



PERMISSIBLE RESIDENTIAL AREA DETAIL	
PLOT AREA	58995.00 SQMT. OR 5.8995 HEC. OR 14.57 ACRES
PERMISSIBLE GROUND COVERAGE @ 35.00%	$58995 \times \left(\frac{35}{100}\right) = 20648.25$ SQMT.
PERMISSIBLE F.A.R. @ 1.8	$58995 \times 1.8 = 106191.0$ SQMT.
PERMISSIBLE GREEN @ 15%	$58995 \times 15\% = 8849.25$ SQMT.
PERMISSIBLE D.U.s @ 300 PER HECTARE	$5.89 \times 300 = 1767$
REQUIRED PUBLIC & SEMI PUBLIC UTILITY PLOT AREA	MIN. 5 % OF 58995 = 2949.75 SQ.M.
PERMISSIBLE EWS 10% OF PHASE-1 UNITS(AS/ SANCTIONED MAP ) + 15% OF PHASE-2 UNITS(PROPOSED)	$10\% \text{ OF } 484 \text{ (EXISTING PHASE-1)} = 48.40$ $15\% \text{ OF } 313 \text{ (PROPOSED PHASE-2)} = 46.95$ $= 95.35 \text{ (SAY 96)}$
PERMISSIBLE LIG 10% OF PHASE-1 UNITS(COMPLETION OBTAINED)	$10\% \text{ OF } 484 = 48.40$ $= (\text{SAY } 49)$
PERMISSIBLE COMMERCIAL AREA	7.5% OF 58995 = 4424.625 SQ.M.

PROPOSED RESIDENTIAL AREA DETAIL	
PROPOSED GROUND COVERAGE	18100.92 SQMT.(30.68%)
PROPOSED F.A.R.	106046.84 SQMT.(1.79)
PROPOSED GREEN	8902.42 SQ.M.(15.09%)
PROPOSED DENSITY	484 (EXISTING SANCTIONED PHASE -1) + 313 (PROPOSED PHASE-2) = 797
SANCTIONED DENSITY	484 (EXISTING SANCTIONED PHASE -1) + 294 (PROPOSED PHASE-2) = 778
PROPOSED L.I.G.	52 DUS IN BLOCK -G
PROPOSED EWS	BLOCK -G1 = 88 DUS BLOCK -G = 8 DUS TOTAL = 96 DUS
PROPOSED PUBLIC UTILITY PLOT AREA (CLUB +NURSERY SCHOOL )	786.69(CLUB) + 2164.81(NUR. SCHOOL) = 2951.50 SQMT. (5.002 %)
CONV. SHOPS PLOT AREA	571.10 SQMT. (.97 %)

DETAIL GROUND COVERAGE AREA CALCULATION OF EXISTING/PROPOSED GROUPOUSING (RESIDENTIAL)																	
S.NO	FLOOR	EXISTING						PHASE-2 PROPOSED									TEMPLE (IN SETBACK)
		BLOCK-A&B	BLOCK-C&J	BLOCK-K&L	BLOCK-S1&S2	CLUB	BLOCK-D&E	BLOCK-I&H	BLOCK-F	BLOCK-M	LIG BLOCK -G	EWS BLOCK -G1	SHOPS	NURSERY SCHOOL	GRAND TOTAL (EXISTING+PROPOSED) (= A TO L)		
		(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)				
1	STILT/GROUND	2016.60	2063.26	2385.76	2526.29	206.42	2570.623	2777.635	1349.294	399.41	664.85	669.36	209.166	262.25	18100.92	35.77	

DETAIL F.A.R. AREA CALCULATION OF EXISTING/PROPOSED GROUPOUSING (RESIDENTIAL)																	
S.NO	FLOOR	EXISTING					PHASE-2 PROPOSED										TEMPLE (IN SETBACK)
		BLOCK-A&B	BLOCK-C&J	BLOCK-K&L	BLOCK-S1&S2	CLUB	BLOCK-D&E	BLOCK-I&H	BLOCK-F	BLOCK-M	LIG BLOCK -G	EWS BLOCK -G1	SHOPS	NURSERY SCHOOL	GRAND TOTAL (EXISTING+PROPOSED) (= A TO M)		
		(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)			
1	GROUND	2016.60	2063.26	2385.76	2526.29	206.42					595.77	604.60	209.166	262.25			
2	FIRST	1947.40		2281.88	1903.16	206.42	2570.623	2777.635	1349.294	363.66	595.77	604.60	209.166	262.25		35.77	
3	SECOND	1947.40	2012.26	2281.88	1773.20		1841.503	2012.65	966.194	363.66	595.77	604.60					
4	3RD	1947.40	2012.26	2281.88	1773.20		1841.503	2012.65	966.194	363.66	595.77	604.60					
5	4TH	1947.40	2012.26	2281.88	1773.20		1841.503	2012.65	966.194	362.75							
6	5TH	1947.40	2012.26	2281.88	1773.20		1841.503	2012.65	966.194	306.24							
7	6TH	1947.40	2012.26	2281.88	1773.20		1841.503	2012.65	966.194								
8	7TH						1811.801	1992.541	956.251								
9	8TH						1344.69	1838.82	646.04								
10	BASEMENT (F.A.R)				1063.02												
11	STILT (F.A.R)						166.94	166.94	83.47	48.81							
	TOTAL	13701.10	14136.82	16077.04	14359.05	412.84	15101.65	16839.221	7866.025	1808.78	2383.08	2418.40	418.332	524.50	106046.84		
12	BASEMENT FREE OF F.A.R		10888.56		2396.0			9649.01									
13	STILT FREE OF F.A.R							7784.13									

GREEN AREA PROPOSED		
PARK NO.	AREA (SQ.M.)	
G1	2955.412	(PHASE-2)
G2	2514.374	(PHASE-1)
G3	1695.184	(PHASE-1)
G4	506.00	(PHASE-1)
G5	989.500	(PHASE-1)
G6	103.04	(PHASE-2)
G7	138.915	(PHASE-2)
TOTAL	8902.42 SQ.M. (15.09 % OF 58995 SQ.M.)	

LEGEND :-	
EXISTING CONSTRUCTION SHOWN THIS (OLD SANCTION)	
PROPOSED CONSTRUCTION SHOWN THIS	

REQUIRED PARKING AREA CALCULATION :-						
TOTAL NO. OF UNITS & PARKING AREA CALCULATION						
EXISTING SANCTIONED (PHASE-1)				REQD. ECS (R)	REQUIRED ECS(P) P=TXR	
	BLOCK A & B	BLOCK C & J	BLOCK K & L	TOTAL (T)		
UNITS BETWEEN 0 TO 50 sq.mt	14	28	28	70	1	70
UNITS BETWEEN 50 TO 75 sq.mt	28	27	26	81	1	81
UNITS BETWEEN 75 TO 150 sq.mt	96	111	126	333	1.25	416.25
UNITS ABOVE 150 sq.mt	--	--	--	--	1.50	--
TOTAL :-	138	166	180	484		567.25

REQUIRED PARKING AREA CALCULATION :-							
TOTAL NO. OF UNITS & PARKING AREA CALCULATION							
	PROPOSED (PHASE-2)					REQD. ECS	REQUIRED
	BLOCK D & E	BLOCK F	BLOCK H & I	BLOCK M	TOTAL (T)	(R) PER UNIT	ECS(P) P=TXR
UNITS BETWEEN 0 TO 50 sq.mt	--	--	--				
UNITS BETWEEN 50 TO 75 sq.mt	24	6	24	18	72	1	72
UNITS BETWEEN 75 TO 150 sq.mt	83	32	54		169	1	169
UNITS ABOVE 150 sq.mt	11	18	40	3	72	1.25	90
TOTAL :-	118	56	118	21	313		331

REQD. ECS FOR TOTAL UNITS (PHASE -1 &2) = 567.25 + 331 = 898.25 ECS  
REQD. ECS FOR SERVICE APARTMENT =14359.0 @1.5(EXISTING) = 215 ECS  
REQD. ECS FOR CLUB = 412.84 @2(EXISTING) = 825 ECS  
REQD. ECS FOR LIG = 52/2 (PROPOSED) = 26 ECS  
REQD. ECS FOR EWS = 96/4 (PROPOSED) = 24 ECS  
REQD. ECS FOR CONV. SHOPS = 418.332 sq.m. @ 2 (PROPOSED) = 8.36 ECS  
REQD. ECS FOR SCHOOL = 524.50 sq.m. @ 2 (PROPOSED) = 10.49 ECS

TOTAL PARKING REQUIRED = 1190.35 say 1191 ECS

PROPOSED PARKING AREA DETAIL OF GROUPOUSING (EXISTING +PROPOSED) :-	
BASEMENT PARKING AREA DETAIL(Residential)	
BASEMENT PARKING AREA = BASEMENT1(EXISTING)+BASEMENT 2(EXISTING)+ BASEMENT3 (PROPOSED) = 2287.25 + 10560.12 + 9649.01 = 22496.38 SQ.M. NO. OF ECS PROVIDED = $22496.38/32 = 703 \text{ ECS}$ (E1)	
PROPOSED STILT AREA FOR PARKING (PHASE-2) = 6408.01(BLOCK-D,E,F,H&I)+350.75(BLOCK -M) TOTAL PARKING PROVIDED (PHASE-2) = 6758.76 /28 = 241.38 ECS (E2)	
NO. OF ECS PROVIDED ON SET BACK = SET BACK AREA X 50%/23 = 126.261(P1) +825.221(P2) +455.549(P3) X 50%/23 = 1407.031 X 50%/23 SAY = 30 ECS (E3)	
NO. OF ECS PROVIDED ON OPEN AREA = (OP1+OP2+OP3 +OP4 +OP5)/23 = 149.72+433.519+309.39+271.89+274.78 = 1439.18 SQ.MT. = 1439.18/23 = 62.57 ECS (E4)	
NO. OF PARKING PROVIDED ON OPEN AREA IN PARKING BAY PB1 = 84 cars PB2= 53 PB3= 16 PB4 = 23 PB5= = 15 cars TOTAL = 191 (E5)	
TOTAL PARKING(ECS) PROVIDED = 703 + 241.38 + 30 + 62.57 +191 = 1227.95 ECS	

- CERTIFIED THAT :-
- The Building structural plans/design submitted for approval satisfy the safety requirements as stipulated in NBC-2005 and the information given is factually correct to the best of our knowledge and understanding.
  - The Structural design also conforms to the provision of G.O.U.2851/Aa/ Abhi 2001-58/Avas/2001 dated 04 Oct 2001.
  - The Structural design including safety from natural hazards based on soil conditions has been prepared by duly qualified structural engineer and these provisions shall be adhered to during the construction.
  - The structure has been designed for B+S+8 storeyed building.

Title:-

## LAYOUT PLAN

Project:-

ADDITION/ALTERATION IN PROPOSED PHASE-2  
WITH EXISTING PHASE-1 GROUP HOUSING MIXED  
USE (AAROGYAM) FOR EMINENT INFRA  
DEVELOPERS PVT. LTD. &  
DIVYA MANDIR YOG TRUST,AT N.H.-58,  
VILLAGE-BADHEDI RAJPUTNA TEHSIL ROORKEE,  
DIST-HARDWAR

Architects:

SPACE COMBINE  
Architects,Engineers,Planners  
A1/112 SAFDARJUNG ENCLAVE  
NEW DELHI 110029  
Ph.No:- 46150000

SCALE :- DWG NO:  
DATE :- JAN 2022 A-01

structural engineer sign.

Owner Sign.

Architect Sign.