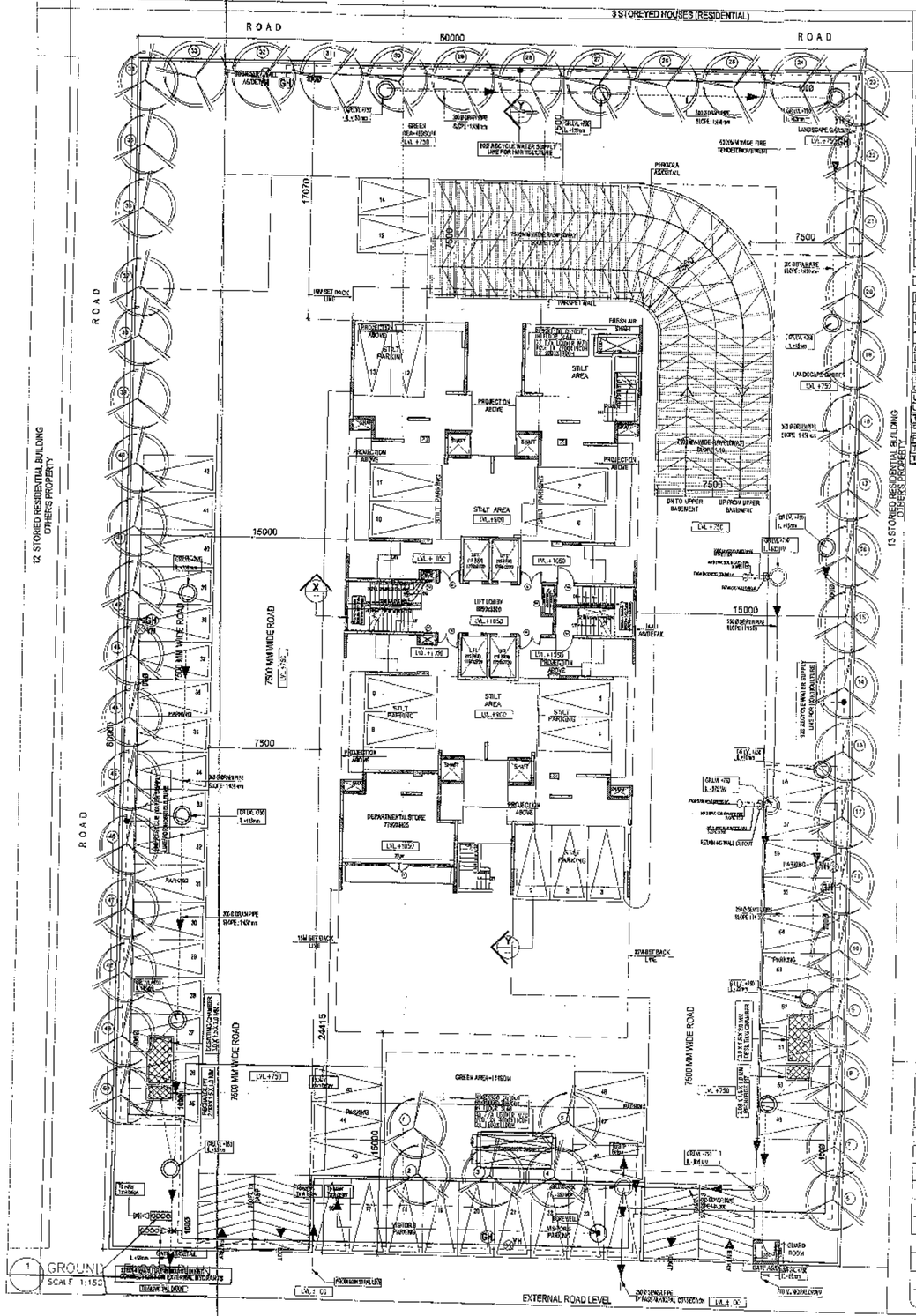


1 GROUND FLOOR PLAN
SCALE 1:150

FAR Area Chart (For Far-2.5)			Sq.Ft.	Sq.Mt.	Non-FAR Area Sq.M.	TOTAL Sq.M.
S.NO.						
1	TOTAL SITE AREA		4390	43858		
2	PERMISSIBLE FAR @2.5		10960	127646		
3	ORGANISED GREENS 15%		660	6458		
4	PERMISSIBLE GROUND COVERAGE @35%		1436	16370		
5	GROUND COVERAGE ACHIEVED		535.61	6180		
6	FAR ACHIEVED FOR GROUND FLOOR		125.65	1353	595.13	630.81
7	FAR ACHIEVED FOR HOUSING APARTMENTS (18 floors)		8447.49	90923	1266.76	92122.77
8	FAR ACHIEVED FOR SERVICE FLOOR				163.21	463.21
9	FAR ACHIEVED FOR SERVICE APARTMENTS (2 floors)		926.41	9972	37.78	984.15
10	FAR ACHIEVED FOR 26th FLOOR		87.22	939	16.89	106.00
11	TOTAL FAR ACHIEVED		9586.78	102192	2299.73	11877.69

FAR Area Chart (For Far- 2.5 + 33%)			Sq.Ft.	Sq.Ft.	Non-FAR Area Sq.M.	TOTAL Sq.M.
S.NO.						
1	TOTAL SITE AREA		4390	43858		
2	PERMISSIBLE FAR @2.5+33%		13533	143161		
3	ORGANISED GREEN @15%		660	6458		
4	PERMISSIBLE GROUND COVERAGE @35%		1420	15072		
5	GROUND COVERAGE ACHIEVED		630.81	6790		
6	FAR ACHIEVED FOR GROUND FLOOR		125.68	1353	505.13	630.81
7	FAR ACHIEVED FOR HOUSING APARTMENTS (21 floors)		10607.32	114144	1565.88	12174.00
8	FAR ACHIEVED FOR SERVICE FLOOR (22nd floor)				463.21	463.21
9	FAR ACHIEVED FOR SERVICE APARTMENTS (3 floors)		1369.62	14738	58.870	1446.59
10	FAR ACHIEVED FOR SERVICE APARTMENTS (26th floor)		463.21	4985	19.883	482.10
11	FAR ACHIEVED FOR 26th FLOOR		87.20	939	16.89	106.09
12	TOTAL FAR ACHIEVED		13153.94	141675	2723.47	15877.51

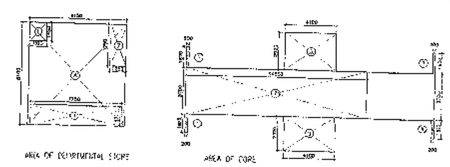
PARKING CALCULATION		
Total FAR achieved	15153.04	
Number of Parking required as/Sanction@1.5 ECS per 100 Sq.M. of FAR		
Total parking Required as/ Sanction	197.3	nos.
Lower basement-Normal Parking	32	
Lower basement- Stack Parking	24	
Lower basement- Two-wheeler Parking- 50 nos., i.e., 50/2.5 = 20 cars	20	
Total Parking provided at Lower basement	76	
Upper basement-Normal Parking	29	
Upper basement- Stack Parking	24	
Upper basement- Two-wheeler Parking- 25 nos., i.e., 25/2.5 = 10 cars	10	
Total Parking provided at Upper basement	63	
Parking provided at Ground- Stilt	13	
Parking provided at Ground- Open	45	
Total Parking provided at Ground	58	
Total parking Provided	197	nos.

LANDSCAPE CALCULATIONS:
NO. OF TREES TO BE PROVIDED: 125 TREES PER HECTARE
SITE AREA: 4000 SQM
NO.OF TREES REQUIRED: 125/10000X4000=50 TREES
NO. OF TREES PROPOSED:50nos.

2 AREA CALCULATIONS
SCALE 1:100

LEGENDS:

PARKING



AREA OF GROUND FLOOR						
Area of Core						
S.NO.	LEGEND	NUMBER	LENGTH (L)	WIDTH (B)	FORMULA	AREA (SQ.M.)
1.0	1	1	6.280	1.885	LXB	1.186
2.0	2	1	14.550	3.750	LXB	55.828
3.0	3	2	4.100	2.920	LXB	22.914
4.0					TOTAL	79.875
Area of Departmental store						
ADDITIONS						
S.NO.	LEGEND	NUMBER	LENGTH (L)	WIDTH (B)	FORMULA	AREA (SQ.M.)
1.0	A	1	8.150	5.100	LXB	60.015
DEDUCTIONS						
S.NO.	LEGEND	NUMBER	LENGTH (L)	WIDTH (B)	FORMULA	AREA (SQ.M.)
1.0	1	1	1.694	1.450	LXB	2.175
2.0	2	1	1.250	3.250	LXB	4.063
3.0	3	1	7.750	1.700	LXB	13.175
11.0					TOTAL	19.413
TOTAL AREA = ADDITIONS – DEDUCTIONS						40.60
Total FAR Area on Ground Floor(area of core+departmental Store)						120.60
Total Non-FAR Area on Ground Floor						505.13
TOTAL AREA on Ground Floor						630.81

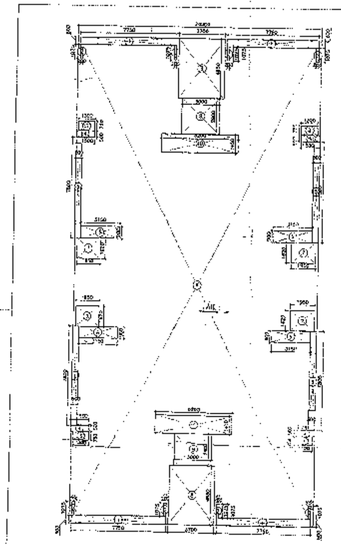
3 GROUND FLOOR FAR AREA CALCULATION
SCALE 1:100

No. of units achieved (For Far-2.5)				
S.no.	Type	No. of units on each floor	No. of Floors	Total Units
1	Housing Apartment	4	16	64
2	Service/Studio Apartment	12	2	24
			Total	88

LEGEND

- PROPERTY MORTGAGE FOR INTERNAL DEVELOPMENT WORK ON 23 FLOOR

No. of units achieved (For Far-2.5 + 33%)				
S.no.	Type	No. of units on each floor	No. of Floor	Total Units
1	Housing Apartment	4	21	84
2	Service/Studio Apartment	12	4	48
			Total	132



Ground Coverage Calculations						
ADDITIONS						
S.NO.	LEGEND	NUMBER	LENGTH (L)	WIDTH (B)	FORMULA	AREA (SQ.M.)
1.0	A	1	36.000	34.340	LXB	768.020
DEDUCTIONS						
S.NO.	LEGEND	NUMBER	LENGTH (L)	WIDTH (B)	FORMULA	AREA (SQ.M.)
1.0	1	4	3.750	0.000	LXB	18.000
2.0	2	5	0.200	1.075	LXB	1.720
3.0	3	4	1.300	0.750	LXB	3.900
4.0	4	4	1.700	0.800	LXB	5.800
5.0	5	4	4.500	1.300	LXB	23.400
6.0	6	4	3.150	0.900	LXB	11.340
7.0	7	4	1.550	1.820	LXB	12.636
8.0	8	2	3.700	4.050	LXB	34.410
9.0	9	2	3.000	2.850	LXB	16.800
10.0	10	2	6.200	1.450	LXB	17.980
11.0					TOTAL	195.986
TOTAL AREA = ADDITIONS – DEDUCTIONS						630.81

4 GROUND COVERAGE CALCULATION
SCALE 1:100

LEGEND :

S.No.	SYMBOL	DESCRIPTION
1	MH	MANHOLE
2		SEWER LINE
3	CP	CATCH PIT
4		UNDER GROUND DRAIN
5		RAINWATER LINE (FOR UNDERGROUND)
6		MUNICIPAL WATER SUPPLY PIPE LINE.
7		RECYCLED WATER SUPPLY PIPE LINE.
8		PROPOSED TUBE WELL
9		BASEMENT RETAINING WALL
10		GARDEN HYDRANT

LEGEND : FIRE SYSTEM

S.No.	SYMBOL	DESCRIPTION
1		FIRE LINE
2	YH	YARD HYDRANT 63 MM DIA. SINGLE HEADED HYDRANT VALVE WITH 2 NOS. 15 M. LONG, 63 MM DIA. FIRE HOSE PIPE & 1 NO. BRANCH PIPE WITH NOZZLE
3		FIRE BRIGADE CONNECTION
4		BUTTERFLY VALVE
5		NONRETURN VALVE (CHECK VALVE)
6		ISOLATING VALVE WITH MASONARY CHAMBER

Door Window Schedule					
S.No.	Type	Width	Of Jamb	Lintel Level	Size(W x H)
1	D	1800	-	2400	1800 x 2400
2	D1	1200	-	2400	1200 x 2400
3	D2	1000	-	2400	1000 x 2400
4	D3	900	-	2400	900 x 2400
5	D4	750	-	2400	750 x 2400
6	DW1	3400	-	2400	3400 x 2400
7	DW2	3000	-	2400	3000 x 2400
8	DW3	2400	-	2400	2400 x 2400
9	DW4	2900	-	2400	2900 x 2400
10	W1	2000	600	2400	2000 x 1500
11	W2	1600	900	2400	1600 x 1500
12	W3	900	900	2400	900 x 1500
13	W4	900	1200	2400	900 x 1200
14	V1	600	1200	2400	600 x 1200
15	V2	600	1200	2400	600 x 1200
16	FD	1300	-	2100	1300 x 2100
17	FD1	900	150	2100	900 x 1950
18	FD2	800	150	2100	800 x 1950
19	FD3	900	-	2100	1800 x 2100

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Specific Notes:

REVISIONS	NO.
PRINTS ISSUED TO	NO. DATE

KEY PLAN

Project

ARTHA TOWER BY THAPAR BUILDERS
PLOT NO-15,SECTOR 4 VAISHALI GHAZIABAD

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Client's Signature
For Thapar Builder Pvt. Ltd
Director

Client
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THAPAR BUILDERS (P) LTD.
A-3 PAMPOSH ENCLAVE,G.K-1,NEW DELHI-48

Architectural Drawing Title
GROUND FLOOR PLAN

Architectural Drawing No.
A-P-GA-1.1
SANCTION DRAWING

Issued By
morphogenesis.
RO

Scale	1:100	Checked By:
Date	Feb'2013	

ग़ाज़ियाबाद विकास प्राधिकरण
संख्या 694/ आ०
दिनांक 30-7-13
स्वीकृत
ग़ाज़ियाबाद विकास प्राधिकरण
भवन मानचित्र
प्राधिकृत हस्ताक्षर

स्थानीय स्तरवाली किसी भी विवाद की स्थिति में मानचित्र की स्वीकृति स्वतः निरस्त समझी जावेगी।

विद्युत नियमों के अनुसार सुरक्षित दूरी सीढ़ियों का निर्माण कार्य किया जायेगा

स्वीकृत नक्शे पर स्वीकृत मानचित्र की संख्या व दिनांक लिखना अनिवार्य होगा

वातावरण की दृष्टि से राज्य सम्पत्ति अधिनियम के अन्तर्गत ग्राम सभा से भूमि पट्टा लेना अनिवार्य है।

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

भूमि के गड्ढा/तटबंध की सुरक्षा हेतु आवश्यक पर समाप्त दीवारों के ऊपर आवश्यकतानुसार बाड़ बैरीकेडिंग लगाना अनिवार्य है। जो जीवनोपयोगी लेबर सिस्टम व प्रत्येक तल के नीचे डाले जायें।