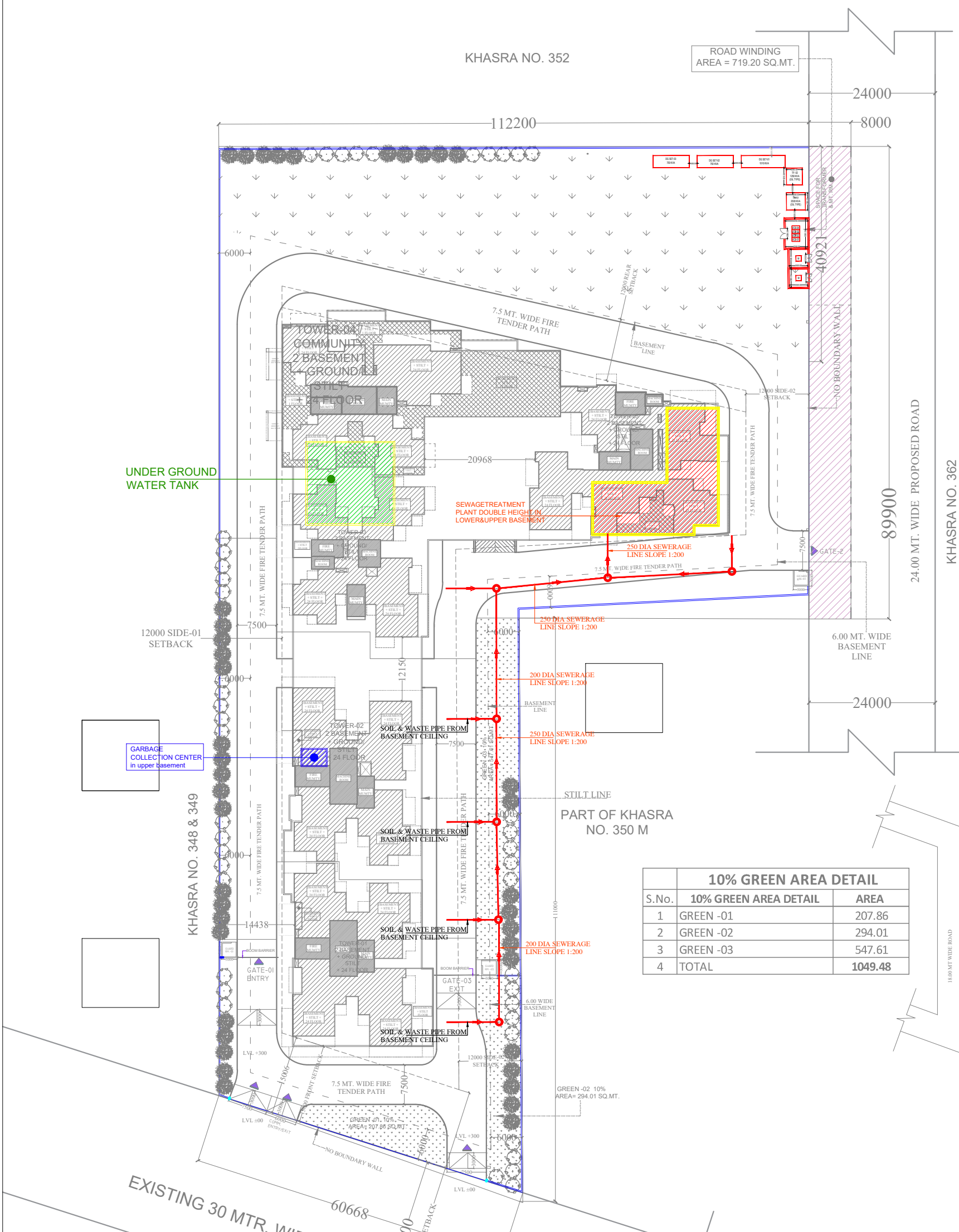
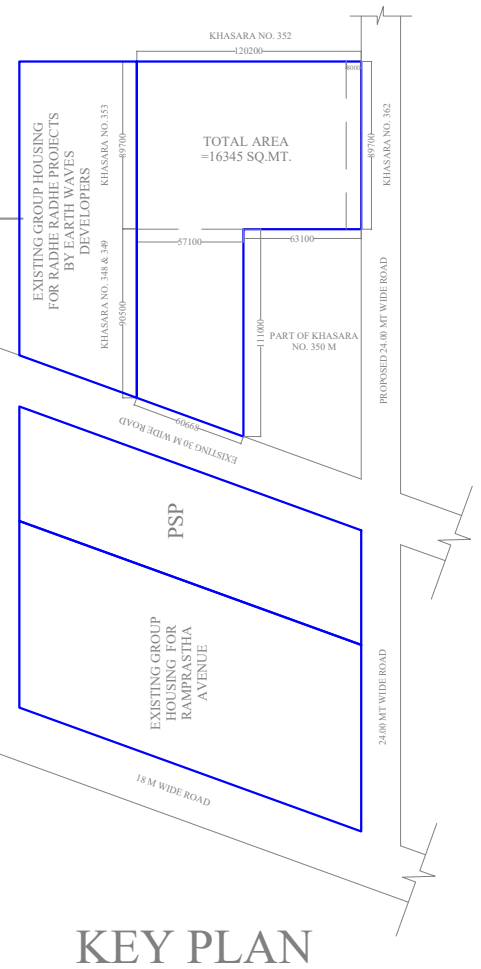
PROJECT TITLE: PROPOSED GROUP HOUSING "SG ORCHARD" AT KHASRA NO - 351 & 350M , VILL. BHOVAPUR , PARGANA, JALALABAD,GHAZIABAD UNDER OWNERSHIP OF SG. ESTATE PVT. LTD.

FILE N0.:- GDA/BP/25-26/0574

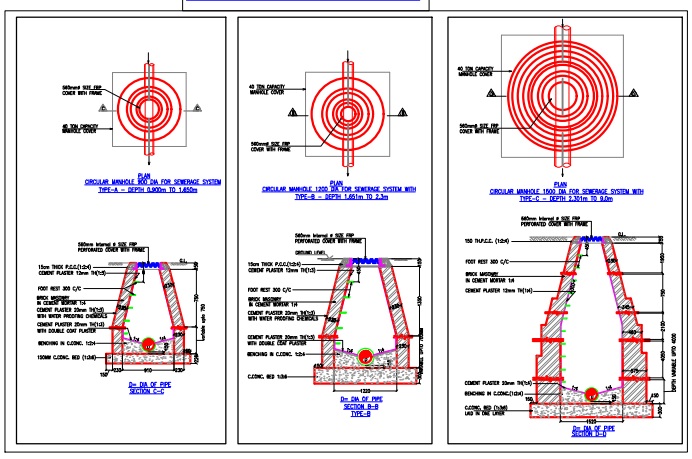


S.NO.	AREA STATEMENT		PERCENTAGE		AREA IN SQ.MT.
1	PLOT AREA				16,345.000
2	UNDER ROAD WINDING AREA				719.200
3	ZONAL GREEN AREA				2,926.250
4	NET PLOT AREA = 1-(2+3)				12,699.450
5	REQUIRED GREEN AREA				969.945
	A GREEN AREA FOR PLOT UPTO 3000.00 SQ.MT	3,000.00	NIL		
	B GREEN AREA FOR PLOT ABOVE 3000.00 SQ.MT @ 10%	9969.95	969.95		
	TOTAL = A+B		969.95		
6	ACHIEVED 10% GREEN AREA				1,049.480
7	TOTAL PERMISSIBLE F.A.R. AREA				62,872.415
	A TOTAL PERMISSIBLE BASE F.A.R AREA [BFAR] FOR HOUSING		2.5	31748.63	
	B TO BE PURCHASABLE F.A.R [PFAR]		2.2	27938.79	
	C REQUIRED INCENTIVE FAR AREA FOR EWS AND LIG			3185.00	
	INCENTIVE FAR AREA (49 E.W.S. & 49 LIG)	49 X 65 (30 + 35) = 49 X 65 = 3185.00			
	TOTAL PERMISSIBLE F.A.R. AREA (A+B+C)			62872.42	
8	PERMISSIBLE 5% FACILITY AREA FOR 2.5 FAR [BFAR] + 2.5 FAR [PFAR]		5%		2,984.371
9	PERMISSIBLE GROUND COVERAGE @ Max. Coverage after ensuring setback, i.e. 50.01% OF PLOT AREA (GROUND COVERAGE OPEN SPACE REQUIREMENT)		50.01%		6350.800
10	PROPOSED GROUND COVERAGE		32.67%		5339.600
11	PERMISSIBLE FAR AREA FOR COMMERCIAL = 5% OF AVAILED FAR [WHICH INCLUDES BFAR + PFAR]				2984.37
12	PROPOSED COMMERCIAL F.A.R. AREA =				653.70
13	TOTAL PROPOSED FAR AREA WITH EXTRA FACILITY				6221.0.90
	A TOTAL F.A.R. FOR RESIDENTIAL	60552.39			
	B TOTAL F.A.R. FOR COMMERCIAL	653.70			
	C EXTRA FACILITY AREA IN F.A.R.	1804.81			
	TOTAL PROPOSED F.A.R AREA = A+B+ C	6221.0.90			
14	TOTAL ACHIEVED FACILITY AREA TOWER & COMMUNITY HALL				3989.18
15	TOTAL ACHIEVED COMMUNITY AREA				1667.910
16	TOTAL ACHIEVED UNITS				499
17	TOTAL UPPER BASEMENT AREA				9841.18
	A BASEMENT -01 PARKING AREA	9864.16			
	B BASEMENT -01 DEDUCTION AREA	777.02			
	TOTAL = A+B	9841.18			
18	TOTAL LOWER BASEMENT AREA				9931.68
	A BASEMENT -02 PARKING AREA	8790.38			
	B BASEMENT -02 DEDUCTION AREA	1341.30			
	TOTAL = A+B	9931.68			
19	TOTAL UPPER & LOWER BASEMENT AREA = 17+18				19772.86
20	STILT NON FAR AREA				3644.55
21	STILT PARKING AREA				2854.53
22	TOTAL REQUIRED E.C.S.				626.662
	A REQUIRED E.C.S. FOR TOWER -1	108.00			
	B REQUIRED E.C.S. FOR TOWER -2	113.75			
	C REQUIRED E.C.S. FOR TOWER -3	101.50			
	D REQUIRED E.C.S. FOR TOWER -4	103.50			
	E REQUIRED E.C.S. FOR TOWER -5	137.00			
	G ADDITIONAL 10% FOR VISITORS	56.38			
	H REQUIRED E.C.S. FOR COMMERCIAL (COMMERCIAL F.A.R AREA /	6.54			
	TOTAL REQUIRED E.C.S. = A+B+C+D+E+F+G+H+I	626.66			
23	PROPOSED PARKING AS PER E.C.S. (INCLUDING VISITOR PARKING)				659.90
	A BASEMENT -01 PARKING AREA + BASEMENT-01 PARKING AREA / 32 (@32 SQ.MT. PER E.C.S.)			283.26	
	B BASEMENT-02 PARKING AREA + BASEMENT- 02 PARKING AREA / 32 (@32 SQ.MT. PER E.C.S.)			274.70	
	C STILT PARKING AREA + STILT PARKING AREA / 28 (@28 SQ.MT. PER E.C.S.)			101.95	
	TOTAL = A+B+C+D			659.90	
24	ACHIEVED PARKING AS PER LAYOUT				636
	A BASEMENT-01 PARKING (PRIMARY)	183.00			
	B BASEMENT-02 PARKING (PRIMARY)	19.00			
	C BASEMENT-02 PARKING (MECHANICAL)	300.00			
	D BASEMENT-01 PARKING (SECONDARY)	30.00			
	E BASEMENT-02 PARKING (SECONDARY)	30.00			
	F STILT PARKING AS PER LAYOUT (PRIMARY)	69.00			
	G STILT PARKING AS PER LAYOUT (SECONDARY)	25.00			
	TOTAL = A+B+C+D+E+F+G	636.00			
25	TOTAL NON F.A.R. AREA				44300.35
	A BASEMENT -01 AREA NON F.A.R. AREA	9841.18			
	B BASEMENT-02 AREA NON F.A.R. AREA	9931.68			
	C STILT NON F.A.R AREA	3604.55			
	E FIRE STAIR CASE AREA NON F.A.R. AREA FOR TOWERS	3995.08			
	F L.T PANNEL ROOM AREA	73.75			
	G GARBAGE COLLECTI ON AREA	16.75			
	H D/N STAIR CASE FOR U.G TANK	23.45			
	I S.T.P. NON F.A.R. AREA	381.58			
	J METER ROOM	9.00			
	E U.G. TANK NON F.A.R AREA	270.87			
	F GUARD ROOM AREA NON F.A.R.	27.00			
	H BALCONY NON F.A.R AREA	16609.46			
	I WASTE SEGREGATION	75.00			
	TOTAL = A+B+C+D+E+F+G	44300.35			
26	TOTAL BUILT UP AREA				103495.62
	A TOTAL F.A.R AREA	6221.0.90			
	B 5% FACILITY AREA	2984.371			
	C TOTAL NON F.A.R. AREA	44300.35			
	TOTAL = A+B+C	103495.62			
27	AS PER 50 NOS. OF TREE PER HECTARE OF PLOT AREA (=50 X PLOT AREA / 10000)				81.725
28	PROPOSED NOS OF TREES				84.000

	10% GREEN AREA DETAIL	
S.No.	10% GREEN AREA DETAIL	AREA
1	GREEN -01	207.86
2	GREEN -02	294.01
3	GREEN -03	547.61
4	TOTAL	**1049.48**

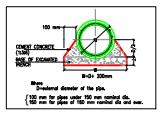


TYPICAL MANHOLE DETAILS



LEGEND:-		
S.NO	DESCRIPTION	SYMBOL
1.	SEWERAGE MANHOLE	
2.	RCC SEWERAGE PIPE LINE	

TYPICAL MANHOLE SCHEDULE			
Type of Manhole	Size(mm)	Shape	Depth
A	900 DIA	CIRCULAR	900 TO 1650
B	1200 DIA	CIRCULAR	1651 TO 2300
C	1500 DIA	CIRCULAR	2301 TO 9000



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SITE SUPERIMPOSED ON GOOGLE IMAGE

MEP CONSULTANT:
PKV Consulting Engineers (P) Ltd.
C-815, DDA Flats,Loni Road, Delhi -110093
TELEFAX - 011-22816297
E-mail:- pramod@pkv.co.in
info@pkv.co.in

PROJECT :-
PROPOSED GROUP HOUSING "SG ORCHARD"
AT KHASRA NO - 351 & 350M ,
VILL. BHOVAPUR , PARGANA,
JALALABAD,GHAZIABAD

BUILDERS & PROMOTER :-
SG. ESTATE PVT. LTD.

DRAWING TITLE :-
WASTE DISPOSAL PLAN (EXTERNAL SEWERAGE)

ARCHITECTS :
Space Designers International
B - 34, SECTOR-67, NOIDA
PH : +91 9711633717,18,19 & 20
Mob: 9811070399 , 9811336231
e-mail : spacesdi@gmail.com, www.spacedi.com

DRAWN BY :-	CHECKED BY :-	SCALE	DATED :-
KAMAL	PKS	NTS.	03-01-2026

OWNER NAME:-
GAURAV GUPTA

For S.G. Estates Pvt. Ltd.
Director
DIRECTOR / AUTHORIZED SIGNATORY

VISHAL MITTAL CA/1998/23185 ARCHITECT
ARCHITECT'S SIGN.

DRG.NO.-PL-04