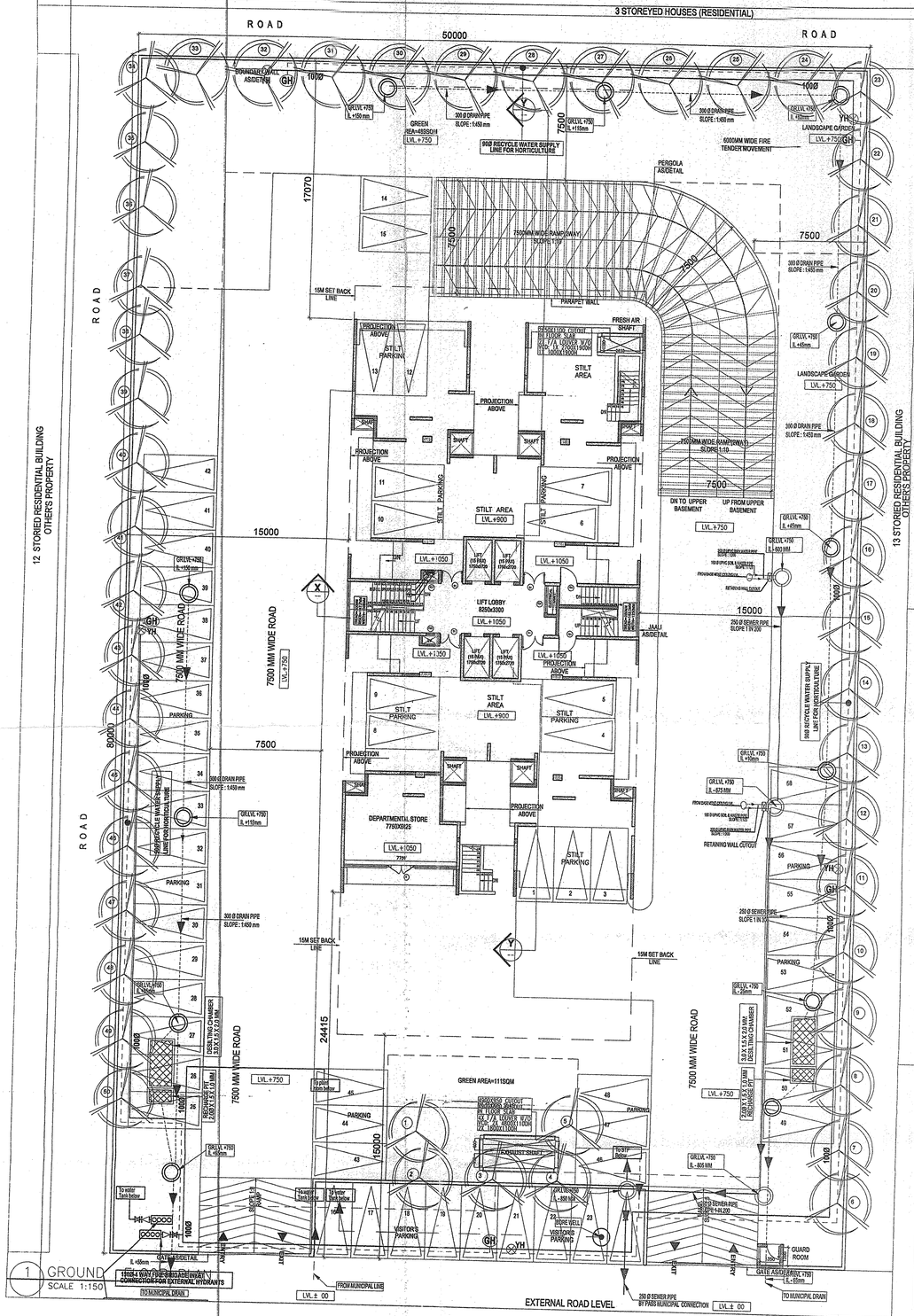


1 GROUND
SCALE 1:150

FAR Area Chart (For Far-2.5)				Non-FAR Area	TOTAL
S.NO.		Sq.M.	Sq.Ft.	Sq.M.	Sq.M.
1	TOTAL SITE AREA	4000	43056		
2	PERMISSIBLE FAR @2.5	10000	107640		
3	ORGANISED GREEN@15%	600	6458		
4	PERMISSIBLE GROUND COVERAGE @35%	1400	15070		
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 (16 floors)	8447.48	90929	1265.28	9712.77
8	FAR ACHIEVED FOR SERVICE FLOOR			463.21	463.21
9	FAR ACHIEVED FOR SERVICE APARTMENTS (2 floors)	926.41	9972	37.78	964.19
10	FAR ACHIEVED FOR 26th FLOOR	87.20	939	18.89	106.09
11	TOTAL FAR ACHIEVED	9586.78	103192	2290.28	11877.07

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

FAR Area Chart (For Far- 2.5 + 33%)				Non-FAR Area	TOTAL
S.NO.		Sq.M.	Sq.Ft.	Sq.M.	Sq.M.
1	TOTAL SITE AREA	4000	43056		
2	PERMISSIBLE FAR @2.5+33%	13300	143161		
3	ORGANISED GREEN@15%	600	6458		
4	PERMISSIBLE GROUND COVERAGE @35%	1400	15070		
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)	11097.33	119344	1650.68	12748.01
8	FAR ACHIEVED FOR SERVICE FLOOR (22nd floor)			463.21	463.21
9	FAR ACHIEVED FOR SERVICE APARTMENTS (3 floors)	1389.62	14958	56.670	1446.29
10	FAR ACHIEVED FOR SERVICE APARTMENTS (26th floor)	463.21	4988	18.890	482.10
11	FAR ACHIEVED FOR 28th FLOOR	87.20	939	18.89	106.09
12	TOTAL FAR ACHIEVED	13153.04	141579	2723.47	15876.51

No. of units achieved (For Far2.5 + 33%)				
S.no.	Type	No. of units on each floor	No. of Floors	Total Units
1	Housing Apartment	4	21	84
2	Service/Studio Apartment	12	4	48
			Total	132

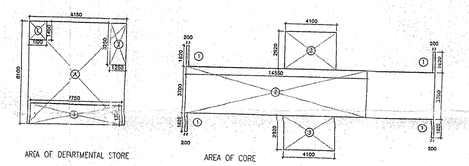
PARKING CALCULATION		
Total FAR achieved	13153.04	
Number of Parking required as/Sanction@1.5 ECS per 100 Sq.M. of FAR		
Total parking Required as/ Sanction	197.3	nos.
Lower basement-Normal Parking	32	
Lower basement-Stack Parking	24	
Lower basement-Two-wheeler Parking= 50 nos., i.e., 50/2.5 = 20 cars	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.

LEGENDS:

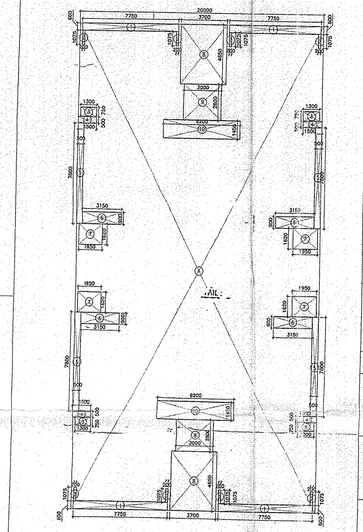
PARKING

2 AREA CALCULATIONS
SCALE: 1:100



AREA OF GROUND FLOOR						
Area of Core						
S.NO.	LEGEND	NUMBER	LENGTH (L)	WIDTH (B)	FORMULA	AREA (SQ.M.)
1.0	1	4	0.200	1.620	LXB	1.296
2.0	2	1	14.550	3.700	LXB	53.835
3.0	3	2	4.100	2.920	LXB	23.944
4.0					LXB	
					TOTAL	79.075
Area of Departmental Store						
ADDITIONS						
S.NO.	LEGEND	NUMBER	LENGTH (L)	WIDTH (B)	FORMULA	AREA (SQ.M.)
1.0	A	1	8.150	8.100	LXB	66.015
DEDUCTIONS						
S.NO.	LEGEND	NUMBER	LENGTH (L)	WIDTH (B)	FORMULA	AREA (SQ.M.)
1.0	1	1	1.600	1.450	LXB	2.176
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						46.60
Total FAR Area on Ground Floor(area of core+departmental Store)						125.68
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



Ground Coverage Calculations

ADDITIONS						
S.NO.	LEGEND	NUMBER	LENGTH (L)	WIDTH (B)	FORMULA	AREA (SQ.M.)
1.0	A	1	20.000	38.340	LXB	766.800
DEDUCTIONS						
S.NO.	LEGEND	NUMBER	LENGTH (L)	WIDTH (B)	FORMULA	AREA (SQ.M.)
1.0	1	4	7.750	0.600	LXB	18.600
2.0	2	8	0.200	1.075	LXB	1.720
3.0	3	4	1.300	0.750	LXB	3.900
4.0	4	4	1.500	0.500	LXB	3.000
5.0	5	4	9.900	0.800	LXB	15.600
6.0	6	4	3.150	0.900	LXB	11.340
7.0	7	4	1.950	1.620	LXB	12.636
8.0	8	2	3.700	4.650	LXB	34.410
9.0	9	2	3.000	2.800	LXB	16.800
10.0	10	2	6.200	1.450	LXB	17.980
11.0					TOTAL	135.986
TOTAL AREA = ADDITIONS – DEDUCTIONS						630.81

4 GROUND COVERAGE CALCULATION
SCALE 1:100

LEGEND :		
S. N.	SYMBOL	DESCRIPTION
1.	M.H.	MANHOLE
2.		SEWER LINE
3.	C.P.	CATCH PIT
4.		UNDER GROUND DRAIN
5.		RISING MAIN LINE (FOR T/W TO U.G.T.)
6.		MUNICIPAL WATER SUPPLY PIPE LINE.
7.		RECYCLED WATER SUPPLY PIPE LINE.
8.		PROPOSED TUBE WELL
9.		BASEMENT RETAINING WALL
10	GH	GARDEN HYDRANT

LEGEND : FIRE SYSTEM		
S. No.	SYMBOL	DESCRIPTION
1.		FIRE LINE
2.	YH	YARD HYDRANT 63 M.M. DIA. SINGLE HEADED HYDRANT VALVE WITH 2 NOS. 15 M. LONG, 63 M.M. 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	Cill Level	Lintel Level	Size (W x H)
1	D	1500	-	2400	1500 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	3050	-	2400	3050 x 2400
8	DW3	2700	-	2400	2700 x 2400
9	DW4	2500	-	2400	2500 x 2400
10	W1	2000	900	2400	2000 x 1500
11	W2	1000	900	2400	1000 x 1500
12	W3	900	900	2400	900 x 1500
13	W4	900	1050	2400	900 x 1350
14	V1	600	1200	2400	600 x 1200
15	V2	500	1200	2400	500 x 1200
16	FD1	1200	-	2100	1200x 2100
17	FD2	900	150	2100	900 x 1950
18	FD3	600	150	2100	600 x 1950
19	FD4	1800	-	2100	1800x 2100

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Specific Notes:

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

विद्युत-नियमों के अनुसार सुरक्षित दूरी सुनिश्चित की निर्माण कार्य किया जाये।

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

वर्षाजल संचयन की दृष्टि से राज्य वन निगम अधिनियम के अन्तर्गत कम से कम 50 वर्ग मीटर क्षेत्रफल में लगाना अनिवार्य है।

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

समस्त प्रकार के मलबा/रद्दी की सुरक्षा हेतु विकास क्षेत्र पर समस्त दीवारों के ऊपर आरसीसी/जी.आई. तार जाली डालना उचित/आवश्यक है। जो जीपीसी लेयर सिस्टम व प्रत्येक छत के नीचे डाले जाये।

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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For Thapar Builder Pvt. Ltd.
Director

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Architectural Drawing Title

GROUND FLOOR PLAN

Architectural Drawing No.

A-P-GA-1.1 | SANCTION DRAWING

Issued By

morphogenesis. | North | RO

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Date	Feb'2013	

नोट: मानचित्र के प्रत्येक पृष्ठ पर अधिकृत हस्ताक्षर एवं दिनांक के बिना यह मानचित्र अस्वीकार्य होगा।