# AREA STATEMENT

| S.NO | PARTICULARS | | | SQ. MTS. |
|---|---|---|---|---|
| 1 | TOTAL PLOT AREA | | | 76,627.26 |
| 2 | OTHER'S LAND AREA ( NOT IN POSSESION) | | | 1863.29 |
| 3 | NET PLOT AREA ( 1 - 2 ) | | | 74,763.97 |
| 4 | PERM. GROUND COVERAGE = 35%OF NET PLOT AREA 74,763.97 X 35% = 26,167.38 SQ.MT. | | | 26,167.38 |
| 5 | TOTAL GROUND COVERAGE ( existing + proposed ) | | | 11,937.838 |
| | A | GROUND COVERAGE ( existing ) | 4510.56 SQ.MT. | |
| | B | GROUND COVERAGE ( PROPOSED ) | 7427.278 SQ.MT. | |
| | TOTAL GROUND COVERAGE (A+B) = 11,937.838 SQ.MT. | | | |
| 6 | TOTAL F.A.R. AREA ( existing + proposed ) | | 3.74% | 2,79,992.601 |
| | A | F.A.R. AREA OF RESIDENTIAL ( existing ) | 86,797.89 SQ.MT. | |
| | B | F.A.R. AREA OF RESIDENTIAL (proposed) | 1,90,545.981 SQ.MT. | |
| | C | F.A.R. AREA OF COMMERCIAL (proposed) | 926.788 SQ.MT. | |
| | D | F.A.R. AREA OF COMMUNITY (proposed) | 1621.962 SQ.MT. | |
| | | F.A.R. AREA PROPOSED (B+C+D) = 1,93,194.711 | | |
| | TOTAL F.A.R. AREA (A+B+C+D) = 2,79,992.601 SQ.MT. | | | |
| 7 | TOTAL UNITS ( existing + proposed ) | | | 2692 UNITS |
| | A | TOTAL UNITS ( existing ) | 742 UNITS | |
| | B | TOTAL UNITS ( PROPOSED ) | 1950 UNITS | |
| | TOTAL UNITS (A+B) = 2692 UNITS | | | |
| 8 | TOTAL F.A.R. AREA ( existing + proposed ) | | 2.49% | 1,86,898.313 |
| | A | F.A.R. AREA RESIDENTIAL ( existing ) | 86,797.89 SQ.MT. | |
| | B | F.A.R. AREA RESIDENTIAL (proposed) | 97,551.673 SQ.MT. | |
| | C | F.A.R. AREA COMMERCIAL (proposed) | 926.788 SQ.MT. | |
| | D | F.A.R. AREA COMMUNITY (proposed) | 1621.962 SQ.MT. | |
| | | F.A.R. AREA PROPOSED (B+C+D) = 1,00,100.423 | | |
| | TOTAL F.A.R. AREA (A+B+C+D) = 1,86,898.313 SQ.MT. | | | |
| 9 | TOTAL UNITS ( existing + proposed ) IN 2.49 F.A.R. | | | 1729 UNITS |
| | A | TOTAL UNITS ( existing ) | 742 UNITS | |
| | B | TOTAL UNITS ( PROPOSED ) | 987 UNITS | |
| | TOTAL UNITS (A+B) = 1729 UNITS | | | |
| 10 | TOTAL BASEMENT AREA = 1,06,418.356 SQ.MT. | | | 1,06,418.356 |

BASEMENT AREA-01 = 79,672.502 SQ.MT.

| | | EXISTING AREA | PROPOSED |
|---|---|---|---|
| A | UPPER BASEMENT | 25,705.360 | 19,769.471 |
| B | LOWER BASEMENT | 15,964.800 | 18,232.871 |
| C | TOTAL | 41,670.160 | 38,002.342 |

BASEMENT AREA-02 = 26,745.854 SQ.MT.

| | | EXISTING AREA | PROPOSED |
|---|---|---|---|
| A | UPPER BASEMENT | ---------- | 13,372.927 |
| B | LOWER BASEMENT | ---------- | 13,372.927 |
| C | TOTAL | | 26,745.854 |

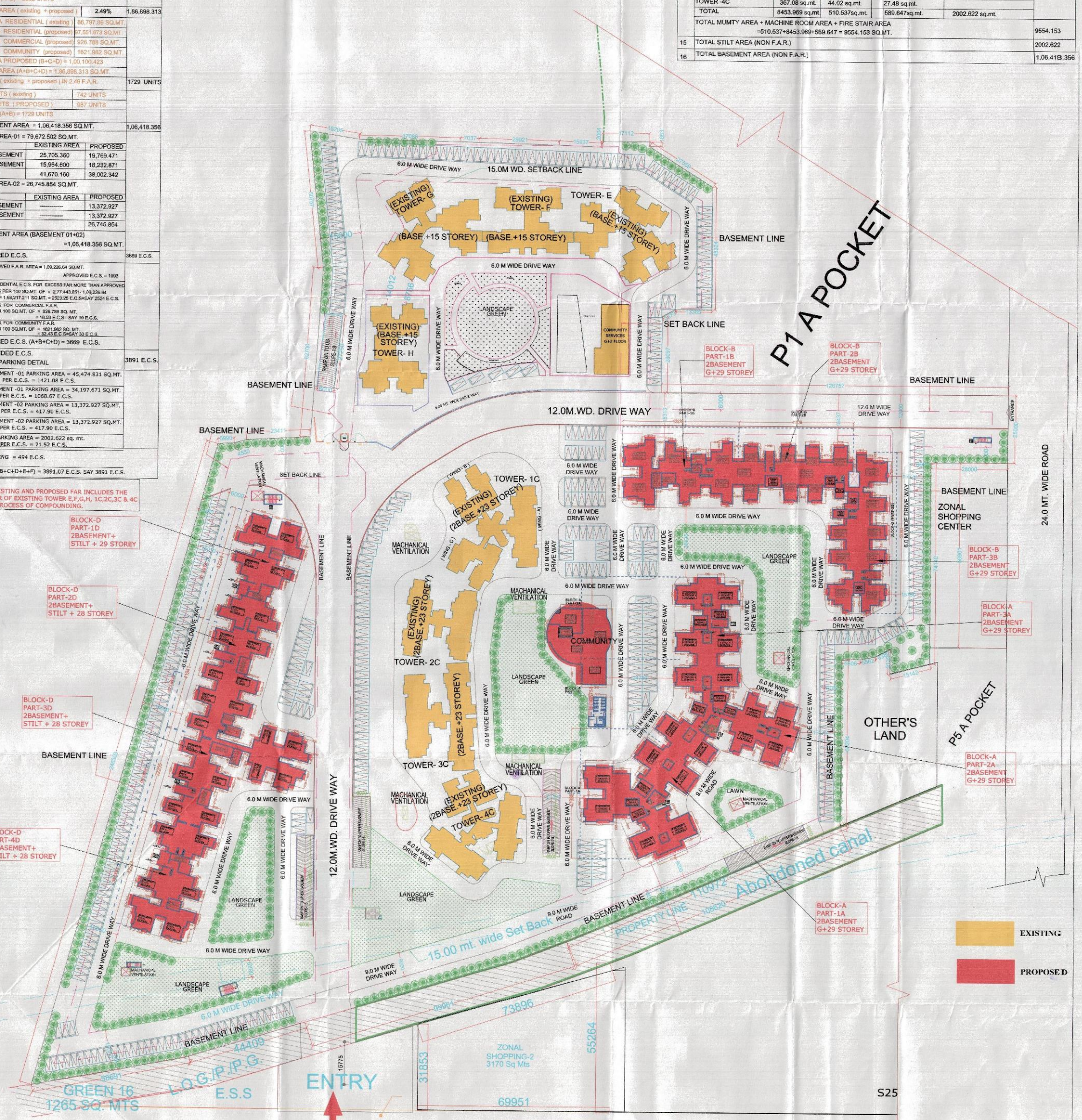
TOTAL BASEMENT AREA (BASEMENT 01+02) =1,06,418.356 SQ.MT.

| | | | |
|---|---|---|---|
| 11 | TOTAL REQUIRED E.C.S. | | 3669 E.C.S. |
| | A | AS PER APPROVED F.A.R. AREA = 1,09,226.64 SQ.MT. APPROVED E.C.S. = 1093 | |
| | B | REQUIRED RESIDENTIAL E.C.S. FOR EXCESS FAR MORE THAN APPROVED FAR @ 1.5 E.C.S PER 100 SQ.MT. OF = 2,77,443.851- 1,09,226.64 = 1,68,217.211 SQ.MT. = 2523.26 E.C.S=SAY 2524 E.C.S. | |
| | C | REQUIRED E.C.S. FOR COMMERCIAL F.A.R. @ 2.0 E.C.S PER 100 SQ.MT. OF = 926.788 SQ. MT. = 18.53 E.C.S= SAY 19 E.C.S. | |
| | D | REQUIRED E.C.S. FOR COMMUNITY F.A.R. @ 2.0 E.C.S PER 100 SQ.MT. OF = 1621.962 SQ. MT. = 32.43 E.C.S=SAY 33 E.C.S. | |
| | TOTAL REQUIRED E.C.S. (A+B+C+D) = 3669 E.C.S. | | |
| 12 | TOTAL PROVIDED E.C.S. AS PER AREA PARKING DETAIL | | 3891 E.C.S. |
| | A | UPPER BASEMENT -01 PARKING AREA = 45,474.831 SQ.MT. @ 32 SQ.MT. PER E.C.S. = 1421.08 E.C.S. | |
| | B | LOWER BASEMENT -01 PARKING AREA = 34,197.671 SQ.MT. @ 32 SQ.MT. PER E.C.S. = 1068.67 E.C.S. | |
| | C | UPPER BASEMENT -02 PARKING AREA = 13,372.927 SQ.MT. @ 32 SQ.MT. PER E.C.S. = 417.90 E.C.S. | |
| | D | LOWER BASEMENT -02 PARKING AREA = 13,372.927 SQ.MT. @ 32 SQ.MT. PER E.C.S. = 417.90 E.C.S. | |
| | E | STILT CAR PARKING AREA = 2002.622 sq. mt. @ 28 SQ.MT. PER E.C.S. = 71.52 E.C.S. | |
| | F | OPEN PARKING = 494 E.C.S. | |
| | TOTAL E.C.S. (A+B+C+D+E+F) = 3891.07 E.C.S. SAY 3891 E.C.S. | | |

NOTE:-
TOTAL AREA OF EXISTING AND PROPOSED FAR INCLUDES THE EXTRA AREA TOWER OF EXISTING TOWER E,F,G,H, 1C,2C,3C & 4C WHICH IS UNDER PROCESS OF COMPOUNDING.

पर्यावरण की दृष्टि से ग्राम्य वन नियमावली अधिनियम के अन्तर्गत कम से कम प्रति 500 पेड़ लगाना अनिवार्य है।

| | | | | | | |
|---|---|---|---|---|---|---|
| 13 | TOTAL NON F.A.R. AREA (14+15+16) = 1,17,975.131 SQ.MT. | | | | | |
| 14 | | FIRE STAIR | MUMTY AREA | MACHINE ROOM AREA | STILT AREA ( NON F.A.R. ) | |
| | BLOCK -A (PART-1A) | 581.478 sq.mt. | 25.706 sq.mt. | 42.435 sq.mt. | 121.143 sq.mt. | |
| | BLOCK -A (PART-2A) | 888.856 sq.mt. | 34.598 sq.mt. | 40.439 sq.mt. | 80.963 sq.mt. | |
| | BLOCK -A (PART-3A) | 563.040 sq.mt. | 21.314 sq.mt. | 26.676 sq.mt. | 94.407 sq.mt. | |
| | BLOCK-B (PART-1B) | 621.360 sq.mt. | 19.614 sq.mt. | 36.663 sq.mt. | 81.500 sq.mt. | |
| | BLOCK-B (PART-2B) | 587.460 sq.mt. | 20.323 sq.mt. | 43.693 sq.mt. | 64.407 sq.mt. | |
| | BLOCK-B (PART-3B) | 591.960 sq.mt. | 20.138 sq.mt. | 45.070 sq.mt. | 64.603 sq.mt. | |
| | TOWER -E | 203.25 sq.mt. | 30.45 sq.mt. | 18.65 sq.mt. | | |
| | TOWER -F | 247.50 sq.mt. | 34.42 sq.mt. | 19.25 sq.mt. | | |
| | TOWER -G | 200.55 sq.mt. | 30.48 sq.mt. | 29.87 sq.mt. | | |
| | TOWER -H | 203.25 sq.mt. | 34.48 sq.mt. | 21.22 sq.mt. | | |
| | BLOCK -D (PART -1D) | 622.627 sq.mt. | 19.883 sq.mt. | 34.572 sq.mt. | 324.962 sq.mt. | |
| | BLOCK -D (PART -2D) | 588.616 sq.mt. | 20.532 sq.mt. | 42.102 sq.mt. | 221.537 sq.mt. | |
| | BLOCK -D (PART -3D) | 562.181 sq.mt. | 21.036 sq.mt. | 59.959 sq.mt. | 525.934 sq.mt. | |
| | BLOCK -D (PART -4D) | 606.821 sq.mt. | 19.883 sq.mt. | 34.568 sq.mt. | 423.166 sq.mt. | |
| | TOWER -1C | 396.27 sq.mt. | 39.64 sq.mt. | 27.48 sq.mt. | | |
| | TOWER -2C | 351.67 sq.mt. | 37.29 sq.mt. | 20.23 sq.mt. | | |
| | TOWER -3C | 270.00 sq.mt. | 36.93 sq.mt. | 19.29 sq.mt. | | |
| | TOWER -4C | 367.08 sq.mt. | 44.02 sq.mt. | 27.48 sq.mt. | | |
| | TOTAL | 8453.969 sq.mt. | 510.537sq.mt. | 589.647sq.mt. | 2002.622 sq.mt. | |
| | TOTAL MUMTY AREA + MACHINE ROOM AREA + FIRE STAIR AREA =510.537+8453.969+589.647 = 9554.153 SQ.MT. | | | | | 9554.153 |
| 15 | TOTAL STILT AREA (NON F.A.R.) | | | | | 2002.622 |
| 16 | TOTAL BASEMENT AREA (NON F.A.R.) | | | | | 1,06,418.356 |




SITE PLAN

मानचित्र स्वीकृत पत्र पर अंकित शर्तों के अधीन मानचित्र निर्गत किया जाता है।

समस्त प्रकार के भवन / स्ट्रक्चर [illegible] भूखण्ड स्वतः निर्धारित रास्ते पर समस्त दीवारों की आधारशिला [illegible] बीच जाना अनिवार्य है। जो [illegible] सेवर सिस्टम व अन्य छत के नीचे डाले जायें।

विद्युत नियमों के अनुसार सुरक्षित दूरी छोड़कर ही निर्माण कार्य किया जायेगा।

स्थल पर एक बोर्ड पर स्वीकृत मानचित्र [illegible] संख्या व दिनांक लिखना अनिवार्य होगा।

गाजियाबाद विकास प्राधिकरण
gda
संख्या 573/जी.टी.-4/12-0
दिनांक 17-02-2014
स्वीकृत
सी० एम० टी० पी०

नगर नियोजक
गाजियाबाद विकास प्राधिकरण
गाजियाबाद
सहायक अभियन्ता
मानचित्र अनुभाग

अधीक्षण अभियन्ता
मानचित्र अनुभाग

स्वामित्व संबंधी किसी भी विवाद की स्थिति में मानचित्र की स्वीकृति स्वतः निरस्त समझी जायेगी।

आवेदक द्वारा प्रस्तुत अलगबहता के क्रम में मानचित्र निर्गत। [illegible] नियमावली प्राप्त होने पर आवेदक को वांछित शुल्क प्राधिकरण कोष में जमा कराने होंगे। अन्यथा की स्थिति में मानचित्र स्वतः निरस्त होना मान्य होगा।

Landcraft Developers Pvt. Ltd.
Director

PROJECT :-
RESIDENTIAL GROUP HOUSING
AT POCKET P - I
"LANDCRAFT GOLF LINKS"
(INTEGRATED TOWNSHIP)
VILL. - MEHRAULI, GHAZIABAD ,(U.P.)

BUILDERS & PROMOTER :-
LANDCRAFT DEVELOPER'S PVT. LTD.
C - 22, R.D.C RAJNAGAR
GHAZIABAD.

DRAWING TITLE :-
SITE PLAN


ARCHITECTS :
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| DRAWN BY :- | CHECKED BY : | SCALE | DATED :- |
|---|---|---|---|
| SANJAY | VISHAL | 1:750 | |

VISHAL GOYAL CA/98/23185 ARCHITECT

OWNER'S SIGN

ARCHITECT'S SIGN.

DRG.NO. - 01

19/11/15