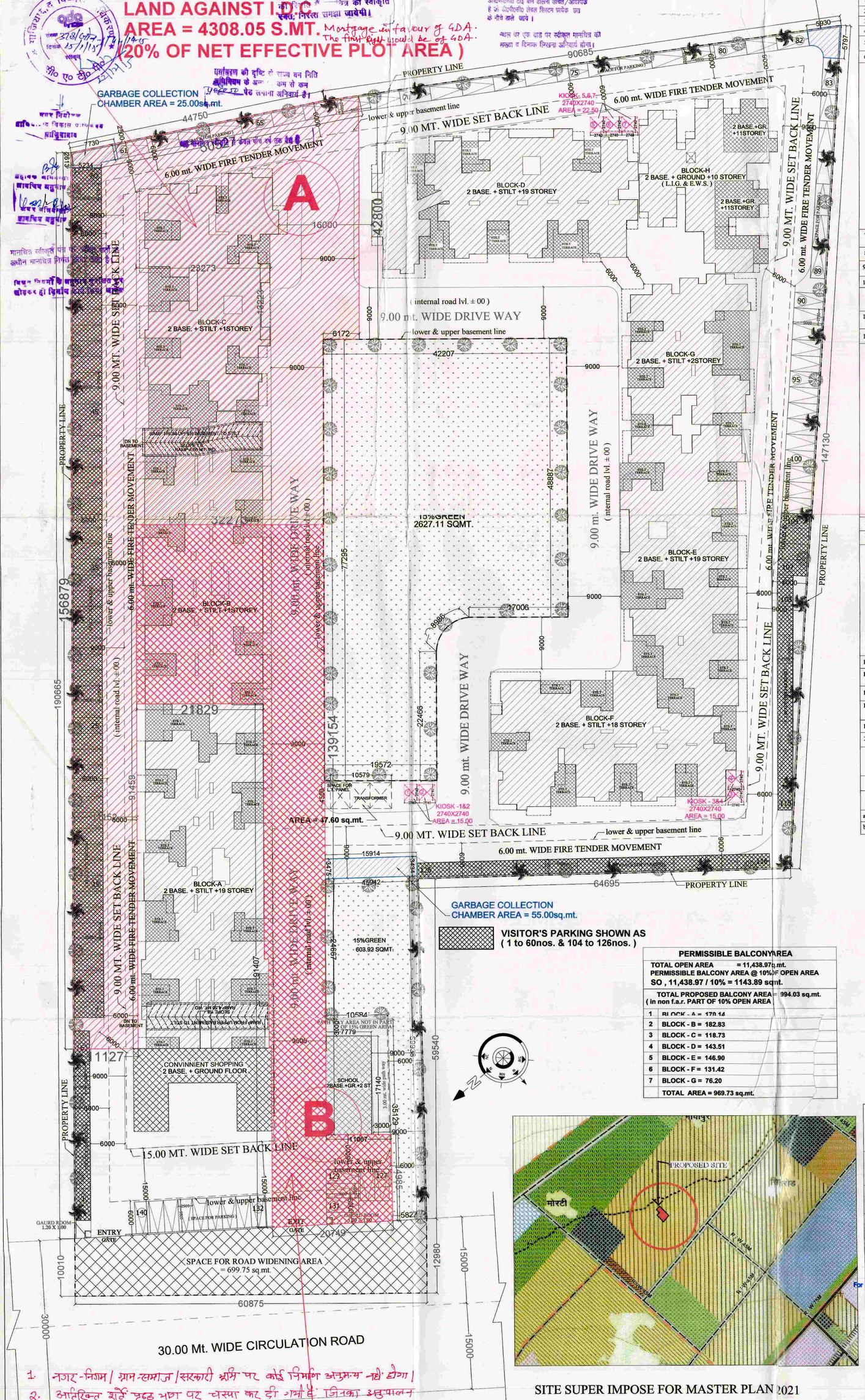
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

LAND AGAINST E.W.S. & L.I.G.
AREA = 4308.05 S.MT.
(20% OF NET EFFECTIVE PLOT AREA)

Mortgage in favour of GDA. The first right would be of GDA.



VISITOR'S PARKING SHOWN AS (1 to 60nos. & 104 to 126nos.)

AREA STATEMENT

S.NO	PARTICULARS				SQ.MTR.
1	TOTAL PLOT AREA				22240.00
2	AREA LESS IN ROAD WINDING				699.75
3	PLOT AREA AFTER DEDUCTING ROAD WINDING				21540.25
4	15 % GREEN LAWN				3231.03
5	PERM.GROUND COVG. = 40% = 40 % OF 21,540.25 = 8616.10				8616.10
6	PROPOSED GROUND COVERAGE (32.00%)				6892.883
		STILT	GROUND	TOTAL	
	a) BLOCK A	1055.78	----	1055.78	
	b) BLOCK B	1087.88	----	1087.88	
	C) BLOCK C	779.42	----	779.42	
	D) BLOCK D	788.41	200.00 (COMMUNITY)	988.41	
	E) BLOCK E	853.40	----	853.40	
	F) BLOCK F	788.73	----	788.73	
	G) BLOCK G	460.72	----	460.72	
	H) Convinnient shops	----	255.00	255.00	
	I) SCHOOL AREA	----	133.333	133.333	
	J) LIG & EWS BLOCK - H	----	490.21	490.21	
	TOTAL	5814.34	1078.543	6892.883	
7	PERM. STILT COVG. = 40% = 40 % OF 21540.25 = 8616.10				8616.10
8	PROPOSED STILT COVERAGE (26.99 %)				5814.34
9	PERMISSIBLE BASEMENT AREA				14735.38
10	PROPOSED BASEMENT AREA				
	a. UPPER BASEMENT AREA			14735.38	
	b. LOWER BASEMENT AREA			14735.38	
11	PERMISSIBLE F.A.R. AREA @2.50 = 21540.25 X 2.5 = 53850.62 sq.mt.				53,850.62
12	PROPOSED F.A.R. AREA (2.491%)				53,668.00
	A) RESIDENTIAL			53,013.00	
	1. BLOCK A		15,047.59		
	2. BLOCK B		802.03		
	3. BLOCK C		584.26		
	4. BLOCK D		13,205.16		
	5. BLOCK E		12,022.98		
	6. BLOCK F		10,679.25		
	7. BLOCK G		671.73		
	TOTAL		53,013.00		
	B) CONVINIENT SHOP AREA			255.00	
	C) NURSERY SCHOOL			400.00	
	TOTAL F.A.R. AREA (A + B + C) = 53,013.00 + 255.00 + 400.00 = 53,668.00 sq.mt.				
13	PERMISSIBLE RESIDENTIAL UNIT @330				711
14	PROPOSED RESIDENTIAL UNIT				688
	a BLOCK A			190 No.S	
	b BLOCK B			11 No.s	
	c BLOCK C			8 No.S	
	d BLOCK D			171 No.s	
	e BLOCK E			190 No.S	
	f BLOCK F			108 No.s	
	f BLOCK G			10 No.s	
	TOTAL			688 No.s	
15	TOTAL FIRE STAIR CASE AREA				1428.25
16	AREA FOR ELECTRIC SUB - STATION & GAURD ROOM (47.60 + 2.40) = 50.00sq.mt.				50.00
17	AREA FOR GARBAGE COLLECTION CHAMBER				105.00
18	AREA FOR KIOSK (open platform) = (2.740 X 2.740) = 7.50sq.mt. x 7nos. = 52.50sq.mt.				52.50
19	5% NON F.A.R. AREA				2692.53
20	E.W.S & L.I.G FLATS DETAILS				
	DWELLING UNITS AS PER 2.5 F.A.R. = 688 REQUIRED L.I.G @ 10% OF 688 = 68.80 (SAY - 69) REQUIRED E.W.S @ 10% OF 688 = 68.80 (SAY - 69)				
	TOTAL PROVIDED E.W.S & L.I.G FLATS				
	PROVIDED L.I.G FLATS = 69 nos. PROVIDED E.W.S FLATS = 69 nos.				
a.	TOTAL PROPOSED AREA E.W.S. & L.I.G. FLATS				5591.25
b.	FIRE STAIR CASE AREA				213.72

PERMISSIBLE BALCONY AREA

TOTAL OPEN AREA = 11,438.97sq.mt.
PERMISSIBLE BALCONY AREA @ 10% OF OPEN AREA
SO , 11,438.97 / 10% = 1143.89 sqmt.

TOTAL PROPOSED BALCONY AREA = 994.03 sq.mt.
(in non f.a.r. PART OF 10% OPEN AREA)

1	BLOCK - A = 170.14	
2	BLOCK - B = 182.83	
3	BLOCK - C = 118.73	
4	BLOCK - D = 143.51	
5	BLOCK - E = 146.90	
6	BLOCK - F = 131.42	
7	BLOCK - G = 76.20	
	TOTAL AREA = 969.73 sq.mt.	

PERMISSIBLE 5% NON F.A.R AREA

= 21,540.25 X 2.50 = 53,850.62 sq.mt.
SO , 53,850.62 X 5% = 2692.53 sq.mt.

PROPOSED 5% NON F.A.R AREA

BLOCK - A = 625.31 sq.mt.
BLOCK - B = 82.14 sq.mt.
BLOCK - C = 68.55 sq.mt.
BLOCK - D = 706.44 sq.mt.
BLOCK - E = 426.85 sq.mt.
BLOCK - F = 338.52 sq.mt.
BLOCK - G = 87.39 sq.mt.
BLOCK - H (L.I.G. & E.W.S.) = 90.75 sq.mt.
TOTAL = 2425.95 sq.mt.

Pioneer Consulting Engineers Pvt. Ltd.
132, Mithila Apartments,
76, I.P. Extn., Delhi-110092

SITE SUPER IMPOSE FOR MASTER PLAN 2021

1. नगर-निगम / ग्राम-समाज / सरकारी भूमि पर कोई निर्माण अनुमन्य नहीं होगा।
2. अतिरिक्त शर्तें पृष्ठ भाग पर चस्पा कर दी गयी हैं जिनका अनुपालन अनिवार्य रूप से सुनिश्चित करना होगा।

LAND AGAINST E.W.S. & L.I.G.
AREA = 2154.03 S.MT. Mortgage in favour of GDA. The first right would be GDA.
(10% OF NET EFFECTIVE PLOT AREA)

SITE PLAN

PROJECT:
REV. SUBMISSION DRAWING FOR PROPOSED GROUP HOUSING (PARADISE - II,) AT KH. NO. -1005 to 1008 AT VILLAGE NOORNAGAR GHAZIABAD (U.P.)

OWNER:
M/s. HIGH END INFRATECH (P.) LTD.
DIRECTOR - Mr. P.C. GUPTA

DRAWING TITLE :
SITE PLAN & AREA CALCULATION

For HIGH END INFRATECH PVT. LTD.
(Director)

OWNER'S SIGN | ARCHITECT'S SIGN.

Aashirwad Architectural Services Pvt. Ltd.
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Phone:- 9871380765 , 9810776101
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SCALE	DEALT BY	DATE
N.T.S.		
DESIGN BY	CHECKED BY	DRG. No. SD-01

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