

प्राथमिकी की हद से राज वन निधि
और निधि के अंतर्गत वन से वन
में लाना अनिवार्य है।

मानविक स्वीकृति मांगकर व मानविक
नियंत्रण में उल्लेखित समस्त शर्तों के
अंतर्गत मानविक नियंत्रण का पालन
करना होगा। समस्त शर्तों का अनुपालन
करने पर ही मानविक स्वीकृति दी जायेगी।

मानविक स्वीकृति मांगकर व मानविक
नियंत्रण में उल्लेखित समस्त शर्तों के
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करने पर ही मानविक स्वीकृति दी जायेगी।



नगर नियोजन
माफिफाट गाजियाबाद

शहर अधिनियम
मानविक अनुमान

अधिनियम एवं अन्य कार्ययोजनाओं का अंश विवाद
के विधानानुसार पंजीयन कराया जाना आवश्यक है।

स्वाभिल सावधानी किसी भी विवाद
की स्थिति में मानविक स्वीकृति
स्वीकार करने से सावधानी होगी।

सर्वत विवादों के अनुसार प्रस्तावित नुक
कोटकर ही विवाद कार्य किया जायेगा।

सर्वत प्रकार के वन / वृक्षों की सुरक्षा हेतु
निम्न शर्तों पर समस्त योजना के कार
जातीयता एवं वन अवन पालन / आरक्षण
है जो कोटिगत स्तर पर विवाद प्रत्येक छत
के नीचे बांधे जाये।

AREA STATEMENT

S.NO	PARTICULARS	SQ.MTR.
1.	TOTAL PLOT AREA FOR GROUP HOUSING (PHASE -1)	13122.68
2.	REQUIRED 15 % OF PLOT AREA AS PLOT GREEN = @ 15% OF 13122.68 = 1968.40 SQ.MTS	1968.40
3.	PROPOSED GREEN	2271.52
a	GREEN AREA (1) =1531.25 SQ. MT	
b	GREEN AREA (2) =740.27 SQ. MT	
4.	PERMISSIBLE AREA 1.5 @13122.68	19684.02
5.	ACHIEVED F.A.R IN BLOCKS	25812.85
6.	EXISTING F.A.R IN BLOCKS - JASMINE-01A,01B,03A,03B,04A & 04A	21364.14
7.	PROPOSED F.A.R IN BLOCK - JASMINE 1(C)	4448.71
8.	a EXISTING UNITS = 240 REQUIRED PARKING @1 E.C.S for 100sq.m f.a.r (21364.14/100 x 1) = 213.64	214
9.	b PROPOSED UNITS = 40 REQUIRED PARKING @1.00 E.C.S for 100 below sq.m f.a.r	40
10.	c PROPOSED COMMERCIAL = 105 REQUIRED PARKING @ 2 E.C.S for 100sq.m f.a.r (105/100 X 2) = 2.1	2
11.	d PROPOSED COMMUNITY = 409.55 REQUIRED PARKING @ 2 E.C.S for 100sq.m f.a.r (409.55/100 X 2) = 8.19	8
12.	e REQUIRED PARKING AS PER PROPOSED F.A.R (a + b + c + d)	264
13.	TOTAL PROPOSED CAR PARKING FOR GROUP HOUSING = 265	265
14.	a Silt floor car parking = 78.00	78
15.	b Open floor car parking(MECHANICAL 1+1)= 40N.SX2	80
16.	c Open floor car parking(MECHANICAL 1+4)= 9N.SX5	45
17.	d Open floor car parking	62
18.	TOTAL BUILT-UP AREA	5261.02
19.	7.1 PROPOSED BUILT-UP AREA = 5261.02	
20.	a TOTAL PROPOSED F.A.R AREA = 4448.71	
21.	b PROPOSED NON-F.A.R AREA = 402.76	
22.	c 5% AREA OF FACILITY = 409.55	
23.	TOTAL PLOTTED DEVELOPEMENT (Phase -2)	5456.09
24.	PERMISSIBLE 10% GREEN AREA=	606.23
25.	PROPOSED 10% GREEN AREA=	606.23
26.	NET PLOTTED DEVELOPEMENT (PHASE -2)	5456.09
27.	PERMISSIBLE UNITS (@ OF 200 units per hectare)	109
28.	= 200 X 5456.09/10000 =109.12 UNITS	
29.	PROPOSED UNITS	72
30.	TOTAL PROPOSED GREEN AREA = 2271.52 + 606.23 = 2877.75 SQ.MTS	

S.NO	PLOT	SIZES		PLOT AREA (IN SQ. M.T)	PLOTS SETBACK		NO. OF PLOTS.	TOTAL AREA (SQ. MT.)	DENSITY (UNITS)
		LENGTH	BREADTH		F.S (IN MTS.)	R.S (IN MTS.)			
1	01 to 05	7.701	X	18.630	143.47	2	2	5	717.35
2	06 & 07	8.618	X	18.630	160.55	2	2	2	321.11
3	8	26.236	X	7.399	194.12	2	2	1	194.12
4	09 TO 18	7.25	X	17.263	125.16	2	2	10	1251.57
5	19 & 20	7.833	X	16.380	128.30	2	2	2	256.61
6	28 TO 32	7.701	X	18.630	143.47	2	2	5	717.35
7	27	8.769	X	17.236	151.14	2	2	1	151.14
8	21 TO 26	17.236	X	7.250	124.96	2	2	6	749.77
9	TOTAL							32	4359.01

SITE PLAN WITH OPEN PARKING

SANGHAN HEIGHTS (TOWER DETAILS)																																																																																																																																																																																																																																									
FLOORS	JASMINE-1 (A) EXISTING		JASMINE-1 (B) EXISTING		JASMINE-1 (C)		JASMINE-2 (A) EXISTING		JASMINE-2 (B) EXISTING		JASMINE-2 (C) EXISTING		JASMINE-2 (D) EXISTING		E.S.S.	GARAGE ROOMS	GLIMP ROOMS	CONVERSION (EXISTING)	TOTAL BASEMENT AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. AREA)	TOTAL FLOOR AREA (NON F.A.R. 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