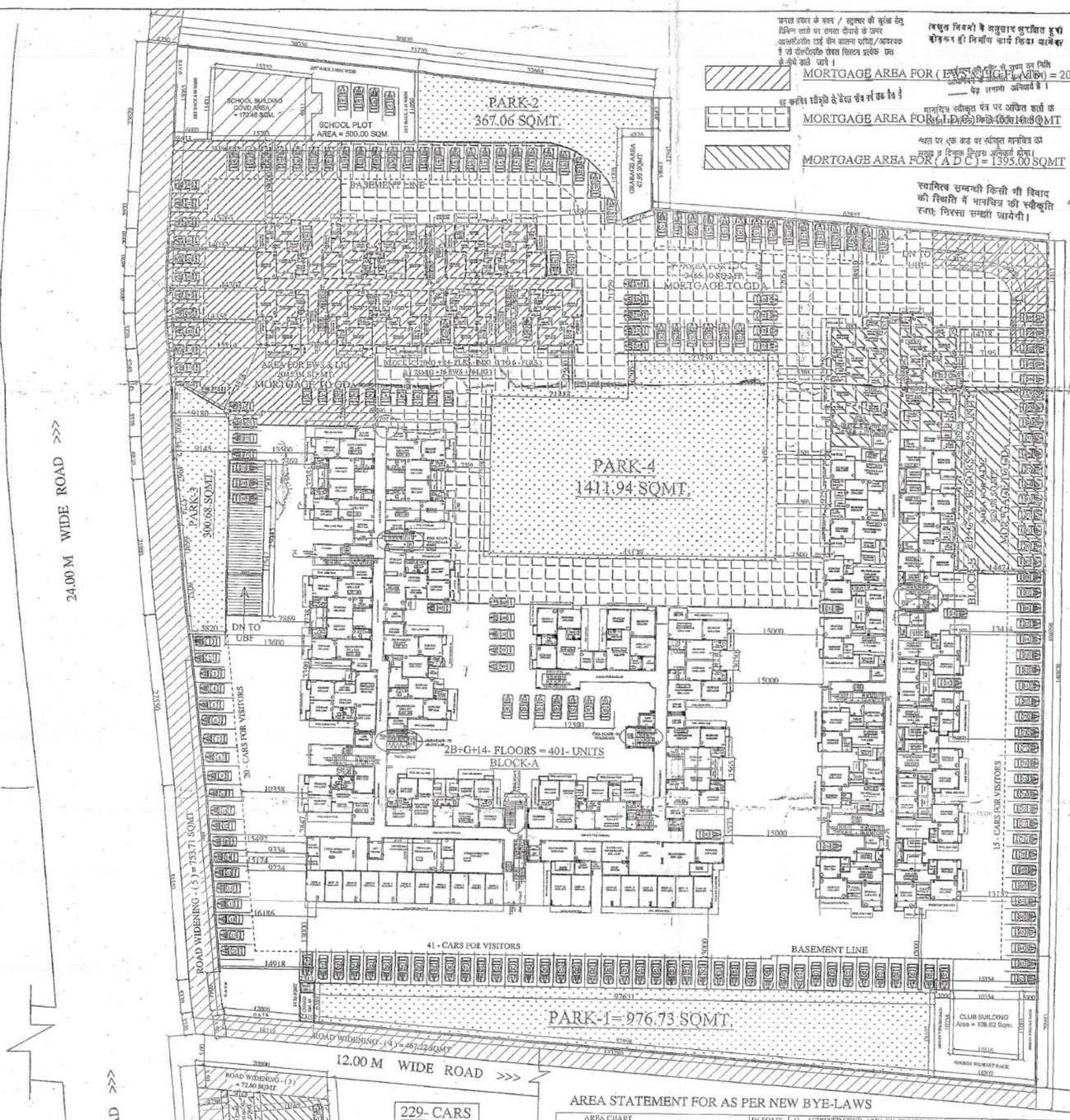
Annexure - VIII

(DRAWING. NO.- 001)
(LAYOUT PLAN)

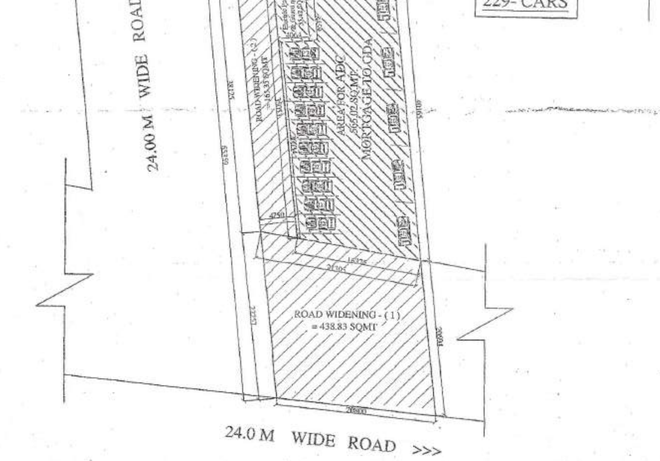
MORTGAGE AREA FOR ([illegible]) = 2045.04 SQMT

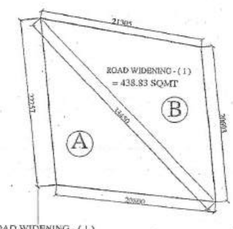
MORTGAGE AREA FOR ([illegible]) = 1618.00 SQMT

MORTGAGE AREA FOR (A D C) = 1395.00 SQMT



229- CARS





ROAD WIDENING - (1)

(A)

= (20.80 + 22.257 + 33.45)/2 = 38.254

= $\sqrt{38.254 \times 17.454 \times 15.994 \times 4.804}$ = 226.50 Sqmt ---------(1)

(B)

= (21.305 + 20.693 + 33.45)/2 = 37.724

= $\sqrt{37.724 \times 16.419 \times 17.031 \times 4.274}$ = 212.33 Sqmt---------(2)

TOTAL AREA OF ROAD WIDENING - (1) = (A+B) = 438.83 Sqmt

NOTE:- RAOD WIDENING CALCULATION IS BEING PROVIDED ON THE BASIS OF WIDE LETTER NO. 135 / 12 / BHU / A. / A. / 2014 DATED 01-02-2014 BY TEHSILDAR G.D.A

AREA STATEMENT
FOR :- M/S. S. M. BUILDERS. (1254.15+14013)
M/S. S. S. BUILDCON (P) LTD. (7006.00)

AREA STATEMENT
KHASRA NO. 146 TOTAL AREA = 21020.00 SQM.
KHASRA NO. 199 TOTAL AREA = 1254.15 SQM.
GRAND TOTAL = 22274.15 SQM.

AREA STATEMENT FOR AS PER NEW BYE-LAWS

AREA CHART		IN SQMT
1. TOTAL AREA OF THE PLOT		22274.00
2. AREA UNDER ROAD WIDENING		
ROAD WIDENING - (1) = 438.83 SQMT		
ROAD WIDENING - (2) = 165.35 SQMT		
ROAD WIDENING - (3) = 72.80 SQMT		1897.91
ROAD WIDENING - (4) = 467.22 SQMT		
ROAD WIDENING - (5) = 753.71 SQMT		
2A. PLOT AREA WITHOUT ROAD WIDENING = ((1) - (2))		20376.00
3. PARK AREA 15% OF 20376.09 SQMT.		3056.41
4. PLOT AREA WITHOUT ROAD WIDENING & PARK /GRBIN		17319.68
5. CARBAGE AREA=((203-Un As/ Sanction)x4.5 Person x15)/1000		67.50
6. NURSERY SCHOOL AREA		500.00
7. NET PLOT AREA WITHOUT PARK & NURSARY SCHOOL		16751.78
8. PERMISSIBLE COVD. AREA ON GROUND FLOOR		
=(16751.78) x 40% = 6700.71 Sqmt		6700.71
8. PERM. COVD. AREA FOR CONVENIENT SHOPS AT Gr. FL.		
= (700 UNITS) / 40 x 15 = 283.00 Sqmt		283.00
9. ACHIEVED CONVENIENT SHOPS AREA = (A+B+C) = 282.58		282.58
10. PROPOSED PLOT OF CLUB		230.82

11. ACHIEVED COVD. AREA ON GROUND FLOOR FOR F.A.R		
= (BLK.-A)+ Shops + (BLK.-B) +(BLK.-C)		
= (2143.44 + 282.58 + 1432.35 + 740.50)		4620.87
12. PERM. F.A.R. = 16751.78 x 2.30		41879.45
13. MAXIMUM PURCHASABLE F.A.R. = (16751.78 x 1.25)		20939.72
14. TOTAL PERMISSIABLE F.A.R = ((12) + (13))		62819.17
15. TOTAL ACHIEVED F.A.R. (ON ALL FLOORS)		
= (BLK.-A + BLK.-B + BLK.-C		61276.61
= (34368.74 + 21505.25 + 5402.62)		
16. TOTAL COVD.AREA ON ALL FLOORS OF LIG & EWS		6051.80
17. TOTAL F.A.R. TO BE PURCHASED		
= 62276.61 - ((12) + (16))		23363.30
= 62276.61 - ((4419.63) + (6051.80))		
Because, [(6051.80= INSENTIVE FAR AGAINST EWS & LIG)]		
18. ACHIEVED PARK AREA :-		
(1) = 976.73 Sqmt		
(2) = 367.06 Sqmt		
(3) = 300.65 Sqmt		3056.41 Sqmt
(4) = 1411.94 Sqmt		

		IN SQMT
19. ACHIEVED NOS. OF CARS :-		
= 229 (GROUND FL.) + 364 (LIIE.) + 372 (LIIF)		965-CARS
20. PERMISSIABLE NOS. OF UNITS		
330 UNITS OVER 10000 SQMT AREA		
= (16751.78 x 330 x 1.5 /10000 = 829 Units (WITH PURCHASABLB FAR)		829 UNITS
21. ACHIEVED NOS. OF UNITS = (BLK.-A + BLK.-B + BLK.-C)		760 UNITS
= ((401) + (285) + (74))		
22. FREE L.I.G. UNITS @ 10% OF 760 = 76 UNITS		
FREE E.W.S. UNITS @ 10% OF 760 = 76 UNITS		
23. COVD. AREA DETAIL FOR ACHIEVED PARKING:-		
RES.= (61276.61 - (286.58 Cov.Shops)) x1.5 /100	= 915 Nos.Cars	
FOR L.I.G. + 3.UNITS / 1 CAR PARKING = 76 / 3	= 025 Nos.Cars	
CONVENIENT SHOPS = (282.58 x 2) / 100	= 006 Nos.Cars	
CLUB = (219.24 x 1.5) / 100	= 003 Nos.Cars	
SCHOOL AREA = (400.00 x 1) / 100	= 004 Nos.Cars	
= 953 Nos. Cars		953 CARS
FOR E.W.S. = 1 UNITS / 2.0 SQM. FOR TWO WHEELER		
= 76 X 2 = 152 SQM. AREA FOR TWO WHEELERS PARKING		

AREA CHART (FOR F A R)

S. NO.	BLOCKS	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	13th FLOOR	14th FLOOR	Total Covd.area all Floors For FAR	TOTAL NOS. OF UNITS
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	(B TO P)	
1.	BLOCK -A (G + 14- STOREY)	1231.05 (Lift) 914.39 (Hse.) (23 Uts) 282.58 (Prop) (Cover. Shops) 2428.02	787.23 (Exist.) 494.25 (Prop) (27 Uts)	787.23 (Exist.) 494.25 (Prop.) (27 Uts)	2281.48 (27-Unit)	2281.48 (27-Unit)	2281.48 (27-Unit)	2281.48 (27-Unit)	2281.48 (27-Unit)	2281.48 (27-Unit)	2281.48 (27-Unit)	2281.48 (27-Unit)	2281.48 (27-Unit)	2281.48 (27-Unit)	2281.48 (27-Unit)	2281.48 (27-Unit)	31280.63 (PROPOSED) 2505.31 (EXISTING) 282.58 (Prop.) (Cover. Shops) 34368.74 (FOR FAR)	401-Uts
2.	BLOCK -B (G + 14- STOREY)	1452.35 19-Uts	1432.35 19-Uts.	1432.35 19-Uts.	1432.35 19-Uts.	1432.35 19-Uts.	1432.35 19-Uts.	1432.35 19-Uts.	1432.35 19-Uts.	1432.35 19-Uts.	1432.35 19-Uts.	1432.35 19-Uts.	1432.35 19-Uts.	1432.35 19-Uts.	1432.35 19-Uts.	1432.35 19-Uts.	21505.25 (FOR FAR)	285-Uts
													INSENTIVE X 0.75 X IV th FLOOR = 302.40+1432.35 x 4- Floors					
3.	BLOCK -C (G + 14- STOREY)	740.50 10-Uts	728.50 10-Uts.	728.50 10-Uts.	728.50 10-Uts.	728.50 10-Uts.	728.50 10-Uts.	728.49 10-Uts.	291.12 FOR FAR 4-Uts.	—	—	—	—	—	—	—	5402.62 (FOR FAR)	74-MIG
4.	TOTAL (1+2+3)	4620.87	4442.33	4442.33	4442.33	4442.33	4442.33	4442.33	4004.95	3713.83	3713.83	3713.83	3713.83	3713.83	3713.83	3713.83	61276.61 (FOR FAR)	- 760 Uts FOR FAR
5.	NURSARY SCHOOL	170.46	170.46	59.08	—	—	—	—	—	—	—	—	—	—	—	—	400.00	
6.	BLOCK -C (7 + 14- STOREY) (EWS & LIG)	—	—	—	—	—	—	—	270.32 (Lift Exc.) (6 Lig+6 Ews)	794.49 Lig+Ews (10 +10)	794.49 Lig+Ews (10 +10)	794.49 Lig+Ews (10 +10)	794.49 Lig+Ews (10 +10)	794.49 Lig+Ews (10 +10)	794.49 Lig+Ews (10 +10)	794.49 Lig+Ews (10 +10)	6051.80 (NON FAR)	76 - LIG 76-EWS

DETAIL OF INSENTIVE AREA AGAINST E.W.S. & L.I.G. IN BLOCK-B

INSENTIVE AREA ON 16th FLOOR AGAINST E.W.S. & L.I.G. = 302.40 SQMT. ----------(1)

INSENTIVE AREA ON 11th ,12th, 13th & 14th FLOOR AGAINST E.W.S. & L.I.G. = 1432.35 Sqmt (Each FL.) x4- FLRS = 5729.40 SQMT. ----------(2)

TOTAL INCENTIVE AREA [(1) + (2)] = 6031.80 SQMT.

11.- GAURDRM-01,GENERATOR , ELECTRIC PANELROOM, GUARD RM.-02 (FOR NON FAR)	=	50.00
12.- FIRE STAIRCASE = [BLOCK-A + BLOCK-B + BLCK-C (G + 14- FL.)] = [(1117.95) + (394.49) + (208.35)]	=	1720.79
13.- MUMTIES AREA = [BLOCK-A] = (213.30)	=	213.30
14.- MACHINE ROOMS AREA = [BLOCK-A] = [(95.77)]	=	95.77
15.- MUMTY AREA OF NURSARY SCHOOL	=	17.82
16.- AREA FOR F. A. R. = (61276.61 + (400 = NUR. SCHOOL))	=	61676.61
17.- AREA FOR NON F. A. R. = [EWS & LIG = (6051.80) + (Gd.& Ele. = 30.00)]	=	6081.80
18.- TOTAL COVD. AREA (FA.R & NON F.A.R.) = (7 + 10 + 12 + 13 + 14 +15 + 16 +17)	=	97844.56
19.- TOTAL CONSTRUCTED AREA = [97844.56- 9712.80 (COMPOUNDED)]	=	88131.76

7. AREA UNDER 5% FACILITIES IN NEW BYE- LAWS OF BLOCK -B and (BLOCK -C UPTO G+ 6- FLOORS)

(COVD. AREA BLOCK-B & C) x 5% = (21505.25 + 5402.62) x 5% = 1345.39 SQMT

A.	CUB BOARD AREA BLOCK-B = (GROUND+10-FLRS+ EXTRA)	= 307.80
B.	LIFT LOBBY AREA BLOCK-B = (GROUND+10-FLRS+ EXTRA)	= 82.18
C.	CUB BOARD AREA BLOCK-C = (GROUND + 6- FLOORS)	= 66.60
D.	MUMTIE'S AREA BLOCK-B	= 90.53
E.	MACHINE ROOM BLOCK-B	= 59.85
F.	MUMTIE'S AREA BLOCK-C	= 81.39
G.	MACHINE ROOM BLOCK-C	= 33.91
H.	COVD. AREA OF CLUB = 109.82 x 2-FLOOR	= 219.24
I.	MUMTY AREA OF CLUB	= 20.84
J.	TOTAL = (A + B + C + D + E + F + G + H + I)	= 964.35
8.	LOWER BASEMENT AREA = (Existing = 3222.86 + Proposed =1014.20)	= 13537.06
9.	UPPER BASEMENT AREA = (Existing = 3222.86 + Proposed =1014.20)	= 13537.06
10.	TOTAL BASEMENT AREA	= 27074.12

SANJAY JAYASWAL
B.E. CIVIL, M.E. STR. FY
117/65, VASUNDHARA COLONY, GZB.

PROJECT:-
REVISED PROPOSED GROUP HOUSING ON PLOT BEARING KHASRA NO.- 146 & 199 , AT MORTI VILLAGE
DISTRICT GHAZIABAD UP
OWNER:- M/S:- JAVIN CONSTRUCTION (P) LTD

DESIGN BY:- JAGVIR SINGH

SIGN. OF OWNER:-

SIGN. OF ENGINEER:-

PREM CHAND TURAI
ARCHITECT/VALUER CAT 1,345
N.D. ARCH A.I.I.A, F.I.V 17403
R. No. CA/75/157 MCD/H. Tax/04
53, SRESHTA VIHAR, DELHI-110
PH. 27378000, 9868200031
[illegible]