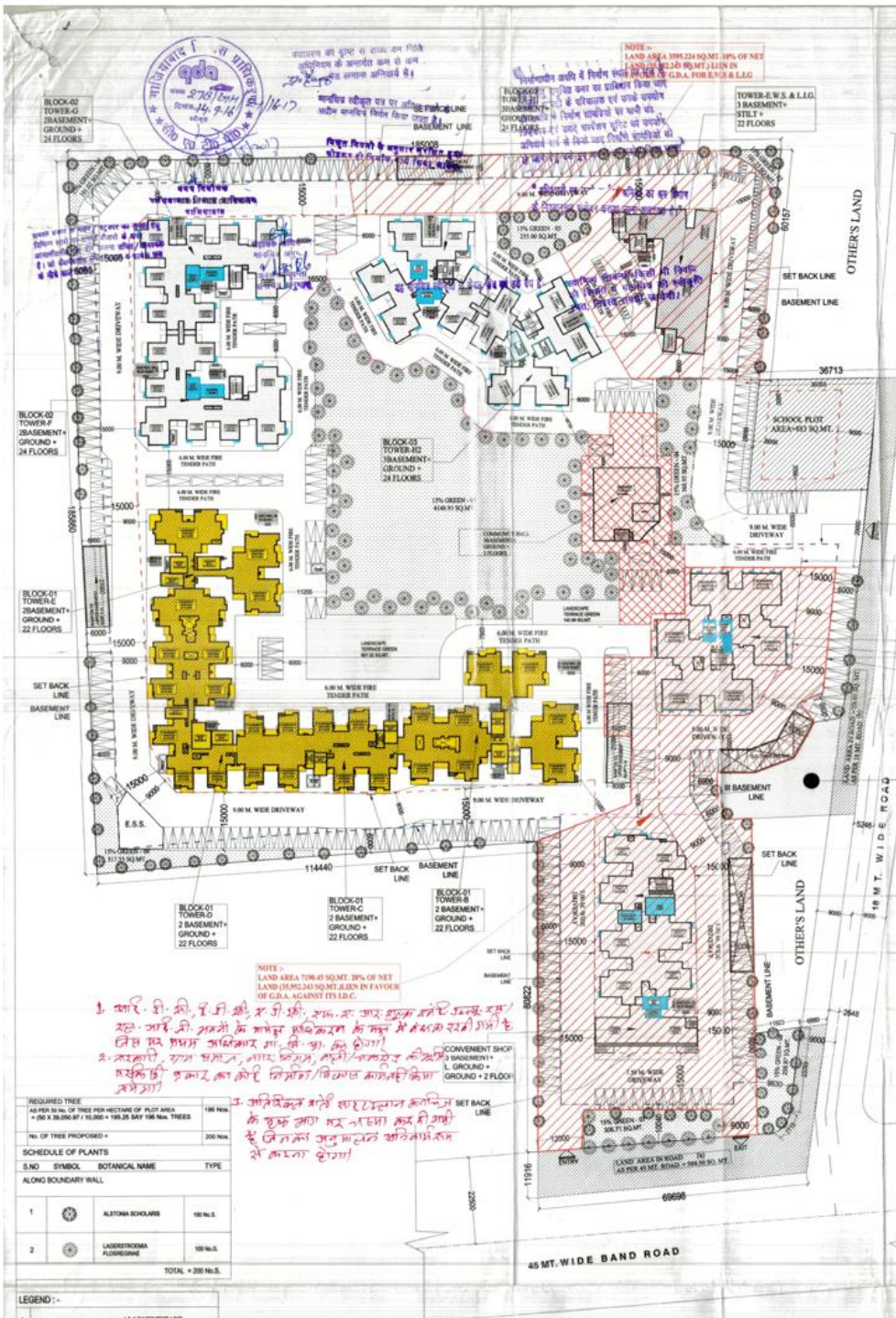


SITE PLAN

REQUIRED TREE	
AS PER 50 No. OF TREE PER HECTARE OF PLOT AREA = (50 X 39,050.97 / 10,000 = 195.25 SAY 196 Nos. TREES	196 Nos.
No. OF TREE PROPOSED =	200 Nos.

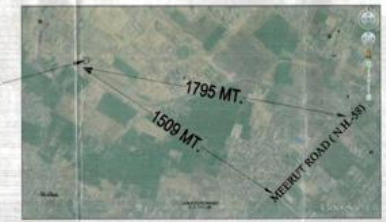
SCHEDULE OF PLANTS

S.NO	SYMBOL	BOTANICAL NAME	TYPE
ALONG BOUNDARY WALL			
1		ALSTONIA SCHOLARIS	100 No.S.
2		LAGERSTROEMIA FLOSREGINAE	100 No.S.
		TOTAL =	200 No.S.

LEGEND :-

1. 1 & II BASEMENT LINE
2. III BASEMENT LINE
3. SETBACK LINE
4. DUSTBIN
5. CHABUTRA
6. ALREADY COMPOUNDED

GREEN AREA DETAIL	
GREEN AREA -01	101.02
GREEN AREA -02	101.23
GREEN AREA -03	255.00
GREEN AREA -04	368.95
GREEN AREA -05	4148.93
GREEN AREA -06	317.55
GREEN AREA -07	306.71
GREEN AREA -08	258.97
TOTAL	5858.36



AREA STATEMENT

S.NO	PARTICULARS		SQ.MTR.
1	PURCHASED LAND AREA IN KHASRA No. 1055, 1056, 1099 = 40,763.68 SQ.MT.		40,763.68
2	GOVT. LAND AREA IN PLOT NALI KHASRA No.1057 =475.2 SQ.MT.		475.20
3	TOTAL LAND AREA = 1+2 40,763.68 + 475.2 = 41,238.08 SQ.MT.		41,238.08
4	AFTER NALI SHIFTED LAND AREA = (3 - 2) = 41,238.08 - 475.2 = 40,763.68 SQ.MT.		40,763.68
5	ROAD AREA IN PLOT		1712.91
	A ROAD AREA IN PLOT =984.90 sq.m.		
	B ROAD AREA IN PLOT =728.01 sq.m.		
	TOTAL ROAD AREA IN PLOT (A+B) = 1712.91 SQ.MT.		
6	BALANCE PLOT AREA = 4 - 5 = 40,763.68 - 1712.91 = 39,050.97 SQ.MT.		39,050.97
7	BALANCE PLOT AREA		39,050.97
	PLOT AREA FOR PH.-1 = 14,771.516 SQ.MT.		
	A PROPORTIONAT PLOT AREA OF BLOCK A @3.75 FAR = 55,393.188 / 3.75 = 14,771.516 SQ.MT.		
	B PLOT AREA FOR PH.-2 = 39,050.97 - 14,771.516 = 24,279.454		
	TOTAL (A+B) = 39,050.97 SQ.MT.		
8	TOTAL REQUIRED GREEN AREA		5857.645
	A REQUIRED 15% GREEN AREA FOR PH.-01 = 14,771.516 OF 15% = 2215.727 SQ.MT.		
	B REQUIRED 15% GREEN AREA FOR PH.-02 = 24,279.454 OF 15% = 3641.918 SQ.MT.		
	TOTAL (A+B) = 5857.645 SQ.MT.		
9	PROPOSED GREEN AREA		5,858.36
10	BALANCE TOTAL PLOT AREA		36,835.243
	A NET PLOT AREA FOR PH.-01 = 14,771.516 - 2215.727 = 12,555.789 SQ.MT.		
	B PLOT AREA FOR PH.-02 = 24,279.454 SQ.MT.		
	TOTAL (A+B) = 36,835.243 SQ.MT.		
11	SCHOOL PLOT AREA		883
12	NET PLOT AREA = 10-11 = 36,835.243 - 883 = 35,952.243		35,952.243
13	PERMISSIBLE GROUND COVERAGE = 40% = 40% OF 35,952.243 = 14,380.897 SQ.MT.		14,380.897
14	TOTAL GROUND COVERAGE (existing+proposed)	22.00%	7,913.08
	A EXISTING GROUND COVERAGE = 2,542.781 SQ.MT.		
	B PROPOSED GROUND COVERAGE = 5,370.279 SQ.MT.		
	TOTAL (A+B) = 7,913.06 SQ.MT.		
15	PERMISSIBLE F.A.R. AREA		1,34,820.91
	A PERMISSIBLE F.A.R AREA = 35,952.243 X 2.5 = 89,880.607 SQ.MT.		
	B PURCHASABLE F.A.R. AREA = 35,952.243 X 1.25 = 44,940.303 SQ.MT.		
	TOTAL PERMISSIBLE F.A.R AREA = A + B = 89,880.607+ 44,940.303 = 1,34,820.91 SQ.MT.		
16	PERMISSIBLE F.A.R. AREA OF CONVENIENT SHOP = 1 % OF PERMISSIBLE RESIDENTIAL 2.5 F.A.R. = 89,880.607 X 1.00 / 100 = 898.806 SQ.MT.		898.806
17	TOTAL F.A.R. AREA (existing+proposed)	3.711	1,33,440.319
18	EXISTING F.A.R. AREA		55,393.188
19	PROPOSED F.A.R. AREA		78,047.131
	A RESIDENTAL F.A.R. AREA = 76,137.783 SQ.MT.		
	B CONVENIENT SHOP F.A.R. AREA = 898.274 SQ.MT.		
	C EXTRA FACILITY F.A.R. AREA = 1011.074 SQ.MT.		
	TOTAL (A+B +C) = 78,047.131 SQ.MT.		
20	I.E. PURCASABLE F.A.R. AREA = 17 - 15A = 1,33,440.319 - 89,880.607 = 43,559.712 SQ.MT.		43,559.712
21	TOTAL PERMISSIBLE UNITS		1761 UNITS
	A PERMISSIBLE UNITS (330 UNIT PER HECT.) WITH 2.5 F.A.R. PERMISSIBLE UNIT ONLY FOR UNIT FOR RESIDENTIAL PLOT AREA @ 330 UNIT PER HECT. = 35,952.243 / 10,000 X 330 = 1186.42 UNITS		
	B PERMISSIBLE UNITS FOR PURCHASABLE F.A.R. = 43,559.712 X 330 / 25,000 = 574.98 UNITS		
	TOTAL PERMISSIBLE F.A.R AREA = A + B = 1186.42 + 574.98 = 1761.40 UNITS SAY 1761 UNITS		
22	TOTAL UNITS (existing+proposed)		1517 UNITS
	A EXISTING UNITS = 657 UNITS		
	B PROPOSED UNITS = 860 UNITS		
	TOTAL (A+B) = 1517 UNITS		
23	TOTAL REQUIRED EWS UNITS = 10 % OF ACHIVED UNITS = 10 % OF 1537 UNITS = 153.70 UNITS SAY 154		154 UNITS
24	TOTAL REQUIRED LIG UNITS = 10 % OF ACHIVED UNITS = 10 % OF 1537 UNITS = 153.70 UNITS SAY 154		154 UNITS
25	AS PER G.O. No. 3158 DATED - 5 DEC. 2013, A) INTENSIVE FAR FOR TOTAL COVERED AREA OF E.W.S. / L.I.G. = 11,867.42		11,867.42
26	TOTAL PROPOSED INCENTIVE F.A.R. AREA		10,201.350
27	TOTAL PROPOSED INCENTIVE UNITS		105 UNITS
28	PERMISSIBLE 5% FACILITY AREA = PLOT AREA FOR PH.-2 = 24,279.454 X 2.5 = 60,698.635 = 60,698.635 @ 5% = 3034.931 SQ.MT.		3034.931
29	ACHIEVED 5% FACILITY AREA A) - RIVER PK FACILITY AREA OF MAIN F.A.R. B) - SHOPS+LIFT LOBBY + MUMTY + MACHINE ROOM + SERVICE SHAFT & COMMUNITY HALL AREA) = 4046.005 SQ.MT.		4046.005
30	EXTRA 5% FACILITY AREA IN F.A.R. = 4046.005 - 3034.931 = 1011.074 SQ.MT.		1011.074
31	TOTAL NON F.A.R. AREA (32+33+34+35+36+37+38)		52,664.288
32	TOTAL STILT AREA (existing+proposed)		1620.95
	A EXISTING STILT AREA = 281.472 SQ.MT.		
	B PROPOSED STILT AREA = 1339.478 SQ.MT.		
	TOTAL (A+B) = 1620.95 SQ.MT.		
33	TOTAL Int. BASEMENT AREA (existing+proposed)		26,788.287
	A EXISTING BASEMENT AREA = 8563.122 SQ.MT.		
	B PROPOSED BASEMENT AREA = 18,225.165 SQ.MT.		
	TOTAL (A+B) = 26788.287 SQ.MT.		
34	TOTAL Ext. BASEMENT AREA (existing+proposed)		26,788.287
	A EXISTING BASEMENT AREA = 8563.122 SQ.MT.		
	B PROPOSED BASEMENT AREA = 18,225.165 SQ.MT.		
	TOTAL (A+B) = 26788.287 SQ.MT.		
35	TOTAL Ext. BASEMENT AREA		9654.338
36	TOTAL FIRE STAIR CASE AREA (existing+proposed)		4617.807
	A EXISTING FIRE STAIR CASE AREA = 1795.403 SQ.MT.		
	B PROPOSED FIRE STAIR CASE AREA = 2597.814 + 114.55 = 2822.404 SQ.MT.		
	TOTAL (A+B) = 4617.807 SQ.MT.		
37	TOTAL MUMTY & MACHINE ROOM AREA (existing+proposed)		321.149
	A EXISTING = 264.799 SQ.MT.		
	B PROPOSED = 56.35 SQ.MT.		
	TOTAL (A+B) = 321.149 SQ.MT.		
38	TOTAL E.W.S. & L.I.G. AREA		12,875.47
39	REQUIRED AREA FOR CHABUTRA		67.50
	• TOTAL UNITS (RESIDENTIAL) = 883 UNITS		
	• TOTAL POPULATION = 883 X 5 = 4415 PERSONS (ASSUMING 5 PERSONS PER UNIT		
	I.E. PLOT AREA REQ. FOR CHABUTRA (ASSUMING 1.0 No.S CHABUTRA FOR 500 PERSONS OF 7.5 SQ.MT.) = 4415 / 500 = 8.83 No.S = 9 X 7.5 = 67.50 SQ.MT.		
40	PROPOSED AREA FOR CHABUTRA		67.50
41	REQUIRED AREA FOR DUSTBIN		135.00
	• TOTAL UNITS (RESIDENTIAL) = 883 UNITS		
	• TOTAL POPULATION = 883 X 5 = 4415 PERSONS (ASSUMING 5 PERSONS PER UNIT		
	I.E. PLOT AREA REQ. FOR DUSTBIN (ASSUMING 1.0 No.S DUSTBIN FOR 500 PERSONS OF 15.00 SQ.MT.) = 4415 / 500 = 8.83 No.S = 9 X 15 = 135 SQ.MT.		
42	PROPOSED AREA FOR DUSTBIN		135.00
43	REQUIRED PARKING		2225 E.C.S
	A REQUIRED PARKING FOR RESIDENTIAL F.A.R. AREA /100 X1.5 (35,393.188 + 76,137.783 + 1011.074 = 1,32,542.045 sq.mt. / 32,542.045 / 100 X 1.5 = 1988.13 E.C.S.		
	B REQUIRED PARKING FOR COMMERCIAL F.A.R. AREA / 100 X 2 898.274 / 100 X 2 = 17.96 E.C.S.		
	C REQUIRED PARKING FOR COMMUNITY HALL AREA /100 X 1.5 922.936 / 100X 1.5 = 13.84 E.C.S.		
	D REQUIRED PARKING FOR INCENTIVE F.A.R. AREA /100 X 1.5 10,201.350 / 100 X 1.5 = 153.02 E.C.S.		
	E REQUIRED PARKING FOR L.I.G. UNITS 3 UNIT PER @ 1 E.C.S. NO. OF L.I.G. UNITS = 154 UNITS = 154 / 3 = 51.33 E.C.S.		
	TOTAL REQUIRED PARKING (A+B+C+D+E) = 2224.28 E.C.S. SAY AS = 2225 E.C.S.		
44	PROPOSED PARKING AS PER PARKING LAYOUT PLAN (Including visitor parking)		2235 CARS
	A OPEN PARKING	310 CARS	
	B STILT PARKING — PRIMARY = 31 CARS; SECONDARY = 09 CARS; TOTAL = 40 CARS	40 CARS	
	C I BASEMENT PARKING — MECHANICAL PARKING = 271 X 3 = 540 CARS; SECONDARY = 74 CARS; PRIMARY = 195 CARS; TOTAL = 811 CARS	811 CARS	
	D II BASEMENT PARKING — MECHANICAL PARKING = 267 X 3 = 534 CARS; SECONDARY = 72 CARS; PRIMARY = 186 CARS; TOTAL = 792 CARS	792 CARS	
	E III BASEMENT PARKING — MECHANICAL PARKING = 73 X 3 = 146 CARS; SECONDARY = 31 CARS; PRIMARY = 99 CARS; TOTAL = 276 CARS	276 CARS	
	TOTAL PARKING = (A + B + C +D + E) = 2235 CARS		
45	REQUIRED PARKING FOR E.W.S. UNITS 1 U.P.E PER @ 2 SQ.MT. FOR TWO WHEELER NO. OF E.W.S. UNITS = 154 UNITS I.E. TWO WHEELER REQUIRED = 154 NO.S.		
46	PROVIDED TWO WHEELER FOR E.W.S. 1 U.P.E PER @ 3 SQ.MT. FOR TWO WHEELER NO. OF E.W.S. UNITS = 154 UNITS X 2 SQ.MT. = 308 SQ.MT.		
47	REQUIRED 10% VISITOR PARKING = 2.23 E.C.S. 10% = 223 E.C.S		223 E.C.S
48	PROVIDED VISITORS PARKING		228 E.C.S.
49	TOTAL BUILT-UP AREA		2,29,340.886
	A TOTAL NON F.A.R. AREA = 52,664.288 SQ.MT.		
	B TOTAL F.A.R. AREA = 1,33,440.319 SQ.MT.		
	C TOTAL E.W.S. & L.I.G. AREA = 12,875.47 SQ.MT.		

PROJECT :-
RESIDENTIAL COMPLEX AT KHASRA NO.-1055,1056,1099
VILLAGE : - NOOR NAGAR, GHAZIABAD
THROUGH :- Mr. SANJAY SINGHAL
PH. - 9810017046

BUILDERS & PROMOTER :-
M/s CHARMS INDIA PVT.LTD.
ADD:- RAINAGAR EXT.
NOOR NAGAR (GHAZIABAD) NEAR NH-58, 6 LANE HIGHWAY,
KH NO. - 1055,1056,1099

DRAWING TITLE :-
SITE PLAN

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Structure Consultant
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DRAWN BY :-	CHECKED BY :-	SCALE	DATED :-
SANJAY	VISHAL	1 : 600	

For Charms India Pvt. Ltd.