

PLOT BH - 301 TO BH - 329

PLOT - GH-05



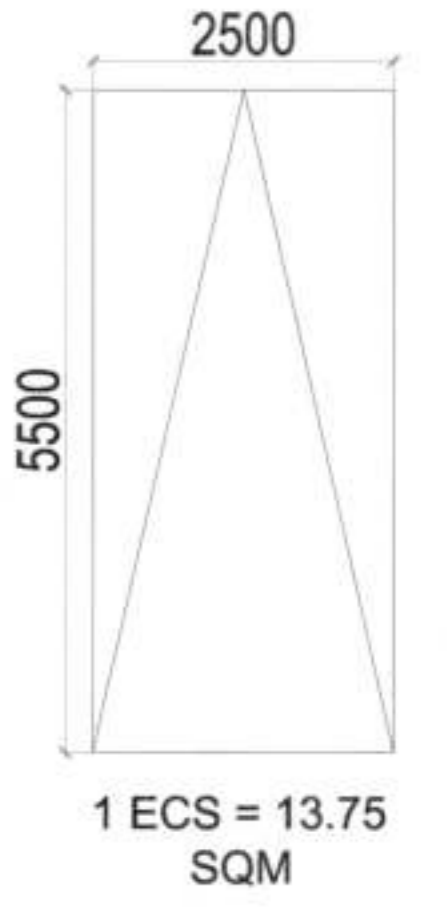
SITE PLAN

24 M WIDE ROAD NO 2

18 M WIDE ROAD NO 3



CULVERT DETAIL

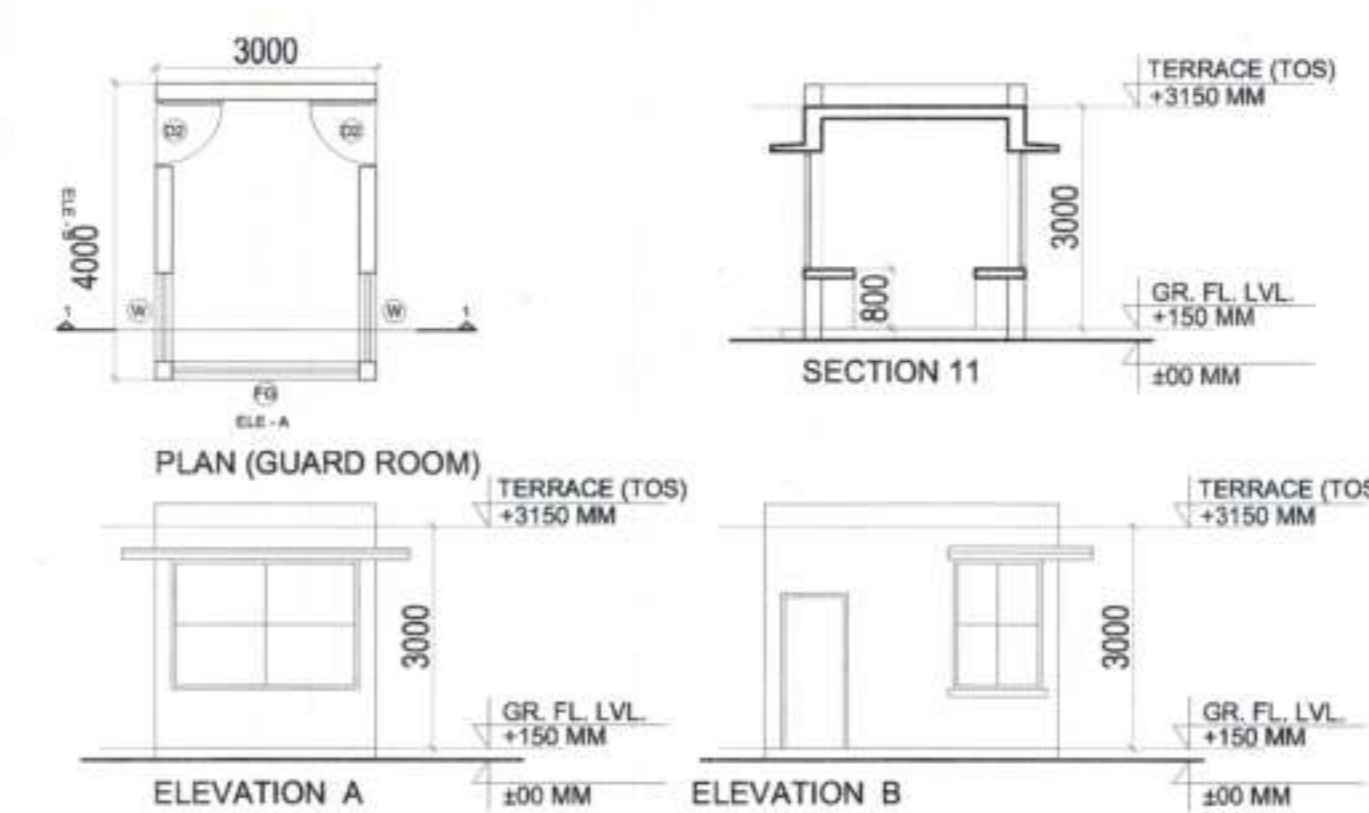


FLOOR	TOWER - A			TOWER - B			TOWER - C			TOWER - D			COMM./COMMUNITY		GUARD ROOM	METER RM.	TOTAL
	FAR AREA	15% FAR AREA	NON FAR AREA	FAR AREA	15% FAR AREA	NON FAR AREA	FAR AREA	15% FAR AREA	NON FAR AREA	FAR AREA	15% FAR AREA	NON FAR AREA	FAR AREA	15% FAR AREA	15% FAR AREA	FAR AREA	
STILT/GR.	46.268	24.222	635.310	46.268	24.222	635.310	46.268	24.222	635.310	46.268	24.222	635.310	133.288	97.672	21.000	27.430	3102.590
1st FL	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560		230.960			2374.836
2nd FL	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560		103.760			2247.636
3rd FL	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560					2143.876
4th FL	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560					2143.876
5th FL	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560					2143.876
6th FL	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560					2143.876
7th FL	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560					2143.876
8th FL	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560					2143.876
9th FL	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560					2143.876
10th FL	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560	466.319	33.090	36.560					2143.876
MUMTY & MACHINE RM.	43.785			43.785			43.785			43.785				19.778			194.916
WATER TANK	20.265			20.265			20.265			20.265				11.167			92.227
SERVICE AREA AT STILT														193.772			193.772
<b>TOTAL</b>	<b>4709.459</b>	<b>419.169</b>	<b>1000.911</b>	<b>4709.459</b>	<b>419.169</b>	<b>1000.911</b>	<b>4709.459</b>	<b>419.169</b>	<b>1000.911</b>	<b>4709.459</b>	<b>419.169</b>	<b>1000.911</b>	<b>133.288</b>	<b>657.108</b>	<b>21.000</b>	<b>27.430</b>	<b>25356.984 SQM</b>

TOTAL PROPOSED FAR AREA																	<b>18998.553 SQM</b>
TOTAL PROPOSED 15% FAR AREA																	<b>2354.785 SQM</b>
TOTAL NON FAR AREA																	<b>4003.646 SQM</b>
TOTAL BUILT UP AREA																	<b>25356.984 SQM</b>

FLOOR	TOWER - A		TOWER - B		TOWER - C		TOWER - D		TOTAL
	3BHK + 2T	4BHK + 3T	3BHK + 2T	4BHK + 3T	3BHK + 2T	4BHK + 3T	3BHK + 2T	4BHK + 3T	
STILT/GR.									
1st FL	2	2	2	2	2	2	2	2	16
2nd FL	2	2	2	2	2	2	2	2	16
3rd FL	2	2	2	2	2	2	2	2	16
4th FL	2	2	2	2	2	2	2	2	16
5th FL	2	2	2	2	2	2	2	2	16
6th FL	2	2	2	2	2	2	2	2	16
7th FL	2	2	2	2	2	2	2	2	16
8th FL	2	2	2	2	2	2	2	2	16
9th FL	2	2	2	2	2	2	2	2	16
10th FL	2	2	2	2	2	2	2	2	16
<b>TOTAL</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>160 DUS</b>

S. NO	DESCRIPTION	CALCULATION	PERMISSIBLE	PROPOSED
1	GROUND COVERAGE @ 35%	=10665 X 35%	3732.75	3102.59
2	FAR @ 2.50	=10665 X 2.50	26662.50	18998.55
3	FAR AREA FOR COMMERCIAL @0.5%	=26662.5 X 0.5%	133.31	133.29
4	FAR AREA FOR HOUSING	=26662.50 - 133.31	26529.19	18865.27
5	15% FAR AREA	=26662.5 X 15%	3999.38	2354.78
6	DENSITY	150 UNIT PER HECT. = 150 X 1.0665 = 159.975	SAY 160 UNIT/HECT.	160 DUS
7	POPULATION	=160 X 4.5 PERSON/DUS	720	PERSON
8	PARKING	1.25 ECS PER 100 SQM = 26662.50/100*1.25 = 333.28	SAY 333 ECS	337 ECS
9	GREEN AREA	25% OF OPEN SPACE = 10665.0 - 3102.59/4 = 1890.60	1890.60	1892.24
10	TREES	1 TREE /100 SQM OF OPEN SPACE = 7562.41/100 = 75.62	SAY 76 TREE	80 TREE 40 EVERGREEN 40 ORNAMENTED
11	SET BACKS			
	FRONT		12.0 METER	12.5 METER
	BACK		12.0 METER	12.5 METER
	SIDE 1		12.0 METER	22.720 METER
	SIDE 2		12.0 METER	22.720 METER



REVISED SUBMISSION DRAWING

PROJECT :  
PROPOSED GROUP HOUSING BUILDING PLAN OF PLOT NO. GH-A (GH-6 TO GH-13) AT INDUSTRIAL AREA TALANAGARI, HOUSING SECTOR, ALIGARH, U.P.

CLIENT :  
OZONE PROMOTERS PVT. LTD.  
B-2/16, MOHAN COOPERATIVE INDL. ESTATE, BEHIND BADARPUR METRO STATION, NEW DELHI - 110044.

SHEET TITLE :  
**SITE PLAN & AREA DETAIL**

DATE : \_\_\_\_\_ DRG.NO : SD-01

SCALE : NTS NORTH :

OWNER'S SIGN : \_\_\_\_\_ ARCHITECT'S SIGN :

ARCHITECTS :  
**SPACE DESIGN GROUP**  
W-139, FF, Greater Kailash- I, New Delhi 48  
PHONE : 011-29240732, 41631265, 29233752  
email : spacedesigngroup@rediffmail.com

# DEVELOPMENT PLAN QUARTER BY CHART

S.No.	PARTICULARS	TIME PERIOD DIVIDED BETWEEN 19 QUARTERS (01.10.2021 TO 30.06.2026)																		
		Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Q18	Q19
1	Site mobilization including site office and barricading	█	█																	
2	Tower A & B Structure		█	█	█	█	█	█	█	█	█	█	█							
3	Tower A & B Brick Work							█	█	█	█	█	█	█						
4	Tower A & B Plaster								█	█	█	█	█	█						
5	Tower A & B Flooring									█	█	█	█	█						
6	Tower A & B Door/Window									█	█	█	█	█						
7	Tower A & B Internal Services								█	█	█	█	█	█						
8	Tower A & B Grill and Railling									█	█	█	█	█						
9	Tower A & B Electrical Works									█	█	█	█	█						
10	Tower A & B Internal Painting										█	█	█	█	█					
11	Tower A & B Fixtures Fitting										█	█	█	█	█					
12	Tower A & B External finishing/Painting											█	█	█	█	█				





