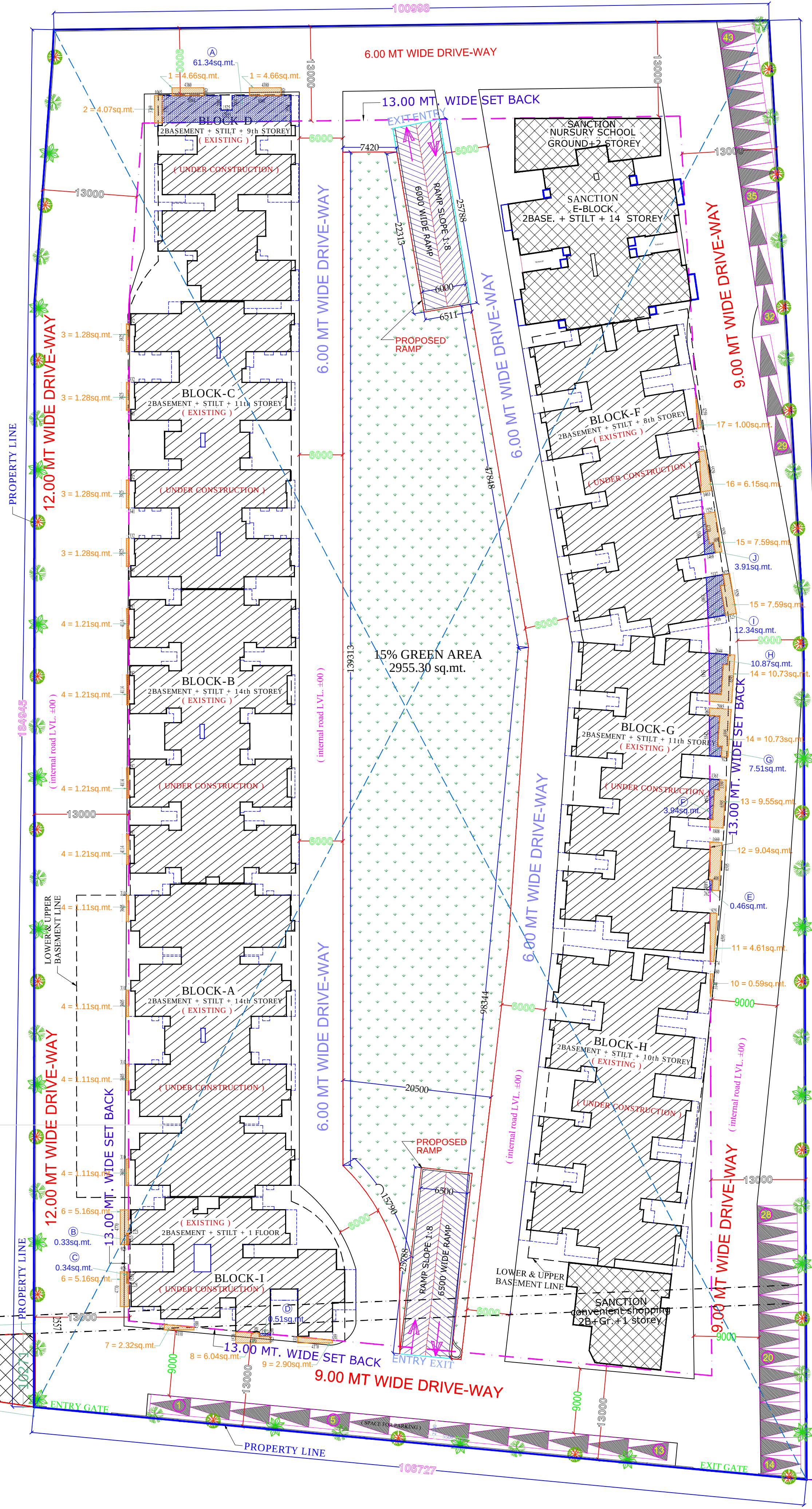


PREVIOUS SANCTIONED AREA STATEMENT		
S.NO	PARTICULARS	SQMT.
1	TOTAL PLOT AREA	19702.01
2	LEFT 15% GREEN OF PLOT AREA	2955.30
3	PLOT AREA FOR NURSURY SCHOOL	500.00
4	NET TOTAL PLOT AREA= 1- (2+3) =19702.01-(2955.30+500.00) = 16246.71 SQMT.	16246.71
5	PERM. GROUND COVG. = 40%OF PLOT AREA =40%OF 16246.71 = 6498.68	6498.68
6	PROPOSED GROUND COVERAGE	5237.19
A BLOCK-A 736.15 X 1 = 736.15		
B BLOCK-B 648.97 X 1 = 648.97		
C BLOCK-C 584.96 X 1 = 584.96		
D BLOCK-D 252.58 X 1 = 252.58		
E BLOCK-E 469.42 X 1 = 469.42		
F BLOCK-F 644.19 X 1 = 644.19		
G BLOCK-G 612.67 X 1 = 612.67		
H BLOCK-H 644.19 X 1 = 644.19		
I BLOCK-I 329.19 X 1 = 329.19		
J CONVENIENT SHOP 175.04 X 1 = 175.04		
K PRIMARY SCHOOL 139.83 X 1 = 139.83		
TOTAL = 5237.19		
7	PERM. STILT COVERAGE = 40%OF PLOT AREA =40%OF 16246.71 = 6498.68	5686.34
8	PROPOSED STILT COVERAGE	4922.32
A BLOCK-A 736.15 X 1 = 736.15		
B BLOCK-B 648.97 X 1 = 648.97		
C BLOCK-C 584.96 X 1 = 584.96		
D BLOCK-D 252.58 X 1 = 252.58		
E BLOCK-E 469.42 X 1 = 469.42		
F BLOCK-F 644.19 X 1 = 644.19		
G BLOCK-G 612.67 X 1 = 612.67		
H BLOCK-H 644.19 X 1 = 644.19		
I BLOCK-I 329.19 X 1 = 329.19		
TOTAL = 4922.32		
8	PERM. BASEMENT AREA	13971.4
9	PROPOSED BASEMENT AREA	
I UPPER BASEMENT AREA = 13716.22		
II LOWER BASEMENT AREA = 13716.22		
10	PERM. F.A.R. = (3.75) 16246.71 X 3.75 = 60925.162	60925.162
11	PROPOSED F.A.R. AREA	60924.482
A RESIDENTIAL 60620.482		
1 BLOCK-A (BASE+STILT+12 STOREY) 8746.57		
2 BLOCK-B (BASE+STILT+12 STOREY) 7700.41		
3 BLOCK-C (BASE+STILT+12 STOREY) 6932.29		
4 BLOCK-D (BASE+STILT+6 STOREY) 1465.99		
5 BLOCK-E (BASE+STILT+14 STOREY) 5755.672		
6 BLOCK-F (BASE+STILT+14 STOREY) 8521.21		
7 BLOCK-G (BASE+STILT+14 STOREY) 8474.29		
8 BLOCK-H (BASE+STILT+14 STOREY) 8521.21		
9 BLOCK-I (BASE+STILT+14 STOREY) 4502.84		
TOTAL 60620.482		
B CONVENIENT SHOP		
TOTAL F.A.R. AREA = (A + B) = 60620.482 + 304.00 = 60924.482 SQMT.		
12	PRIMARY SCHOOL F.A.R.	400.00
13	PERMISSIBLE RESIDENTIAL UNIT	804
14	PROPOSED RESIDENTIAL UNIT	804
1 BLOCK-A (BASE+STILT+12 STOREY) 84		
2 BLOCK-B (BASE+STILT+12 STOREY) 96		
3 BLOCK-C (BASE+STILT+12 STOREY) 96		
4 BLOCK-D (BASE+STILT+6 STOREY) 24		
5 BLOCK-E (BASE+STILT+14 STOREY) 56		
6 BLOCK-F (BASE+STILT+14 STOREY) 126		
7 BLOCK-G (BASE+STILT+14 STOREY) 126		
8 BLOCK-H (BASE+STILT+14 STOREY) 126		
9 BLOCK-I (BASE+STILT+14 STOREY) 70		
TOTAL 804		
14	TOTAL MUMTY AREA	198.00
15	AREA OF MACHINE ROOM	205.00
16	TOTAL FIRE STAIR CASE AREA	1381.29

PHASE-1

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
G. PERMISSIBLE BASEMENT AREA		
H. EXISTING BASEMENT AREA		
I. UPPER BASEMENT AREA (4099.00 + 2719.10)		
II. LOWER BASEMENT AREA (4099.00 + 2719.10)		
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
K. EXISTING F.A.R. AREA		
L. PROPOSED BLOCK F.A.R. (SANCTION)		
M. PRIMARY SCHOOL F.A.R. (SANCTION)		
N. PERMISSIBLE RESIDENTIAL UNITS		
O. EXISTING RESIDENTIAL UNITS		
P. FIRE STAIR CASE AREA (in non f.a.r.)		

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	4.66 X 2	9.32
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		116.95

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

PROJECT:-
PART COMPOUNDING DRAWING (PHASE-1 PLOT) 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:



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

SCALE	DEALT BY	CHECKED BY	DATE	DRG. No.
NTS				CD - 01