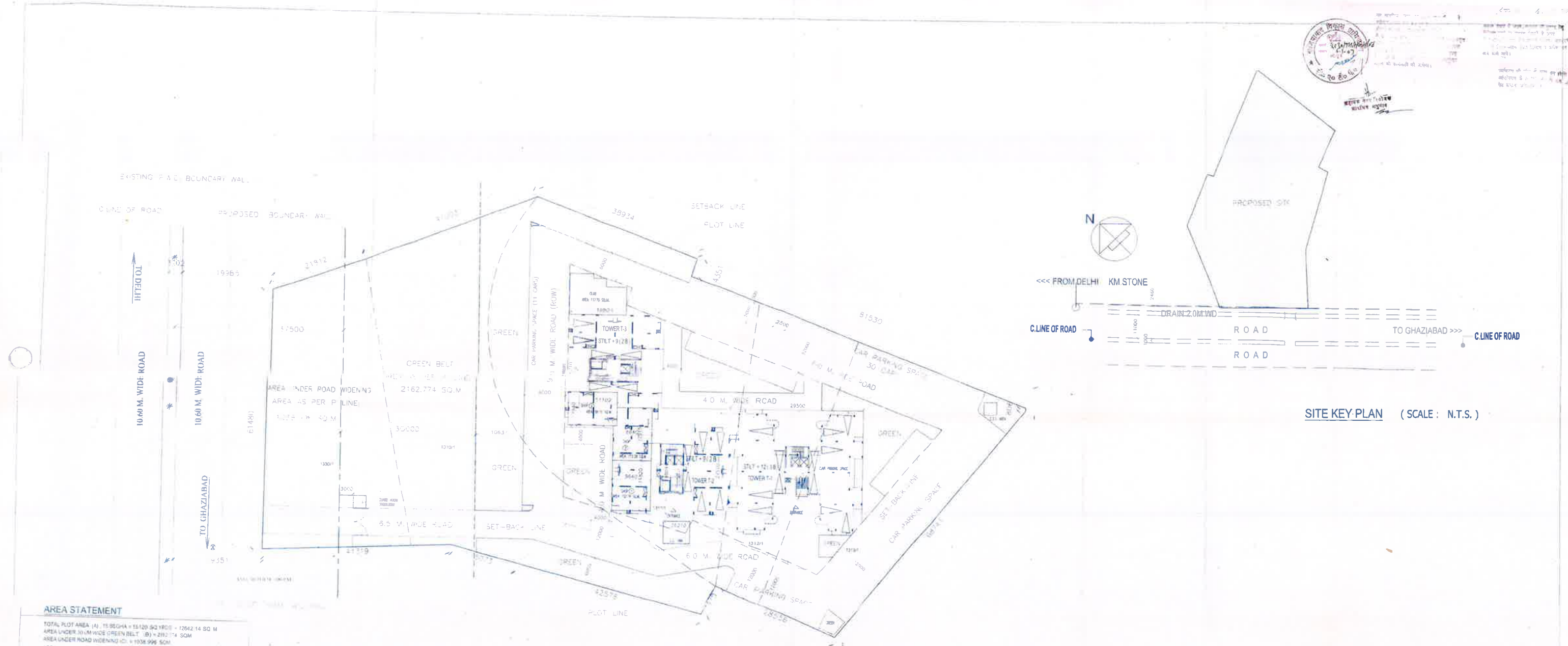




SITE KEY PLAN (SCALE : N.T.S.)

AREA STATEMENT

TOTAL PLOT AREA (A) 15,85,044 SQ. M.
 AREA UNDER 10 M. WIDE GREEN BELT (B) 2,19,174 SQ. M.
 AREA UNDER ROAD WIDENING (C) 1,03,899 SQ. M.
 AREA AFTER DEDUCTION OF ROAD WIDENING AND 10 M. GREEN BELT (D)
 = A - (B + C) = 14,61,971 SQ. M.
 AREA OF CONSOLIDATED GREEN @ 15% OF (D) = 2,19,296 SQ. M. (E)
 NET PLOT AREA - D - E = 12,42,675 SQ. M. = 1,024.31 SQ. MT

SITE LAYOUT PLAN

PERMISSIBLE OR COVERAGE = 35% OF NET AREA
 = 4,34,936.25 SQ. M. = 2,808.51 SQ. MT
 PERMISSIBLE FAR = 150% OF NET AREA
 = 2,19,296.25 SQ. M. = 1,203.84 SQ. MT
 PERMISSIBLE FAR = 50% OF ROAD WIDENING
 = 51,949.5 SQ. M. = 519.49 SQ. MT
 TOTAL PERMISSIBLE FAR = 1,203.84 SQ. MT + 519.49 SQ. MT
 = 1,723.33 SQ. MT
 PERMISSIBLE DWELLING UNITS = 150 D.U. NET
 = 150 X 0.02431 = 120.36 D.U.
 = SAY 120 D.U.
 PERMISSIBLE DENSITY = NO. OF D.U. X 5 PERSON/DU
 = 120 X 5 = 600 PERSONS
 PERMISSIBLE TREES REQUIRED @ 50 TREES/HECTARE
 = 120 X 5 = 600 TREES

PERM SHOPPING @ 3 NOS. OF SHOPS PER 1000 PERSONS = 3.6 NOS.

REQD. PARKING = 1 D.E.C.S. FOR 100 SQ. M. OF COVERED AREA
 AREA = TOTAL AREA + CLUB AREA = 12,42,675 + 400.00
 = 12,43,075 SQ. M. = 1,03,589.58 SQ. MT
 NO. OF CARS REQD. = 130 CARS

PROPOSED FAR = 1,723.33 SQ. M.

PROPOSED OR COVERAGE = 125.87 SQ. M. (1.92%)

PROPOSED DWELLING UNITS = 120 D.U.

PROPOSED DENSITY = 120 X 5 PERSONS = 600 PERSONS

PROPOSED NOS. OF CAR PARKING = 131 NOS.

PROPOSED SHOPPING @ 3 NOS. OF SHOPS PER 1000 PERSONS
 = 3 X 600 = 1,800 NOS. SHOPS
 AREA OF SHOPS = 1 X 2 X 3 = 102.76 + 115.06 + 88.15 = 305.97 SQ. M.

PROPOSED AREAS

S. NO.	TYPE	AREA/UNIT	NO. OF UNITS	CORE AREA	CORE AREA	AREA OF	NO. OF FLOORS	AREA OF	NO. TOWERS	TOTAL F.A.R.	GROUND	TOTAL GROUND
		(IN SQ. M.)	(TOWER)	(TYP. FLOOR)	(STILT FLOOR)	(IN SQ. M.)		(IN SQ. M.)			(IN SQ. M.)	(IN SQ. M.)
1	3 BED + 20K (TOWER - T1)	113.784	4	30.47	48.56	485.60	S+12	3867.76	1	3867.76	495.70	495.70
2	2 BED + 20K (TOWER - T2)	TYPE A-77.202 TYPE B-78.952	4	33.436	48.576	77.202 X 4 = 308.808 78.952 X 4 = 315.808	S+9	3144.522	1	3144.522	355.36	355.36
3	2 BED + 20K (TOWER - T3)	77.202	4	33.436	48.576	342.244	S+9	3128.772	1	3128.772	355.36	355.36
4	CLUB (NOT INCLUDED IN FAR)									400 (not included in FAR)	117.70	117.70
5	SHOPS (INCLUDED IN FAR)									306 SQM		
6	TOTAL									12458.054 SQ. M.		12575.87 SQ. M. (1.92%)

PROPOSED NO. OF TOWER & UNITS

MULTISTOREY	NO. OF TOWERS	TYPE/NO. OF UNIT/FLOOR	TOTAL UNIT	TOTAL PERSONS
(3 Bed Rm Apartment) (S+12) TOWER - T1	1	4	12X1X4 = 48	240
(2 Bed Rm Apartment) (S+9) TOWER - T2	1	3 NOS. OF TYPE-A 1 NO. OF TYPE-B	9X1X3 = 27 9X1X1 = 9 = 36	180
(2 Bed Rm Apartment) (S+9) TOWER - T3	1	4	9X1X4 = 36	180
TOTAL	3		120	600

PROJECT TITLE
 PROPOSED GROUP HOUSING SUBMISSION DWG.
 ON KHASRA # 1330/1, 1310/1, 1311/1, 1312/1, 1313/1
 AT ARTHA G.T. ROAD, GHAZIABAD, (U.P.)

DRAWING TITLE
 SITE LAY-OUT PLAN AND
 AREA STATEMENT

ARCHITECT'S SIGN
 J.B. KARAMCHANDANI
 ARCHITECT
 CA/28/4302
 AUTHORIZED SIGNATORY
 D.K. HUF
 SCALE - 1:300
 DATE - 30.12.06
 DEALT - AMIT AGRAWAL
 REF. NO. -
 DRG. NO. - 01(A-0)
 CHECKED BY -

OWNER
 D.K. HUF (AUTHORISED SIGNATURE OF MR. R. K. AGRAWAL)
 149, G.T. ROAD, SAHIBABAD, (U.P.)