



30m WIDE ROAD

LVL. ± 0.00 M.

G.H.

AREA CHART			प्लॉट एंड ५७५/५४४
TOTAL PLOT AREA = 5.08 HECT = 50800 SQ.MT			
PERM. FAR = 120% = 60960.00 Sq.mt.			
SOCIO CULTURAL	RECREATIONAL	COMMERCIAL	
45% = 27432.00sq.m.	30% = 18288.00sq.m.	25% = 15240.00sq.m.	
AREA STATEMENT			
S.NO	PARTICULARS		SQ.MTR.
1	TOTAL PLOT AREA		50800.00
2	PERM. GROUND COVG. = 40% OF PLOT AREA = 50800.00 X 40% = 20320.00 sq.mt.		20320.00
3	PROPOSED GROUND COVG. (40.07%)		20357.79
A	SOCIO CULTURAL		9485.54
	EXISTING ALREADY SANCTIONED UNDER CONSTRUCTION	= 59800.00	(i)
	SCHOOL AREA	= 3545.77	(ii)
B	RECREATIONAL		878.00
	EXISTING ALREADY SANCTIONED UNDER CONSTRUCTION	= 878.00	(i)
C	COMMERCIAL		9985.48
	EXISTING ALREADY SANCTIONED UNDER CONSTRUCTION	= 9985.48	(i)
	TOTAL		20357.79
4	PERMISSIBLE F.A.R. (1.20)		60960.00
A	SOCIO CULTURAL (45%)		27432.00
B	RECREATIONAL AREA (30%)		18288.00
C	COMMERCIAL (25%)		15240.00
	TOTAL		60960.00
5	TOTAL F.A.R AREA (A+B+C) (ACHEIVED 1.30)		66401.24
A	SOCIO CULTURAL EXISTING		25932.15
	AS PER SANCTION (BASEMENT + FLOORS)	(102.47 + 6635.61 + 20555.61)	= 27293.17 (i)
	AS PER EXISTING / PROPOSED (BASEMENT + FLOORS	(71.91 + 6935.09 + 22995.15)	= 25932.15 (ii)
	AREA TO BE COMPOUNDED (ii - i)	(2932.15 - 27293.17)	= 2035.98
B	RECREATIONAL EXISTING		18972.70
	AS PER SANCTION (BASEMENT + FLOORS)	(1013.74 + 17225.80)	= 18240.54 (i)
	AS PER EXISTING / PROPOSED (BASEMENT + FLOORS	(1013.74 + 16958.96)	= 18972.70 (ii)
	AREA TO BE COMPOUNDED (ii - i)	(18972.70 - 18240.54)	= 1732.16
C	COMMERCIAL EXISTING		16486.39
	AS PER SANCTION (BASEMENT + FLOORS)	(00.00 + 15232.58)	= 15232.58 (i)
	AS PER EXISTING / PROPOSED (BASEMENT + FLOORS	(00.00 + 16486.39)	= 16486.39 (ii)
	AREA TO BE COMPOUNDED (ii - i)	(16486.39 - 15232.58)	= 1253.81
6	TOTAL EXCESS FAR (a-b)		5531.85
I	TOTAL FAR AS PER SANCTION		
	SOCIO CULTURE = 27293.17 (i)		
	RECREATIONAL = 18240.54 (ii)		
	COMMERCIAL = 15232.58 (iii)		60769.30 (a)
II	TOTAL FAR AS PER EXISTING / PROPOSED		
	SOCIO CULTURE = 25932.15 (i)		
	RECREATIONAL = 18972.70 (ii)		
	COMMERCIAL = 16486.39 (iii)		66401.24 (b)
SANCTIONED PLAN PERMIT NO 70770NE-S/2013-14 DATED 05/06/2013. AREA OF 3536.58 SQ. FT. TO BE KEPT AS MORTGAGE			
BALANCE DEPOSIT INSTALLED TO BE KEPT FOR AREA OF 3000 SQ. M. KEPT AS MORTGAGE TO DEPOSIT AGAINST BALANCE COMPOUNDING INSTANTMENT.			

[illegible]

4 13/01/16

PROJECT:
REVISED PROPOSAL DRAWING OF PROPOSED
INDIRAPURAM HABITAT CENTER
PLOT NO.-16, AHINSA KHAND INDIRAPURAM,
DISTT. GHAZIABAD (U.P)

DRAWING TITLE: **SITE PLAN**

CLIENT - INDIRAPURAM HABITAT CENTER PVT. LTD.
(SHOWMAN CLUBS & INNS PVT. LTD.)

For Indira Guram Habitat Centre Pvt. Ltd.

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A., I.I.A.
CA No. 80/5769

OWNER'S SIGN _____

ARCHITECT'S SIGN

gpm
ARCHITECTS
& PLANNERS

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SCALE	1:500	DEALT BY	PRIYANKA	DATE	31.10.2015
				DRG. No.	SD-01