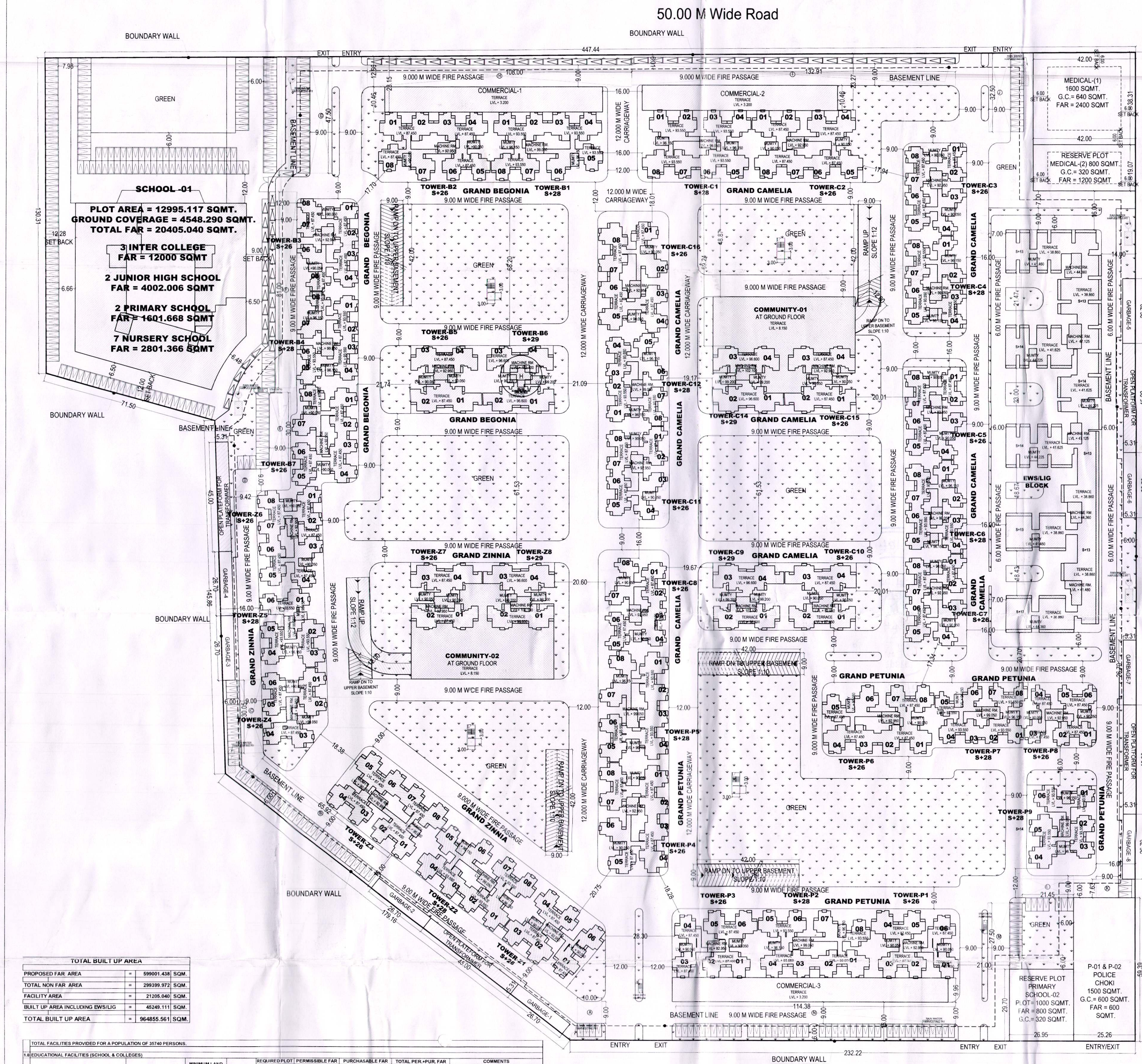




TOTAL BUILT UP AREA									
PROPOSED FAR AREA	=	599001.438	SQM.						
TOTAL NON FAR AREA	=	293399.972	SQM.						
FACILITY AREA	=	21205.040	SQM.						
BUILT UP AREA INCLUDING EWS/LIG	=	45240.111	SQM.						
TOTAL BUILT UP AREA	=	964855.561	SQM.						

TOTAL FACILITIES PROVIDED FOR A POPULATION OF 35746 PERSONS										
EDUCATIONAL FACILITIES (SCHOOL & COLLEGES)	TYPE	NORMS	MINIMUM LAND AREA IN SQ.M	CUMULATIVE	REQUIRED PLOT	PERMISSIBLE FAR	PURCHASABLE FAR	TOTAL PER-PUR. FAR	COMMENTS	
1. JUNIOR COLLEGE	1 FOR 15,000 PERSONS	4000	3	1	1000	12000.000	NIL	0	PROVIDED IN PLOT S-01 OF 12995.117 SQ.MT.	
2. JUNIOR HIGH SCHOOL	1 FOR 7,500 PERSONS	2000	4	1	2000	4000.000	NIL	0	PROVIDED IN PLOT S-01 OF 12995.117 SQ.MT.	
3. PRIMARY SCHOOL	1 FOR 5,000 PERSONS	1000	7	2	2000	1601.668	NIL	0	PROVIDED IN PLOT S-01 OF 12995.117 SQ.MT.	
4. NURSERY SCHOOL	1 FOR 2,500 PERSONS	500	16	7	2000	2801.366	NIL	0	PROVIDED IN PLOT S-01 OF 12995.117 SQ.MT.	
15. EDUCATIONAL FACILITIES (RESERVED PLOT TO BE HANDOVER)	PRIMARY SCHOOL	1 FOR 5,000 PERSONS	1000	1	1000	NIL	0	0	PROVIDED IN PLOT S-01 OF 12995.117 SQ.MT.	
20. MEDICAL FACILITY	PRIMARY HEALTH CENTER	1 FOR 15,000 PERSONS	800	1	800	1.5	1200	NIL	0	PROVIDED IN PLOT S-01 OF 12995.117 SQ.MT.
31. MEDICAL FACILITY (RESERVED PLOT TO BE HANDOVER)	PRIMARY HEALTH CENTER	1 FOR 15,000 PERSONS	800	1	800	1.5	1200	NIL	0	PROVIDED IN PLOT S-01 OF 12995.117 SQ.MT.
32. FACILITIES										
33. SUB POST OFFICE	1 FOR 15,000 PERSONS	100 SQ.M. BUP	3	100	300	NIL	0	300.00	PROVIDED IN COMMERCIAL	
34. COMPUTERS/RESERVATION CENTER	1 FOR 5,000 PERSONS	90 SQ.M. BUP	7	90	360	NIL	0	360.00	PROVIDED IN COMMERCIAL	
35. LATE	1 FOR 15,000 PERSONS	81 SQ.M. BUP	2	81	162	NIL	0	162.00	PROVIDED IN COMMERCIAL	
36. COMMUNITY CENTER	1 FOR 25,000 PERSONS	2	4000	2	3859.308	NIL	0	3859.308	COMMITTED IN FAR	
37. GARBAGE COLLECTION	1 FOR 500 PERSONS	15	75	15	1125	NIL	0	1125.00	LOCATION PROVIDED IN PLOTS OF 142 AND 143 SQ.MT. TOTAL AREA PROVIDED 1125 SQ.MT. IN OPEN SPACES	
40. OTHER FACILITIES										
41. POLICE CHOKI	1 FOR 15,000 PERSONS	750	2	1400	0.2	300	NIL	0	300.00	PROVIDED IN PLOT P-01 & P-02

PLOT AREA
PLOT(A) AREA = 57350.830 SQ.MT.
PLOT(B) AREA = 97565.680 SQ.MT.
TOTAL PLOT AREA (A+B) = 154916.510 SQ.MT.
PERMISSIBLE FAR @ 2.5 Of Plot Area = 387291.275 SQ.MT.
PURCHASABLE FAR @ 1.25 Of Plot Area = 193645.638 SQ.MT.
COMPENSATORY FAR OF EWS & LIG = 43776.590 SQ.MT.
= (25.006 X 715) + (36.220 X 715)
TOTAL PERMISSIBLE + PURCHASABLE FAR + COMPENSATORY FAR OF EWS & LIG = 387291.275 + 193645.638 + 43776.590 SQ.MT.
TOTAL PROPOSED FAR = 624713.503 SQ.MT.
599001.438 SQ.MT.
PERMISSIBLE COMMERCIAL @ 0.5% OF 2.50 FAR = 387291.275 x 0.005 = 193645.638 SQ.MT.
PERMISSIBLE COMMERCIAL @ 0.5% OF 1.25 FAR = 193645.638 x 0.005 = 968.225 SQ.MT.
TOTAL PERMISSIBLE SHOPPING = 193645.638 + 968.228 = 193646.566 SQ.MT.
TOTAL PROPOSED SHOPPING = 2904.108 SQ.MT.
PERMISSIBLE GROUND COVERAGE 40 % = 61966.804 SQ.MT.
PROPOSED GROUND COVERAGE 25.54 % = 39572.007 SQ.MT.

PARKING DETAILS
F.A.R FOR RESIDENTIAL = TOTAL FAR - COMMERCIAL
F.A.R FOR RESIDENTIAL = 599001.438 - 2904.108
F.A.R FOR RESIDENTIAL = 596097.330 SQ.MT.
PARKING REQUIRED FOR RESIDENTIAL = ACHIEVED F.A.R FOR RESIDENTIAL x 1.5
= 596097.330 x 1.5 / 100 = 8941.459 ECS
SAYS = 8942 ECS
PARKING REQUIRED FOR COMMERCIAL = ACHIEVED F.A.R FOR COMMERCIAL x 2
= 2904.108 x 2.0 / 100 = 58.082 ECS
SAYS = 59 ECS
PARKING REQUIRED FOR EWS/LIG = 2 SQ.MT. AREA PER UNIT
= (715 + 715) x 3.5
= 5005 SCOOTER
TOTAL PARKING REQUIRED = 8942 ECS + 59 ECS
= 9001 ECS
PARKING IN UPPER BASEMENT (REFF SHEET NO. S-10)
TOTAL UPPER BASEMENT AREA FOR PARKING = 128260.460 - (179.533 + 2383.447 + 801.143 + 742.722)
= 128260.460 - 3747.779 = 124513.614 SQ.MT.
= 124513.614 / 32 = 3879.800 = SAYS 3880 ECS
SHOWN = 2814 CARS
MECHANICAL PARKING IN LOWER BASEMENT (REFF SHEET NO. S-11)
TOTAL LOWER BASEMENT AREA FOR PARKING = 128260.460 - (179.533 + 2383.447 + 801.143 + 742.722)
= 128260.460 - 3747.779 = 124513.614 SQ.MT.
= 124513.614 / 32 = 3879.800 = 3880 ECS
= 3880 x 2 ECS
= SAYS 7760 ECS
MECHANICAL PARKING SHOWN = 2814 + 2814 CARS
MECHANICAL PARKING PARKING IN STILT
TOTAL AREA PROVIDED FOR STILT PARKING = 18591.687 SQ.MT.
ECS IN STILT AREA = 18591.687 / 28 = 663.988 SAYS 663 ECS = 663 x 2 = 1326 ECS
MECHANICAL PARKING SHOWN = 175 + 175 CARS
PARKING IN OPEN
OPEN AREA = (A + B + C + D + E + F + G + H + I + J + K + L + M + N)
= (10.0x9.0) + (65.92x9.0) + (9.0x30.05) + (9.42x 9.0) + (9.0x80.0) + (9.0x81.0) + (9.0x47.50) + (108x9.0)
+ 132.91x9.0 + (9.0x32.50) + (9.0x7.630) + (21.45x21.45) + (9.0x27.50) + (114.38x9.0)
= 90.0+593.28+270.45+84.78+270.0+729.0+427.50+972.0+1196.19+292.5+68.67+193.05+247.51029.42 SQ.M
= 6464.34 SQ.MT.
ECS IN OPEN AREA = 6464.34 / 23 = 281.058 = SAY 281 ECS
PARKING SHOWN = 211 CARS
TOTAL PARKING PROVIDED
TOTAL ECS PROVIDED = 3880 + 3880 + 663 + 663 + 281 = 13247 ECS
TOTAL SCOOTER PROVIDED IN UPPER BASEMENT = 5010 SCOOTER
TOTAL PARKING SHOWN = 2814 + 2814 + 2814 + 175 + 175 + 211 = 9003 CARS
DENSITY ACHIEVED
1-PERMISSIBLE DENSITY 1650 PPH. (330 DU'S PER HECTARE)
2-PURCHASE DENSITY = 500
3-HENCE TOTAL PERMISSIBLE DENSITY = 2475 PPH
4-TOTAL POPULATION ACHIEVED = 7148 x 5 = 35740 PERSONS.
5-DENSITY ACHIEVED = 35740 x 10.000 = 2307.056 PPH.
154916.0
BUILT UP AREA OF EWS/LIG
REQUIREMENT EWS/LIG
TOTAL NO OF MAIN UNITS = 7148 Nos.
LIG UNIT REQUIREMENT = 10 % OF 7148 = 715 Nos.
EWS UNIT REQUIREMENT = 10 % OF 7148 = 715 Nos.
PROVIDED LIG UNITS = 715 Nos.
PROVIDED EWS UNITS = 715 Nos.
TOTAL BUILT UP AREA OF EWS + LIG UNIT + M/M ROOM
= (36.221x715 + 25.006x715) + 628.259 + 843.689 SQ.M.
= 25897.658 + 17879.505 + 628.259 + 843.689 SQ.M.
= 45249.111 SQ.M.

COMMUNITY AREA
COMMUNITY-01 = 964.827 + 964.827 = 1929.654 SQ.MT.
UNDER TOWER (C14 & C15) REFF SHEET NO. (S-42&S-44)
COMMUNITY-02 = 964.827 + 964.827 = 1929.654 SQ.MT.
UNDER TOWER (Z7 & Z8) REFF SHEET NO. (S-72&S-74)
TOTAL COMMUNITY AREA = 3859.308 SQ.MT.

LAYOUT PLAN

S-01

NOTE: 1.

GRAND BEGONIA

*TOWER - B1 IS TYPICAL
*TOWER - B2 IS TYPICAL
*TOWER - B3 IS TYPICAL
*TOWER - B4 IS TYPICAL
*TOWER - B5 IS TYPICAL
*TOWER - B6 IS TYPICAL
*TOWER - B7 IS TYPICAL

GRAND CAMELIA

*TOWER - C1 IS TYPICAL
*TOWER - C2 IS TYPICAL
*TOWER - (C3,C5,C7 & C11) ARE SIMILAR
*TOWER - C4 & C6 ARE SIMILAR
*TOWER - C8 IS TYPICAL
*TOWER - C9 IS TYPICAL
*TOWER - C10 IS TYPICAL
*TOWER - C12 IS TYPICAL
*TOWER - C14 IS TYPICAL
*TOWER - C15 IS TYPICAL
*TOWER - C16 IS TYPICAL

GRAND PETUNIA

*TOWER - (P1 & P3) ARE SIMILAR
*TOWER - (P2 & P5) ARE SIMILAR
*TOWER - (P4 & P6) ARE SIMILAR
*TOWER - P7 IS TYPICAL
*TOWER - P8 IS TYPICAL
*TOWER - P9 IS TYPICAL

GRAND ZINNIA

*TOWER - Z1 IS TYPICAL
*TOWER - Z2 IS TYPICAL
*TOWER - Z3 IS TYPICAL
*TOWER - Z4 IS TYPICAL
*TOWER - Z5 IS TYPICAL
*TOWER - Z6 IS TYPICAL
*TOWER - Z7 IS TYPICAL
*TOWER - Z8 IS TYPICAL

NOTE: 2
*AREA CHART IS IN SHEET NO. - S-02

PROJECT TITLE:
PROPOSED & PURCHASABLE GROUP HOUSING PLAN FOR M/S PRATEEK REALTORS INDIA PVT. LTD AT PLOT NO 4 / B.S.-01 & B.S.-05 SIDDARTH VIHAR NH-24 GHAZIABAD.

DRAWING TITLE:
LAYOUT PLAN

S-01

DRG NO

SCALE N.T.S.
DATE 2014/07/23
DEALT
JOB NO. 1/2014/07/23

DEEPAK MEHTA & ASSOCIATES
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ARCHITECT'S SIGN
OWNER'S SIGN