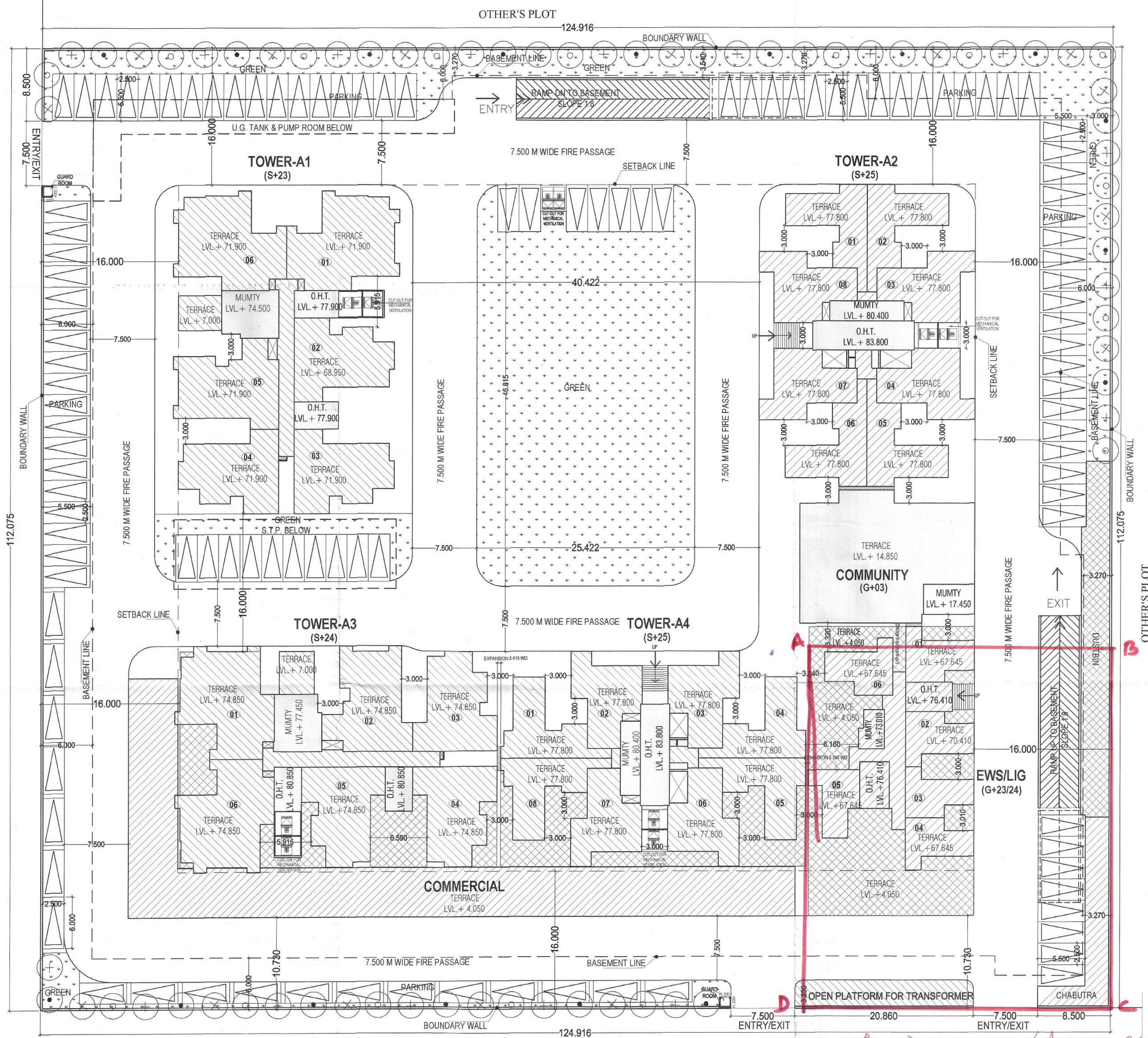
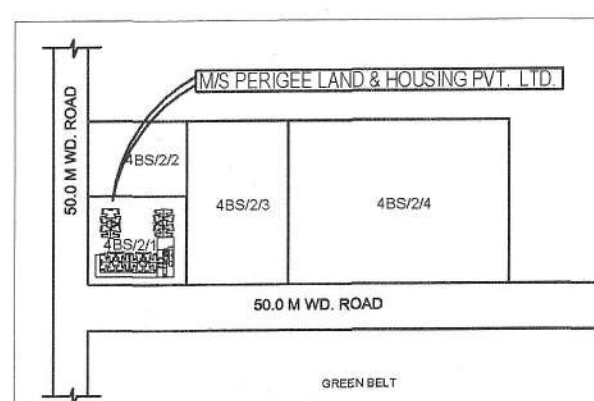


50.000 M WIDE ROAD



50.000 M WIDE ROAD



LOCATION PLAN

(A) Total Plot Area					14000.000	Sqm
(B) Permissible FAR 2.5					35000.000	Sqm
(C) Purchasable FAR 1.25					17500.000	Sqm
(D) Allowed Incentive FAR					5320.000	Sqm
(E) Total FAR (Permissible + Purchasable + Incentive)					57820.000	Sqm
(F) Permissible Facilities area (5%)					2891.000	Sqm
(G) Permissible ground coverage 40%					5600.000	Sqm
TOTAL FAR, NON FAR & GROUND COVERAGE AREA DETAILS						
Towers	Height	FAR AREA	Ground Coverage	STILT AREA	TOTAL FACILITY AREA	NON FAR
TOWER-A1	S+23	14716.565	707.625	605.587	480.328	1004.319
TOWER-A2	S+25	13393.855	587.586	502.418	363.385	956.505
TOWER-A3	S+24	15442.110	828.917	728.879	498.098	1142.124
TOWER-A4	S+25	13418.365	727.200	642.032	363.385	1006.119
Commercial	Gr.	577.173	577.173			
Community	G+03		283.898		1156.214	
EWS/LIG	G+23/24		657.830			
Guard Room		3.192	3.192			
TOTAL		57551.270	4373.421	2476.916	2859.408	4199.067
Upper Basement						11567.467
Lower Basement						11567.467
Grand Total		57551.270	4373.421	2476.916	2859.408	27374.001
			31.24%			

ABCD क्षेत्रफल - 1400 वर्गमीटर पर EWS & LIG अपन निर्माता के सापेक्ष परफार्मेंस निर्धारित क्षेत्रों में के उपरान्त क्षेत्रफल अनुमति किया जाएगा।

TOTAL PLOT AREA	=	14000.000 SQMT.
PERMISSIBLE FAR @ 2.5 Of Plot Area	=	35000.000 SQ MT.
PURCHASABLE FAR @ 1.25 Of Plot Area	=	17500.000 SQ MT.
ALLOWED INCENTIVE FAR FOR EWS/LIG = (35.000 X 70) + (41.000 X 70)	=	5320.000 SQ MT.
TOTAL PERMISSIBLE + PURCHASABLE FAR + INCENTIVE FAR	=	35000.00 + 17500.00 + 5320.00 SQ MT.
	=	57820.000 SQ MT.
TOTAL PROPOSED FAR	=	57551.270 SQ MT.
PERMISSIBLE FACILITIES @ 5% OF TOTAL FAR	=	57820.0 x 0.05 = 2891.00 SQ MT.
TOTAL PROPOSED FACILITIES AREA (4.95%)	=	2859.408 SQ MT.
PERMISSIBLE COMMERCIAL @ 1.0% OF TOTAL FAR	=	57820.0 x 0.010 = 578.20 SQ MT.
TOTAL PROPOSED COMMERCIAL	=	577.173 SQ MT. REF SHEET NO.(S-18)
PERMISSIBLE GROUND COVERAGE 40 %	=	5600.00 SQ MT.
PROPOSED GROUND COVERAGE 31.24 %	=	4374.421 SQ MT.
PROPOSED COMMUNITY (IN 5% FACILITY AREA)	=	1156.214 SQ MT. REF SHEET NO.(S-19)

PARKING REQUIREMENT					
S.No.	UNITS	UNIT AREA (SQM.)	TOTAL No. OF FLATS	CAR	TOTAL CAR
1	2B2T(A)	61.106	150	1	150
2	2B2T(B)	63.824	200	1	200
3	2B2T(C)	61.596	50	1	50
4	3B3T Servant	112.337	94	1.25	118
5	3B3T Study	94.285	47	1	47
6	3B3T	85.148	140	1	140
7	Community	1156.214		1.25	14
8	Commercial	577.173		1.25	7
9	LIG	41.000	70	3	23
TOTAL (A)				ECS	750
TOTAL (B) 10% VISITORS PARKING OF 750 ECS				ECS	75
TOTAL (A + B)				ECS	825
10	EWS	35.000	70	1	70
SCOOTERS					

PARKING IN UPPER BASEMENT (REF SHEET NO. S-07)
TOTAL UPPER BASEMENT AREA FOR PARKING
= 11587.467 - (194.071 + 333.312 + 210.357 + 68.162)
= 10781.566 SQ MT.
= 10781.566 / 32 = 336.924 = SAYS 336 ECS

PARKING IN LOWER BASEMENT (REF SHEET NO. S-08)
TOTAL LOWER BASEMENT AREA FOR PARKING
= 11587.467 - (194.071 + 333.312 + 210.357)
= 10849.727 SQ MT.
= 10849.727 / 32 = 339.054 = SAYS 339 ECS

PARKING IN STILT (REF SHEET NO. S-06)
TOTAL AREA PROVIDED FOR STILT PARKING = 2476.916 SQ MT
ECS IN STILT AREA = 2476.916 / 28 = 88.461 SAYS 88 ECS

PARKING IN OPEN (REF SHEET NO. S-06)
TOTAL OPEN AREA PROVIDED FOR PARKING = 2628.225 SQMT
ECS IN OPEN AREA = 2628.225 / 23 = 114.271 = SAY 114 ECS

TOTAL PARKING PROVIDED
TOTAL ECS PROVIDED = 336 + 339 + 88 + 114 = 877 ECS
TOTAL SCOOTER PROVIDED IN UPPER BASEMENT = 72 SCOOTER

DENSITY ACHIEVED:
PERMISSIBLE DENSITY = $330 + \{(330 \times 1.25) / 2.5\}$ DUS/HECTARE
OR $1650 + \{(1650 \times 1.25) / 2.5\}$ PPH
= 495×1.4000 = 693 UNITS
ALLOWED INCENTIVE UNITS = 70 UNITS.
TOTAL PERMISSIBLE UNITS = 693 + 70 = 763 UNITS.
TOTAL PERMISSIBLE POPULATION = 763 x 5 = 3815 PERSONS.
DENSITY ACHIEVED = 682×5 = 3410 PERSONS
= $3410 / 1.4000$ = 2435 PPH.

AREA PROPOSED AS PER MASTER PLAN			
1	ANGANWADI (BELOW EWS-LIG)	418.480	SQM.
2	POST OFFICE (BELOW EWS-LIG)	100.000	SQM.
3	A.T.M. (BELOW EWS-LIG)	6.000	SQM.
4	COMPUTERIZED TRAIN RES. CEN. (BELOW EWS-LIG)	25.000	SQM.

(REF SHEET NO. S-20)

LAYOUT PLAN

S-01

NOTE: 1

*TOWER - A1 IS TYPICAL
*TOWER - A2 IS TYPICAL
*TOWER - A3 IS TYPICAL
*TOWER - A4 IS TYPICAL

NOTE: 2

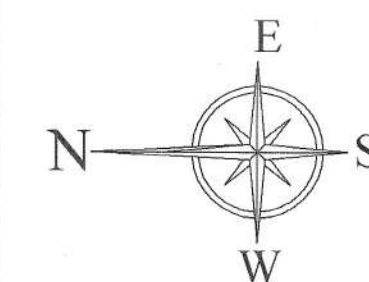
*AREA CHART IS IN SHEET NO. - S-02

AREA AS PER 3.75 FAR

TOTAL BUILT UP AREA	
TOTAL FAR AREA	= 57551.270 SQM.
TOTAL NON FAR AREA	= 27374.001 SQM.
FACILITIES AREA	= 2859.408 SQM.
BUILTUP AREA OF EWS & LIG	= 7570.101 SQM.
AREA AS PER MASTER PLAN	
ANGAN WADI	= 418.480 SQM.
POST OFFICE	= 100.000 SQM.
A.T.M.	= 6.000 SQM.
COMP. TRAIN RES. CENTER	= 25.000 SQM.
TOTAL BUILT UP AREA	= 95904.260 SQM.

उच्च स्तरीय समिति के अनुमोदित परामर्श स्वीकृत

इस क्षेत्र में निर्माण के लिए सर्वेक्षण किया गया है।



PROJECT TITLE:

REVISED GROUP HOUSING PLAN AT PLOT NO-4BS/2/1, SIDDHARTH VIHAR YOJNA, GHAZIABAD.

FOR- M/S PERIGEE LAND & HOUSING PVT. LTD.

DRAWING TITLE:-

LAYOUT PLAN

S-01

SCALE

DATE 20181119

DEALT

JOB NO. VComp7/01/50/SG_SDDHARTH_SUBMISSION/20181119_SUB

Architects:
DEEPAK MEHTA & ASSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS
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