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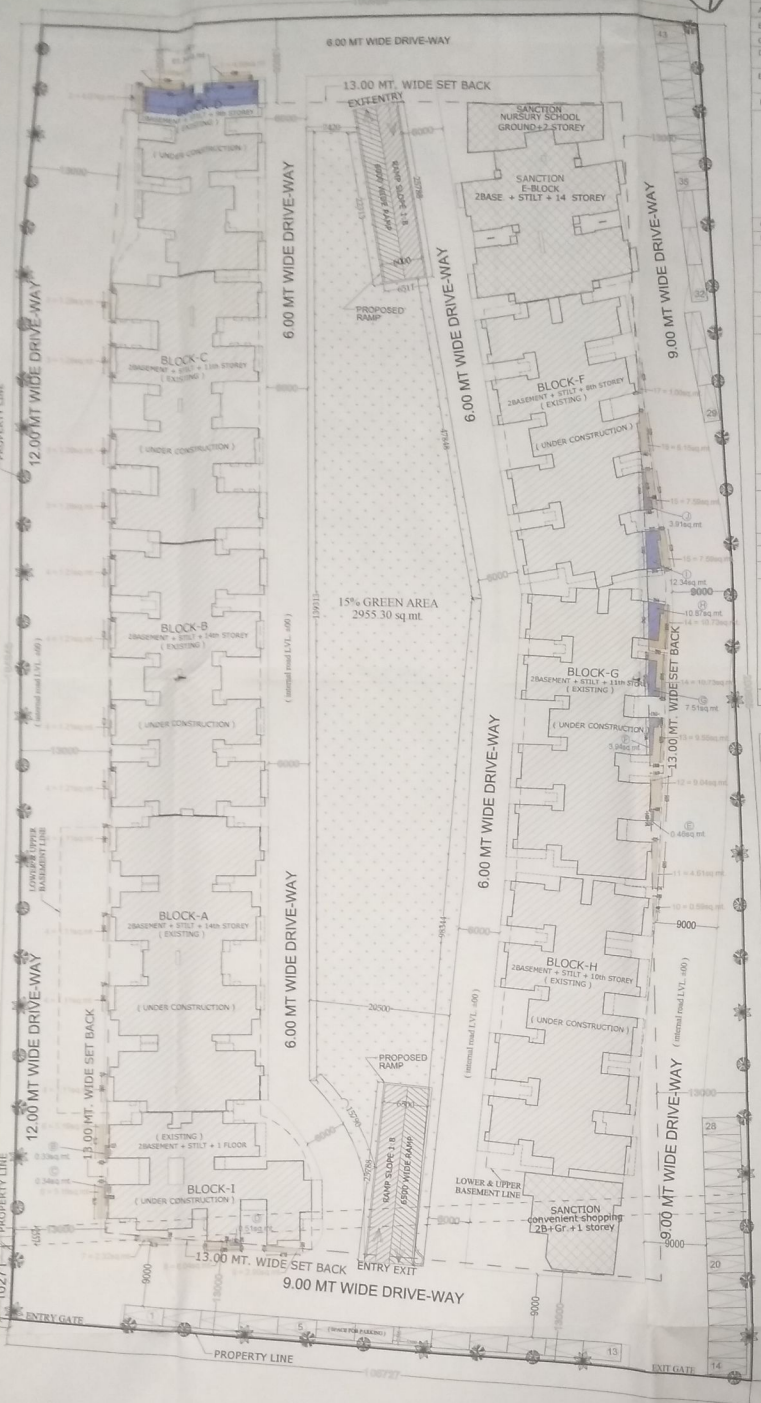

45.00 mt. WIDE MASTER PLAN ROAD

SITE PLAN

AREA STATEMENT COMPOUNDING

S.NO.	PARTICULARS			SQ.MTR.
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 =19702.01-(2955.30+500.00) = 16246.71 SQMT			16246.71
E	PERM. GROUND COVG. = 40%OF PLOT AREA = 40% OF 16246.71 = 6498.68			6498.68
F	EXISTING STILT / GROUND COVERAGE (28.48%)			4628.45
	a BLOCK'S	TOTAL		
	1 BLOCK-A	709.46		
	2 BLOCK-B	657.74		
	3 BLOCK-C	597.74		
	4 BLOCK-D	398.57		
	5 BLOCK-F	633.26		
	6 BLOCK-G	632.79		
	7 BLOCK-H	668.79		
	8 BLOCK-I	337.61		
	TOTAL	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		
I	TOTAL PERMISSIBLE F.A.R. AREA 16246.71 X 3.75 = 60,925.162			60,925.162
J	EXISTING F.A.R. AREA (2.919%)			47,430.62

	a BLOCK'S (NAME)	EXISTING (F.A.R.)	SANCTIONED (F.A.R.)	DEDUCTION
	1 BLOCK-A	10107.01	8748.57	+ 1360.44
	2 BLOCK-B	9102.93	7700.41	+ 1402.52
	3 BLOCK-C	6484.04	6932.29	- 438.25
	4 BLOCK-D	3047.59	1869.99	+ 1781.60
	5 BLOCK-F	5013.34	8521.21	- 3507.864
	6 BLOCK-G	6862.38	8474.29	- 1611.91
	7 BLOCK-H	6265.72	8521.21	+ 2255.484
	8 BLOCK-I	337.61	4502.84	4165.23
	9 BLOCK-E		5755.672	
	10 CONVENIENT SHOP		304.00	
	TOTAL	47,430.62	60,924.482	

K.	EXISTING F.A.R. AREA	47,430.62	
L.	PROPOSED BLOCK F.A.R. (SANCTION) (BLOCK - E CONVENIENT SHOP) (5755.672 + 304.00) = 6059.672	6059.672	
	TOTAL (F.A.R.) AREA (K + L)	53,490.292	
M	PRIMARY SCHOOL F.A.R. (SANCTION)	400.00	
N	PERMISSIBLE RESIDENTIAL UNITS		1019
O	EXISTING RESIDENTIAL UNITS		632

	a BLOCK'S	TOTAL
	1 BLOCK-A	112
	2 BLOCK-B	112
	3 BLOCK-C	88
	4 BLOCK-D	54
	5 BLOCK-F	72
	6 BLOCK-G	99
	7 BLOCK-H	90
	8 BLOCK-I	05
	TOTAL	632

P	FIRE STAIR CASE AREA (in non f.a.r.)		1261.70

LEGEND

- (UNDER CONSTRUCTION)
- (ALREADY SANCTION)
- BALCONY AREA IN SET BACK
- F.A.R. AREA IN SET BACK

BALCONY AREA IN SET BACK

S. NO.	AREA (SQ. MTR)	TOTAL AREA
1	4.06 X 2	8.32
2	4.07 X 1	4.07
3	1.28 X 4	5.12
4	1.21 X 4	4.84
5	1.11 X 4	4.44
6	5.16 X 2	10.32
7	2.32 X 1	2.32
8	6.04 X 1	6.04
9	2.90 X 1	2.90
10	0.59 X 1	0.59
11	4.61 X 1	4.61
12	9.04 X 1	9.04
13	9.55 X 1	9.55
14	10.73 X 2	21.46
15	7.59 X 2	15.18
16	6.15 X 1	6.15
17	1.00 X 1	1.00
	TOTAL	116.90

EFFECTED (F.A.R.) AREA IN SET BACK

S. NO.	AREA (SQ. MTR)
A	61.34
B	0.33
C	0.34
D	0.51
E	0.46
F	3.94
G	7.51
H	10.87
I	12.34
J	3.91
TOTAL	101.55

BALCONY AREA IN COMPOUNDING AFTER 1.00 MT.

S. NO.	AREA (SQ. MTR)
BLOCK - A	126.00
BLOCK - B	144.00
BLOCK - C	195.60
BLOCK - D	36.60
BLOCK - F	344.52
BLOCK - G	480.24
BLOCK - H	529.54
BLOCK - I	48.10
TOTAL	1904.60

शमन मानचित्र
गाजियाबाद विकास प्राधिकरण

PROJECT: PART COMPOUNDING DRAWINGS FOR GROUP HOUSING " OFFICER CITY -2" AT KHASRA NO - 1048,1049,1059 ,1060 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

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SCALE	DRAWN BY	CHECKED BY	DATE	DWG. No.
NTS				CD - 01

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