

AREA STATEMENT		
F.NO.	PARTICULARS	SQ. MTS.
1	TOTAL PLOT AREA	76,627.26
2	OTHER'S LAND AREA (NOT IN POSSESSION)	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	13,141.642
	ALREADY COMPOUNDED GROUND COVERAGE	10,131.83 SQ.MT.
B	ALREADY APPROVED GROUND COVERAGE (TOWER-2A)	932.965 SQ.MT.
C	PROPOSED GROUND COVERAGE (1A+3D+4D) 952.097+1124.75 = 2076.847 SQ.MT.	2076.847 SQ.MT.
	TOTAL GROUND COVERAGE (A+B+C) = 13,141.642 SQ.MT.	
6	PERMISSIBLE F.A.R. AREA	2,80,364.887
A	PERMISSIBLE F.A.R. AREA = 74,763.97 X 2.5 = 1,86,909.925 SQ.MT.	
B	PURCHASABLE F.A.R. AREA = 74,763.97 X 1.25 = 93,454.962 SQ.MT.	
	TOTAL PERMISSIBLE F.A.R. AREA = A + B = 2,80,364.887 SQ.MT.	
7	TOTAL F.A.R. AREA	2,80,266.033
A	SANCTIONED AREA IN COMPOUNDING	1,79,511.033
B	ALREADY APPROVED F.A.R. AREA	41,441.648
C	PROPOSED F.A.R. AREA (3D & 4D + 1A) 35,591.34 + 23,722.012 = 59,313.352	59,313.352
	TOTAL (A+B+C) = 2,80,266.033 SQ.MT.	
8	ACHIEVED 5% FACILITY AREA FOR BLOCK-3D, 4D & 1A (LIFT LOBBY, CUPBOARD, SERVICE SHAFT, MUMITY & MACHINE ROOM AREA) 1528.17 + 599.015 = 2127.185	2127.185
9	TOTAL PERMISSIBLE UNITS	3700 UNITS
	PERMISSIBLE UNITS (330 UNIT PER HECT.) WITH 2.5 F.A.R. PERMISSIBLE UNITS ONLY FOR UNIT FOR RESIDENTIAL PLOT AREA @ 330 UNIT PER HECT. = 74,763.97 X 330 / 10,000 = 2467.21 UNITS SAY = 2467 UNITS	
B	PERMISSIBLE UNITS FOR PURCHASABLE F.A.R. = 93,454.962 X 330 / 25,000 = 1233.60 UNITS SAY = 1233 UNITS	
	TOTAL PERMISSIBLE UNIT = A + B = 2467 + 1233 = 3700 UNITS	
10	TOTAL UNITS	2645 UNITS
A	TOTAL UNITS (already compounded)	1710 UNITS
B	ALREADY APPROVED UNITS	398 UNITS
C	TOTAL UNITS (proposed)	537 UNITS
	408 + 129 = 537 UNITS	
	TOTAL UNITS (A+B+C) = 2645 UNITS	
11	PERM. BASEMENT AREA	62,445.13
12	TOTAL UPPER BASEMENT AREA	58,445.888
A	BASEMENT AREA (already compounded)	35,840.722
B	BASEMENT AREA (proposed)	22,605.166
	TOTAL UPPER BASEMENT AREA (A+B) = 58,445.888	
13	TOTAL LOWER BASEMENT AREA	47,168.728
A	BASEMENT AREA (already compounded)	26,100.162
B	BASEMENT AREA (proposed)	21,068.566
	TOTAL LOWER BASEMENT AREA (A+B) = 47,168.728	
14	TOTAL REQUIRED E.C.S.	3426 E.C.S.
A	ALREADY COMPOUNDED REQUIRED E.C.S. = 2152 E.C.S.	
B	ALREADY APPROVED REQUIRED E.C.S. (TOWER-2A + 3A + 3B) = 41,441.648 / 100 X 1.5 = 621.62 E.C.S. SAY 622 E.C.S.	
C	PROPOSED REQUIRED E.C.S. (TOWER-1A, 3D & 4D + 10% VISITOR PARKING) 425 + 168 = 593 + 59 = 652 E.C.S.	
	TOTAL REQUIRED E.C.S. (A+B+C) = 3426 E.C.S.	
15	TOTAL PROVIDED E.C.S. AS PER PARKING AREA DETAIL	3489 E.C.S.
A	ALREADY COMPOUNDED E.C.S. = 2158 E.C.S.	
B	STILT PARKING AREA (TOWER-1A, 2A & 3D, 4D) = 858.742 sq. mt. @ 28 SQ.MT. PER E.C.S. = 30.66 E.C.S. SAY 30 E.C.S.	
C	PROPOSED UPPER BASEMENT AREA = 21,533.896 SQ.MT. @ 32 SQ.MT. PER E.C.S. = 672.934 E.C.S. SAY = 673 E.C.S.	
D	PROPOSED LOWER BASEMENT AREA = 20,115.576 SQ.MT. @ 32 SQ.MT. PER E.C.S. = 628.61 E.C.S. SAY 628 E.C.S.	
	TOTAL E.C.S. (A+B+C+D) = 3489 E.C.S.	

16	ALREADY COMPOUNDED NON F.A.R.	69,242.634
17	PROPOSED TOTAL NON F.A.R. AREA = 45,646.977 SQ.MT.	
A	FIRE STAIR	1980.675
B	STILT AREA (NON F.A.R.)	
C	BLOCK-2A	634.22 SQ.MT.
D	TOWER-1A	598.505 SQ.MT.
E	TOWER-2A	150.019 SQ.MT.
F	TOTAL	1382.744 SQ.MT.
G	FIRE STAIR AREA + STILT AREA	1382.744 + 177.873 = 1560.617 SQ.MT.
H	UPPER BASEMENT AREA (PROPOSED) = 22,605.166 SQ.MT.	
I	LOWER BASEMENT AREA (PROPOSED) = 21,068.566 SQ.MT.	
J	TOTAL (A+B+C) = 1560.617 + 22,605.166 + 21,068.566 = 45,234.349 SQ.MT.	
K	TOTAL BUILT UP AREA (PROPOSED)	1,57,094.394
L	PROPOSED NON F.A.R. AREA = 45,646.977 SQ.MT.	
M	PROPOSED F.A.R. AREA = 90,313.954 SQ.MT.	
N	5% FACILITY AREA = 2127.185 SQ.MT.	
O	TOTAL AREA (A + B + C) = 1,57,094.394 SQ.MT.	

"निर्माणधीन अवधि में निर्माण स्थल पर बूल से बचने हेतु समुचित कवर का प्रावधान किया जाए निर्माण समूहों के पर्यावरण एवं उनके उपयोग की अवधि में निर्माण सामग्रीयों पर पानी का छिड़काव एवं अल्ट्रा सॉलरेशन यूनियट का उपयोग अनिवार्य रूप से किया जाए निर्माण समूहों को से जाने हेतु दफे हुए वाहनों का प्रयोग किया जाए।"

न्यू पावार्चन स्वीकृति से केवल पांच वर्ष तक देय है।



कमल प्रकाश क. कानूनी / स्ट्रक्चर का सुझाव हेतु विभिन्न तहसीलों पर संपत्ति के अवर आधारीकृत डाई की जाचना जिला / मजिस्ट्रेट के हैं। जो सीधीपरीक्षा तहसील सिलेबन व प्रत्येक छत के नीचे करते जायें।

पर्यावरण की दृष्टि से सलाना कम निति अनुमति के अनिवार्य काम से कम पेड़ लगाना अनिवार्य है।

सहायक अभियंता
मानविक अनुमति
कावर अभियंता
मानविक अनुमति



ALREADY COMPOUNDED

TO BE APPROVED

ALREADY APPROVED TOWER-2A

SETBACK LINE

BASEMENT LINE

PROJECT :-
RESIDENTIAL GROUP HOUSING
AT POCKET P-1
"LANDCRAFT GOLF LINKS"
(INTEGRATED TOWNSHIP)
VILL. - MEHRAULI, GHAZIABAD, (U.P.)

BUILDERS & PROMOTER :-
M/S LANDCRAFT DEVELOPERS PVT. LTD.
GOLF LINKS, NH-24, VILLAGE- MEHRAULI,
DISTRICT- GHAZIABAD, UP.

DRAWING TITLE :-
SITE PLAN

ARCHITECTS :-
Space Designers International
B-34, SECTOR-47, NOIDA
Ph: +91 911633717, 911633718 & 20
Mob: +91 911633718, 911633719
e-mail: spaceid@rediffmail.com, www.spaceid.com

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

For Landcraft Developers Pvt. Ltd.
Jain & S.P.
Director/Authorised Signatory

OWNER'S SIGN

ARCHITECT'S SIGN
DRG.NO. - 01

SITE PLAN

मानविक अनुमति पर आकर शहरी के अधीन मानविक निति किया जाता है।

"अधिकारों एवं उनके कार्यत श्रमिकों का कम विभाग के नियमानुसार संयोजन कराया जाना आवश्यक है।"

विश्व नियोक्ता क. बहुलार पुरातन नृती के नियमानुसार संयोजन कराया जाना आवश्यक है।

काल से के बोल पर स्वीकृत मानविक के मकका 8 दिनांक लिखन अनिवार्य होगा।

For Landcraft Developers Pvt. Ltd.
Jain & S.P.
Director/Authorised Signatory

