



LEGEND :-

- PROPOSED
- EXISTING
- AREA OF SET BACK
- MECHANICAL PARKING
- PRIMARY PARKING

29 REQUIRED TREE

AS PER 50 NO. OF TREE PER HECTARE OF PLOT AREA = $(60 \times 4.189.73 / 10,000) = 20.948$ SAY 21 NOS. TREES

NO. OF TREE PROPOSED = 23 NOS. TREES

SCHEDULE OF PLANTS

1	ALSTONIA SCHOLARIS	10 No.S.
2	LAGERSTROEMIA FLOSREGINAE	13 No.S.
TOTAL = 23 No.S.		



पर्यावरण की वृद्धि से राज्य वन निधि अभियान के अन्तर्गत कम से कम 50 ई. पेड़ लगाने अनिवार्य है।

असल पर एक बोट पर स्वीकृत मानविक की संख्या व दिनांक लिखना अनिवार्य होगा।

विद्युत बिजली के अनुसार बुनियादी ढांचा कोकरो ही निर्माण कार्य किया जायेगा।

स्वामित्व/सम्बन्धी किसी भी बिबाद की स्थिति में मानविक की स्वीकृति स्वतः, निरस्त समझी जावेगी।

सम्मत प्रकार के भवन / स्ट्रक्चर की गुणवा हनु विभिन्न तरीकों पर समस्त दीवारों के ऊपर आसानी से टाई बॉक्स बलना चाये / आवश्यक के नीचे डाले जाय।

EXISTING AREA STATEMENT (IN METER SQUARE)

S. NO.	PARTICULARS	AREA sq.mt. (NON F.A.R.)	AREA sq.mt. (F.A.R.)	UNITS	FIRE ESCAPE AREA (NON F.A.R.)	BALCONY AREA (NON F.A.R.)	REQ. E.C.S.
1	BASEMENT NON F.A.R.	1338.304	34.605 + 50.000	---	40.806	---	---
2	1st FLOOR	---	924.617	11	20.054	60.096	12.750
3	2nd FLOOR	---	924.617	11	20.054	60.096	12.750
4	3rd FLOOR	---	924.617	11	20.054	60.096	12.750
5	4th FLOOR	---	924.617	11	20.054	60.096	12.750
6	5th FLOOR	---	924.617	11	20.054	60.096	12.750
7	6th FLOOR	---	924.617	11	20.054	60.096	12.750
8	7th FLOOR	---	924.617	11	20.054	60.096	12.750
9	8th FLOOR	---	924.617	11	20.054	60.096	12.750
10	9th FLOOR	---	924.617	11	20.054	60.096	12.750
11	10th FLOOR	---	924.617	11	20.054	60.096	12.750
12	11th FLOOR	---	924.617	11	20.054	60.096	12.750
13	12th FLOOR	---	924.617	11	20.054	60.096	12.750
14	TOTAL	1338.304	11,180.009	132	281.454	721.152	153.000

PROPOSED AREA STATEMENT (IN METER SQUARE)

S. NO.	PARTICULARS	AREA sq.mt. (F.A.R.)	UNITS	FIRE ESCAPE AREA (NON F.A.R.)	REQ. E.C.S.
01	13th FLOOR (PROPOSED)	801.299	11	19.854	10.635
02	14th FLOOR (PROPOSED)	801.299	11	19.854	10.635
03	15th FLOOR (PROPOSED)	801.299	11	19.854	10.635
04	16th FLOOR (PROPOSED)	801.299	11	19.854	10.635
05	TERRACE	---	---	---	---
06	TOTAL	3,205.196	44	79.416	42.540

NOTE :-
GROUND COVERAGE OF THE TOWER = TOTAL STILT AREA - STILT DEDUCTION AREA = $1338.304 - 8.536 = 1331.768$ SQ. MT.

NOTE :- STILT CAR PARKING = TOTAL STILT AREA - (STILT F.A.R. AREA + COMMERCIAL F.A.R. AREA + STILT DEDUCTION AREA) = $1338.304 - (34.605 + 50.000 + 8.536) = 1338.304 - 93.141 = 1247.163$ SQ. M.

MECHANICAL PARKING 12 CAR

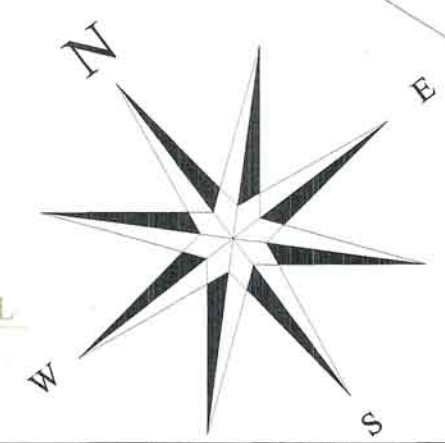
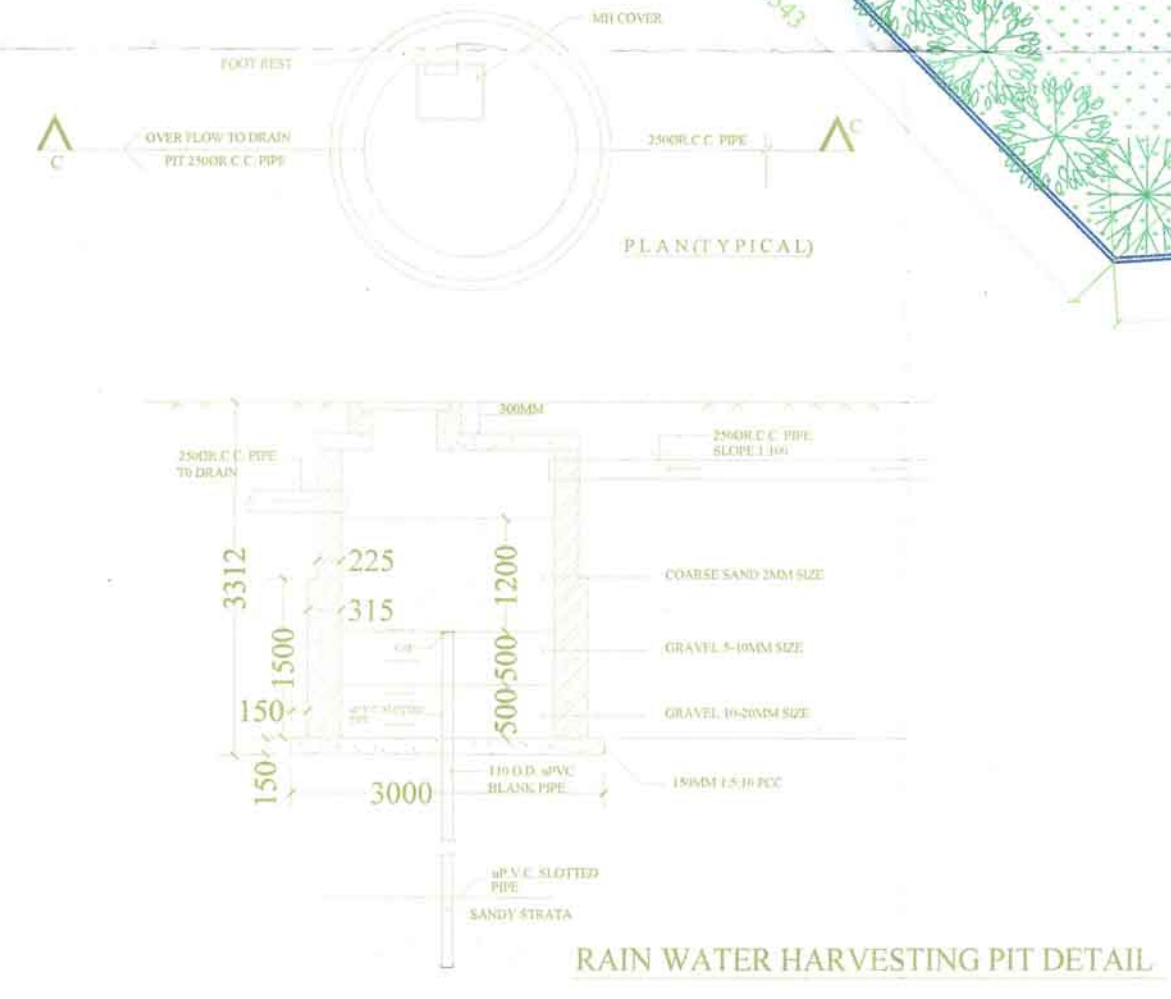
MECHANICAL PARKING 19 CAR

GREEN AREA - 01 = 739.36 SQ.MT.

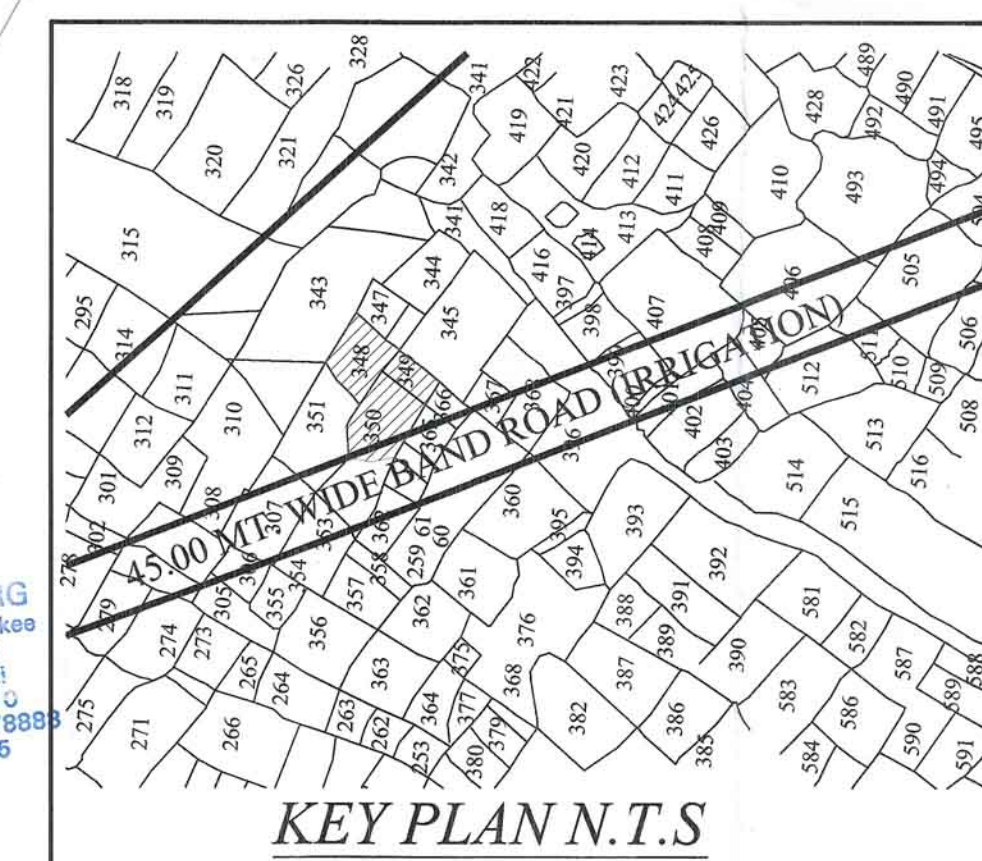
ENTRY AREA OF LAND FOR EXTRA ROAD WINDING = 230.91 SQ.MT.

45 mt. wide ROAD

EXISTING ROAD CENTER LINE



SITE PLAN



KEY PLAN N.T.S

AREA STATEMENT

S.NO.	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	5,310.00
2	ROAD AREA IN PLOT ALREADY ACQUIRED FOR 28.00 MT. WIDE ROAD	150.00
3	EXTRA ROAD AREA IN PLOT REQUIRED FOR 45.00 MT. WIDE ROAD	230.91
4	NET PLOT AREA = $1 - 2 - 3$ = $5,310.00 - 150.00 - 230.91 = 4,929.09$ SQ.MT.	4,929.09
5	REQUIRED 15% OF PLOT AREA AS PLOT GREEN = 15% OF 4,929.09 = 739.36 SQ.MT.	739.36
6	PROPOSED GREEN AREA	739.36
7	NET BALANCE PLOT AREA = $4 - 5$ = $4,929.09 - 739.36 = 4,189.73$ SQ.MT.	4,189.73
8	PERMISSIBLE GROUND COVERAGE = 40% = 40% OF 4,189.73 = 1,675.892 SQ.MT.	1,675.892
9	EXISTING AS PER COMPOUNDING GROUND COVERAGE	31.789%
10	SANCTIONED GROUND COVERAGE	21.29%
11	SANCTIONED PERMISSIBLE F.A.R. AREA = $2.5 \times 4,189.73 = 10,474.325$ SQ.MT.	10,474.325
12	PERCHASABLE F.A.R. I.E. TOTAL F.A.R. - PERMISSIBLE F.A.R. = PERCHASABLE F.A.R. AREA = $14,385.205 - 10,474.325 = 3,910.88$ SQ.MT.	3,910.88
13	TOTAL PERMISSIBLE F.A.R. AREA I.E. TOTAL F.A.R. AREA WITH PURCHASABLE F.A.R. = $11 + 12$ = $10,474.325 + 3,910.88 = 14,385.205$ SQ.MT.	14,385.205
14	SANCTIONED F.A.R. AREA	10,461.98
15	EXISTING AS PER COMPOUNDING F.A.R. AREA	11,180.009
16	TOTAL EXISTING & PROPOSED F.A.R. AREA	14,385.205
17	PERMISSIBLE UNITS	188 UNITS
18	PERMISSIBLE UNITS (330 UNIT PER HECT.) FOR NET BALANCE PLOT AREA = 4,189.73 SQ.MT. I.E. PERMISSIBLE UNITS = $330 \times 4,189.73 / 10,000$ I.E. PERMISSIBLE UNITS = 138.261 UNITS SAY 138 UNIT	138 UNITS
19	PERCHASABLE UNITS (330 UNIT PER HECT.) I.E. TOTAL F.A.R. - PERMISSIBLE F.A.R. = PERCHASABLE F.A.R. AREA = $14,385.205 - 10,474.325 = 3,910.88$ SQ.MT. = $3,910.88 \times 330 / 2,500 = 50.999$ UNIT SAY 50 UNIT I.E. PERCHASABLE UNITS = 50 UNITS	50 UNITS
20	TOTAL UNIT = $A + B = 138 + 50 = 188$ UNIT	188 UNITS
21	SANCTIONED UNITS	154 UNITS
22	TOTAL EXISTING AS PER COMPOUNDING UNIT = 132 UNIT	132 UNITS
23	TOTAL EXISTING & PROPOSED UNIT	178 UNITS
24	A EXISTING UNIT	132 UNITS
25	B PROPOSED UNIT	44 UNITS
26	TOTAL EXISTING & PROPOSED UNITS = 178 UNITS	178 UNITS
27	SANCTIONED F.A.R. AREA FOR COMMERCIAL	57.80
28	EXISTING AS PER COMPOUNDING F.A.R. AREA FOR COMMERCIAL	50.00
29	SANCTIONED STILT AREA (NON F.A.R.)	633.500
30	EXISTING AS PER COMPOUNDING STILT AREA (NON F.A.R.)	1247.163
31	PERMISSIBLE BASEMENT AREA (NON F.A.R.)	2657.461
32	SANCTIONED BASEMENT AREA (NON F.A.R.)	2476.103
33	EXISTING AS PER COMPOUNDING BASEMENT AREA (NON F.A.R.)	3182.588
34	EXISTING AS PER COMPOUNDING FIRE STAIR CASE AREA (NON F.A.R.)	281.454
35	PROPOSED FIRE STAIR CASE AREA (NON F.A.R.)	79.416
36	PROPOSED MACHINE ROOM AREA (NON F.A.R.)	34.348
37	PROPOSED MAIN MUMTY AREA (NON F.A.R.)	21.292
38	TOTAL NON F.A.R. AREA = $24 + 27 + 28 + 30 + 31 = 4,846.281$ SQ.MT.	4,846.281
39	EXISTING AS PER COMPOUNDING NON F.A.R. AREA	4711.205
40	BALANCE NON F.A.R. AREA = $32 - 33 = 4,846.281 - 4711.205 = 135.076$ SQ.MT.	135.076
41	REQUIRED E.C.S.	197 E.C.S.
42	A REQUIRED RESIDENTIAL E.C.S. = 153.00 + 42.540 = 195.54 E.C.S. SAY 196.00 E.C.S.	196 E.C.S.
43	B NO. OF E.C.S. FOR COMMERCIAL = $90.00 / 100 \times 2 = 1.80$ E.C.S.	2 E.C.S.
44	TOTAL A + B = 197 E.C.S.	197 E.C.S.
45	EXISTING PARKING AS PER PARKING LAYOUT PLAN	209 CARS
46	A OPEN PARKING = 65 CARS	65 CARS
47	B OPEN MACHINICAL PARKING = 31 CARS	31 CARS
48	C STILT PRIMARY PARKING = 31 CARS	31 CARS
49	D STILT SECONDARY PARKING = 08 CARS	08 CARS
50	E BASEMENT PRIMARY PARKING = 67 CARS	67 CARS
51	F BASEMENT SECONDARY PARKING = 08 CARS	08 CARS
52	TOTAL A+B+C+D+E+F = 209 CAR	209 CAR
53	EXISTING PARKING AS PER E.C.S.	235 E.C.S.
54	A STILT CAR PARKING AREA = 1247.163 SQ.MT. @ 28 SQ.MT. PER E.C.S. = 44.54 SAY 45 E.C.S.	45 E.C.S.
55	B BASEMENT PARKING AREA = 3,112.019 SQ.MT. @ 32 SQ.MT. PER E.C.S. = 97.25 SAY 97 E.C.S.	97 E.C.S.
56	C OPEN PARKING = 42 E.C.S.	42 E.C.S.
57	D OPEN MACHINICAL PARKING = 31 E.C.S.	31 E.C.S.
58	TOTAL A+B+C+D = 235 E.C.S.	235 E.C.S.
59	TOTAL EXISTING AS PER COMPOUNDING BUILT-UP AREA	15,891.214
60	A TOTAL F.A.R. AREA = 11,180.009 SQ.MT.	11,180.009 SQ.MT.
61	B TOTAL NON F.A.R. AREA = 4,711.205 SQ.MT.	4,711.205 SQ.MT.
62	TOTAL A+B = 15,891.214 SQ.MT.	15,891.214 SQ.MT.
63	TOTAL PROPOSED BUILT-UP AREA	19,231.466
64	A TOTAL F.A.R. AREA = 14,385.205 SQ.MT.	14,385.205 SQ.MT.
65	B BALANCE NON F.A.R. AREA = 4,846.281 SQ.MT.	4,846.281 SQ.MT.
66	TOTAL A+B = 19,231.486 SQ.MT.	19,231.486 SQ.MT.
67	BALANCE BUILT-UP AREA = $39 - 38 = 19,231.486 - 15,891.214 = 3,340.272$ SQ.MT.	3,340.272
68	TOTAL EXISTING AS PER COMPOUNDING BALCONY AREA (NON F.A.R.)	721.152
69	TOTAL EXISTING AS PER COMPOUNDING SETBACK AREA ON TYPICAL FLOOR	1556.530

PROJECT :-
RESIDENTIAL
COMPLEX AT KHASRA
NO-348,349,350
VILLAGE :- NOORNAGAR GHAZIABAD

BUILDERS & PROMOTER :-
M/s A.R. BUILD TECH PVT.LTD.
ADD :- D-72/A, GANESH NAGAR-II, SHAKARPUR, DELHI-92
THROUGH :- Mr. R.A. SHARMA
PH. - 9810070991

DRAWING TITLE:-
SITE PLAN

ARCHITECTS :-
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FOR A.R. BUILDTECH PVT. LTD.
Director ARCHITECT'S SIGN.
OWNER'S SIGN DRG.NO. - 01