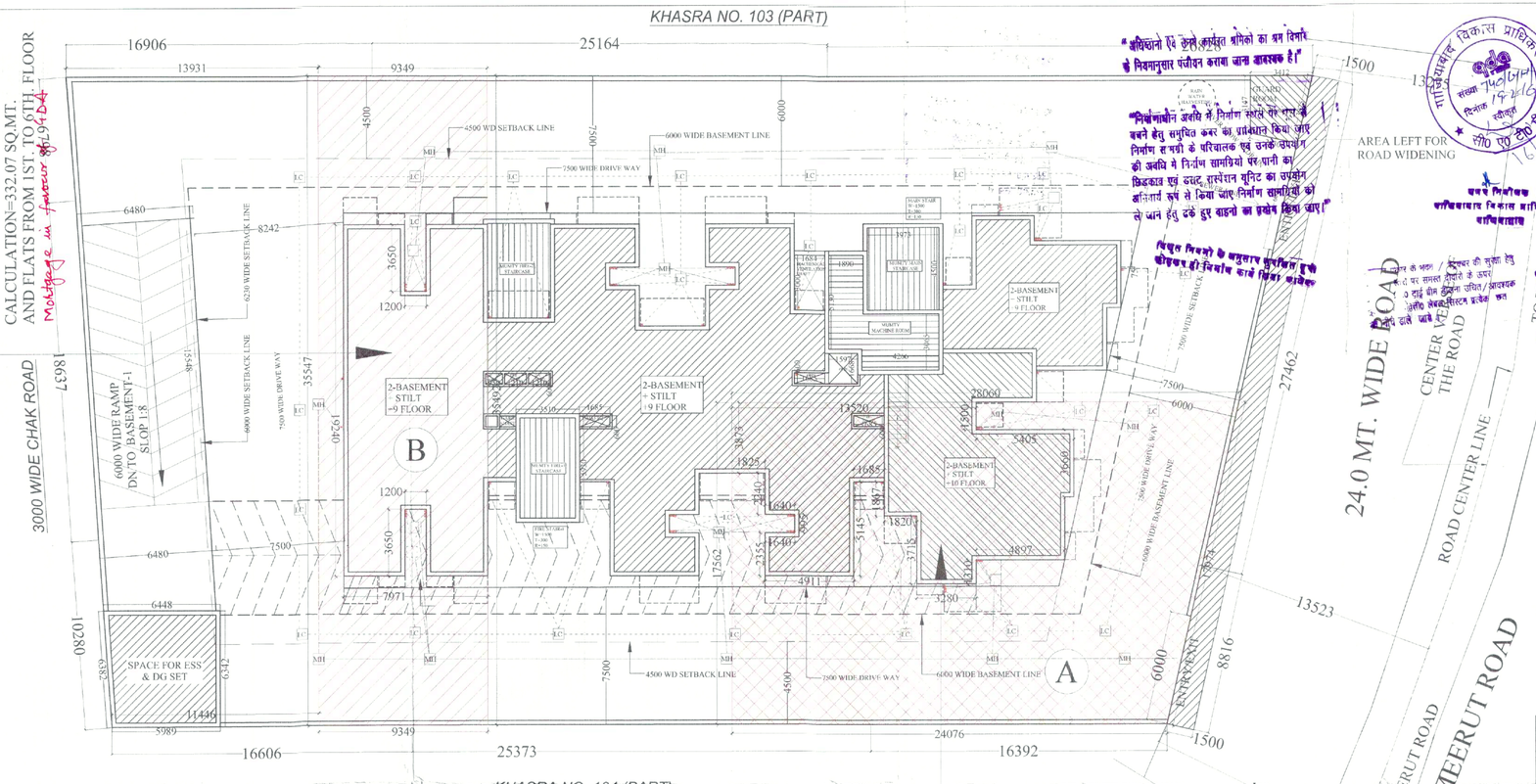
LAND & FLATS AGAINST METRO CESS, ELEVATED ROAD, PURCHASABLE F.A.R. & EXTERNAL DEVELOPMENT CHARGES, LAND AREA AS PER CALCULATION=332.07 SQ.MT. AND FLATS FROM 1ST. TO 6TH. FLOOR

Mortgage in favour of GDA

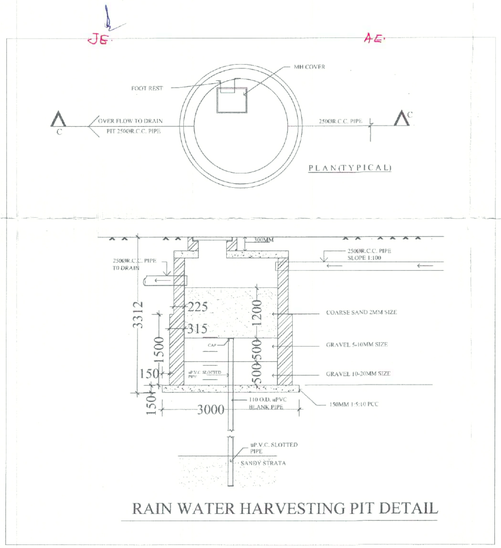
KHASRA NO. 103 (PART)



SITE PLAN

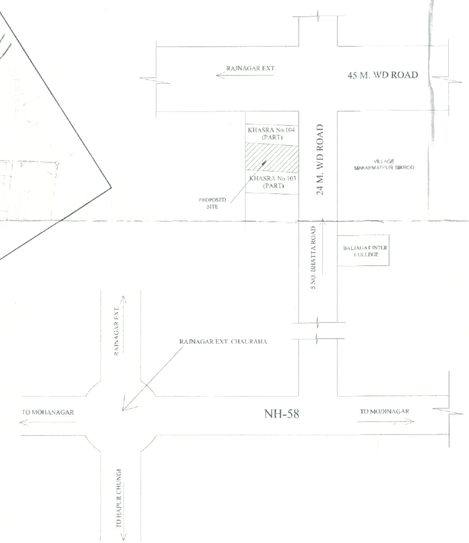
1. मानचित्र में दर्शित बंधक भूमि Ⓐ & Ⓑ प्राधिकरण के पक्ष में बंधक रखी गयी है जिस पर प्रथमः अधिकार ग.वि.प्रा. का होगा।
2. नगर निगम / सरकारी भूमि पर कोई स्वीकृति नहीं दी गयी है, न ही उस पर कोई निर्माण अनुमन्य होगा।
3. अतिरिक्त शर्तें मानचित्र के पृष्ठ भाग पर चस्पा कर दी गयी है, जिनका अनुपालन अनिवार्य रूप से करना होगा।

LAND AGAINST I.D.C. AREA =451.56 SQ.MT. (20% OF NET EFFECTIVE PLOT AREA) & GROUND COVERAGE AREA =140.20 SQ.MT. Mortgage in favour of GDA.



RAIN WATER HARVESTING PIT DETAIL

SAJRA PLAN N.T.S.



LEGEND

Area left for road widening

AREA DETAIL

S.NO	PARTICULARS	F.A.R.%	SQ.MTR.
1	TOTAL PLOT AREA AS PER SALEDEED		2310.00
	AREA LEFT FOR ROAD WIDENING		52.20
	NET PLOT AREA FOR GROUP HOUSING		2257.80
2	a). PERMISSIBLE F.A.R. FOR HOUSING 2257.80 X 2.5 = 5644.50 SQ.MT.		5644.50
3	DENSITY = 75X5=375 PERSONS		375
4	PERMISSIBLE COMMERCIAL F.A.R. FOR CONVENIENT SHOPPING / SHOP FOR 200 PERSONS 375/200 = 1.875 SAY 2 SHOPS		02
5	PERMISSIBLE GROUND COVERAGE FOR HOUSING 2257.80 @ 40 % = 903.12 sq. mt.	40 %	903.12
	PROPOSED GROUND COVERED AREA		701.088
	PROPOSED FLOOR UP AREA ON GROUND /STILT FLOOR 701.088/2257.80X100=31.05%		31.05%
7	SETBACKS ON PLOT (FOR PLOT AREA 2000 -6000 SQ.MT.) =7.50 MT.,6.00MT.,4.50MT.,4.50MT.		7.50 MT.,6.0MT.,4.50MT. 4.50MT.
8	PERMISSIBLE HOUSING UNITS 330 PER Hectare (2257.80X330) / 10000 = 74.52 SAY 75 UNITS		75
9	PROPOSED UNITS		75
10	TOTAL PROPOSED F.A.R. AREA		5640.851
A	F.A.R. AREA COMMERCIAL	36.692	
B	F.A.R. AREA RESIDENTIAL	5604.159	
	TOTAL F.A.R. AREA (RESI. + COMM.) (A+B)	5640.851	
11	a).BASEMENT LEVEL-1 AREA		1197.556
	b).BASEMENT LEVEL-2 AREA		1197.556
12	REQUIRED.E.C.S.		85 E.C.S.
	1.5 E.C.S. @ 100 SQ.MT. OF PROPOSED F.A.R. AREA =5640.851X1.50/100 =84.61. SAY 85 Nos.		
13	PROPOSED E.C.S.		87 E.C.S.
	A BASEMENT-1 (MACHENICAL PARKING) = 33 E.C.S.		
	B BASEMENT-2 (MACHENICAL PARKING) = 36 E.C.S.		
	C STILT FLOOR ECS 18 E.C.S.		
	TOTAL PROPOSED ECS (A+B+C) 87 Nos.		
14	REQUIRED TREES		12NOs.
	FOR RESIDENTIAL TREES 50 TREES PER HACTARE = 50 X 2257.80 / 10000 = 11.29 Nos. Say 12.00 Nos.		
15	PROPOSED TREES		20 NOs.

TOWER AREA DETAIL (in Sq. Mt.)

S. no.	DESCRIPTION	FAR AREA COMM.	FAR AREA RESI.	FACILITY AREA	STILT PARKING AREA	NON FAR AREA	GUARD,METER,ESS & DG SET ROOM	TOTAL BUILTUP AREA	UNITS
1	BASENEt-1 (MULTY LEVEL PARKING)					1197.556		1197.556	
2	BASENEBT(MULTY LEVEL PARKING)					1197.556		1197.556	
3	GROUND/STILT FLOOR (CONVINIENT SHOPS+PARKING)	36.692	34.355	10.727	527.259	51.56	42.408	703.001	
4	1st. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	10
5	2nd. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	10
6	3rd FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	10
7	4th. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	10
8	5th. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	10
9	6th. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	8
10	7th. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	7
11	8th. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	8
12	9th. FLOOR (RESIDENTIAL)		604.408	23.420		17.735		645.563	2
13	10th. FLOOR (community hall)		130.132	10.604		20.814		161.55	
	Terrace floor			48.785				48.785	
	TOTAL	36.692	5604.159	280.896	527.259	2627.101	42.408	9118.515	75
	Total FAR (comm.+Resi)		5640.851	4.98%					

NORTH :-

PROJECT :-
PROPOSED GROUP HOUSING
" HITAISHI HEIGHTS"
ON KHASRA NO- 103 (PART) , 104 (PART) VILL. MAKARMATPUR SIKROD , GHAZIABAD

OWNER :-
MR. VINOD KUMAR HITAISHI S/0 MR. SATYADEV HITAISHI R/O KH-264 KAVINAGAR , GHAZIABAD

DRAWING TITLE :-
SITE PLAN

ARCHITECTS:-
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ceng.agra@gmail.com Web :- www.ceng-india.com

DRAWN BY	CHECKED BY	SCALE
Jagpal Singh	Ar. P. K. Sharma	

OWNER'S SIGN

ARCHITECT'S SIGN.

DRG.NO.01