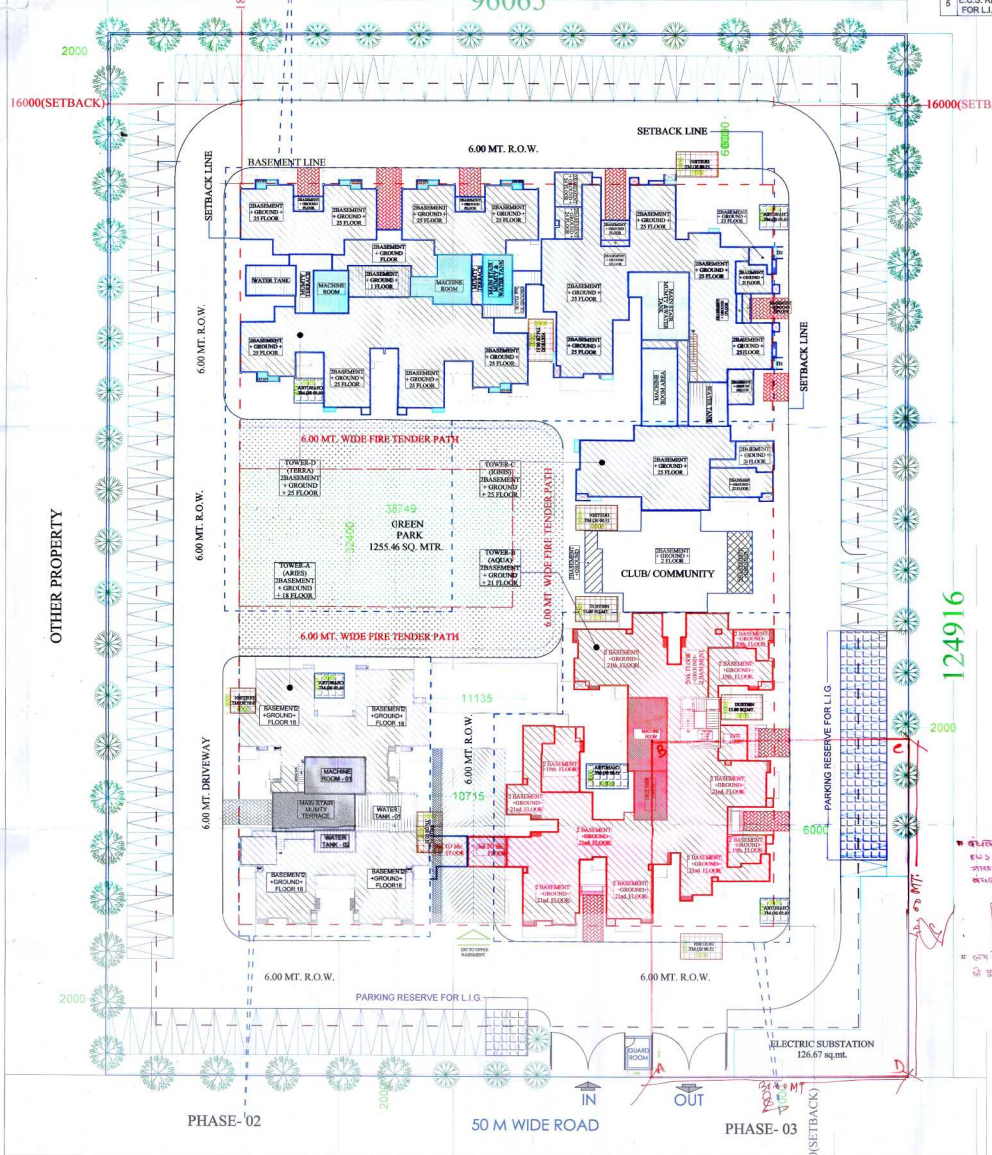
TO BE PROVIDE FACILITY AS PER DPR		REQUIRED AREA	PROPOSED AREA
A	ELECTRICAL SUB-STATION	126.67 SQ.MT.	126.67 SQ.MT.
B	COMMUNITY AND SOCIAL CENTER	342.02 SQ.MT.	342.02 SQ.MT.
C	CHARCYARA	57.02 SQ.MT.	57.02 SQ.MT.
D	DUSTBIN	114.01 SQ.MT.	114.01 SQ.MT.
E	ANGANWADI	190.01 SQ.MT.	190.01 SQ.MT.
	TOTAL (A+B+C+D+E)	829.75 SQ.MT.	829.75 SQ.MT.

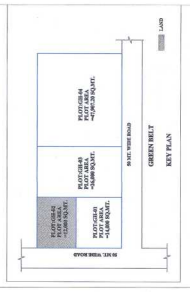
	LEGEND : -
1	SETBACK LINE
2	BASEMENT LINE
3	TOWER ENTRANCE
4	VISITORS PARKING
5	E.C.S. RESERVE FOR L.I.G.

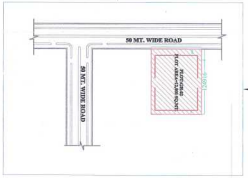


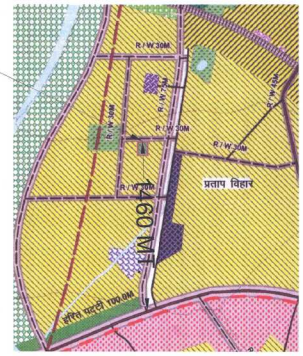
SITE PLAN

S.NO		PARTICULARS	F.A.R.%	SQ.MTR.
1		TOTAL PLOT AREA		12,000
2		PERMISSIBLE F.A.R AREA		45,000.00
	A	PERMISSIBLE F.A.R AREA = 12,000 X 2.5 = 30,000.00 SQ.MT.		
	B	PERMISSIBLE PURCHASABLE F.A.R AREA = 12,000 X 1.25 = 15,000.00 SQ.MT.		
		TOTAL F.A.R. AREA (A+B) = 45,000.00 SQ.MT.		
3		PERMISSIBLE GROUND COVERAGE 12,000 SQ.MT. @ 40 % = 4,800 SQ.MT.	40%	4,800
4		PROPOSED TOTAL GROUND COVERAGE	24.85%	2981.81
5		TOTAL F.A.R. ACHIEVED		44,016.07
	A	RESIDENTIAL F.A.R. AREA	44,016.07	
		TOTAL F.A.R. AREA A = 44,016.07 SQ.MT.		
6		PERMISSIBLE 5% FACILITY AREA		2478.00
	A	PERMISSIBLE 5% FOR FACILITY OF TOTAL MAIN F.A.R. AREA = 5% OF 30,000 SQ.MT. = 1500.00 SQ.MT.		
	B	PERMISSIBLE 5% FOR FACILITY OF TOTAL MAIN F.A.R. AREA = 5% OF 15,000 SQ.MT. = 750.00 SQ.MT.		
	C	PERMISSIBLE 5% FACILITY AREA FOR PERMISSIBLE INCENTIVE FAR AREA (AGAINST E.W.S. & .LIG) 4,560 @ 5% = 228 SQ.MT.		
		TOTAL (A+B+C) = 2478.00 SQ.MT.		
7		ACHIEVED 5% FACILITY AREA		2389.31
	A	5% FACILITY AREA (MUMTY, LIFT LOBBY, SERVICE SHAFT,CUPBOARD & COMMUNITY CENTER) = 2175.26 SQ.MT.		
	B	5% FACILITY AREA IN INCENTIVE AREA (MUMTY, LIFT LOBBY & SERVICE SHAFT & CUPBOARD) = 214.05 SQ.MT.		
		TOTAL (A+B) = 2389.31 SQ.MT.		
8		EXTRA 5% FACILITY AREA IN F.A.R.= ACHIEVED FOR FACILITY - PERMISSIBLE FOR FACILITY (2389.74 - 2478.00) = NO NEED EXTRA FACILITY AREA		0.00
9		TOTAL PERMISSIBLE UNITS		594 UNITS
	A	PERMISSIBLE UNITS (@ 330 UNIT PER HECT.) WITH 2.5 F.A.R. FOR PLOT AREA = 12,000 SQ.MT. I.E. PERMISSIBLE UNITS = 330 X 12,000 / 10,000 I.E. PERMISSIBLE UNITS = 396 UNITS		
	B	PERMISSIBLE PERCHASABLE UNITS (330 UNIT PER HECT.) = 15,000.00 X 330 / 25000 = 198 UNITS		
		TOTAL = A + B = 594 UNITS		
10		TOTAL REQUIRED EWS UNITS = 10 % OF PERMISSIBLE UNITS = 10 % OF 594 UNITS = 59.40 UNITS SAY 60 E.W.S.		60 E.W.S.
11		TOTAL REQUIRED LIG UNITS		60 L.I.G.
12		TOTAL PROPOSED UNITS		528 UNITS
13		REQUIRED INCENTIVE FAR AREA FOR EWS & LIG		4560.00
	A	AREA OF EWS UNITS @ 36.00 SQ.MT. OF EACH UNITS = 60 X 36.00 = 2160 SQ.MT.		
	B	AREA OF LIG UNITS @ 41.00 SQ.MT. OF EACH UNITS = 60 X 41.00 = 2460 SQ.MT.		
		AS INCENTIVE FAR FOR EWS AND LIG = A + B = 2160 + 2460 = 4560 SQ.MT.		
14		INCENTIVE No. OF UNITS FOR FAR FOR E.W.S. AND L.I.G. PERMISSIBLE F.A.R. AREA = 30,000.00 SQ.MT. PERMISSIBLE UNITS = 396 UNITS I.E. AVERAGE UNIT AREA = 30,000 / 396 = 75.75 SQ.MT. AS INCENTIVE FAR AREA = 4560 SQ.MT. I.E. INCENTIVE UNIT No.S = 4560 / 75.75 = 60.19 No.S SAY AS = 60 No.S		60 UNITS
15		TOTAL PROPOSED INCENTIVE F.A.R. AREA		4410.51
16		TOTAL PROPOSED INCENTIVE UNITS		40 No.S
17		TOTAL UPPER BASEMENT AREA (NON F.A.R.)		9,451.81
	A	UPPER BASEMENT PARKING AREA = 8,647.59		
	B	UPPER BASEMENT DEDUCTION AREA = 804.22		
		TOTAL = (A + B) = 9,451.81 SQ.MT.		
18		TOTAL LOWER BASEMENT AREA (NON F.A.R.)		9451.81
	A	LOWER BASEMENT PARKING AREA = 8570.42		
	B	LOWER BASEMENT DEDUCTION AREA = 872.39		
		TOTAL = (A+B) = 9,451.81 SQ.MT.		
19		TOTAL REQUIRED E.C.S.		566 E.C.S
	A	REQUIRED E.C.S. FOR TOWERS		
		(I) REQUIRED E.C.S. FOR TOWER -A = 4.59 E.C.S.		
		(II) REQUIRED E.C.S.(INCENTIVE E.C.S) FOR TOWER -A = 14.25 E.C.S.		
		(III) REQUIRED E.C.S.(INCENTIVE E.C.S) FOR TOWER -B = 9.50 E.C.S.		
		(IV) REQUIRED E.C.S. FOR TOWER -B = 133.75 E.C.S.		
		(V) REQUIRED E.C.S. FOR TOWER -C = 156 E.C.S.		
		(VI) REQUIRED E.C.S.(INCENTIVE E.C.S) FOR TOWER -C = 16.75 E.C.S.		
		(VII) REQUIRED E.C.S. FOR TOWER -D = 188 E.C.S.		
		(VIII) REQUIRED E.C.S.(INCENTIVE E.C.S) FOR TOWER -D = 16 E.C.S.		
		TOTAL = I+II+III+IV+V+VI+VII+VIII = 538.75 SAY AS 539 E.C.S.		
	B	REQUIRED PARKING FOR COMMUNITY COMMUNITY F.A.R./100 X 2 = 342.02 /100 X 2 = 6.84 E.C.S. (SAY 7 E.C.S.)		
	C	REQUIRED PARKING FOR L.I.G. UNITS 3 UNIT PER @ 1 E.C.S. NO. OF L.I.G. UNITS = 60 UNITS 60 / 3 = 20.00 SAY AS 20 E.C.S.		
		TOTAL E.C.S. = A + B + C = 566 E.C.S		
20		REQUIRED 10% VISITOR PARKING FOR RESIDENTIAL AREA = 539 E.C.S. 10% = 53.90 SAY AS 54 E.C.S		54 E.C.S.
21		ACHIEVED 10% VISITOR PARKING		54 E.C.S.
22		REQUIRED PARKING FOR E.W.S. UNITS 1 UNIT PER @ 2 SQ.MT. FOR TWO WHEELER NO. OF E.W.S. UNITS = 60 UNIT I.E. TWO WHEELER REQUIRED = 60 NO.S.		60 TWO WHEELER
23		PROPOSED TWO WHEELER FOR E.W.S. (PROVIDE IN UPPER BASEMENT)		75 No.S
24		PROPOSED PARKING AS PER E.C.S		854 E.C.S
	A	OPEN PARKING = 100 E.C.S.		
	B	UPPER BASEMENT PARKING AREA = 8,647.59 / 32 = 270.48 E.C.S. SAY = 270 E.C.S. @ 32 SQ.MT. PER E.C.S.		
	C	LOWER BASEMENT PARKING AREA = 8570.42 / 32 = 268.10 E.C.S. SAY = 268 E.C.S. @ 32 SQ.MT. PER E.C.S.		
		TOTAL = (A+B+C) = 674 E.C.S.+ two layer parking 180		
25		GRAND TOTAL NON FAR AREA		28,256.06
1		TOTAL NON F.A.R. AREA		28,256.06
	A	TOTAL LOWER BASEMENT AREA = 9451.81 SQ.MT.		
	B	TOTAL UPPER BASEMENT AREA = 9451.81 SQ.MT.		
	C	TOTAL FIRE STAIR CASE AREA = SQ.MT.		
	D	TOTAL INCENTIVE FIRE STAIR CASE AREA = SQ.MT.		
	E	TOTAL GUARD ROOM NON F.A.R AREA = 8.13 SQ.MT.		
		TOTAL BUILT - UP AREA = (A + B + C + D + E)		
		TOTAL BUILT - UP AREA = 87082.10 SQ.MT.		
2		TOTAL E.W.S & L.I.G. NON. F.A.R AREA = 8010.15 SQ.MT.		8010.15
26		TOTAL BUILT-UP AREA		87082.10
	A	TOTAL NON F.A.R. AREA = 28256.06 SQ.MT.		
	B	TOTAL F.A.R. AREA = 44016.07 SQ.MT.		
	C	TOTAL INCENTIVE F.A.R. AREA = 4410.51 SQ.MT.		
	D	5 % FACILITY AREA = 2389.31 SQ.MT.		
	E	TOTAL E.W.S & L.I.G. NON. F.A.R. AREA = 8010.15 SQ.MT.		
		TOTAL BUILT - UP AREA = (A + B + C + D+E) = 87082.10 SQ.MT.		
27		REQUIRED TREE AS PER 30 No. OF TREE PER HECTARE OF PLOT AREA = (30 X 12,000 / 10,000 = 60 Nos. TREES		60 TREES
28		PROPOSED NO. OF TREE		62 TREES

SCHEDULE OF PLANTS			
1		ALSTONIA SCHOLARIS	30 No.S.
2		LAGERSTROEMIA FLOSREGINAE	30 No.S.
		TOTAL = 60 No.S.	







PROJECT :-

PROPOSED RESIDENTIAL COMPLEX AT PLOT NO - 4BS/2(GH-02), SIDDHARTH VIHAR YOJNA,GHAZIABAD.

BUILDERS & PROMOTERS :-

CONSORTIUM :-

SAMS REAL ESTATE PVT. LTD.

CONSORTIUM MEMBER :-

M/S ENVYRONS INFRASTRUCTURE Pvt.Ltd.

DRAWING TITLE :-

SITE PLAN

उप्र शहरी आवास एवं विकास परिषद
स्वीकृत
विशेष कार्याधिकारी
मानचित्र नियोजक
नक्शा एवं नियोजन इकाई

Checked & Submitted For Approval
A.A.R.

MAQSUD E NAZAR
M. Tech (Structures), Ph.D. (Structures)
Member Institute of Engineers (I)

ARCHITECTS :
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DRAWN BY :-	CHECKED BY :-	SCALE :-	DATE :-
SANJAY	VISHAL	1:300	

Envyrons Infrastructure Pvt. Ltd.
Director

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

DRG. No. :-01