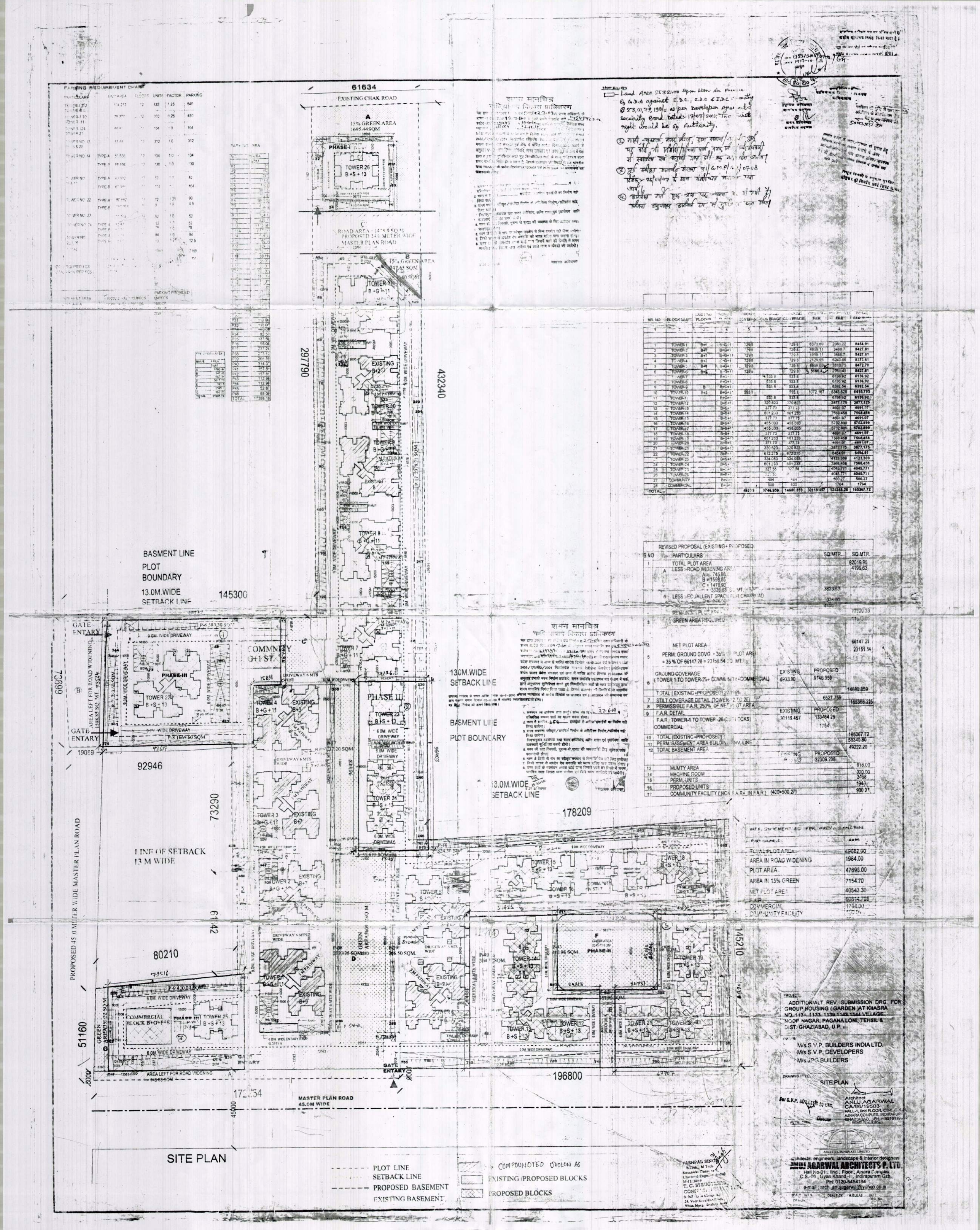
EXISTING CHAK ROAD
PHASE-I
TOWER 26 B+S+13
15% GREEN AREA 1695.44SQM
ROAD AREA - 1478.9 SQ.M. PROPOSED 24.0 METER WIDE MASTER PLAN ROAD
15% GREEN AREA 347.65 SQM
TOWER 1 B+G+11
EXISTING B+2
9.0M WIDE DRIVEWAY
BASMENT LINE
PLOT BOUNDARY
13.0M.WIDE SETBACK LINE
145300
GATE ENTARY
COMMNITY G+1 ST.
PHASE-III
TOWER 22 B+S+13
PHASE II
TOWER 23 B+S+13
TOWER 24 B+S+13
130M.WIDE SETBACK LINE
178209
LINE OF SETBACK 13 M WIDE
PROPOSED 45.0 METER WIDE MASTER PLAN ROAD
80210
COMMERCIAL BLOCK B+G+4+S
TOWER 25 B+S+13
PHASE-II
TOWER 14 B+S+13
TOWER 15 B+S+13
TOWER 16 B+S+13
TOWER 18 B+S+13
TOWER 19 B+S+13
TOWER 12 B+S+13
TOWER 13 B+S+13
TOWER 21 B+S+13
TOWER 20 B+S+13
196800
145210
51160
73290
61442
172254
MASTER PLAN ROAD 45.0M WIDE
AREA LEFT FOR ROAD WIDENING
GATE ENTARY
SITE PLAN
PLOT LINE
SETBACK LINE
PROPOSED BASEMENT
EXISTING BASEMENT
COMPOUNDED SHOWN AS
EXISTING /PROPOSED BLOCKS
PROPOSED BLOCKS
PROJECT:
ADDITION/ALT. REV. SUBMISSION DRG. FOR GROUP HOUSING (GARDEN) AT KHASRA NO. 1131, 1133, 1139, 1143, 1144 VILLAGE NOOR NAGAR, PAGANA LONI, TEHSIL & DIST. GHAZIABAD, U.P.
OWNER:
M/s.S.V.P. BUILDERS INDIA LTD.
M/s.S.V.P. DEVELOPERS
M/s.JPG BUILDERS
DRAWING TITLE:
SITE PLAN
Architect
ANUJ AGARWAL
CA/90/19503
HALL-1, IInd FLOOR, CS-6, C.K.
AJNARA COMPLEX, INDIRAPURAM
GHAZIABAD PH.:9810110
ARCHITECTS PRIVATE LIMITED
architects, engineers, landscape & interior designers
ANUJ AGARWAL ARCHITECTS P. LTD.
Hall No.01, IInd. Floor, Ajnara Complex
C.S.-06, Gyan Khand-II, Indirapuram Gzb.
PH: 0120-5454184
e-mail: arch.anujagarwal@yahoo.co.in
SCALE N.T.S.
DEALT BY AGULAB
DATE
DRG. No.
For S.V.P. BUILDERS IND LTD.
Director
ASHPAL SINGH
B.Tech., M.Tech.
Structural Consultant
Chartered Engineer (India)
M-13, 3469
T. C. STRUCTURAL CONSULTANTS
R-307, Lok Complex
24, Veer Savarkar Block
Vikas Marg, Delhi-92
61634
297790
432340
145300
92946
73290
61442
80210
51160
172254
196800
145210
178209
19089
93617
73699
PARKING REQUIREMENT CHART
PARKING PROVIDED
124 ECS
556 ECS
TOTAL 2198 ECS
AREA STATEMENT AS PER PREV. SANCTIONS
TOTAL PLOT AREA 49682.00
AREA IN ROAD WIDENING 1984.00
PLOT AREA 47698.00
AREA IN 15% GREEN 7154.70
NET PLOT AREA 40543.30
FAR 60814.708
COMMERCIAL 1764.00
COMMUNITY FACILITY 500.27
REVISED PROPOSAL (EXISTING+ PROPOSED)
S.NO PARTICULARS SQ.MTR. SQ.MTR.
1 TOTAL PLOT AREA 82019.96
A LESS :-ROAD WIDENING AREA 4199.63
A = 745.86
B = 1598.85
C = 1478.90
= 3823.63 SQ.MT.
B LESS :-EQUALLENT SPACE FOR CHAKROAD D = 376.00 376.00
REMAINING PLOT AREA 77520.33
3 GREEN AREA REQUIRED 11628.05
NET PLOT AREA 66147.28
5 PERM. GROUND COVG = 35% OF PLOT AREA = 35 % OF 66147.28 = 23151.54 SQ. MT. 23151.54
6 GROUND COVERAGE (TOWER 1 TO TOWER-26+ COMMUNITY+COMMERCIAL) EXISTING 4933.90 PROPOSED 9746.959
TOTAL (EXISTING+PROPOSED) 22.19% 14680.859
7 STILT COVERAGE DETAIL (TOWER 1 TO 26) 6527.759
8 PERMISSIBLE F.A.R. 250% OF NET PLOT AREA 165366.225
9 F.A.R. DETAIL EXISTING 30119.457 PROPOSED 133484.29
F.A.R. TOWER-1 TO TOWER -26 (27 BLOCKS) 1764
COMMERCIAL
10 TOTAL (EXISTING+PROPOSED) 165367.72
11 PERM. BASEMENT AREA BUILDING ENV. LINE 58340.80
12 TOTAL BASEMENT AREA 49222.20
EXISTING 16912 PROPOSED 32309.288
13 MUMTY AREA 918.00
14 MACHINE ROOM 320.00
15 PERM. UNITS 2468
16 PROPOSED UNITS 1949
17 COMMUNITY FACILITY (NON F.A.R.+ IN F.A.R.) (400+500.27) 900.27
SR. NO. BLOCK NAME FLOOR COVERAGE COVERAGE FAR FAR TOTAL
1 TOWER-1 B+G+11 729.8 6573.69 2081.22 8454.91
2 TOWER-2 B+G+11 729.8 4969.11 3458.7 8427.81
3 TOWER-3 B+G+11 729.8 4969.11 3458.7 8427.81
4 TOWER-4 B+G+11 729.8 2129.95 6243.66 8373.61
5 TOWER-5 B+G+11 729.8 4969.11 3503.75 8472.78
6 TOWER-6 B+G+11 729.8 5666.4 2761.41 8427.81
7 TOWER-7 B+G+1 533.8 533.8 6136.92 6136.92
8 TOWER-8 B+G+1 533.8 533.8 6136.92 6136.92
9 TOWER-9 B+G+1 533.8 533.8 6392.54 6392.54
10 TOWER-10 B+2 B+G+11 555.1 555.1 1072.167 5343.628 6415.795
11 TOWER-11 B+G+1 533.8 533.8 6136.92 6136.92
12 TOWER-12 B+S+1 320.823 320.823 3877.175 3877.175
13 TOWER-13 B+S+1 377.73 377.73 4691.07 4691.07
14 TOWER-14 B+S+1 601.233 601.233 7568.458 7568.458
15 TOWER-15 B+S+1 377.73 377.73 4691.07 4691.07
16 TOWER-16 B+S+1 455.033 455.033 5702.899 5702.899
17 TOWER-17 B+S+1 455.033 455.033 5702.899 5702.899
18 TOWER-18 B+S+1 377.73 377.73 4691.07 4691.07
19 TOWER-19 B+S+1 601.233 601.233 7568.458 7568.458
20 TOWER-20 B+S+1 377.73 377.73 4691.07 4691.07
21 TOWER-21 B+S+1 320.823 320.823 3877.175 3877.175
22 TOWER-22 B+S+1 672.275 672.275 8454.91 8454.91
23 TOWER-23 B+S+1 334.053 334.053 4123.369 4123.369
24 TOWER-24 B+S+1 601.233 601.233 7568.458 7568.458
25 TOWER-25 B+S+1 327.55 327.55 4045.771 4045.771
26 TOWER-26 B+S+1 327.55 327.55 4045.771 4045.771
27 COMMUNITY B+G+1 484 484 500.27 500.27
28 COMMERCIAL B+G+1 600 600 1764 1764
TOTAL 46319 9746.959 14680.859 30119.457 135246.26 165367.72