

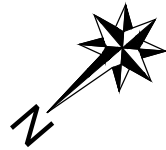
Covd. Space for Garbage Segregation & re composition

GARBAGE COLLECTION CHAMBER AREA = 135.00sq.mt.

KIOSK - 04nos (2735 x 2740)

NCR Residency

H.T. LINE



SEWAGE TREATMENT PLANT

MASTER PLAN GREEN AREA = 1463.02 sq.mt.

SITE PLAN

PERMISSIBLE 5% NON F.A.R AREA

PERMISSIBLE F.A.R. AREA = 2.50 + green building f.a.r
= 22,154.99 X 2.50 = 55,387.47 + 2769.37 = 58,156.84 sq.mt.
SO , 58,156.84 X 5% = 2,907.84 sq.mt.

PROPOSED 5% NON F.A.R AREA

BLOCK - A	= 366.70 sq.mt.
BLOCK - B	= 367.52 sq.mt.
BLOCK - C	= 366.70 sq.mt.
BLOCK - D	= 366.70 sq.mt.
BLOCK - E	= 366.70 sq.mt.
BLOCK - F	= 359.41 sq.mt.
BLOCK - G	= 367.22 sq.mt.
BLOCK - H	= 384.04 sq.mt.
TOTAL	= 2,944.99 sq.mt.

5% EXCEEDS NON F.A.R. AREA = 37.15 sq.mt.

BREAK - UP OF NET PLOT AREA

s.no.	particular	%	area in (sq.mt.)
1	ROAD AREA	43.41%	9,615.93
2	AREA OF GREEN	15.00%	3,323.24
3	AREA OF GROUND COVERAGE	22.17%	4,911.82
4	OPEN PARKING AREA	8.07%	1,787.00
5	CYCLE TRACK AREA	3.04%	673.00
6	GARBAGE COLLECTION AREA	0.60%	135.00
7	RAMP & OPEN SPACE BETWEEN BLOCKS	7.71%	1,709.00
TOTAL		100%	22,154.99

DETAIL OF 5% GREEN BUILDING F.A.R. AREA (designed as future extension)

s.no.	blocks name	floors	area (sq.mt.)	units
1	BLOCK - C	14th	381.21	6 units TYPE-1 x 2nos. TYPE-2 x 2nos. TYPE-5 x 2nos.
2	BLOCK - D	14th	488.23	8 units TYPE-1 x 2nos. TYPE-2 x 2nos. TYPE-5 x 4nos.
3	BLOCK - E	14th	488.23	8 units TYPE-1 x 2nos. TYPE-2 x 2nos. TYPE-5 x 4nos.
4	BLOCK - F	14th	487.12	8 units TYPE-1 x 2nos. TYPE-2 x 2nos. TYPE-5 x 4nos.
5	BLOCK - G	14th	456.60	8 units TYPE-3 x 2nos. TYPE-4 x 2nos. TYPE-6 x 4nos.
6	BLOCK - H	14th	463.96	8 units TYPE-3 x 3nos. TYPE-4 x 3nos. TYPE-6 x 2nos.
TOTAL			2,765.35	46 units

AREA STATEMENT

S.NO	PARTICULARS					SQ.MTR.
1.	TOTAL PLOT AREA					23,926.90
2.	LESS ROAD WIDENING AREA					308.89
3.	AREA OF MASTER PLAN GREEN BELT					1463.02
4.	NET PLOT AREA (1 - 2 + 3)					22,154.99
5.	15% GREEN OF NET PLOT AREA = 15% OF 22,154.99 = 3,323.24 sq.mt.					3,323.24
6.	PERMISSIBLE STILT/ GROUND COVERAGE =@50% OF 22,154.99 = 11,077.49 sq.mt.					11,077.49
7.	PROPOSED STILT/ GROUND COVG. (22.17%)					
	s.no	blocks name	stilt area	ground area	total area	
	1.	block - A	515.80	-----	515.80	
	2.	block - B	515.80	-----	515.80	
	3.	block - C	515.80	-----	515.80	
	4.	block - D	-----	697.70 community	697.70	
	5.	block - E	515.80	-----	515.80	
	6.	block - F	514.10	-----	514.10	
	7.	block - G	483.58	-----	483.58	
	8.	BLOCK - H	492.32	-----	492.32	
	9.	NURSURY SCHOOL AREA	-----	162.50	162.50	
	10.	BLOCK - I COMMERCIAL 1room unit plan	-----	380.92	380.92	
	11.	KIOSK area	-----	67.50	67.50	
	12.	ELECTRIC SUB STATION AREA	-----	50.00	50.00	
		TOTAL	3,553.20	1,358.62	4,911.82	
8.	PERMISSIBLE BASEMENT AREA					14,490.25
9.	PROPOSED BASEMENT AREA					13,188.64
10.	PERMISSIBLE F.A.R (2.50) + 5% FOR GREEN BUILDING Note - 5% green building for will be allowed only after getting the valided certificate of (GRHA , IGBC) = (a + b) = 22,154.99 X 2.50 = 55,387.47 sq.mt. --- (a) = 55,387.47 x 5% = 2,769.37 sq.mt. --- (b) BREAK - UP OF PERMISSIBLE F.A.R AREA - : a. Permissible commercial / community (f.a.r.) maximum 10% 55,387.47 x 10% = 5,538.74sq.mt. b. Permissible residential f.a.r. 90% 55,387.47 x 90% = 49,848.73sq.mt. c. 5% of green building f.a.r. area 55,387.47 x 5% = 2,769.37 sq.mt. Note - If less than 10% commercial / community area is achieved the balance f.a.r. will be residential f.a.r.					58,156.84
11.	PROPOSED F.A.R. AREA (p1 + p2 + p3)					57,926.71
	a. PROPOSED COMMERCIAL (F.A.R.) AREA 2.05%					
	1	BLOCK - I COMMERCIAL AREA	= 1,139.34 --- (p1)			
	b. PROPOSED COMMUNITY (F.A.R.) AREA 2.13%					
	1	NURSURY SCHOOL AREA	= 487.50			
	2	COMMUNITY AREA	= 697.70			
		TOTAL (F.A.R.)	= 1,185.20sq.mt. --- (p2)			
	c. PROPOSED RESIDENTIAL F.A.R.					
	1	BLOCK - A	6,846.74			
	2	BLOCK - B	6,877.40			
	3	BLOCK - C	6,844.64			
	4	BLOCK - D	6,844.64			
	5	BLOCK - E	6,844.64			
	6	BLOCK - F	6,829.10			
	7	BLOCK - G	6,401.82			
	8	BLOCK - H	6,504.86			
	9	BLOCK - I (1 room unit plan)	1,503.68			
	10	5% EXCESS AREA COUNT IN (F.A.R.) AREA	37.15			
	11	KIOSK AREA IN (F.A.R.)	67.50			
		TOTAL	55,602.17 --- (p3)			
12.	PERMISSIBLE RESIDENTIAL UNITS = 22,154.99 x 500 / 10,000 = 1107 units					1107
13.	PROPOSED RESIDENTIAL UNITS					932
	1.	BLOCK - A	112			
	2.	BLOCK - B	112			
	3.	BLOCK - C	112			
	4.	BLOCK - D	112			
	5.	BLOCK - E	112			
	6.	BLOCK - F	112			
	7.	BLOCK - G	112			
	8.	BLOCK - H	112			
	9.	BLOCK - I	36			
		TOTAL	932			
14.	AREA OF FIRE STAIR CASE (in non f.a.r.)					1732.35
15.	MUMTY AREA OF SCHOOL & COMMERCIAL					71.90
16.	MACHINE ROOM AREA OF COMMERCIAL					12.75
17.	SERVICE FLOOR AREA (above commercial)					377.50
18.	AREA FOR GARBAGE COLLECTION CHAMBER					135.00
19.	AREA FOR KIOSK (9 nos.)					67.50
20.	AREA FOR ELECTRIC SUB - STATION & GAURD ROOM (47.60 + 2.40) = 50.00sq.mt.					50.00

COMMUNITY FACILITIES REQUIREMENT

NO. OF UNITS PROPOSED = 932			
REQUIREMENTS FOR 4660 PERSONS			
SR.NO	REQUIREMENTS	LAND AREA OF 500 SQ.MT	PROPOSED F.A.R. AREA
1	NURSURY SCHOOL 1 @ 2500/PERSONS REQUIRED 1 NURSURY SCHOOL REQUIRED F.A.R. AREA = 400 SQ.MT.		487.50 SQ.MT.
2	KIOSK @ 1 FOR EVERY 500 PERSONS, AREA OF 1 KIOSK IS 7.5 SQ.MT		9 KIOSK SPACE= 67.50 SQ.MT
3	GARBAGE COLLECTION CHAMBER @ 1 FOR EVERY 500 PERSONS, AREA IS 15.00 SQ.MT		SPACE= 135.00 SQ.MT

LEGEND

	VISITOR PARKING
	CYCLE TRACK
	BUILDING BLOCKS
	18.00 mt. WIDE ROAD
	12.00 mt. WIDE ROAD
	9.00 mt. WIDE ROAD
	7.50 mt. WIDE ROAD
	6.00 mt. WIDE FIRE TENDER MOVEMENT

NOTE - : INTERNAL ROAD LEVEL WILL BE MARKED AS ±00
- : IT WILL BE 600mm ABOVE THE EXISTING NH - 58 ROAD LVL.
- : ALL HEIGHT WILL BE MEASURE FROM ±00 LEVEL.

PROJECT:
AFFORDABLE HOUSING PROJECT
"SIKKA KANNAN GREEN" AT KHASRA NO. - 321
322, 324, 325, 329, 330 VILLAGE SADABAD &
KHASRA NO. - 679, 679K, 680, 681, 682 & 683
VILLAGE ABUPUR, MODI NAGAR,
(NH - 58) GHAZIABAD (U.P.)

LICENCE HOLDER -
KINDLE INFRAHEIGHT PVT. LTD.
&
M/s. SIKKA DEVELOPER'S PVT. LTD.
(BOTH CONSORTIUM MEMBER)

DRAWING TITLE:
SITE PLAN

DEVELOPERS	ARCHITECTS SIGN.

architects, engineers, landscape & interior designers
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SCALE	DEALT BY	DATE
	A. CHAIHAN	
DESIGN BY	CHECKED BY	DRG. No.
		SD-01