

AREA STATEMENT COMPOUNDING			SQ.MTR.
S.NO	PARTICULARS		
A.	TOTAL PLOT AREA		19702.01
B.	LEFT 15% GREEN OF REMAINING PLOT AREA		2955.30
C.	PLOT AREA FOR NURSURY SCHOOL		500.00
D.	NET TOTAL PLOT AREA		16246.71
E.	PERM. GROUND COVG. = 40% OF PLOT AREA		6498.68
F.	EXISTING STILT / GROUND COVERAGE (28.48%)		4628.45
G.	PERMISSIBLE BASEMENT AREA		13971.40
H.	EXISTING BASEMENT AREA		
I.	UPPER BASEMENT AREA (4099.00 + 2719.10)		6818.10
II.	LOWER BASEMENT AREA (4099.00 + 2719.10)		6818.10
J.	TOTAL PERMISSIBLE F.A.R. AREA		13736.20
K.	EXISTING F.A.R. AREA (2.919%)		47,430.62
L.	PROPOSED BLOCK F.A.R. (SANCTION)		6059.672
M.	PRIMARY SCHOOL F.A.R. (SANCTION)		400.00
N.	PERMISSIBLE RESIDENTIAL UNITS		1019
O.	EXISTING RESIDENTIAL UNITS		632
P.	FIRE STAIR CASE AREA (in non f.a.r.)		1261.70
Q.	REQUIRED AND PROPOSED FACILITY		
1.	A) OPEN CHABUTRA		82.50 SQ.MT.
2.	GARBAGE COLLECTION CHAMBER		165.00 SQ.MT.

PERMISSIBLE 5% NON F.A.R. AREA ALLOWED ON PROPOSED BLOCK F.A.R. BLOCK - E & J	
= 9,053.57 sq.mt. x 5%	
= 452.67 sq.mt.	
PROPOSED 5% NON F.A.R. AREA	
BLOCK - E	= 229.14 sq.mt.
BLOCK - J (TOWER - J)	= 203.00 sq.mt.
COMMUNITY FACILITIES	= 285.54 sq.mt.
BLOCK-L	= 285.54 sq.mt.
TOTAL	= 717.68 sq.mt.
5% EXCESS AREA COUNT IN F.A.R. AREA =	
= 717.68 - 452.67	
= 265.01 sq.mt.	

TOTAL PROVIDED E.W.S & L.I.G FLATS	
BLOCK - 1 (TOWER - K)	
PROPOSED DWELLING UNITS = 422 nos.	
REQUIRED L.I.G @ 10% OF 422 = 42.20 (SAY - 42)	
REQUIRED E.W.S @ 10% OF 422 = 42.20 (SAY - 42)	
PROVIDED L.I.G FLATS = 42 nos.	
PROVIDED E.W.S FLATS = 42 nos.	
a. TOTAL PROPOSED AREA E.W.S & L.I.G. FLATS	4,200.85
b. FIRE STAIR CASE AREA	216.16
c. PROPOSED MUMTY AREA	25.00
d. PROPOSED MACHINE ROOM AREA	17.55

L.I.G. & E.W.S. INSENTIVE F.A.R. USE FOR (BLOCK - E)			
block name	floors	f.a.r. area	units
BLOCK - E	5th FLOOR	254.04	04
	6th to 14th FLOOR	3,939.75	51
TOTAL		4,193.79	55units

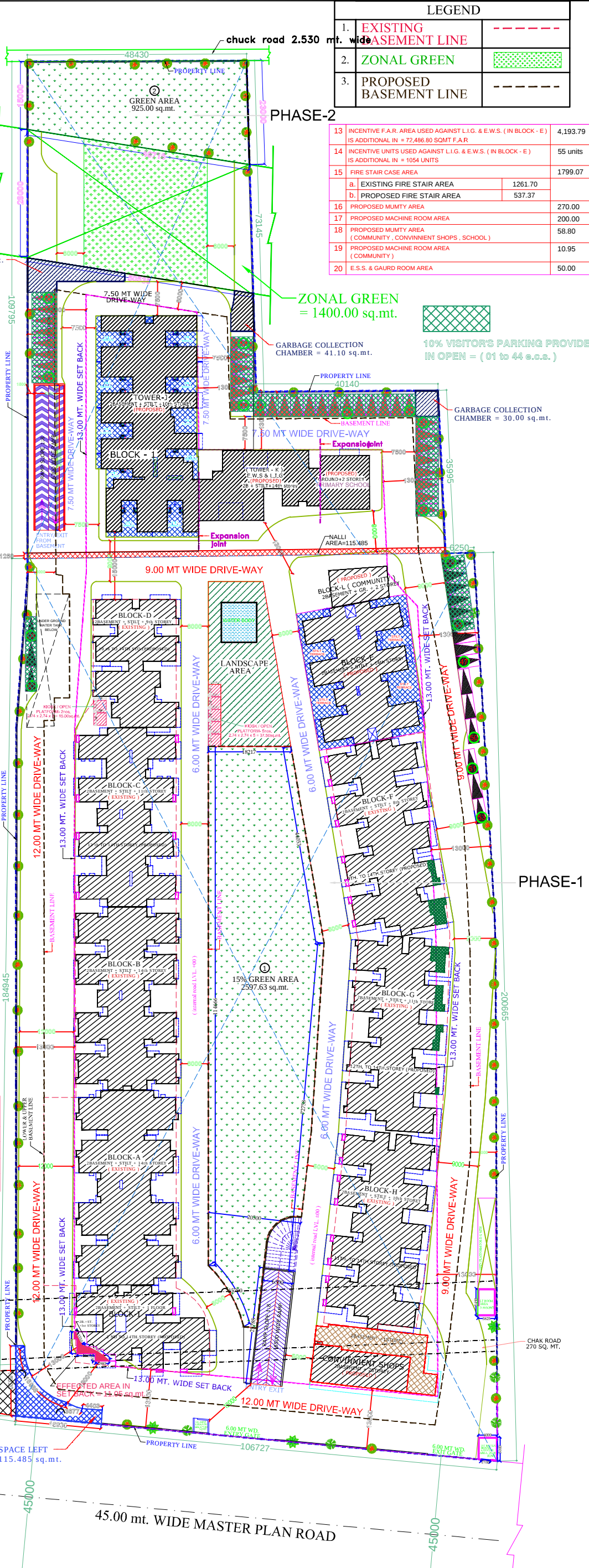
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LEGEND		
1.	EXISTING BASEMENT LINE	---
2.	ZONAL GREEN	[Pattern]
3.	PROPOSED BASEMENT LINE	---

13	INCENTIVE F.A.R. AREA USED AGAINST L.I.G. & E.W.S. (IN BLOCK - E)	4,193.79
14	IS ADDITIONAL IN = 72,486.80 SQMT F.A.R.	
15	INCENTIVE UNITS USED AGAINST L.I.G. & E.W.S. (IN BLOCK - E)	55 units
16	IS ADDITIONAL IN = 1054 UNITS	
17	FIRE STAIR CASE AREA	1799.07
18	PROPOSED FIRE STAIR AREA	1261.70
19	PROPOSED FIRE STAIR AREA	537.37
20	PROPOSED MACHINE ROOM AREA	270.00
21	PROPOSED MUMTY AREA (COMMUNITY, CONVENIENT SHOPS, SCHOOL)	200.00
22	PROPOSED MUMTY AREA (COMMUNITY, CONVENIENT SHOPS, SCHOOL)	58.80
23	PROPOSED MACHINE ROOM AREA (COMMUNITY)	10.95
24	E.S.S. & GAURD ROOM AREA	50.00

COMBINED AREA STATEMENT			SQ.MTR.
S.NO	PARTICULARS		
1	TOTAL PLOT AREA		26775.31
2	BREAKUP OF LAND AREA		
i	OLD SANCTIONED PLOT AREA		19702.01
ii	AREA OF NEW ADDITIONAL LAND		7073.30
3	NET EFFECTIVE PLOT AREA (a + b)		21,920.01
a.	OLD NET EFFECTIVE PLOT AREA (after deducting 15% green & 500.00 sq.mt. school area)		16,246.71--a
b.	NEW ADDITIONAL LAND AREA (AREA LEFT FOR ZONAL PLAN GREEN)		5,673.30--b
4	TOTAL GREEN AREA (c + d)		3,522.63
i	OLD SANCTIONED AREA		2955.30---c
ii	AREA OF NEW ADDITIONAL LAND @10% OF 5673.30 X 10% = 567.33		567.33---d
5	PERMISSIBLE STILT/GROUND COVG. = 40% OF PLOT AREA = 40 % OF 21,920.01 = 8,768.00 sq.mt.		8,768.00
6	TOTAL STILT / GROUND COVERAGE (EXISTING + PROPOSED) (P + Q) 33.40%		7,321.933
EXISTING COVERAGE			
s.no	PARTICULAR	STILT	GROUND
a.	BLOCK - A,B,C,D,F,G,H,I	4628.45	---
PROPOSED COVERAGE			
s.no	PARTICULAR	STILT	GROUND
a.	BLOCK - E	740.24	---
b.	BLOCK - J	1062.20	---
c.	BLOCK - K	329.75	---
d.	COMMUNITY AREA	95.18	95.18
e.	BLOCK - L	133.33	133.33
f.	CONVENIENT SHOP	332.78	332.78
TOTAL (exi.+prop.)			
7	PERMISSIBLE BASEMENT AREA (only single level)		18,099.00
8	TOTAL BASEMENT AREA		
EXISTING BASEMENT			
s.no	PARTICULAR	UPPER BASEMENT	LOWER BASEMENT
a.	AREA	6818.10 (A)	6818.10 (A)
PROPOSED BASEMENT			
s.no	PARTICULAR	UPPER BASEMENT	LOWER BASEMENT
b.	AREA	10,904.96 (B)	10,904.96 (B)
TOTAL (A + B)			
9	TOTAL PERMISSIBLE F.A.R. AREA		72,542.83
i.	RESIDENTIAL		
a.	SANCTIONED F.A.R. AREA @ 3.75		60,924.482
b.	ALREADY COMPOUNDED F.A.R. AREA		3,108.398
c.	NEW ADDITIONAL LAND F.A.R. @ 1.50 (7073.30-1400.00) = 5673.30 x 1.50 = 8509.95 sq.mt.		8509.950
TOTAL			
ii.	CONVENIENT SHOPS NOS. & AREAS		
d.	No. of units on 2.50 f.a.r. old area		552 units
e.	No. of units on new land area		187 units
total			
Shops allow @ 1shop on 40units = 18.4 (say - 18 shops)			
area 1% of permissible 2.50 f.a.r. (41,865.00 + 8509.95) = 50,374.95 sq.mt. 1% = 503.75 sq.mt.			
10	TOTAL F.A.R. AREA (R + S + T + U)		72,486.80
i.	RESIDENTIAL AREA		
EXISTING / COMPOUNDED (F.A.R.) AREA			
s.no	PARTICULAR		TOTAL
a.	AREA		47430.62---(R)
PROPOSED (F.A.R.) AREA			
s.no	BLOCKS		AREA (SQMT.)
a.	BLOCK - C		1747.29
b.	BLOCK - D		1799.70
c.	BLOCK - E		1,944.95
d.	BLOCK - F		3572.16
e.	BLOCK - G		1776.33
f.	BLOCK - H		2476.60
g.	BLOCK - I		3874.52
h.	BLOCK - J (TOWER - J)		7,108.62
TOTAL			
ii.	5% EXCESS AREA COUNT IN F.A.R.		265.01---(T)
iii.	CONVENIENT SHOPS AREA		491.00---(U)
TOTAL F.A.R. AREA = (R + S + T + U) = 47,430.62 + 24,300.17 + 265.01 + 491.00 = 72,486.80 sq.mt.			
iv.	(BLOCK - J) PRIMARY SCHOOL AREA		400.00
11	TOTAL PERMISSIBLE RESIDENTIAL UNITS (a + b + c)		1056
A.	OLD LAND AREA (after deducting 15% green) (Units @330 / hect. on 2.5 F.A.R + Proportionate on Purchasable)		828 ----A
B.	NEW LAND AREA (after deducting zonal green) (Units @330 / hect.)		187 ----B
C.	AREA COMPOUNDED (Proportionate units on compounding @75.85 sq.mt.)		41 ----C
TOTAL UNITS = A + B + C			
12	TOTAL RESIDENTIAL UNITS		1054
a.	TOTAL (EXISTING + PROPOSED) UNITS		
s.no	block name	EXISTING	PROPOSED
1.	BLOCK - A	112	---
2.	BLOCK - B	112	---
3.	BLOCK - C	88	24
4.	BLOCK - D	54	30
5.	BLOCK - E	---	26
6.	BLOCK - F	72	54
7.	BLOCK - G	99	27
8.	BLOCK - H	90	36
9.	BLOCK - I	05	65
10.	BLOCK - J (TOWER - J)	---	160
TOTAL			

PROJECT - ADD/ALT. IN SUBMISSION DRAWING (PHASE-1 & PHASE-2 PLOT) FOR GROUP HOUSING " OFFICER CITY -2" AT KHASRA NO.-1048,1049,1059,1060,984,985 & 986 AT VILLAGE NOORNAGER GHAZIABAD(UP.)

OWNER:- M/s. M.R. PROVIEW REALTECH (P.) LTD. DIRECTOR - Mr. VIJAY KUMAR M/s. R.K.S BUILDCON INDIA (P.) LTD.

DRAWING TITLE	
SITE PLAN	
OWNER SIGN:	ARCHITECT SIGN:

ANUJ AGARWAL ARCHITECTS
OFFICE- A-244 KAUSHAMBI GHAZIABAD (U.P.)
Ph:-0120 - 6454182 / 84. 4165716, TEL. FAX - 2773592
e-mail - anuj.agarwal@gmail.com

SCALE: 1:1000
DATE: 10/01/2024
DRG. No. SD - 01