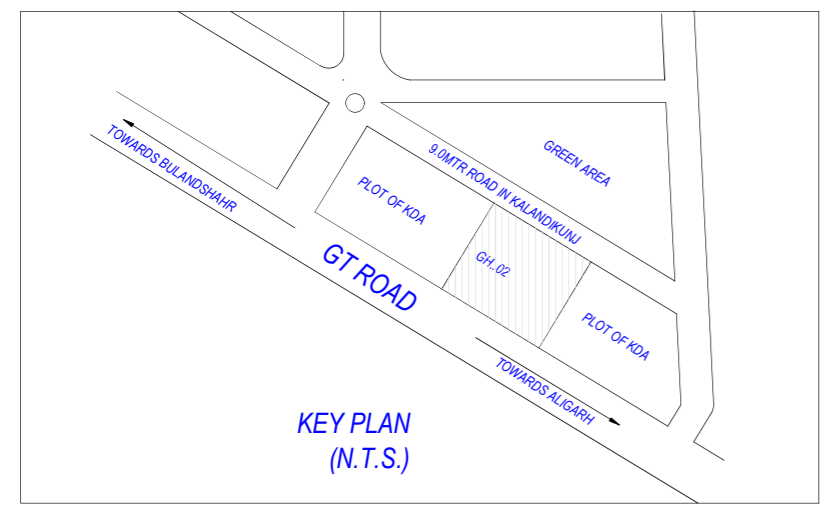
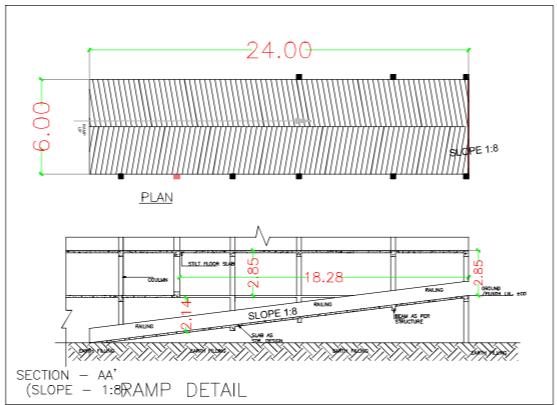
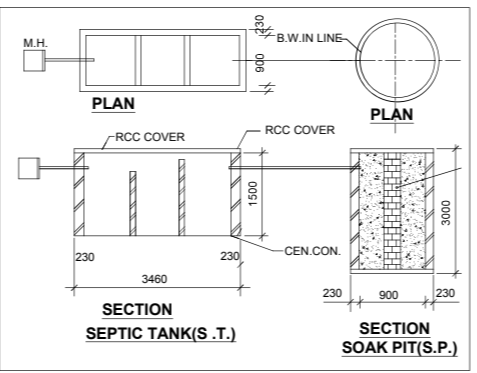
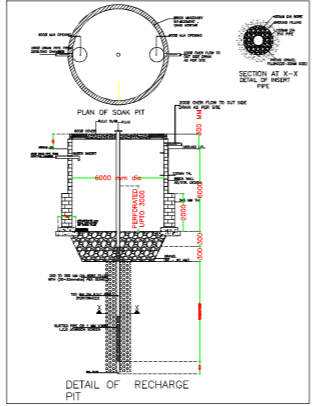
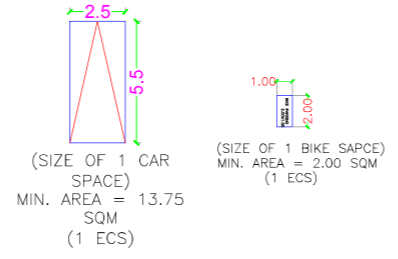
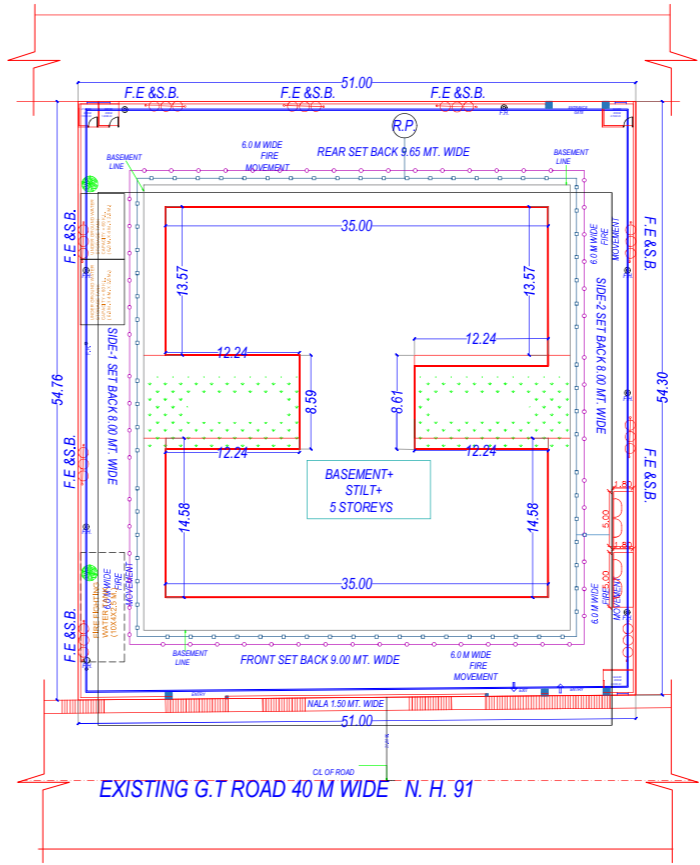
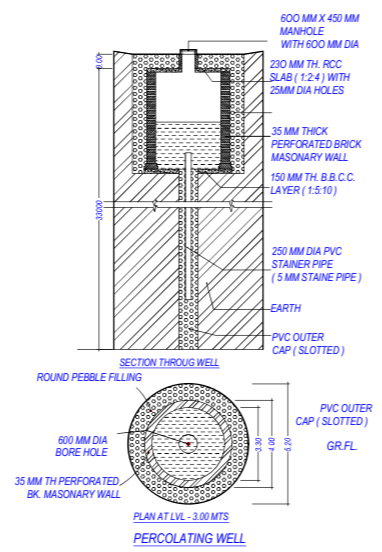


SITE PLAN
(Scale - 1:100)



KEY PLAN
(N.T.S.)



SITE PLAN
BASEMENT + STILT + 5 STOREYS

AREA STATEMENT		Version No.	Date
PROJECT DETAILS		GHDA/21-22/0645	03/08/2022
Authority	Khurja Development Authority	Plot Use	Residential
Authority Class	Category D	Plot Sub Use	Group Housing
Authority Code	Development Authority (DA)	Development Plan	Kalind Kunj Residential scheme
Land Use	Regular	Land Use Zone	Residential zone
Project Type	Building Permission	Land Sub Use Zone	Residential Zone
Name of Development	RES	Layout Type	NA
Development Area	Developed Area	Sub Development Area	City Area
Special Project	NA		
AREA DETAILS			
Site Address	Development: Kalind Kunj Village/NA		
Area of Plot As per record	2781.03		
Document Area	2781.03		
As per site condition	2781.03		
Area of Plot Considered	2781.03		
Deduction For			
Proposed roads	6.00		
NA	0.00		
Total (+/-)	6.00		
Net Area of plot (1 - 2) AREA OF PLOT	2781.03		
% of Green and open space (Prop)	6.00		
% of Green and open space (Prop)	220.00		
Green and open space	220.00		
Balance area of PLOT (-)	2561.03		
Plot Area For Coverage	2781.03		
Plot Area For F&S	2781.03		
Perm. FAR Area (1.50)	4171.54		
Total Perm. FAR area (1.50)	4171.54		
Permissible Coverage area (60.00 %)			
Permissible Coverage area (60.00 %)	1112.42		
Total Prop. Coverage Area (34.88 %)	952.01		
Total Coverage area (6.12 %)	610.07		
Balance coverage area (6.12 %)	142.30		
Processed Area as:			
Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	135.96	0.00	0.00
Stilt Floor	988.07	0.00	199.02
First Floor	896.11	0.00	896.11
Second Floor	1033.32	0.00	896.11
Third Floor	1033.32	0.00	896.11
Fourth Floor	1033.32	0.00	896.11
Terrace Floor	51.14	0.00	51.00
Total Area	6452.74	0.00	3752.06
Total FAR Area			3752.06
Accessory Use Area Added in Builtup Area			23.22
Total Builtup Area			6465.88
Proposed F.S.I. Considered			1.50

COLOR INDEX	
Plot Boundary	Black
Abutting Road	Red
Proposed Construction	Green
Common Plot	Yellow
Road Alignment (Road Widening Area)	Blue
Future T.P Scheme Deduction Area	Orange
Existing (To be retained)	Light Blue
Existing (To be demolished)	Light Green

Green and open spaces Area	
Name	Prop. Area
PARK/GREEN AREA	138.99
PARK/GREEN AREA	110.03

Building	No. of Same Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area in Sq.m	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)										Proposed FAR Area (Sq.m)	AGG Area in FAR (Sq.m)	Total FAR Area (Sq.m)	No. of Unit	
					Drain/Out. (Chowk)	Murthy	LR	LR	LR	LR	LR	LR	LR	LR					LR
A (GROUP HOUSING)	1	6760.75	328.01	6432.74	148.32	588.8	9.84	26.50	291.65	28.80	12.62	1977.83	28.80	12.62	1977.83	3752.06	12.62	3752.06	24
Grand Total:	1	6760.75	328.01	6432.74	148.32	588.8	9.84	26.50	291.65	28.80	12.62	1977.83	28.80	12.62	1977.83	3752.06	12.62	3752.06	24

Parking Check (Table 7a)	
Vehicle Type	Prop. Area
Equivalent Car Space	742.93
Total Car	54
Visitor's Car	16
Handicapped	1
Other Parking	287.08
Total	317.48

Building USE/SUBUSE Details	
Building Name	A (GROUP HOUSING)
Building Use	Residential
Building Sub Use	Group Housing
Building Group	Highrise
Building Structure	24
No. of Residential Units	24
Floor Name	BASEMENT FLOOR PLAN
Floor Use	Residential + Parking
Floor Sub Use	Group Housing
FAR Name	Residential FAR
FAR Sub Use	Residential
Floor Name	STILT FLOOR PLAN
Floor Use	Residential + Parking
Floor Sub Use	Group Housing
FAR Name	Residential FAR
FAR Sub Use	Residential
Floor Name	FIRST FLOOR PLAN
Floor Use	Residential
Floor Sub Use	Group Housing
FAR Name	Residential FAR
FAR Sub Use	Residential
Floor Name	TYPICAL 2, 3, 4 FLOOR PLAN
Floor Use	Residential
Floor Sub Use	Group Housing
FAR Name	Residential FAR
FAR Sub Use	Residential
Floor Name	TERRACE FLOOR PLAN
Floor Use	Residential
Floor Sub Use	Group Housing
FAR Name	Residential FAR
FAR Sub Use	Residential

Tree Details (Table 3b)	
Plot	Name
Plot	Tree
	Prop.
	12
	50

Required Parking (Table 7a)	
Building Name	A (GROUP HOUSING)
Type	Residential
Sub Use	Group Housing
Area (Sq.m)	6760.75
Units	24
Parking spaces reqd for every	
0-50	1
50-100	1
100-150	1
150-200	1
200-300	1
> 300	1
Total	5

Buildingwise Floor FAR Details		
Floor Name	Building Name	Total
Proposed Built up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total Proposed Built Up Area (Sq.m)
Basement Floor	135.96	0.00
Stilt Floor	988.07	199.02
First Floor	896.11	896.11
Second Floor	1033.32	896.11
Third Floor	1033.32	896.11
Fourth Floor	1033.32	896.11
Terrace Floor	51.14	51.00
Total	6452.74	3752.06

Signature of Nisha Anant (Vice Chairman)

Signature of Vimal Gupta (Junior engineer)

Signature of Siraj Ahmed (Executive Engineer)

Signature of Prabhat Kumar Paul (Town Planner)

Signature of Davendra pal Singh (Secretary)

Signature of Prabhat Kumar Paul (Town Planner)

Signature of Siraj Ahmed (Executive Engineer)

GHDA/21-22/0645

03 Aug 2022

05 Aug 2027

valid