

NEW ADDITIONAL LAND AREA (1)

GARBAGE COLLECTION CHAMBER AREA = 25.00sq.mt.

LAND AGAINST I.D.C. AREA = 2709.20 S.MT. (20% OF NET EFFECTIVE PLOT AREA)

LAND AGAINST EWS & LIG AREA = 1354.60 S.MT. (PART OF 10% OF NET EFFECTIVE PLOT AREA)



NEW EQUIVALENT SPACE LEFT FOR NALI CHAK ROAD AGAINST OLD EXI LAND AREA = 2986.28 sq.mt.

वर्षा पानी का नाला चक रोड के पास बनाया जायेगा।

नियोजक द्वारा निर्माण कराया जायेगा।

“अधिकांश एव कम कार्य श्रमिकों का प्रयोग करके है” के नियमानुसार पंजीयन कराया जाना आवश्यक है।

पर्यावरण को नुकसान न हो, अतः भू-रक्षक मानचित्र की अनुमति के बिना कोई भी कार्य नहीं किया जायेगा।

मानचित्र स्वीकृति के बिना कोई भी कार्य नहीं किया जायेगा।

यह मानचित्र स्वीकृति के बिना पंचायत के पास नहीं भेजा जायेगा।

EXISTING / COMPOUNDED AREA

निर्माणकर्ता द्वारा निर्माण कराया जायेगा।

स्वातंत्र्य सम्बन्धी किसी भी विवाद की स्थिति में मानचित्र की स्वीकृति स्वतः निरस्त समझी जायेगी।

PROPOSED 45.00 MT. WIDE MASTER PLAN ROAD (as per circulation plan)

(1) SPACE FOR ROAD WIDENING AREA : 3133.41 SQ. MT.

LAND & FLATS AGAINST METRO CESS, ELEVATED ROAD, PURCHASABLE F.A.R. & EXTERNAL DEVELOPMENT CHARGES LAND AREA AS PER CALCULATION = 1323.50 SQ. MT.

NEW ADDITIONAL LAND AREA (2)

PERMISSIBLE 5% NON F.A.R AREA FOR NEW ADDITIONAL LAND AREA

= 12,191.40 X 2.50 = 30,478.50 sq.mt.

SO, 30,478.50 X 5% = 1523.92 sq.mt.

PROPOSED 5% NON F.A.R AREA

BLOCK - A1 = 581.57 sq.mt.

BLOCK - B1 = 581.57 sq.mt.

BLOCK - C1 = 282.50 sq.mt.

TOTAL = 1445.64 sq.mt.

SITE PLAN

BLOCK - D1 (AREA STATEMENT) REQUIREMENT OF L.I.G. & E.W.S.

TOTAL UNITS (EXISTING + PROPOSED) =	
= 1786 + 526	
= 2312 units	
LESS INSENTIVE UNITS = 151 nos.	
SO = 2312 - 151 = 2161nos.	
REQUIRED L.I.G. @ 10% OF 2161 = 216.10 (say - 216)	
REQUIRED E.W.S. @ 10% OF 2161 = 216.10 (say - 216)	
1	TOTAL PROPOSED (L.I.G. & E.W.S.) COVERED AREA
2	TOTAL PROPOSED MUMTY AREA
3	TOTAL PROPOSED MACHINE ROOM AREA
4	TOTAL PROPOSED FIRE STAIR CASE AREA
5	TOTAL PROPOSED UNITS
A	L.I.G. UNITS
B	E.W.S. UNITS

COMBINED AREA STATEMENT

S.NO.	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	80,088.18
2	BREAKUP OF LAND AREA	
I	OLD SANCTIONED PLOT AREA	66408.00-A
II	AREA OF NEW ADDITIONAL LAND (1)	8877.50-B
III	AREA OF NEW ADDITIONAL LAND (2)	2600.66-C
IV	AREA OF NEW ADDITIONAL LAND (3)	2204.02-D
3	DETAIL OF NEW ADDITIONAL LAND AREA	
I	AREA OF NEW ADDITIONAL LAND	8877.50
II	AREA OF NEW ADDITIONAL LAND	2600.66
III	AREA OF NEW ADDITIONAL LAND	2204.02
4	AREA LEFT FOR ROAD WIDENING (E + F)	3764.41
I	OLD SANCTIONED AREA	3628.23-E
II	AREA OF NEW ADDITIONAL LAND (2)	136.18-F
5	BALANCE AREA AFTER ROAD WIDENING	76,323.77
I	OLD SANCTIONED AREA	62,777.77
II	AREA OF NEW ADDITIONAL LAND @ 10% OF 13,546.00 X 10% = 1354.60	13,546.00
6	EFFECTIVE PLOT AREA	65,552.51
a	OLD NET EFFECTIVE PLOT AREA (including road widening)	53,361.11
b	NEW ADDITIONAL LAND AFTER DEDUCTING (road widening & 10% green area) = 13,546.00 - 1354.60 = 12,191.40 sq.mt.	12,191.40
7	PERMISSIBLE STILT/GROUND COV. = 40% OF PLOT AREA = 40% OF 65,552.51 = 26,221.00	26,221.00
8	TOTAL STILT / GROUND COVERAGE (EXISTING + PROPOSED) 28.74% (P + Q)	18,485.53
EXISTING COVERAGE		
S.NO.	PARTICULAR	STILT
a	AREA	13874.09
b	AREA	36.72 + 225.00 = 261.72sq.mt.
9	PROPOSED COVERAGE	14,135.81
S.NO.	PARTICULARS	STILT
a	BLOCK - A1	664.10
b	BLOCK - B1	784.10
c	BLOCK - C1	598.04
d	BLOCK - D1 (EWS & LIG)	1055.60
e	CLUB / RESIDENTIAL APPARTMENT	447.42
f	HIGH SCHOOL	400.00
10	TOTAL BASEMENT AREA (ONLY SINGLE LVL.)	52,114.34
a	AREA	41356.66
b	AREA	5941.94
11	PROPOSED BASEMENT	47,298.60
S.NO.	PARTICULAR	UPPER BASEMENT
a	BELOW BASEMENT BLOCK - A1 & B1	4110.04
b	BELOW BASEMENT BLOCK - C1 & D1	4030.68
12	TOTAL	8140.72
13	PERMISSIBLE F.A.R. AREA	2,42,562.91
a	ALREADY COMPOUNDED F.A.R.	1,92,846.78
b	ALREADY SANCTION COMMUNITY, (SCHOOL)	2400.00
c	COMMUNITY SHOP	435.00
d	NEW ADDITIONAL LAND F.A.R. @ 2.50 (12,191.40 X 2.50 = 30,478.50)	30,478.50
1	Convenient shops area 1% of = 30,478.50 X 1% = 304.78sq.mt.	304.78
2	Balance residential area	30,173.72
14	TOTAL	30,478.50
d	INCENTIVE F.A.R. FOR L.I.G. & E.W.S. (216 NOS. EACH)	16,362.83
15	TOTAL	2,42,562.91
16	TOTAL F.A.R. AREA (R + S)	2,41,685.10
17	EXISTING / COMPOUNDED (F.A.R.) AREA	1,92,846.78
18	PROPOSED (F.A.R.) AREA	48,838.32
S.NO.	PARTICULARS	STILT
a	BLOCK - A1	16,207.12
b	BLOCK - B1	16,207.12
c	BLOCK - C1	7827.13
d	BLOCK - E1	2966.76
e	HIGH SCHOOL	2400.00
19	TOTAL	42,808.13
20	TOTAL PERMISSIBLE RESIDENTIAL UNITS (T + U)	3507
a	PREVIOUS SANCTION AREA PERMISSIBLE UNITS	3060
b	PROPOSED PART PERMISSIBLE UNITS	447
21	TOTAL RESIDENTIAL UNITS (V + W)	2312
a	EXISTING / COMPOUNDED UNITS	1786
b	PROPOSED UNITS	526
1	BLOCK - A1	150
2	BLOCK - B1	150
3	BLOCK - C1	182
4	BLOCK - E1	44
22	TOTAL	526
23	TOTAL FIRE STAIR CASE AREA (BLOCK - E1)	159.28
24	TOTAL MUMTY & MACHINE ROOM AREA (BLOCK - E1 & SCHOOL)	130.22
25	SERVICE FLOOR AREA (BLOCK - E1)	809.32
26	GARBAGE COLLECTION CHAMBER AREA	75.00

COMPOUNDING AREA STATEMENT

S.NO	PARTICULARS	SQ.MTR			
1	TOTAL PLOT AREA	66406.00			
2	SPACE FOR ROAD WINDING AREA (1+2) = 3133.41 + 484.92 = 3628.23	3628.23			
3	REMAINING PLOT AREA	62777.77			
4	LEFT 15% GREEN OF PLOT AREA	9416.66			
5	NET PLOT AREA	53361.11			
6	PERM. GROUND COVG. = 40%OF PLOT AREA = 40 % OF 53361.11 = 21344.44	21344.44			
7	TOTAL GROUND COVERAGE (26.49%)	14,135.81			
S.NO	PARTICULARS	STILT AREA	GROUND FLOOR TOLT AREA	CONVIVNENT SHOP AREA	SQ.MT.
1	BLOCK - A	378.73	4.68	—	383.41
2	BLOCK - B	356.17	—	27.00	383.17
3	BLOCK -C	383.41	—	—	383.41
4	BLOCK -D	378.91	4.50	—	383.41
5	BLOCK -E	383.17	—	—	383.17
6	BLOCK -F	383.41	—	—	383.41
7	BLOCK -G	1138.82	—	—	1138.82
8	BLOCK -H	1074.81	5.11	58.90	1138.82
9	BLOCK -I	839.25	3.93	—	843.18
10	BLOCK -J	347.03	—	50.00	397.03
11	BLOCK -K	883.62	—	—	883.62
12	BLOCK -L	655.89	4.68	—	670.57
13	BLOCK -L	813.56	—	—	813.56
14	BLOCK -M	604.95	4.42	—	609.37
15	BLOCK -N	695.68	—	39.10	734.78
16	BLOCK -O	608.16	—	—	608.16
17	BLOCK -P	964.67	—	—	964.67
18	BLOCK -Q	1096.34	4.67	—	1101.01
19	BLOCK -R	1350.48	4.73	—	1355.21
20	BLOCK -R1	347.03	—	50.00	397.03
		13674.09	36.72	225.00	14,135.81
8	PERMISSIBLE BASEMENT AREA (SINGLE LEVEL)				43973.92
9	EXISTING BASEMENT AREA				
A	UPPER BASEMENT AREA				41356.66
B	LOWER BASEMENT AREA				5941.94
10	PERM. STILT COVG. = 40%OF PLOT AREA = 40 % OF 53361.11 = 21344.44				21344.44
11	EXISTING STILT AREA (26.00%)				13,674.09
12	PERMISSIBLE F.A.R (3.75) 53361.11 X 3.75 = 2,00,104.16				2,00,104.16
13	TOTAL (F.A.R.) AREA 3.61% (residential + convinent shopping)				1,92,846.77
S.NO	PARTICULARS	RESIDENTIAL	CONVIVNENT SHOPS	SQ.MT.	
1	BLOCK - A = 5142.27 X 1	5142.27	—	5142.27	
2	BLOCK - B = 5112.11 X 1	5112.11	27.00	5139.11	
3	BLOCK - C = 5137.59 X 1	5137.59	—	5137.59	
4	BLOCK - D = 5142.09 X 1	5142.09	—	5142.09	
5	BLOCK - E = 5112.11 X 1	5112.11	—	5112.11	
6	BLOCK - F = 5137.59 X 1	5137.59	—	5137.59	
7	BLOCK - G = 15724.41 X 1	15724.41	—	15724.41	
8	BLOCK - H = 15729.52 X 1	15729.52	58.90	15788.42	
9	BLOCK - I = 11389.08 X 1	11389.08	—	11389.08	
10	BLOCK - J = 11871.48 X 1	11871.48	50.00	5126.55	
11	BLOCK - K = 9286.97 X 1	9286.97	—	9286.97	
12	BLOCK - L = 11242.03 X 1	11242.03	✓	11242.03	
13	BLOCK - M = 8387.79 X 1	8387.79	—	8387.79	
14	BLOCK - N = 10136.11 X 1	10136.11	39.10	10178.21	
15	BLOCK - O = 11166.43 X 1	11166.43	—	11166.43	
16	BLOCK - P = 13267.87 X 1	13267.87	—	13267.87	
17	BLOCK - Q = 15003.94 X 1	15003.94	—	15003.94	
18	BLOCK - R = 18566.28 X 1	18566.28	—	18566.28	
20	BLOCK - R1 = 5076.55 X 1	5076.55	50.00	5126.55	
	TOTAL	1,92,821.78	225.00	1,92,846.78	
14	PERMISSIBLE RESIDENTIAL UNITS			3060	
15	PERMISSIBLE INDUSTRIAL UNITS			1786	
S.NO	PARTICULARS	UNITS			
1	BLOCK - A = 28 X 1	28			
2	BLOCK - B = 28 X 1	28			
3	BLOCK - C = 28 X 1	28			
4	BLOCK - D = 28 X 1	28			
5	BLOCK - E = 28 X 1	28			
6	BLOCK - F = 28 X 1	28			
7	BLOCK - G = 148 X 1	148			
8	BLOCK - H = 148 X 1	148			
9	BLOCK - I = 112 X 1	112			
10	BLOCK - J = 13 X 1	13			
11	BLOCK - K = 140 X 1	140			
12	BLOCK - L = 98 X 1	98			
13	BLOCK - M = 88 X 1	88			
14	BLOCK - N = 112 X 1	112			
15	BLOCK - N = 126 X 1	126			
16	BLOCK - O = 140 X 1	140			
17	BLOCK - P = 126 X 1	126			
18	BLOCK - Q = 120 X 1	120			
19	BLOCK - R = 182 X 1	182			
20	BLOCK - R1 = 13 X 1	13			
	TOTAL	1786			
16	EXISTING MUMTY AREA	515.00			
17	EXISTING MACHINE ROOM AREA	483.00			
18	FIRE STAIR CASE AREA (NON F.A.R)	3550.00			