OF FLOORS	(G) AREA OF ONE TOWER	(H) NO. TOWERS	(I) TOTAL F. A.R.	(J) GROUND COVERAGE / TOWER (IN SQ. M.)	(K) TOTAL GROUND COVERAGE (IN SQ. M.)
1.	3BED. + 5DOL. (TOWER - T3, T9, T10)	113.784	4	30.47	40.56	485.80	S + 12	5867.76	3	17603.28	495.70	1487.1
2.	3BED. + 5DOL. (TOWER - T2, T4)	113.784	4	30.47	40.56	485.80	S + 9	4410.96	2	8821.92	495.70	991.4
3.	3BED. + 5DOL. (TOWER - T6, T7, T12, T13)	113.784	4	30.47	40.56	485.80	S + 8	3925.36	4	15701.44	495.70	1982.80
4.	2BED. + 2DOL. (TOWER - T1 & T11)	76.213	4	30.47	40.56	335.32	S + 9	3058.44	2	6116.88	345.41	690.82
5.	2BED. + 2DOL. (TOWER - T5 & T8)	76.213	4	30.47	40.56	335.32	S + 8	2723.12	2	5446.24	345.41	690.82
6.	CLUB (NOT INCLUDED IN F.A.R.)	-	-	-	-	-	-	-	-	392.67 (not included in F. A. R.)	-	121.07
7.	SHOPPING	-	-	-	-	-	-	-	-	1380.0	-	495.05
8.	TOTAL	-	-	-	-	-	-	-	-	55069.76 SQ.M. (199.33%)	-	6459.06 SQ. M. (23.37%)

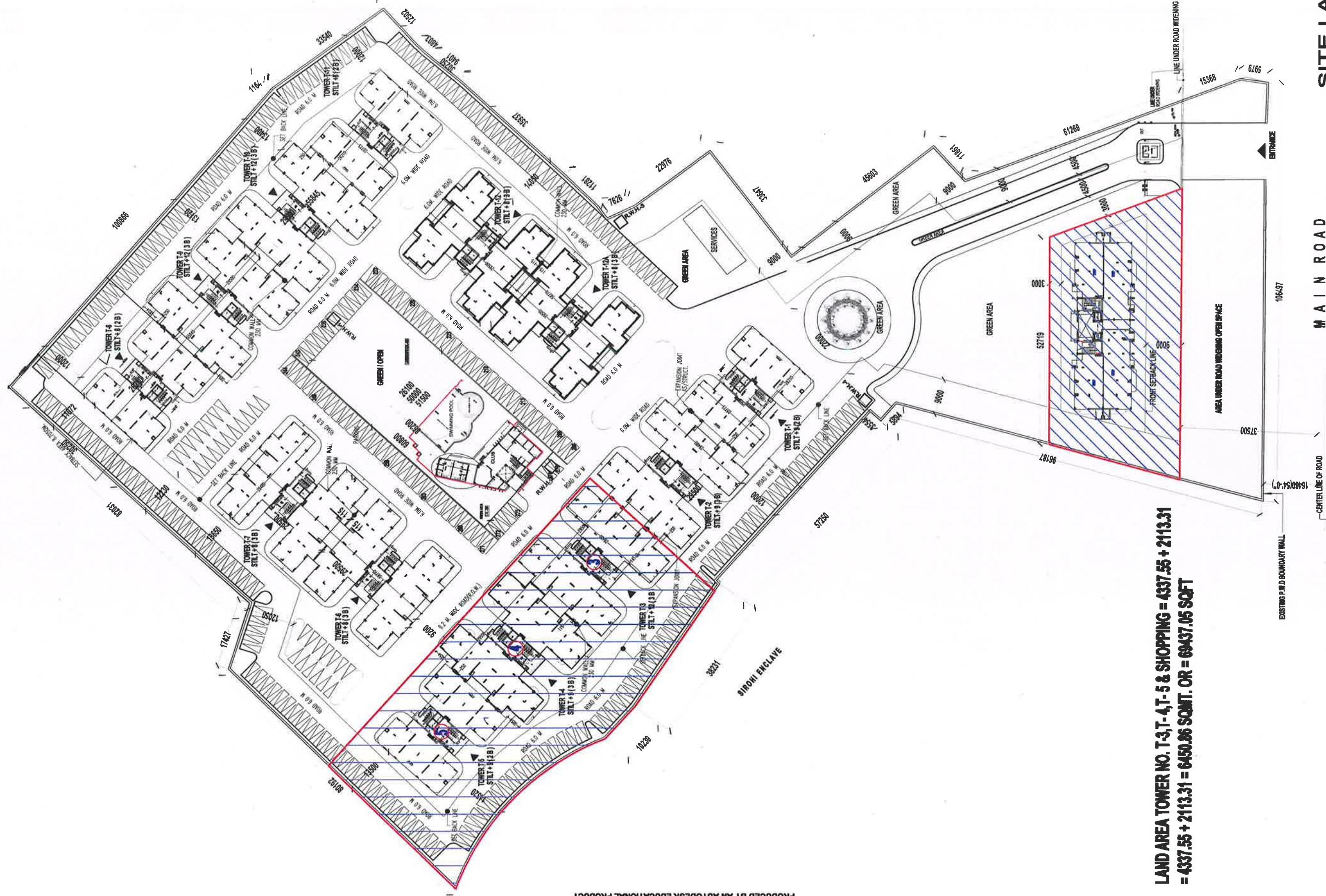
PROPOSED NO. OF TOWER & UNITS.

MULTISTOREY	NO. OF TOWERS	TYPE NO. OF UNIT/FLOOR	TOTAL UNIT	TOTAL PERSONS 5 PERSONS/DU
(3 Bed Rm. Apartment) (S+12)	3	4	12X3X4 =144	720
TOWER - T3, T9, T10				
(3 Bed Rm. Apartment) (S+9)	2	4	9X2X4 =72	360
TOWER - T2 & T4				
(3 Bed Rm. Apartment) (S+8)	4	4	8X4X4 =128	640
TOWER - T6, T7, T12 & T13				
(2 Bed Rm. Apartment) (S+9)	2	4	9X2X4 =72	360
TOWER - T1 & T11				
(2 Bed Rm. Apartment) (S+8)	2	4	8X2X4 =64	320
TOWER - T5 & T8				
TOTAL	13		480	2400

DRAWING TITLE

SITE LAYOUT PLAN & AREA STATEMENT

ARCHITECTS SIGN	OWNERS SIGN
J.E. KARNI CHANDANI ARCHITECT 98178/4302	[Signature]
SCALE = 1:5000	DATE = 21-06-06
DEALT - PRAVEEN	CHKD - AVINASH
OWNER	
HINDUSTAN CHAINS (P) LTD. 149, G.T. ROAD, P.O. SAHIBABAD, GHAZIABAD (U.P.)	



SITE LAYOUT PLAN
REGALIA - II PHASE
SAHIBABAD

MAIN ROAD

LVL ± 0.0