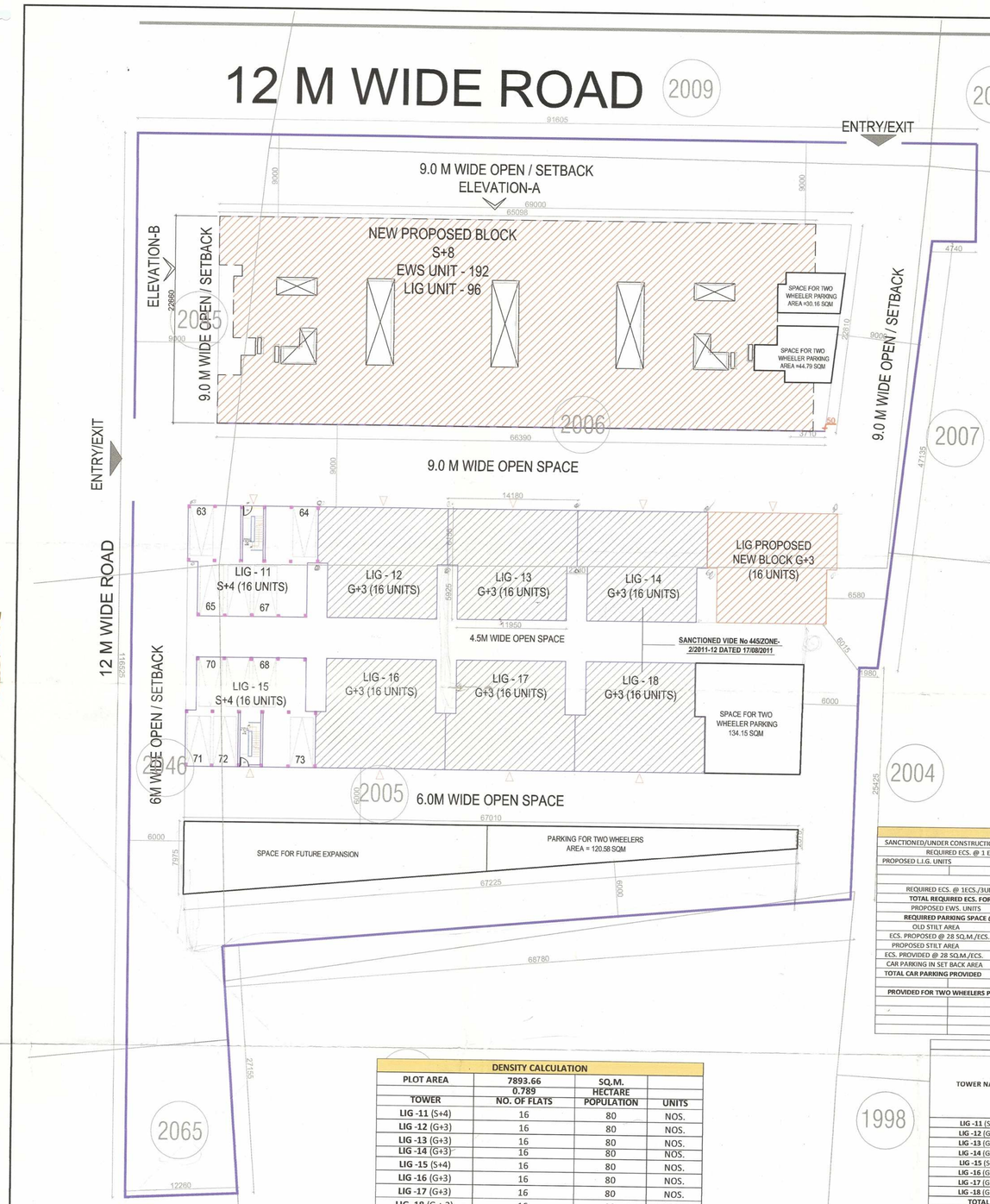


पर्यावरण की दृष्टि से राज्य वन निति अधिनियम के अन्तर्गत कम से कम [illegible] पेड लगाना अनिवार्य है।

विद्युत विभाग के अनुसार सुरक्षित दूरी छोड़कर ही निर्माण कार्य किया जायेगा

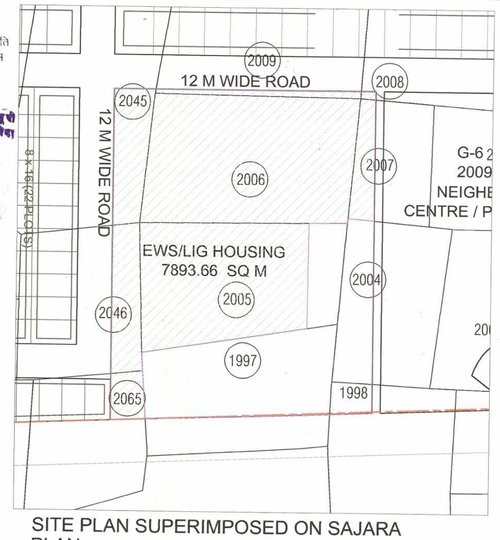
स्थल पर एक बोर्ड पर स्वीकृत मानचित्र की संख्या व दिनांक लिखना अनिवार्य होगा।

मानचित्र स्वीकृत पंत्र पर अंकित शर्तों के अधीन मानचित्र निर्गत किया जाता है।

समस्त प्रकार के भवन / स्ट्रक्चर की सुरक्षा तथा विभिन्न स्तरों पर समस्त दीवारों के [illegible] आरसीसी [illegible] टाई बीम डालना उचित [illegible] जो डीएमसी/10 लेयर सिस्टम व मध्यम छत के नीचे डाले जायें।

[illegible] के सञ्चालन हेतु [illegible] मानक का अभिबन्धन अनिवार्य होगा।

आवेदक / भू-स्वामी / निर्माणकर्ता द्वारा निर्माण लागत की 1 [illegible] राशि लेबर सैस मद में उत्तर प्रदेश [illegible] सन्निर्माण कर्मकार कल्याण बोर्ड [illegible] की पूर्ण ज़िम्मेदारी होगी अथवा [illegible] मद में प्राधिकरण कोष में धनराशि [illegible] जानी आवश्यक होगा।



SITE PLAN SUPERIMPOSED ON SAJARA PLAN

LEGEND :-

PROPOSED WORK SHOWN AS

SITE AREA CALCULATION DETAIL		
TOTAL PLOT AREA AS PER LAYOUT PLAN	10523.020	SQM
OTHER'S/UNPURCHASED LAND	2629.360	SQM
NET PLOT AREA	**7893.660**	SQM
	0.789	SQM
PERMISSIBLE GROUND COVERAGE	50 %	
	3946.830	SQM
ACHIEVED GROUND COVERAGE = (SANCTIONED/UNDER CONSTRUCTION) + (PROPOSED TOWER) =	1275.968+1244.206+159.496	SQM
. **TOTAL** =	**2679.670**	SQM
	33.95%	
PERMISSIBLE FAR	2	
	15787.320	SQM
	5136.986	SQM
ACHIEVED F.A.R. = (SANCTIONED/UNDER CONSTRUCTION) + (PROPOSED TOWER) =	**10166.632**	SQM
. =	**15303.618**	SQM
. =	**1.94** %	

PARKING CALCULATION					
SANCTIONED/UNDER CONSTRUCTION L.I.G. UNITS =				128	UNITS
REQUIRED ECS. @ 1 ECS. /4 UNITS				**32**	ECS.
PROPOSED L.I.G. UNITS =		4	24	96	UNITS
		1	16	16	
TOTAL =				112	UNITS
REQUIRED ECS. @ 1ECS./3UNITS =				**37**	ECS.
TOTAL REQUIRED ECS. FOR L.I.G. UNITS =				**69**	**ECS.**
PROPOSED EWS. UNITS =		4	38	152	UNITS
REQUIRED PARKING SPACE @ 2.00 SQ.M. PER UNIT		**2**	**152**	**304**	**SQ.M.**
OLD STILT AREA =		2	142.939	285.878	SQ.M.
ECS. PROPOSED @ 28 SQ.M./ECS. =		285.875	28	10	ECS.
PROPOSED STILT AREA =				1154.046	SQ.M.
ECS. PROVIDED @ 28 SQ.M./ECS. =				41	NOS.
CAR PARKING IN SET BACK AREA =				26	NOS.
TOTAL CAR PARKING PROVIDED =		**TOTAL**	=	**77**	**CARS**
PROVIDED FOR TWO WHEELERS PARKING =				134.15	SQ.M.
				120.58	SQ.M.
				44.79	SQ.M.
				30.16	SQ.M.
		TOTAL	=	**329.68**	**SQ.M.**

DENSITY CALCULATION			
PLOT AREA	**7893.66**	**SQ.M.**	
	0.789	**HECTARE**	
TOWER	**NO. OF FLATS**	**POPULATION**	**UNITS**
LIG -11 (S+4)	16	80	NOS.
LIG -12 (G+3)	16	80	NOS.
LIG -13 (G+3)	16	80	NOS.
LIG -14 (G+3)	16	80	NOS.
LIG -15 (S+4)	16	80	NOS.
LIG -16 (G+3)	16	80	NOS.
LIG -17 (G+3)	16	80	NOS.
LIG -18 (G + 3)	16	80	NOS.
	TOTAL =	**640**	**NOS.**
NEW TOWER			
EWS. (1 to 4]	4 X 38 = 152	760	NOS.
L.I.G. (5 to 8)	4 X24= 96	480	NOS.
L.I.G. PROPOSED (G+3)	16	80	
TOTAL =	**392**	**1960**	**NOS.**
DENSITY ACHIVED =		2484	PPH
PERMISSIBLE DENSITY FOR EWS. =		3250	PPH
PERMISSIBLE DENSITY FOR L.I.G. =		2500	PPH
TOTAL =		**5750**	**PPH**
AVERAGE PERMISSIBLE DENSITY =		**2875**	**PPH**

TOWER DETAIL (F.A.R. CALCULATION FOR SANCTIONED/UNDER CONSTRUCTION TOWERS L.I.G-11 TO L.I.G.-18)/ 128 L.I.G. UNITS

TOWER NAME	GROUND COVERED AREA (SQ.M.) (INCLUDED IN FAR)	STILT/GROUND FLOOR COVERED AREA (SQ.M.) (NOT INCLUDED IN FAR)	STILT/GROUND FLOOR COVERED AREA (SQ.M.) (INCLUDED IN FAR)	FIRST FLOOR COVERED AREA (SQ.M.) (INCLUDED IN FAR)	SECOND FLOOR COVERED AREA (SQ.M.) (INCLUDED IN FAR)	THIRD FLOOR COVERED AREA (SQ.M.) (INCLUDED IN FAR)	FOURTH FLOOR COVERED AREA (SQ.M.) (INCLUDED IN FAR)	TOTAL F.A.R (SQ.M.)	MUMTY AREA (SQ.M.) (NOT INCLUDED IN FAR)	HEIGHT (MTR.)
LIG -11 (S+4)	159.496	142.939	16.557	159.496	159.496	159.496	159.496	654.541	16.557	13.90 MTR.
LIG -12 (G+3)	159.496	0.000	159.496	159.496	159.496	159.496	0.000	637.984	16.557	11.65 MTR.
LIG -13 (G+3)	159.496	0.000	159.496	159.496	159.496	159.496	0.000	637.984	16.557	11.65 MTR.
LIG -14 (G+3)	159.496	0.000	159.496	159.496	159.496	159.496	0.000	637.984	16.557	11.65 MTR.
LIG -15 (S+4)	159.496	142.939	16.557	159.496	159.496	159.496	159.496	654.541	16.557	13.90 MTR.
LIG -16 (G+3)	159.496	0.000	159.496	159.496	159.496	159.496	0.000	637.984	16.557	11.65 MTR.
LIG -17 (G+3)	159.496	0.000	159.496	159.496	159.496	159.496	0.000	637.984	16.557	11.65 MTR.
LIG -18 (G+3)	159.496	0.000	159.496	159.496	159.496	159.496	0.000	637.984	16.557	11.65 MTR.
TOTAL	**1275.968**	**285.878**	**990.090**	**1275.968**	**1275.968**	**1275.968**	**318.992**	**5136.986**	**132.456**	

TOWER DETAIL (F.A.R. CALCULATION FOR NEW PROPPOSED TOWERS (S+8) EWS. FLOORS : 1ST TO 4TH , L.I.G. FLOORS : 5TH TO 8TH & (G+3 BLOCK)

DETAILS	GROUND COVERED AREA (SQ.M.)	STILT/GROUND FLOOR COVERED AREA (SQ.M.) (NOT INCLUDED IN FAR)	STILT/GROUND FLOOR COVERED AREA (SQ.M.) (INCLUDED IN FAR)	FIRST FLOOR COVERED AREA (SQ.M.) (INCLUDED IN FAR)	SECOND FLOOR COVERED AREA (SQ.M.) (INCLUDED IN FAR)	THIRD FLOOR COVERED AREA (SQ.M.) (INCLUDED IN FAR)	FOURTH FLOOR COVERED AREA (SQ.M.) (INCLUDED IN FAR)	FIFTH FLOOR COVERED AREA (SQ.M.) (INCLUDED IN FAR)	SIXTH FLOOR COVERED AREA (SQ.M.) (INCLUDED IN FAR)	SEVENTH FLOOR COVERED AREA (SQ.M.) (INCLUDED IN FAR)	EIGHT FLOOR COVERED AREA (SQ.M.) (INCLUDED IN FAR)	TOTAL F.A.R (SQ.M.)	MUMTY AREA (SQ.M.) (NOT INCLUDED IN FAR)	HEIGHT (MTR.)
STILT FLOOR	1244.206	1154.046	90.160	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	90.160	0.000	
1ST TO 4TH OF EWS.	0.000	0.000	0.000	1201.036	1201.036	1201.036	1201.036	0.000	0.000	0.000	0.000	4804.144	0.000	
5TH TO 8TH OF L.I.G.	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1158.586	1158.586	1158.586	1158.586	4634.344	90.160	
LIG RPOPOSED (G+3)	159.496	0.000	0.000	159.496	159.496	159.496	0.000	0.000	0.000	0.000	0.000	637.984	16.557	11.65 MTR.
TOTAL	**1403.702**	**1154.046**	**90.160**	**1360.532**	**1360.532**	**1360.532**	**1201.036**	**1158.586**	**1158.586**	**1158.586**	**1158.586**	**10166.632**	**106.717**	25.65 MTR.

SHEET NO. 01

DRAWING TITLE

SUBMISSION DRAWING FOR E.W.S./L.I.G. ADITYA WORLD CITY AT SHAHPUR-BAMHETA, GHAZIABAD U.P.

स्वामित्व सम्बन्धी किसी भी विवाद की स्थिति में मानचित्र की स्वीकृति स्वतः निरस्त समझी जायेगी।

SITE PLAN

1113

गाजियाबाद विकास प्राधिकरण
सं० ए० टी० सं०
संख्या 225 / मा०न०-5/2013-14
दिनांक 5-9-2013
स्वीकृत
उपाध्यक्ष
गाजियाबाद विकास प्राधिकरण
गाजियाबाद
अधिशासी अभियन्ता
नगरीय नियोजन
अधिशासी अभियन्ता
नगरीय नियोजन

KEY PLAN
NOT TO SCALE

NORTH

SCALE 1: 250

DATE JULY 2013

DEALT BY FAQUIR MOHMMAD

CHECKED BY V.K. AGARWAL

SUBMISSION DRAWING

CLIENT :-

AGARWAL ASSOCIATES PROMOTERS LTD.

BHARAT BHAWAN, 10, NEW RAJDHANI ENCLAVE
ADJACENT TO PREET VIHAR METRO STATION,
VIKAS MARG, DELHI-110092 (INDIA)
TEL. -91-11-43432222, 22542222, FAX- 91-11-43432302

STRUCTURE ENGINEER'S SIGN :-

RAJEEV GUPTA
B.Sc., B.E.
STRUCTURE ENGINEER
A-32, Surya Nagar,
Meerut(U.P.) 9897692944

For Agarwal Associates (Promoters) Ltd.

Authorised Signatory

VINOD KUMAR AGARWAL
REGISTERED ARCHITECT
Registration No. CA/79/20103

OWNER'S SIGN

ARCHITECT'S SIGN

CONSULTANTS :-

RUDRABHISHEK ENTERPRISES PVT. LTD.
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