PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Floor	Compounded Total For Block - 1 to 15, Convenient Shopping & Club		Sanctioned For Block - 16, 18 & 19	Existing F.A.R. Block - 16	Block - 18	Block - 19	Total	Compounded able F.A.R.		Compoundable Balconies area Block - 16	Block - 18	Block - 19	Total
Non-F.A.R. Stilt	7888.113												
Ground / Mill	303.920												
1st Floor	7169.865		2035.853	698.488	661.040	682.372	2041.910	6.057		34.528	51.566	34.620	120.714
2nd Floor	7130.851		2011.153	690.328	652.870	674.202	2017.400	6.247		34.528	51.566	34.620	120.714
3rd Floor	6533.945		2011.153	690.328	652.870	674.202	2017.400	6.247		34.528	51.566	34.620	120.714
4th Floor	6533.945		2011.153	690.328	652.870	674.202	2017.400	6.247		34.528	51.566	34.620	120.714
5th Floor	6532.349		2011.153	690.328	652.870	674.202	2017.400	6.247		34.528	51.566	34.620	120.714
6th Floor	6532.349		2011.153	690.328	652.870	674.202	2017.400	6.247		34.528	51.566	34.620	120.714
7th Floor	6532.349		2011.153	690.328	652.870	674.202	2017.400	6.247		34.528	51.566	34.620	120.714
8th Floor	6532.349		2011.153	690.328	652.870	674.202	2017.400	6.247		34.528	51.566	34.620	120.714
9th Floor	6532.349		2011.153	690.328	652.870	674.202	2017.400	6.247		34.528	51.566	34.620	120.714
10th Floor	3523.064		2011.153	690.328	652.870	674.202	2017.400	6.247		34.528	51.566	34.620	120.714
11th Floor	752.880		2011.153	690.328	652.870	674.202	2017.400	6.247		34.528	51.566	34.620	120.714
12th Floor	752.880		2011.153	690.328	652.870	674.202	2017.400	6.247		34.528	51.566	34.620	120.714
13th Floor			2011.153	690.328	652.870	674.202	2017.400	6.247		34.528	51.566	34.620	120.714
14th Floor			2011.153	690.328	652.870	674.202	2017.400	6.247		34.528	51.566	34.620	120.714
15th Floor			2009.840	690.328	652.870	666.442	2009.640	6.247		32.385	75.038	31.248	138.571
No. of Units	765		330	105	120	105	330	0					
Total F.A.R.	65382.095		30184.235	10363.000	9801.230	10119.840	30277.750	93.515		515.677	766.962	515.928	1828.567

Previous Compounded F.A.R.	65382.095	Compounded Gross F.A.R.	66045.375
Compounded Stilt in FAR (Convenient Shopping)	552.943	To Be Compounded F.A.R.	30277.750
Compounded Community Area in F.A.R.	630.337		
Compounded Gross F.A.R.	66045.375	Total F.A.R.	96823.125

Non - F.A.R. Area Calculation (In Sq.m.)													
	Sanctioned Non - F.A.R.						Existing Non - F.A.R.					To Be Compound
Floor	Block - 16	Block - 18	Block - 19	Total			Block - 16	Block - 18	Block - 19	Total		
basement - 1				6092.266						5745.197		
basement - 2				6092.266						5745.197		
Stilt	697.320	660.015	678.040	2035.425			698.488	661.040	682.372	2041.910		6.485
1st Floor	9.366	10.064	9.366	28.796			11.150	12.727	11.150	35.027		6.231
2nd Floor	9.366	10.064	9.366	28.796			11.150	12.727	11.150	35.027		6.231
3rd Floor	9.366	10.064	9.366	28.796			11.150	12.727	11.150	35.027		6.231
4th Floor	9.366	10.064	9.366	28.796			11.150	12.727	11.150	35.027		6.231
5th Floor	9.366	10.064	9.366	28.796			11.150	12.727	11.150	35.027		6.231
6th Floor	9.366	10.064	9.366	28.796			11.150	12.727	11.150	35.027		6.231
7th Floor	9.366	10.064	9.366	28.796			11.150	12.727	11.150	35.027		6.231
8th Floor	9.366	10.064	9.366	28.796			11.150	12.727	11.150	35.027		6.231
9th Floor	9.366	10.064	9.366	28.796			11.150	12.727	11.150	35.027		6.231
10th Floor	9.366	10.064	9.366	28.796			11.150	12.727	11.150	35.027		6.231
11th Floor	9.366	10.064	9.366	28.796			11.150	12.727	11.150	35.027		6.231
12th Floor	9.366	10.064	9.366	28.796			11.150	12.727	11.150	35.027		6.231
13th Floor	9.366	10.064	9.366	28.796			11.150	12.727	11.150	35.027		6.231
14th Floor	9.366	10.064	9.366	28.796			11.150	12.727	11.150	35.027		6.231
15th Floor	9.366	10.064	9.366	28.796			11.150	12.727	11.150	35.027		6.231
Terrace	44.717	54.119	44.717	143.553			108.958	111.406	94.709	315.073		171.520
Total	882.577	865.094	863.247	14795.450			974.706	963.353	944.331	14232.782		271.470

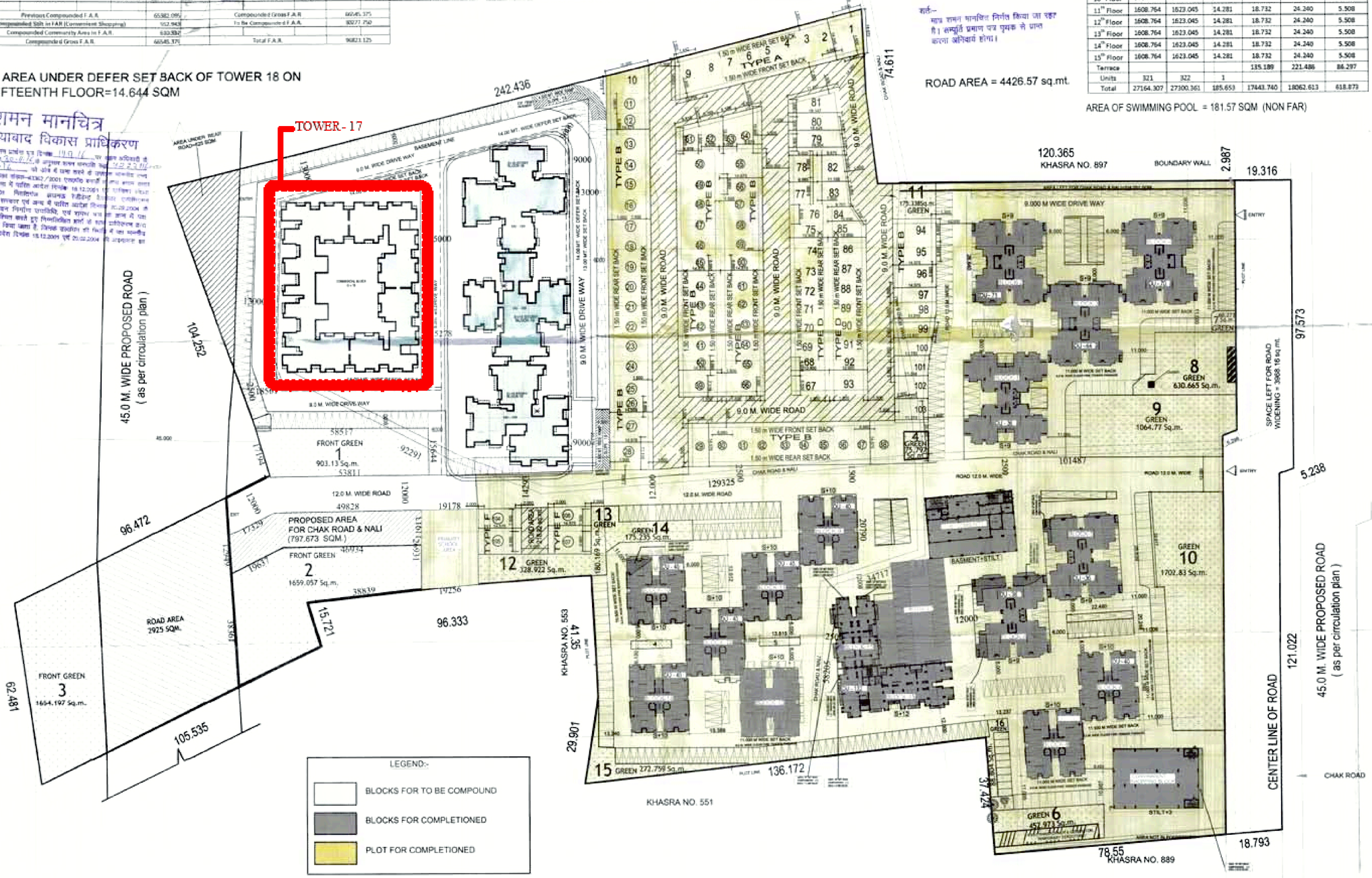
Commercial Block Area Chart (In Sq.m.)							
	F.A.R.			Non - F.A.R.			
Floor	Sanctioned F.A.R.	Existing F.A.R.	Compound able F.A.R.	Sanctioned Non - F.A.R.	Existing Non - F.A.R.	To Be Compound Non-F.A.R.	
Basement-1				5669.613	5739.369	69.756	
Basement-2				5669.613	5739.369	69.756	
Basement-3				5669.613	5739.369	69.756	
Gr. Floor	2578.983	2559.778	-	18.732	51.045	12.313	
1st Floor	2037.151	2017.953	-	18.732	232.615 (with swimming pool service area)	213.883	
2nd Floor	1608.764	1623.045	14.281	18.732	24.240	5.508	
3rd Floor	1608.764	1623.045	14.281	18.732	24.240	5.508	
4th Floor	1634.241	1623.045	-	18.732	24.240	5.508	
5th Floor	1608.764	1623.045	14.281	18.732	24.240	5.508	
6th Floor	1608.764	1623.045	14.281	18.732	24.240	5.508	
7th Floor	1608.764	1623.045	14.281	18.732	24.240	5.508	
8th Floor	1608.764	1623.045	14.281	18.732	24.240	5.508	
9th Floor	1608.764	1623.045	14.281	18.732	24.240	5.508	
10th Floor	1608.764	1623.045	14.281	18.732	24.240	5.508	
11th Floor	1608.764	1623.045	14.281	18.732	24.240	5.508	
12th Floor	1608.764	1623.045	14.281	18.732	24.240	5.508	
13th Floor	1608.764	1623.045	14.281	18.732	24.240	5.508	
14th Floor	1608.764	1623.045	14.281	18.732	24.240	5.508	
15th Floor	1608.764	1623.045	14.281	18.732	24.240	5.508	
Terrace				135.189	221.486	86.297	
Units	321	322	1				
Total	27164.307	27300.361	185.653	17443.740	18062.613	618.873	

* AREA UNDER DEFER SET BACK OF TOWER 18 ON FIFTEENTH FLOOR=14.644 SQM

शमन मानचित्र
गाजियाबाद विकास प्राधिकरण

ROAD AREA = 4426.57 sq.mt.

AREA OF SWIMMING POOL = 181.57 SQM (NON FAR)



LAND AREA DETAIL

S.NO	PARTICULARS		SQ.MTR.
	AREA OF LAND IN POSSESSION INCLUDED N / C ROAD		75827.853
1	AREA OF CHAK ROAD & NALI (N / C ROAD)		797.673
	TOTAL LAND AS / DEED		75030.18
A	LAND IN RESIDENTIAL		58531.00
B	LAND IN COMMERCIAL		17299.853
	LESS CHAK ROAD & NALI NET COMMERCIAL LAND		16499.18
2	BREAK UP OF RESIDENTIAL LAND		58531.00
A	IN MASTER PLAN ROAD(ROAD WIDENING)	= 3968.16	
B	IN GREEN @ 15%	= 8184.426	
C	IN PLOTTING DEVELOPEMENT	= 16893.57	
D	IN GROUP HOUSING	= 29484.844	
3	BREAK UP OF COMMERCIAL		16499.18
A	IN MASTER PLAN ROAD	= 3750.00	
B	IN GREEN @ 10%	= 1274.918	
	NET COMMERCIAL PLOT AREA	= 11474.262	
4	TOTAL GREEN REQUIRED (COMM. + RESI.)	= 8184.426 + 1274.918	9459.344

AREA DETAIL

S.NO	PARTICULARS	SQ.MTR.
A	FOR GROUP HOUSING AREA	29484.844
B	PERM. GROUND COV. 40%	11793.937
C	SANCTION GROUND COV.	9960.078
D	COMPOUNDED GROUND COV.	8624.162
E	TO BE COMPOUND GROUND COV. =(EXISTING G.C - SANCTIONED G.C =2241.91-2235.425=6.485	6.485
F	TOTAL GROUND COV. (D + E)	10866.072
G	PERM. F.A.R. @ 2.5 OF PLOT	73712.11
H	EXISTING F.A.R.(COMPOUNDED)	66045.375
I	TO BE COMPOUND F.A.R. (30184.235 SANCTIONED + 93.515 COMPOUNDABLE)	30277.75
J	TOTAL F.A.R. (3.28 %)	96823.125
K	COMPOUNDED NON F.A.R.	9319.127
L	TO BE COMPOUND NON F.A.R.	2880.267
M	TO BE COMPOUND - 1 & 2 (Only for Residential)	11490.394
N	COMPOUNDABLE BALCONIES AREAS	1787.624
	SANCTIONED UNITS	= 1095 NO.S
	EXISTING UNITS (Tower - 1 to 15) (COMPOUNDED)	= 765 NO.S
	EXISTING UNITS TO BE COMPOUND	= 330 NO.S
	TOTAL EXISTING UNITS (765 + 330)	= 1095 NO.S

AREA DETAIL OF COMMERCIAL PLOT

S.NO	PARTICULARS	SQ.MTR.
1	AREA OF COMMERCIAL PLOT	11474.262
2	PERM. GROUND COVG. @ 35% OF PLOT	4015.991
3	EXISTING GROUND COVG. @ 22.74%	2609.094
4	PERMISSIBLE F.A.R. @ 2.0 OF PLOT	22948.524
5	EXISTING F.A.R. @ 2.38 (27164.307 SANCTIONED + 136.054 COMPOUNDABLE)	27300.361
6	EXISTING NON F.A.R.	662.936
7	Existing Basement - 1, 2 & 3 (Only for Comm.)	17218.107

DRG. TITLE

SITE PLAN

PROJECT:

Compounding Building Plan for Block - 16, 18, 19 & Commercial of Group Housing (River Height) at Khasra No. 891,892,893,895,551,548,549,888,557,553 Village Noor Nagar (Rajnagar Ext.), Ghaziabad

COMPANY NAME

M/s Carol Infrastructure Pvt. Ltd.

THROUGH DIRECTOR

Mr. Manu Garg

Architect's Signature	Director's Signature

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DATE	SCALE	NORTH
05-09-2016	NTS	
DEALT BY	CHKD BY	DRG . NO.
VIKAS	NAVDEEP	01

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