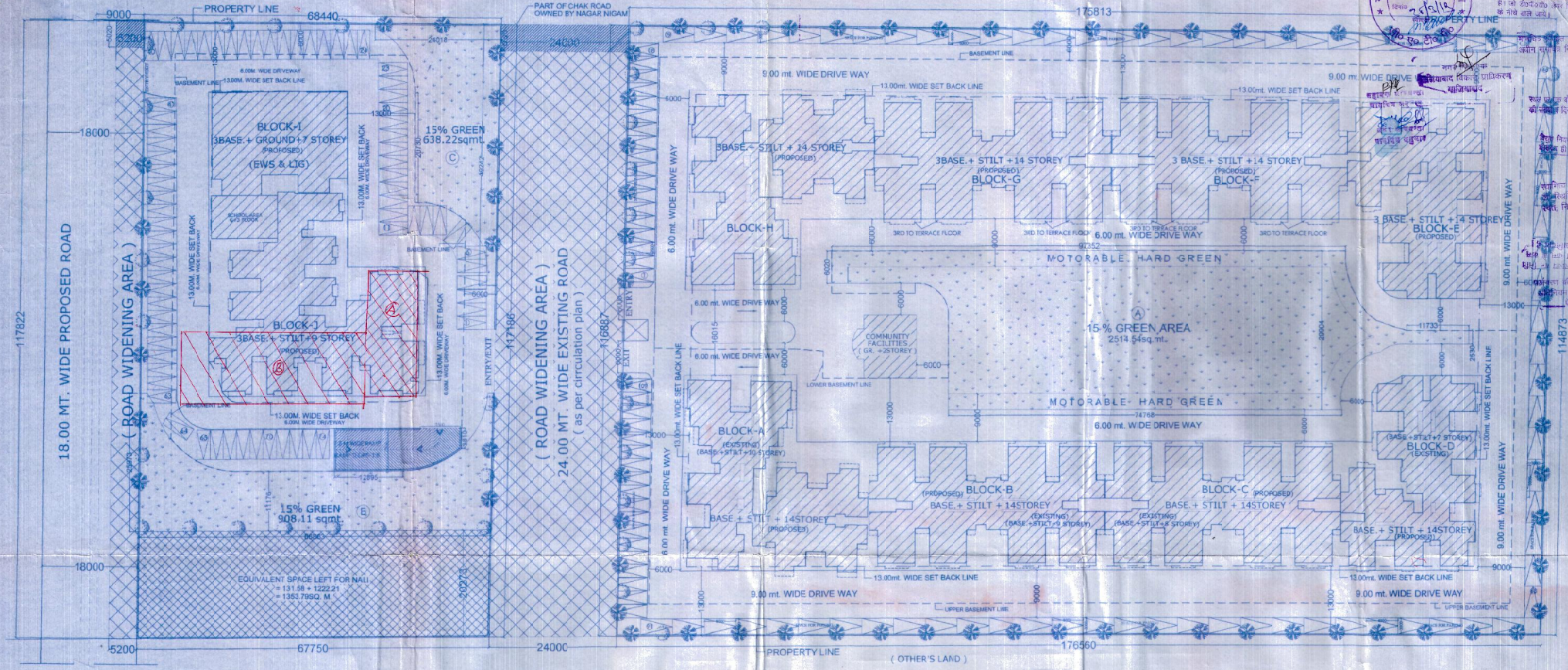


SITE PLAN

AREA STATEMENT

S.NO	PARTICULARS				SQM.
1	TOTAL PLOT AREA				30092.00
2	AREA IN ROAD WIDENING				3219.51
3	LESS 15% GREEN OF PLOT AREA = 2107.48+4060.87 = 23011.82				4060.87
4	PLOT AREA AFTER DEDUCTING 15 % GREEN				23311.82
5	DEDUCT PLOT AREA FOR NURSERY SCHOOL				500.00
6	NET EFFECTIVE PLOT AREA (4 - 5)				22811.82
7	PERM. GROUND COVG. = 40 % OF PLOT AREA =40% OF 22811.82 = 9004.648				9004.648
8	TOTAL GROUND COVERAGE (EXISTING+PROPOSED)				8590.543
	S.NO	BLOCK	EXISTING	PROPOSED	TOTAL
	1.	BLOCK-A	903.883	-	903.883
	2.	BLOCK-B	742.065	-	742.065
	3.	BLOCK-C	742.065	-	742.065
	4.	BLOCK-D	602.46	-	602.46
	5.	BLOCK-E	-	507.86	507.86
	6.	BLOCK-F	-	1019.73	1019.73
	7.	BLOCK-G	-	1019.73	1019.73
	8.	BLOCK-H	-	958.00	958.00
	9.	BLOCK-I (EWS&LIG)	-	142.14	142.14
	10.	BLOCK-J	-	804.93	804.93
	11.	COMM.SHOPS (GROUND)	-	181.36	181.36
	12.	COMMUNITY	-	126.59	126.59
	13.	SCHOOL	-	100.00	100.00
		TOTAL	2990.173	5600.37	8590.543
9	PERM. STILT COVG. = 40 %OF PLOT AREA =40%OF 22811.82 = 9004.648				9004.648
10	TOTAL STILT AREA (EXISTING + PROPOSED) (30.53 %)				7628.773
	S.NO	BLOCK	EXISTING	PROPOSED	TOTAL
	1.	BLOCK-A	903.883	-	903.883
	2.	BLOCK-B	742.065	-	742.065
	3.	BLOCK-C	742.065	-	742.065
	4.	BLOCK-D	602.46	-	602.46
	5.	BLOCK-E	-	507.86	507.86
	6.	BLOCK-F	-	1019.73	1019.73
	7.	BLOCK-G	-	1019.73	1019.73
	8.	BLOCK-H	-	958.00	958.00
	9.	BLOCK-I (EWS&LIG)	-	142.14	142.14
	10.	BLOCK-J	-	804.93	804.93
	11.	COM. SHOPS (GROUND)	-	181.36	181.36
	12.	COMMUNITY	-	126.59	126.59
	13.	SCHOOL	-	100.00	100.00
		TOTAL	2990.173	4638.60	7628.773

10	PERMISSIBLE BASEMENT AREA				
11	TOTAL BASEMENT AREA (EXISTING + PROPOSED)				44786.94
	S.NO	BLOCK	EXISTING	PROPOSED	TOTAL
	1	BASEMENT-1	2711.77	5486.39	18198.16
	2	BASEMENT-2		11294.39	11294.39
	3	BASEMENT-3		11294.39	11294.39
12	PERMISSIBLE F.A.R. AREA = 3.75 (F.A.R. OF SCHOOL 2251182 x 3.75= 450 = 84411.57				84411.57
13	TOTAL F.A.R. AREA (EXISTING + PROPOSED)				84463.799
	A	RESIDENTIAL			
	S.NO.	BLOCK	EXISTING	PROPOSED	TOTAL
	1	BLOCK-A	7047.459	2708.093	9755.552
	2	BLOCK-B	6519.459	3578.20	10097.659
	3	BLOCK-C	5795.979	4293.84	10089.819
	4	BLOCK-D	4061.493	4053.324	8114.797
	5	BLOCK-E	-	8114.797	8114.797
	6	BLOCK-F	-	10098.586	10098.586
	7	BLOCK-G	-	10098.586	10098.586
	8	BLOCK-H	-	9963.187	9963.187
	9	BLOCK-J	-	7152.678	7152.678
		TOTAL	23464.36	69872.279	93436.639
	B	COMMUNITY FACILITIES			385.77
	C	CONVENIENT SHOPS			241.39
	D	NURSERY SCHOOL			400.00
	(A+B+C) = 93436.639 +385.77 +241.39+400.00 = 94463.799 sq.mt				
14	PERMISSIBLE RESIDENTIAL UNIT				1114
15	TOTAL RESIDENTIAL UNITS (EXISTING + PROPOSED)				1014
	A	RESIDENTIAL			
	S.NO.	BLOCK	EXISTING	PROPOSED	TOTAL
	1	BLOCK-A	80	32	112
	2	BLOCK-B	72	40	112
	3	BLOCK-C	64	48	112
	4	BLOCK-D	60	66	126
	5	BLOCK-E		108	108
	6	BLOCK-F		112	112
	7	BLOCK-G		112	112
	8	BLOCK-H		112	112
	9	BLOCK-J		90	90
		TOTAL	279	735	1014
16	FIRE STAIRCASE AREA				1442.87 SQ.M.
17	TOTAL MUMTY AREA				316.88 SQ.M.
18	AREA OF MACHINE ROOM				148.09 SQ.M.

19	REQUIRED EWS & LIG UNITS	
	ALREADY SANCTIONED DETAIL	
1	SANCTIONED NET PLOT AREA	9337.85 SQ.M.
2	SANCTIONED F.A.R. (2.5)	23342.30 SQ.M.
3	SANCTIONED UNITS	365
	NEW PROPOSED AREA DETAIL	
1	PLOT AREA	22811.82 SQ.M.
2	PERMISSIBLE F.A.R. 2.5x	57029.55 SQ.M.
3	PROPOSED UNIT ON 1.5 F.A.R.	700 NOS
4	NEW PROPOSED UNITS ON 3.5 F.A.R. (700-365)	335 NOS
	REQUIRED L.I.G. & E.W.S. = 10 % EACH = 10 % OF 335 = 33.5 (SAYS 40)	40 NOS.

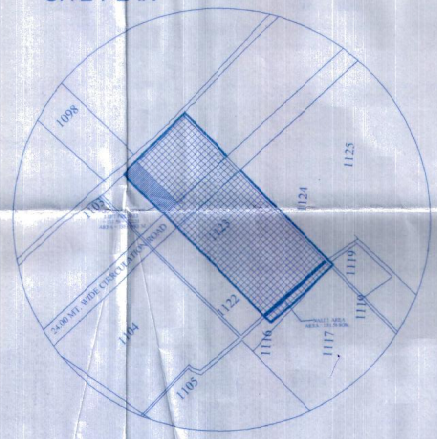
टिप्पणी

1- मानचित्र पर लाल रंग से ब्लैक किया गया भू भाग A = 2411.98 वर्गमी० व इसके ऊपर जे० ब्लाक के प्रथम तल से नीचे तल तक (18) फ्लैट I.D.C फीमद में व भूभाग B = 412.98 वर्गमी० तथा इसके ऊपर जे० ब्लाक के प्रथम तल से 9 वें तल तक (27) फ्लैट वाहन निकास शुल्क की मद में बंधक रखे गये है। जिसके सिक्योरिटी बॉड व एग्रीमेंट प्रत्येक पर द्वारा अधिशासी अभियन्ता गाजियाबाद के कार्यालय में दिनांक 30.5.13 को रजिस्टर्ड कराया गया है। आंतरिक विकास कार्य पूर्ण होने पर भाग (A) व वाहन निकास शुल्क की सम्पूर्ण छूटें प्राप्त होने पर भाग (B) अधिकरण द्वारा अवमुक्त किया जायेगा।

2- अन्य आर्कीटेक्ट आर्ट मानचित्र के पृष्ठ भाग पर चस्पा है।

J.E. J.E. A.E.

KHASRA/KEY PLAN



PROJECT:
ADDITION / ALTERATION IN SUBMISSION DRAWING FOR GROUP HOUSING " FORTUNE RESIDENCY" A" KHASRA NO.-1123 &1116 AT VILLAGE NOORNAGAR GHAZIABAD (UP)

OWNER: M/s VASU INFRASTRUCTURE (P) LTD

DRAWING TITEL: SITE PLAN

For VASU Infrastructure (P) Ltd. Director

RAJ KUMAR SHARMA
Architect
Regd. No. CA/2012/58182

OWNER SIGN: ARCHITECT SIGN:

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SCALE	SHEET NO	DEALT BY	CHECKED BY	DATE
N.T.S.	SD-01/52	POOJA		