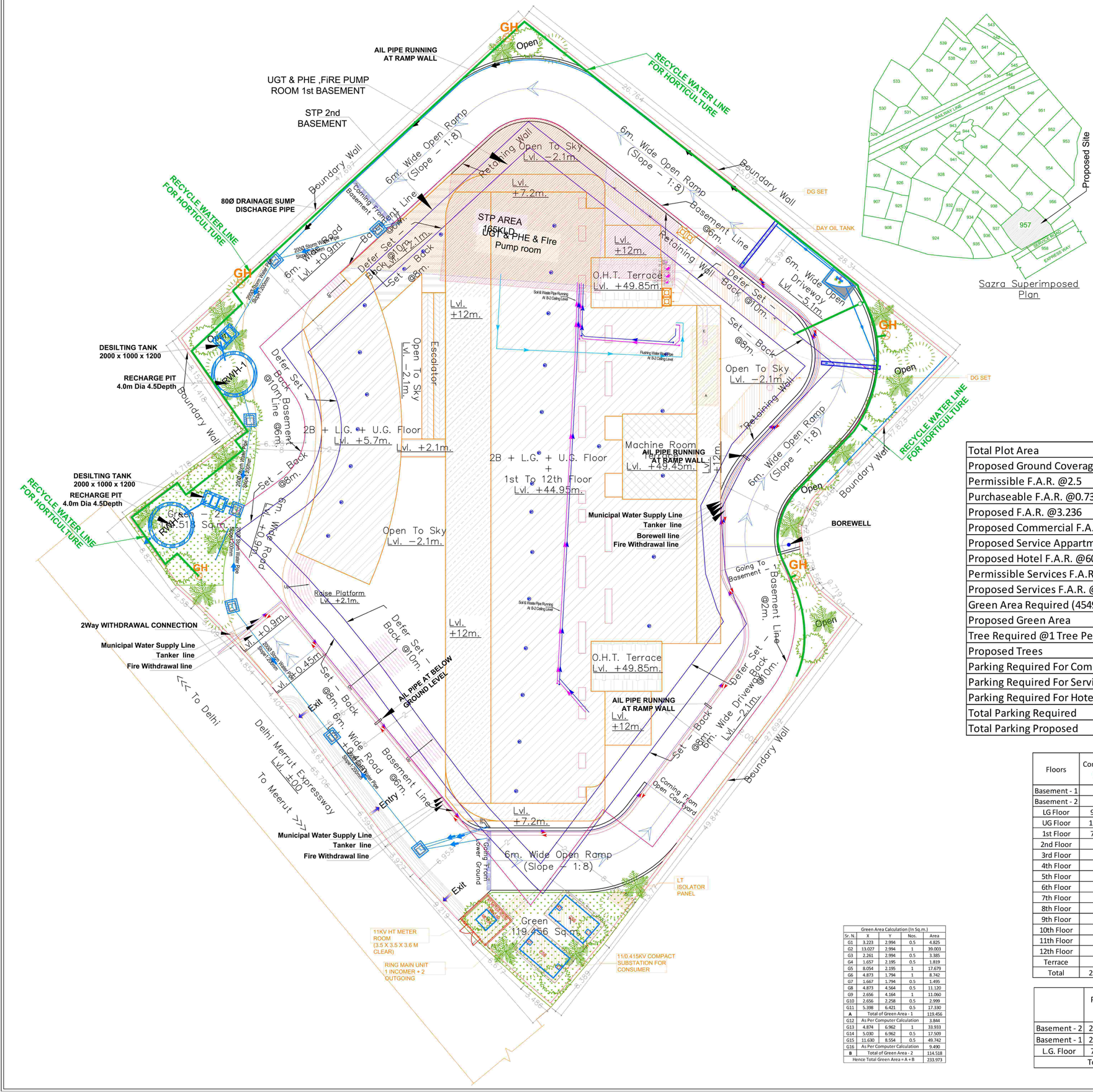
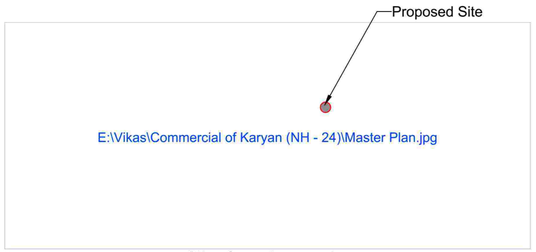
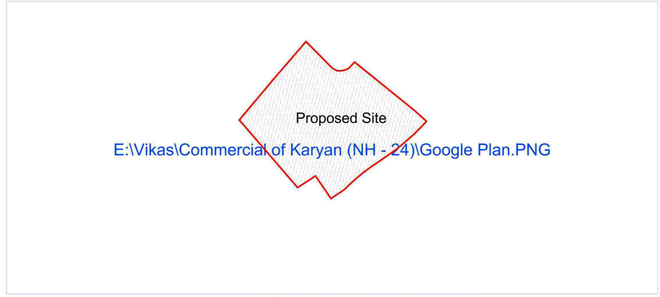


Sazra Superimposed Plan



Site Superimposed on Master Plan 2031



Site Superimposed on Google Earth

Total Plot Area	4549.956
Proposed Ground Coverage @ 39.64%	1803.453
Permissible F.A.R. @2.5	11374.890
Purchaseable F.A.R. @0.736	3348.424
Proposed F.A.R. @3.236	14723.314
Proposed Commercial F.A.R. @ 19.78%	2911.980
Proposed Service Appartment F.A.R. @ 19.68%	2897.103
Proposed Hotel F.A.R. @60.55%	8914.231
Permissible Services F.A.R. @5%	736.166
Proposed Services F.A.R. @4.19%	616.444
Green Area Required (4549.956 - 3000) x 10%	154.996
Proposed Green Area	233.973
Tree Required @1 Tree Per 100 Sq.m.	45.50
Proposed Trees	46
Parking Required For Commercial F.A.R. @2 E.C.S./100	58.24
Parking Required For Service Appartment F.A.R. @1.25 E.C.S./100	36.21
Parking Required For Hotel F.A.R. @1.25 E.C.S./100	111.43
Total Parking Required	205.88
Total Parking Proposed	209

Green Area Calculation (In Sq.m.)					
Sr. N.	X	Y	Nos.	Area
G1	3.223	2.994	0.5	4.825
G2	13.027	2.994	1	39.003
G3	2.261	2.994	0.5	3.385
G4	1.657	2.195	0.5	1.819
G5	8.054	2.195	1	17.679
G6	4.873	1.794	1	8.742
G7	1.667	1.794	0.5	1.495
G8	4.873	4.564	0.5	11.120
G9	2.656	4.164	1	11.060
G10	2.656	2.258	0.5	2.999
G11	5.398	6.421	0.5	17.330
A	Total of Green Area - 1			119.456
G12	As Per Computer Calculation			3.844
G13	4.874	6.962	1	33.933
G14	5.030	6.962	0.5	17.509
G15	11.630	8.554	0.5	49.742
G16	As Per Computer Calculation			9.490
B	Total of Green Area - 2			114.518
Hence Total Green Area = A + B				233.973

Floors	Commercial F.A.R.	Hotel F.A.R.	Service Appartment F.A.R.	5% F.A.R.	Non - F.A.R.	Total
Basement - 1	---	---	---	---	3064.073	3064.073
Basement - 2	---	---	---	---	3064.073	3064.073
LG Floor	955.061	91.209	---	21.883	769.339	1837.492
UG Floor	1247.546	504.939	---	21.883	57.820	1832.188
1st Floor	709.373	682.079	---	21.883	57.820	1471.155
2nd Floor	---	---	965.701	21.665	201.450	1188.816
3rd Floor	---	---	965.701	21.665	201.450	1188.816
4th Floor	---	---	965.701	21.665	201.450	1188.816
5th Floor	---	965.701	---	21.665	201.450	1188.816
6th Floor	---	920.899	---	79.727	188.190	1188.816
7th Floor	---	965.701	---	21.665	201.450	1188.816
8th Floor	---	965.701	---	21.665	201.450	1188.816
9th Floor	---	965.701	---	21.665	201.450	1188.816
10th Floor	---	965.701	---	21.665	201.450	1188.816
11th Floor	---	920.899	---	79.727	188.190	1188.816
12th Floor	---	965.701	---	21.665	201.450	1188.816
Terrace	---	---	---	196.356	---	196.356
Total	2911.980	8914.231	2897.103	616.444	9202.555	24542.313

	Parking Area	Parking Factor	Permissible Parking	Proposed Stack Parking	Proposed Normal Parking	Total Parking Propose
Basement - 2	2353.374	Area / 16	147.09	106	2	108
Basement - 1	2228.971	Area / 16	139.31	94	3	97
L.G. Floor	735.299	Area / 28	45.96	---	4	4
Total			332.35	200	9	209

File No. GDA/BP/25-26/0160

GENERAL NOTES:-
1. ALL DIMENSIONS & LEVELS ARE IN METER
2. ALL THE AREAS INDICATED ARE IN SQ.M.
3. WHEREVER AREA IS CALCULATED BY COMPUTER CALCULATION IS THE RESPONSIBILITY

DRG. TITLE

EXTERNAL COMBINED SERVICES

PROJECT:

PROPOSED HOTEL DRAWINGS AT KHASRA NO. 957, MEHRAULI, NH-09 (OLD NH-24), GHAZIABAD, U.P - 201002

DEVELOPER :

M/S A.I.H. REALITY PRIVATE LIM

Authorized Signatory

For AIH Realty Private Limited

Director

SERVICE CONSULTANT

EARTHWISE DESIGN SOLUTIONS

ARCHITECT :

creative line

architects interior designers & planners
studio: U.G. - 2, Plot No. - 15, Gyan Khand - 2, Indirapuram,
phone: +91 9811132248
website: www.creativelinestudio.in, email: creativelinestudio2015@g

DATE	SCALE	NORTH
Feb.-2026		
DEALT BY	CHKD BY	DRG . NO
SK	BK	MEP-SS-01

AIH REALTY PRIVATE LIMITED

(CIN: U68200UP2024PTC207962)
Reg Office: 209, Second Floor, situated at Vardhman Tower, Commercial Complex Plot No. 16-17-18, Preet Vihar, Delhi – 110092
Corp. Office: B-9, Sector -67, Noida, U.P-201301
Tel No. 0120-24336670 | Email Id: mail@karyan9.com

Development Work Details

S.No	Development Work Name	Details (Quantitative and Qualitative)
1	Demarcation of Plots	Number of plots- 01 plots khasra no 957 size of plot- 4549.956 sqm
2	Boundary Wall	Length- 278.72m Height- 2.4m material used- RCC, Brick, Stone, Metal type (brick, RCC, fencing)
3	Road Work	Total road length – 229m. Width – 6m. Type of pavement – R.C.C. Drainage – Saucer Drain
4	Footpaths	N.A.
5	Water Supply Including Drinking Water Facilities	No.of water connection 01, tank capacity 450 KLD, No.of hydrants 34, Source of water- Municipal, Treatment method- Filtration method, compliance with quality standards- yes
6	Sewer System	Length of sewer line= 130 m, pipe size=150dia, Design = manning formula, gravity system network provided.
7	Drain	Length of Drain 180m, Width 300mm & 200mm dia type = storm/ surface, manning formula/ disposal method.
8	Parks	233.973 sqm green Area in parks & other different places, 46 trees & other landscaping features like benches, lights etc.
9	Tree Planting	46 trees, types/species- Champa @2.5m c/c, Neem @5m c/c, Pilkhan @5m c/c, Saptparni @5m c/c, Maulshri @5m c/c, Conocorpus @2.5m c/c, Bottle Brush @3 m c/c
10	Design for Electric Supply Including Street Lighting	Number of Poles - 28, Transformers - 2 x 1600kVA Compact Sub station
11	Community Buildings	N.A.
12	Treatment and Disposal of Sewage and Sullage Water	STP capacity (165KD), 02 module, MBBR technology regulatory compliance-yes
13	Solid Waste Management and Disposal System	total 228.56 Kg/day. Solid wastes generated which will be segregated into biodegradable and non-biodegradable components and collected in separate bins. The biodegradable wastes will be composted in an on-site composting unit and the manure will be used for landscaping. Organic waste converter of 160 Kg/day capacity will be provided. The other segregated wastes will be disposed at Ghaziabad Development Authority (GDA) designated site through authorized vendors as per local norms. Dewatered/ dried sludge from STP will be used as manure in horticulture.
14	Water Conservation System	02 Nos, desilting storm water chamber size(2.0m x 1.0m x 1.2m), Recharge pit size (4.0m Dia 4.5Depth)recharge wells, water efficient fixtures, recharge strategy, system efficiency

For AIH Realty Private Limited

Authorised Signatory

15	Energy Management System (Renewable Energy)	115kW solar capacity with 230 panels over rooftop
16	Fire Protection and Fire Safety System	No. of Hydrant 34, fire exits provided as per NBC-2016, automatic sprinkler system, NBC compliance-yes fire safety training will be provided
17	Social Infrastructure and Public Health Services	Public toilet, health facility, first aid kit etc.
18	Emergency Evacuation Services	Number of evacuation points-03 road widths- 6m fire tender path signage count-20 route plan safety measures- as per NBC public awareness system- as per NBC
19	Other Miscellaneous Work	Benches in landscape, signage

For AIH Realty Private Limited

Authorised Signatory