

Non - F.A.R. Area Calculation (In Sq.m.)											
Floor	Sanctioned Non - F.A.R.				Existing Non - F.A.R.				Total	To Be Compounded	
	Block - 16	Block - 18	Block - 19	Total	Block - 16	Block - 18	Block - 19	Total			
aseement nt - 1				6092.756					5745.197	-	
aseement nt - 2				6092.756					5745.197	-	
Stilt	697.370	660.015	678.040	2035.425	698.498	661.040	682.372	2041.910			6.485
1 st Floor	9.366	10.064	9.366	28.796	11.150	12.727	11.150	35.027			6.231
2 nd Floor	9.366	10.064	9.366	28.796	11.150	12.727	11.150	35.027			6.231
3 rd Floor	9.366	10.064	9.366	28.796	11.150	12.727	11.150	35.027			6.231
4 th Floor	9.366	10.064	9.366	28.796	11.150	12.727	11.150	35.027			6.231
5 th Floor	9.366	10.064	9.366	28.796	11.150	12.727	11.150	35.027			6.231
6 th Floor	9.366	10.064	9.366	28.796	11.150	12.727	11.150	35.027			6.231
7 th Floor	9.366	10.064	9.366	28.796	11.150	12.727	11.150	35.027			6.231
8 th Floor	9.366	10.064	9.366	28.796	11.150	12.727	11.150	35.027			6.231
9 th Floor	9.366	10.064	9.366	28.796	11.150	12.727	11.150	35.027			6.231
10 th Floor	9.366	10.064	9.366	28.796	11.150	12.727	11.150	35.027			6.231
11 th Floor	9.366	10.064	9.366	28.796	11.150	12.727	11.150	35.027			6.231
12 th Floor	9.366	10.064	9.366	28.796	11.150	12.727	11.150	35.027			6.231
13 th Floor	9.366	10.064	9.366	28.796	11.150	12.727	11.150	35.027			6.231
14 th Floor	9.366	10.064	9.366	28.796	11.150	12.727	11.150	35.027			6.231
15 th Floor	9.366	10.064	9.366	28.796	11.150	12.727	11.150	35.027			6.231
Terrace	44.717	54.119	44.717	143.553	108.958	111.406	94.709	315.073	171.520		
Total	882.572	865.094	863.247	24795.450	974.963	951.331	944.331	1375.782	271.400		

2500 अभियन्ता

ROAD AREA = 4426.57 sq.mt.

LAND AREA DETAIL		
S.NO	PARTICULARS	SQ.MTR.
1.	AREA OF LAND IN POSSESSION INCLUDED N / C ROAD	75827.853
	AREA OF CHAK ROAD & NALI (N / C ROAD)	797.673
	TOTAL LAND AS / DEED	75030.15
	A LAND IN RESIDENTIAL	58531.00
	B LAND IN COMMERCIAL	17296.853
2.	LESS CHAK ROAD & NALI NET COMMERCIAL LAND	16499.18
	BREAK UP OF RESIDENTIAL LAND	58531.00

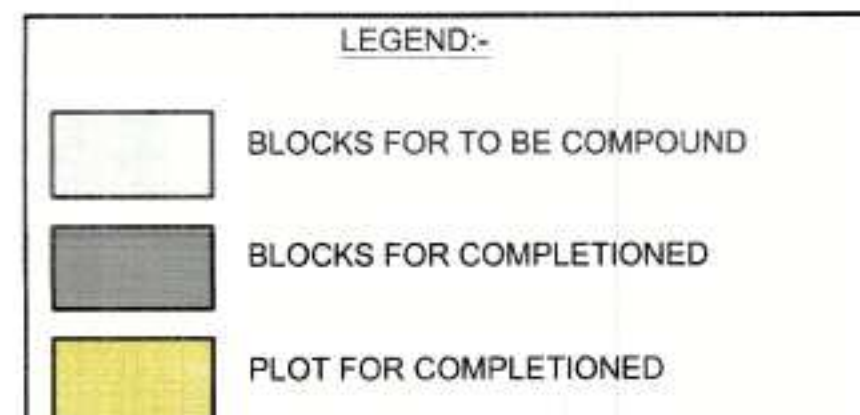
2.	A	IN MASTER PLAN ROAD/ROAD WIDENING	= 3968.16	16499.18
	B	IN GREEN @ 15%	= 8184.426	
	C	IN PLOTTING DEVELOPMENT	= 16689.57	
	D	IN GROUP HOUSING	= 29454.844	
3.	BREAK UP OF COMMERCIAL			16499.18
	A	IN MASTER PLAN ROAD	= 3750.00	
	B	IN GREEN @ 10%	= 1274.918	
	NET COMMERCIAL PLOT AREA		= 11474.262	
4.	TOTAL GREEN REQUIRED (COMM. + RES.)			9459.344

AREA DETAIL		
S.NO	PARTICULARS	
A.	FOR GROUP HOUSING AREA	29484.844
B.	PERM. GROUND COV. 40%	11793.937
C.	SANCTION GROUND COV.	9960.078
D.	COMPOUNDED GROUND COV.	8624.162
E.	TO BE COMPOUND GROUND COV. =EXISTING G.C. - SANCTIONED G.C. =2241.91-2235.425=6.485	6.485

F	TOTAL GROUND COV. (D + E)	10866.072
G	PERM. F.A.R. @ 2.5 OF PLOT	73712.11
H	EXISTING F.A.R.(COMPOUNDED)	86545.375
I	TO BE COMPOUND F.A.R. (30184.235 SANCTIONED + 93.515 COMPOUNDABLE)	30277.75
J	TOTAL F.A.R. (3.28 %)	96823.125
K	COMPOUNDED NON F.A.R.	9319.127
L	TO BE COMPOUND NON F.A.R.	2890.287
M	TO BE COMPOUND - 1 & 2 (Only for Residential)	11490.394
N	COMPOUNDABLE BAL CONSERV AREAS	1787.624

SANCTIONED UNITS	= 1095 NO.S
EXISTING UNITS (Tower - 1 to 15) (COMPOUNDED)	= 765 NO.S
EXISTING UNITS TO BE COMPOUND	= 330 NO.S
TOTAL EXISTING UNITS (765 + 330)	= 1095 NO.S

AREA DETAIL OF COMMERCIAL PLOT		
S.NO	PARTICULARS	SQ.MTR.
1	AREA OF COMMERCIAL PLOT	11474.262
2	PERM. GROUND COVG. @ 35% OF PLOT	4015.891
3	EXISTING GROUND COVG. @ 22.74%	2609.094
4	PERMISSIBLE F.A.R. @ 2.0 OF PLOT	22940.524
5	EXISTING F.A.R. @ 2.38 (27164.307 SANCTIONED + 136.954 COMPOUNDALE)	27300.361
6	EXISTING NON F.A.R.	862.936
7	Existing Basement - 1, 2 & 3 (Only for Comm.)	17218.107

[illegible]

AREA OF SWIMMING POOL = 181.57 SQM (NON FAR)

SITE PLAN

PROJECT:

Compounding Building Plan for Block - 16, 18, 19
& Commercial of Group Housing (River Height)
at Khasra No. 891,892,893,895,551,548,549,888,557,553
Village Noor Nagar (Rajnagar Ext.), Ghaziabad

COMPANY NAME

M/s Carol Infrastructure Pvt. Ltd.

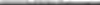
THROUGH DIRECTOR

Mr. Manu Garg

Architect's Signature _____ Director's Signature _____

 THE INSTITUTE OF COST ACCOUNTANTS OF INDIA
 222, NAGAR PALACE, RAIPUR - 492 001 (C.A. Building)

ARCHITECT :



architects interior designers & planners
studio: 2nd fl., shri hith plaza, c-25, sector-13, vasundhara, ghz
phone: 0120 4208127, +91 9811132248
website: www.creativeinestudio.in email: ar_naydeepsethi@yahoo.com

DATE	SCALE	NORTH
05-09-2016	NTS	
DEALT BY	CHKD BY	DRG . NO.
VIKAS	NAVDEEP	01