

LEGEND :-



50 MTR. WIDE ROAD

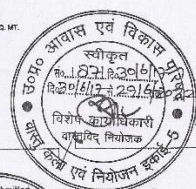
14	TOTAL UPPER BASEMENT AREA (NON F.A.R.)		18,859.24 SQ.M.
	A	UPPER BASEMENT PARKING AREA = 13,915.23	
	B	UPPER BASEMENT REDUCTION AREA = 1064.22	
	TOTAL (A + B) = 15,899.45 SQ.M.		
15	TOTAL LOWER BASEMENT AREA (NON F.A.R.)		18,859.24 SQ.M.
	A	LOWER BASEMENT PARKING AREA = 12,670.48	
	B	LOWER BASEMENT REDUCTION AREA = 568.78	
	TOTAL (A+B) = 18,859.26 SQ.M.		
16	TOTAL REQUIRED PARKING = 179 + 180 = 359 E.C.S.		767 E.C.S.
17	REQUIRED PARKING		700 E.C.S.
	A	REQUIRED PARKING FOR TOWER-A = 319 E.C.S.	
	B	REQUIRED PARKING FOR TOWER-B = 185 E.C.S.	
	C	REQUIRED PARKING FOR TOWER-C = 72 E.C.S.	
	D	REQUIRED PARKING FOR TOWER-D = 243 E.C.S.	
18	TOTAL RESIDENTIAL AREA (A+B+C+D) = 656 E.C.S.		
	REQUIRED PARKING FOR COMMERCIAL AREA (100)		
	= 217.44 + 700.21.25 = 2119 E.C.S. SAY = 3,400 E.C.S.		
	REQUIRED PARKING FOR COMMUNITY AREA (700)		
	= 100.36/700 = 1.44 SAY = 1,000 E.C.S.		
	REQUIRED PARKING FOR R.F. UNITS		
	C	3 UNIT PER @ 15 E.C.S.	
	NO. OF R.F. UNITS = 84 UNITS		
	84/3 = 28.33 SAY AS 21.00 E.C.S.		
	TOTAL = (A+B+C+D+E+F+G) = 700 E.C.S.		
	REQUIRED 14% VISITOR PARKING FOR RESIDENTIAL F.A.R. AREA		87 E.C.S.
	= 666 E.C.S. (10% = 165.90 SAY 166 E.C.S.)		
19	PROPOSED PARKING AS PER E.C.S. (including visitor parking)		1170 E.C.S.
20	OPEN PARKING (including visitor parking) = 1 L.L.O. = 35 + 87 + 21 = 151 E.C.S.		
21	UPPER BASEMENT PARKING AREA = 10% OF TOTAL BASEMENT PARKING AREA = 1,515.02/35 = 404.21 E.C.S. SAY = 404 E.C.S. @ 32 SQ.MET. PER E.C.S.		
22	LOWER BASEMENT PARKING AREA = 10% OF 151 = 404.65 E.C.S. SAY = 405 E.C.S. @ 32 SQ.MET. PER E.C.S.		
	TOTAL (A+B+C) = 1170 E.C.S.		
	REQUIRED PARKING FOR E.V.S. UNITS		
	1 UNIT PER @ 32 SQ.MET. FOR TWO WHEELER NO. OF E.V.S. UNITS = 64 NO'S.		
	1 E.V. TWO WHEELER REQUIRED = 64 NO'S.		
23	PROPOSED TWO WHEELER FOR E.V.S. PROVIDE IN PARKING AREA		64 NO'S.
24	TOTAL BUILT-UP AREA		4,69,924 SQ.M.
	A. TOTAL UPPER BASEMENT AREA = 18,859.24 SQ.MET.		
	B. TOTAL LOWER BASEMENT AREA = 18,859.24 SQ.MET.		
	C. TOTAL RESIDENTIAL AREA		
	WITH FACILITY & BALCONY = 67,841.51 SQ.MET.		
	D. COMMERCIAL AREA = 231.41 SQ.MET.		
	E. COMMUNITY AREA = 113.75 SQ.MET.		
	F. GLAZED RGT. TERRACE AREA = 3,330 SQ.MET.		
	G. ERM = 17,949.90 SQ.MET.		
	H. TOTAL = 655.15 SQ.MET.		
	I. S.T.P. = 122.66 SQ.MET.		
	J. E.V.S. R.F. AREA = 87,898 SQ.MET.		
	K. FIRE STAIR CASES AND ELEVATOR BASEMENT = 1,43,000 SQ.MET.		
	TOTAL BUILT-UP AREA = 1,01,181.54 SQ.MET.		
25	AS PER NO. OF TREE FOR TOTAL AREA OF PLANT AREA = 125 X 20,000 = 25,00,000 = 25,00,000/1000 = 2500		300 TREES
26	PROPOSED NO. OF TREE		803 TREES

S/NO	PARTICULARS	F.A.R. %	SQ. METRS
1	TOTAL PLOT AREA		20,494.00
2	TOTAL PERMISSIBLE AREA FOR HOUSING		58,600.00
A	TOTAL PERMISSIBLE F.A.R. FOR HOUSING AS PER 2.2.5 F.A.R. = 20,494.00 X 2.85 = 51,235.00 SQ.MT.		51,235.00
B	PERMISSIBLE 0% FOR FACILITY OF TOTAL HAVN. F.A.R. = 9% OF 51,235.00 SQ.MT. = 2,561.75 SQ.MT.		2,561.75
C	REQUIRED INCENTIVE F.A.R. AREA FOR EWS AND LIG		4,884.00
1	AREA OF E.W.S. UNITS @ 30.00 SQ.MT. OF EACH UNIT = 34 X 30.00 = 1,020.00 SQ.MT.		
2	AREA OF LIG UNITS @ 41.00 SQ.MT. OF EACH UNIT = 34 X 41.00 = 1,394.00 SQ.MT.		
3	AS INCENTIVE F.A.R. FOR 3.0% EWS AND LIG. (I = II) = 2,561.00 + 2,504.00 = 4,865.00 SQ.MT.		
	TOTAL PERMISSIBLE AREA FOR HOUSING = (A+B+C) = 60,590.75 SQ.MT.		
3	PERMISSIBLE GROUND COVERAGE 20.00% OF P.L. = 35 % = 7172.50	35%	7172.50
4	PROPOSED TOTAL GROUND COVERAGE	26.05 %	6,105.57
5	PERMISSIBLE F.A.R. AREA OF COMMERCIAL = 1.00 % OF PERMISSIBLE F.A.R. = 51,235.00 OF P.L. = 1072.30 SQ.MT.		112.33
6	PROPOSED COMMERCIAL / F.A.R. AREA DETAIL		217.44
7	TOTAL AREA ACHIEVED WITH FACILITY + INCENTIVE AREA		57,815.00
A	RESIDENTIAL F.A.R. AREA		55,962.19
B	COMMERCIAL F.A.R. AREA		221.41
C	ACHIEVED FACILITY AREA		2524.41
	TOTAL F.A.R. AREA (A+B+C) = 57,815.01 SQ.MT.		
8	TOTAL FACILITY ACHIEVED		2524.41
9	TOTAL PERMISSIBLE UNITS		876 UNITS
10	PERMISSIBLE UNITS (@ 350 UNIT PER HECT.) WITH F.A.R. FOR PLOT AREA = 20,494.00 SQ.MT. = 20,494.00 / 350 = 58.55 UNITS I.E. PERMISSIBLE UNITS = 350 X 58.55 = 10,000 I.E. PERMISSIBLE UNITS = 676 SQ. UNITS		
11	TOTAL PROPOSED UNITS		
12	TOTAL REQUIRED EWS UNITS = 10 % OF PERMISSIBLE UNITS = 65.00 UNITS SAY 64 EWS.		633 UNIT
13	TOTAL REQUIRED LIG UNITS = 10 % OF PERMISSIBLE UNITS = 65.00 UNITS SAY 64 LIG.		64 L.I.G.

154220
 AREA = 15.37 SQ. MT.
 ॥ चौक क्षेत्र ABCD = 2049.40 म²
 EWS १८१९ भवन निर्माण के सापेक्ष योजना के
 गारंटी निर्धारित क्षेत्रों को छोड़कर 24 MTR. WIDE ROAD
 चौक क्षेत्र का क्षेत्रफल निर्धारित है।

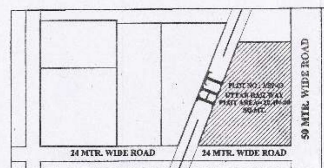
मानवियर प्रकृति की नियम एवं शरीर मानवियर

उच्च स्तरीय समिति के
अनुमोदनोपरान्त स्वीकृत

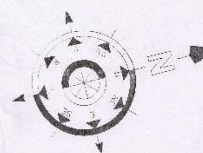


Checked & Submitted
For Approval
[Signature]
A.A.P.

40 JUN 2017



KEY PLAN



PROJECT :-
GROUP HOUSING AT PLOT NO : 3/SP-03,
SECTOR -03, SIDDHARTH VIHAR, GHAZIABAD

UTTAR RAILWAY

M/S T&T INFRAZONE PVT. LTD.

PRINTED TITLE:

SITE PLAN



ARCHITECTS:
Space Designers International
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 e-mail: sdi@worldnet.att.net www.sdiworld.com

DRAWN BY :-	CHECKED BY :-	SCALE	DATED :-
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SANJAY	VISHAL	1 : 500
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ARCHITECT'S SIGN.