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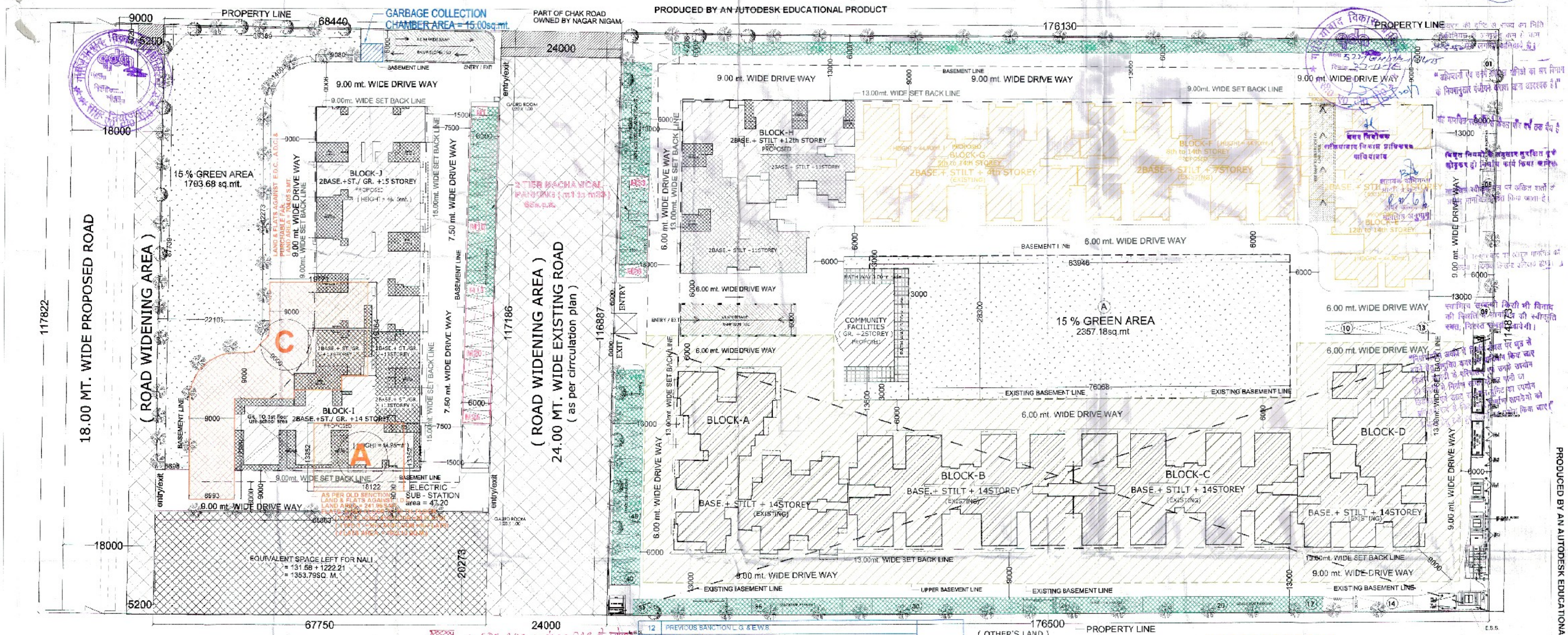


SITE PLAN

1- EDC, ADC, M.E.'s FAR के लिखित आवासों-दानाओं के विवरणों के विरुद्ध प्रतिलिपियों के दृष्टि से प्रमाणित करने पर भी किसी भी प्रकार के अन्तर्गत FAR के लिखित प्रमाणों के अनुसार संशोधन करना होगा।

2- EDC के लिखित प्रमाणों के दृष्टि से करने पर भी FAR का उल्लंघन पाये जाने पर दी गयी अनुमति स्वतः निरस्त हो जायेगी।

3- इस मानचित्र को दिनांक 20/[illegible] के अनुसार ही प्रमाणित किया जाता है।

15% VISITORS PARKING PROVIDED

JE AE

AREA STATEMENT

S.NO	PARTICULARS			SQM.
1	TOTAL PLOT AREA			30,282.00
2	AREA IN ROAD WIDENING			2,219.51
3	BALANCE PLOT AREA AFTER ROAD WIDENING			27,072.49
4	BREAK - UP OF LAND AREA			
	a. AREA ON WHICH CONSTRUCTION HAS STARTED		19,285.84	
	b. AREA ON WHICH CONSTRUCTION HAS NOT STARTED		7,783.65	
	TOTAL		27,072.49	
5	REQUIRED GREEN AREA (a1 + a2)			4,060.85
	c. LAND AREA (a) x 15% GREEN SO = 19,285.84 X 15% = 2893.32 sq.mt.----(a1)			
	d. LAND AREA (b) x 15% GREEN SO = 7,783.65 X 15% = 1167.54 sq.mt.----(a2)			
6	NET EFFECTIVE PLOT AREA (c' + c2)			24,179.17
	g. IN LAND (a) - 19,285.84 - 2,893.32 = 16,392.52 sq.mt		16,392.52 (c1)	
	h. IN LAND (b) - 7,783.65 sq. mt.		7,783.65---(c2)	
	TOTAL		24,176.17	
7	PERM. GROUND COVG. = 40 %OF PLOT AREA = 40% OF 24,179.17 = 9,671.66 sq.mt.			9,671.66
8	TOTAL GROUND COVERAGE (EXISTING + PROPOSED) 32.06%			7,999.928

s.no	BLOCK	EXISTING (part completion) STILT	EXISTING (already compounded) STILT	PROPOSED STILT	PROPOSED GROUND	TOTAL
1.	BLOCK-A	903.658	-	-	-	903.658
2.	BLOCK-B	742.005	-	-	-	742.005
3.	BLOCK-C	742.005	-	-	-	742.005
4.	BLOCK-D	602.46	-	-	-	602.46
5.	BLOCK-E	-	594.90	-	-	594.90
6.	BLOCK-F	-	731.09	-	-	731.09
7	BLOCK-G	-	731.09	-	-	731.09
8	BLOCK-H	-	-	907.50	300 covr/shed steps	587.50
9	BLOCK-I	-	-	627.45	13035 covr/shed steps	859.175
					228.375 school area	
10	BLOCK-J	-	-	757.80	1890 covr/shed steps	947.00
12	COMMUNITY FACILITIES	-		-	175.00	175.00
	TOTAL	2960.173	2357.08	2192.75	755.325	7,999.928

9	TOTAL BASEMENT AREA (EXISTING + PROPOSED)					
S.NO	BLOCK	EXISTING (part completion)	EXISTING (already compounded)	PROPOSED	TOTAL	
1	1st BASEMENT	6,816.81	5,233.60	(3,823.74 + 3629.28) 8,152.02	18,202.43	
2	2nd BASEMENT	-	5,233.60	(2,415.25 + 3629.28) 6,044.53	11,278.13	
10	PERMISSIBLE F.A.R. AREA = 24,179.17 x 3.75 = 90,671.88 sq.mt ALREADY COMPOUNDED F.A.R. = 192.875 sq.mt. TOTAL PERMISSIBLE F.A.R. AREA = 90,671.88 + 192.875 = 90,864.75 sq.mt					90,864.75
11	TOTAL F.A.R. AREA (EXISTING+ PROPOSED)					90,802.222

A	RESIDENTIAL				
s.no	BLOCK	EXISTING (part completion)	EXISTING (already compounded)	PROPOSED	TOTAL
1	BLOCK-A	9963.187	-	-	9963.187
2	BLOCK-B	10136.859	-	-	10136.859
3	BLOCK-C	10136.859	-	-	10136.859
4	BLOCK-D	5174.787	-	-	5174.787
5	BLOCK-E	-	5,462.60	1,760.31	9,222.91
6	BLOCK-F	-	5,060.86	5,060.72	10,129.57
7	BLOCK-G	-	2,899.97	7,229.60	10,129.57
8	BLOCK-H	-	-	5,259.07	5,259.07
9	BLOCK-I	-	-	7,342.76	7,342.76
10	BLOCK-J	-	-	10,345.90	10,345.90
11	CONVENIENT SHOPS	-	-	604.00	604.00
12	NURSERY SCHOOL	-	-	456.75	456.75
	TOTAL	38911.692	14,431.42	38,059.11	90,802.222

12	PREVIOUS SANCTION E.W.S. & L.I.G.		
	a. L.I.G. FLATS = 40 nos.		
	b. E.W.S. FLATS = 40 nos.		
13	PREVIOUS SANCTION RESIDENTIAL UNITS = 1014 nos. TOTAL (existing + proposed) RESIDENTIAL UNITS = 1111 nos. SO = 1111 - 1014 = 97nos.		
14	REQUIRED (L.I.G. & E.W.S.) 10% OF RES DENTIAL UNITS SO = (L.I.G. = 10 + 40) =50nos SO = (E.W.S. = 10 + 40) =50nos.		
15	PERMISSIBLE INCENTIVE (E.W.S. & L.I.G. AREA)		
	c. E.W.S. FLATS	= 50 nos. x 35.00 sq.mt. = 1750.00 sq.mt.	
	d. L.I.G. FLATS	= 50 nos. x 41.00 sq.mt. = 2050.00 sq.mt.	
	TOTAL AREA	= 3800.00 sq.mt.	
16	INCENTIVE (F.A.R.) USED AGAINTS L.I.G. & E.W.S. (in block - H)		3793.56
17	INCENTIVE (UNITS) USED AGAINTS L.I.G. & E.W.S. (in block - H)		39 nos.
17	PERMISSIBLE RESIDENTAL UNIT		1197
18	TOTAL RESIDENTIAL UNITS (EXISTING + PROPOSED)		1111

A	RESIDENTIAL				
s.no	BLOCK	EXISTING (part completion)	EXISTING (already compounded)	PROPOSED	TOTAL
1	BLOCK-A	112	-	-	112
2	BLOCK-B	112	-	-	112
3	BLOCK-C	112	-	-	112
4	BLOCK-D	128	-	-	128
5	BLOCK-E	-	99	27	126
6	BLOCK-F	-	56	56	112
7	BLOCK-G	-	32	80	112
8	BLOCK-H	-	-	52	52
9	BLOCK-I	-	-	117	117
10	BLOCK-J	-	-	130	130
	TOTAL	468	187	462	1117

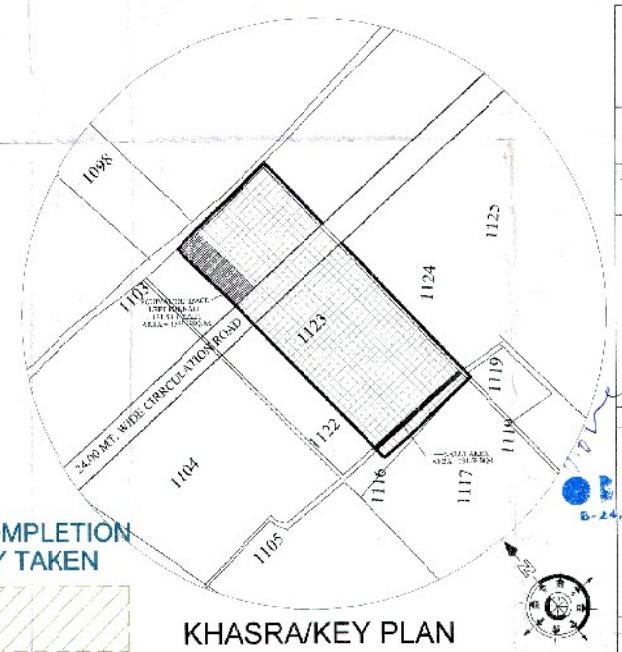
19	FIRE STAIRCASE AREA			1858.58 SQ. M.
	a. FIRE STAIRCASE AREA (EXISTING)		956.30	
	b. FIRE STAIRCASE AREA (PROPOSED)		901.58	
20	TOTAL MUMTY AREA			221.19 SQ. M
	c. TOTAL MUMTY AREA (EXISTING)		101.19	
	d. TOTAL MUMTY AREA (PROPOSED)		120.00	
21	AREA OF MACHINE ROOM			126.34 SQ. M.
	e. MACHINE ROOM AREA (EXISTING)		56.34	
	f. MACHINE ROOM AREA (PROPOSED)		70.00	

L.I.G. & E.W.S. INSENTIVE F.A.R. USE FOR BLOCK - H			
block name	floors	f.a.r. area	units
BLOCK - H	7th FLOOR	292.56	04
	8th to 11th FLOOR	3166.68	32
	12th FLOOR	334.32	03
	total area	3793.56	39

ALREADY COMPOUNDED

PROPOSED 5% NON F.A.R AREA	
BLOCK - H	= 363.41 sq.mt.
BLOCK - I	= 314.28 sq.mt.
BLOCK - J	= 426.75 sq.mt.
Community facilities	= 525.00 sq.mt.
TOTAL	= 1,629.44 sq.mt.

PART COMPLETION ALREADY TAKEN



KHASRA/KEY PLAN

PROJECT:
REVISED SUBMISSION DRAWINGS FOR GROUP HOUSING " FORTUNE RESIDENCY" AT KHASRA NO -1123 &1116 AT VILLAGE NOORNAGAR GHAZIABAD (UP)

OWNER:
M/s. VASU INFRASTRCTURE (P.) LTD

DRAWING TITLE:
SITE PLAN

OWNER SIGN: ARCHITECT SIGN:

V.D.SHARMA M.E/STRUCTURES OPTIMUM DESIGN PVT. LTD. B-24, SEC-67, NOIDA

Aashirwad Architectural Services Pvt. Ltd.
Architects, Engineers, Interior Designers, Vastu Consultant
Office: S/1,FLAT NO.5,ROOF NAGAR,DELHI-110007
Phone:- 9871580765, 9810776101
Email: aashirwadarchitects@yahoo.com

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