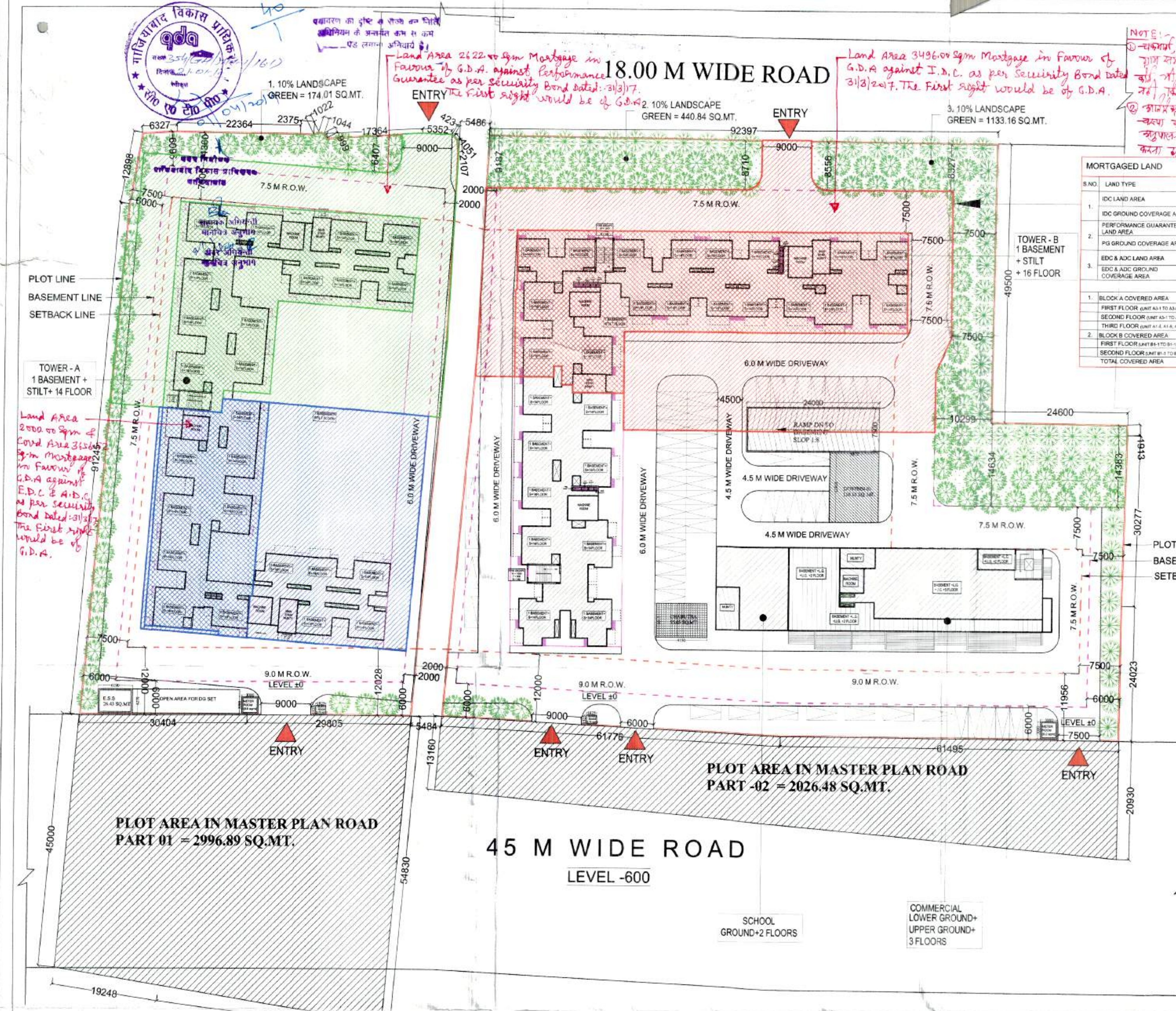




AREA STATEMENT

S.NO	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	22,502.30
2	ROAD AREA IN PLOT	5,023.37
3	TOTAL PLOT AREA - ROAD AREA	17,478.93
4	REQUIRED 10% OF PLOT AREA AS LAYOUT GREEN = 10% OF 17,478.93 = 1,747.89	1,747.89
5	PROPOSED 10% OF PLOT AREA AS LAYOUT GREEN	1,748.09
6	PERMISSIBLE F.A.R. AREA = 17,478.93 X 2.5 = 43,697.33 SQ.MT.	43,697.33
7	5% GREEN BUILDING F.A.R. AREA = 5% OF PERMISSIBLE F.A.R. AREA = 43,697.33 X 0.05 = 2,184.87	2,184.87
8	TOTAL PROPOSED 5% GREEN BUILDING F.A.R.	2,184.87
9	TOTAL PROPOSED F.A.R. AREA	43,631.98
10	PERMISSIBLE GROUND COVERAGE = 50% = 50% OF 17,478.93 = 8,739.47	8,739.47
11	PROPOSED GROUND COVERAGE (37.98%)	6,639.76
12	PERMISSIBLE 5% FOR FACILITY OF PERMISSIBLE F.A.R. AREA = 5% OF 43,697.33 = 2,184.87	2,184.87
13	ACHIEVED 5% FACILITY AREA (CUPBOARD+LIFT LOBBY+SERVICE SHAFT+COMMUNITY HALL+MUMMITY & MACHINE ROOM) = 2,798.33 SQ.MT.	2,798.33
14	EXTRA FACILITY AREA IN F.A.R. = 13-12 = 2,798.33-2,184.87 = 613.46 SQ.MT.	613.46
15	TOTAL PERMISSIBLE UNITS PERMISSIBLE UNITS @ 500 UNIT PER HEC. = 17,478.93/500 = 34.95 = 35 UNITS	35 UNITS
16	TOTAL PROPOSED UNITS	734 UNITS
17	TOTAL PROPOSED POPULATION @ 5 PERSON PER UNIT = 734 X 5 = 3670 PERSONS	3670 PERSONS
18	PLOT AREA REQUIRED FOR NURSERY SCHOOL BUILDING AS PER POPULATION OF PROJECT @ 500 SQ.MT. FOR 2500 PERSONS = 3670 X 500 / 2500 = 734.00 SQ.MT.	734.00
19	MAX. PERMISSIBLE GROUND COVERAGE FOR COMMERCIAL & FACILITY BUILDING @ 10% OF PERM. GROUND COVERAGE = 8,739.47 X 0.1 = 873.95 SQ.MT.	873.95
20	PROPOSED GROUND COVERAGE FOR NURSERY SCHOOL	195.73
21	PERMISSIBLE F.A.R. AREA FOR NURSERY SCHOOL @ 0.80 PLOT AREA = 734 X 0.8 = 587.20 SQ.MT.	587.20
22	PROPOSED F.A.R. AREA FOR NURSERY SCHOOL	587.19
23	NET GROUND COVERAGE AREA FOR COMMERCIAL = 10% GROUND COVERAGE OF PLOT - PROPOSED GROUND COVERAGE FOR FACILITY BUILDING = 873.95 - 195.73 = 678.22 SQ.MT.	678.22
24	PROPOSED GROUND COVERAGE AREA FOR COMMERCIAL	678.22
25	I.E. PLOT AREA OF COMMERCIAL @ 40% GROUND COVERAGE = 678.22 / 0.4 = 1695.55 SQ.MT.	1695.55
26	MAX. PERMISSIBLE F.A.R. AREA FOR COMMERCIAL = 1.75 X 1695.55 = 2967.21 SQ.MT.	2967.21
27	PROPOSED F.A.R. AREA FOR COMMERCIAL	2967.21
28	PERMISSIBLE GROUND COVERAGE FOR AFFORDABLE HOUSING (10-20-24) = 8,739.47 - 195.73 - 678.22 = 7865.52 SQ.MT.	7,865.52
29	PROPOSED GROUND COVERAGE FOR AFFORDABLE HOUSING	5,362.85
30	MAX. PERMISSIBLE F.A.R. AREA FOR AFFORDABLE HOUSING (8-22-27) = 45,882.20 - (587.19+2967.21) = 42,327.80 SQ.MT.	42,327.80
31	PROPOSED F.A.R. AREA FOR AFFORDABLE HOUSING	41,648.99
32	PROPOSED BASEMENT AREA (NON F.A.R.)	13,217.28
33	PROPOSED BASEMENT PARKING AREA = 1207.28	1,207.28
34	PROPOSED BASEMENT DEDUCTION AREA = 1196.00	1,196.00

LAND AREA DETAIL

VILLAGE	KHASRA No.	PURCHASED LAND
SIKROD	4	4540 SQ.MT.
SIKROD	5	10000 SQ.MT.
SIKROD	51	9180 SQ.MT.
TOTAL LAND AREA		23,720 SQ.MT.
LAND AREA IN GREEN		49.5 X 24.6 = 1217.70 SQ.MT.
PLANNING PLOT AREA		23720 - 1217.70 = 22502.30 SQ.MT.

PROPOSED AFFORDABLE HOUSING AT KHASRA No. 4, 5 & 51 VILLAGE:- SIKROD, GHAZIABAD

OWNER:- M/s MAHALUXMI REALTECH PVT. LTD. C-1 & 2, MAHALUXMI METRO TOWER, SECTOR - 4, VAISHALI, GHAZIABAD - 201016

DRAWING TITLE :- SITE PLAN WITH MARKED MORTGAGED LAND

ARCHITECTS: Space Designers International

Space Designer: B-34, SECTOR-47, NOKIA

architects & planners: space@nokia.com, www.spaceindia.com

DRAWN BY: SONU AR. VISHAL MITAL

CHECKED BY: AR. VISHAL MITAL

DATE: 14/04/2018

SCALE: 1:400

For Mahaluxmi Realtech Pvt. Ltd.

MAQSUDE NAZAR, Ph.D. (Structural Engineering), Ph.D. (Structural Engineering), Member Institute of Engineers (India) AMR0971040

ARCHITECT'S SIGN: DRG.NO. 01

