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AREA STATEMENT

S.NO	PARTICULARS	SQ.MT.
1	PLOT AREA	6718.40
2	PERM. GROUND COVG. = 40% OF NET PLOT AREA (6718.40 SQM)	2687.36
3	PROPOSED GROUND COVERAGE (39.16%)	2631.45
4	F.A.R. CALCULATIONS	
4a	BASIC PERMISSIBLE F.A.R.(R2.5) = 2.5 X 6718.40	16796
4b	PREVIOUS APPROVED F.A.R.	16783.79
5	RESIDENTIAL F.A.R (P)	
5a	TOWER A	
	PROPOSED RESIDENTIAL F.A.R AT GROUND FLOOR	865.49
	PROPOSED RESIDENTIAL F.A.R FIRST TO NINTH FLOOR	8943.31
5b	TOWER B	
	PROPOSED RESIDENTIAL F.A.R FROM GROUND TO NINTH FLOOR	11989.65
5c	TOTAL PROPOSED RESIDENTIAL F.A.R (TOWER A + TOWER B)	21798.45
6	COMMERCIAL FAR CALCULATIONS (C)	
6a	MAX. PERM. AREA FOR COMMERCIAL 1% OF ACHIEVED F.A.R. = 1% X 21963.95	219.63
6b	TOTAL PROPOSED AREA FOR COMMERCIAL	165.50
7	TOTAL ACHIEVED F.A.R	
7a	TOTAL PROPOSED RESIDENTIAL FAR (TOWER A + TOWER B)	21798.45
7b	TOTAL PROPOSED COMMERCIAL FAR	165.50
7c	TOTAL ACHIEVED FAR (RESIDENTIAL FAR + COMMERCIAL FAR)	21963.95
8	TOTAL PURCHASABLE F.A.R	
8a	TOTAL ACHIEVED FAR (RESIDENTIAL FAR + COMMERCIAL FAR)	21963.95
8b	PREVIOUS APPROVED F.A.R.	16783.79
8c	BASIC PERMISSIBLE FAR @ 2.5	16796
8d	TOTAL PURCHASABLE F.A.R (TOTAL ACHIEVED F.A.R - BASIC PERMISSIBLE F.A.R)	5167.95
9	DWELLING UNIT CALCULATIONS	330 D.U. / HECTARE
9a	PERMISSIBLE DWELLING UNIT INCLUDING PURCHASABLE F.A.R.	289
9b	PREVIOUS APPROVED DWELLING UNITS	202
9c	NEW PROPOSED DWELLING UNIT	76
9d	TOTAL PROPOSED DWELLING UNIT (APPROVED + PROPOSED)	278
10	COVERED AREA CAL. (F.A.R. + NON-F.A.R. AREA + MACHINE ROOM AND MUMPTY AREA)	
10a	PREVIOUS APPROVED COVERED AREA	17875.15
10b	NEW PROPOSED COVERED AREA	5323.76
10c	TOTAL COVERED AREA	23198.91
11	PARKING CALCULATIONS	
11.1	F.A.R. AS PER PREVIOUS APPROVAL (RESIDENTIAL FAR + COMMERCIAL FAR) (16783.79 + 165.50)	16783.79
11.2	PARKING AS PER PREVIOUS BY-LAWS	
1	REQ. RESIDENTIAL ECU = 1 ECU / 100 SQM. OF TOTAL ACHIEVED FAR = (16783.79 X 1) / 100	167.83
2	REQ. COMMERCIAL ECU = 2 ECU / 100 SQM. OF TOTAL ACHIEVED FAR = (165.50 X 2) / 100	3.31
3	TOTAL	254
11.3	DWELLING UNITS AS PER PREVIOUS APPROVAL	202
11.4	NEW PROPOSED DWELLING UNITS (TOTAL PROPOSED DWELLING UNITS - DWELLING UNITS AS PER PREVIOUS APPROVAL)	76
11.5	EXTRA PARKING REQUIRED = 1 ECU / DWELLING UNIT (50sqm-100sqm) = 1 X NEW PROPOSED DWELLING UNITS	76
11.6	TOTAL PARKING REQUIRED = PARKING ON PREVIOUS APPROVED F.A.R. + EXTRA DWELLING PROPOSED = 284.14	330
11.7	PROPOSED CAR PARKING (ECU) DISTRIBUTION IN BASEMENT, UNDER STILT & GROUND	
	GROUND (2 STACK MECHANICAL PARKING)	76
	BASEMENT PARKING (2 STACK MECHANICAL PARKING)	256
	TOTAL PROPOSED PARKING (ECU)	332

PROJECT :

PROPOSED GROUP HOUSING PROJECT AT PLOT NO. GH-7B, KOYAL ENCLAVE, GHAZIABAD, U.P.

CLIENT :

SRM INFRA TECH SOLUTIONS PVT. LTD.

ARCHITECT SIGN

Sandeep Tandon
Architect
CA/972/1634

OWNER SIGN

For SRM Infra Tech Solutions Pvt. Ltd.
Authorised Signatory

DRAWING TITLE :

SITE PLAN

ARCHITECTS AND CONSULTANTS

AE STUDIO
B4/225, SAFDURJUNG ENCLAVE,
NEW DELHI-110028. PH.-26161136
Email - info@aeastudio.in

PROJECT NO.

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SCALE

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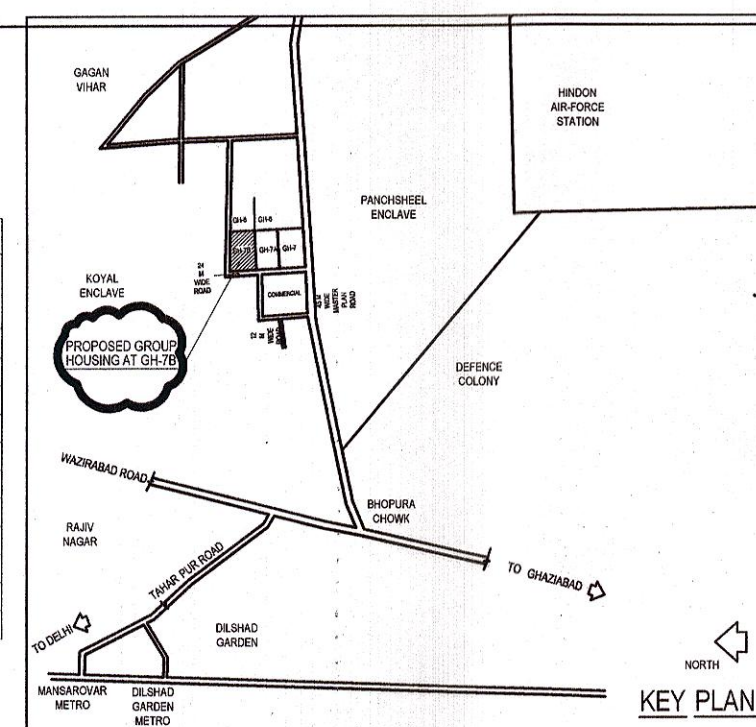
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TOWER - A			TOWER - B		
F.A.R.	PREVIOUS SANCTIONED	CURRENT PROPOSED	F.A.R.	PREVIOUS SANCTIONED	CURRENT PROPOSED
(sqm)	9974.30	9974.30	(sqm)	8809.49	11989.65
NON-F.A.R. CIRCULATION AREA (sqm)	716.90	716.90	NON-F.A.R. CIRCULATION AREA (sqm)	236.80	380.40
NON-F.A.R. BALCONY AREA (sqm)	1330.00	1330.00	NON-F.A.R. BALCONY AREA (sqm)	867.11	1500.21
NON-F.A.R. C.B. AREA (sqm)	128.90	128.90	NON-F.A.R. C.B. AREA (sqm)	103.79	110.44
NO. OF FLOORS	10 (G+9)	10 (G+9)	NO. OF FLOORS	6 (G+5)	10 (G+9)
TOTAL UNITS	118	118	TOTAL UNITS	84	160

TOWER - A					
S.NO	FLOOR	NO. OF UNITS	F.A.R. AREA/FLOOR (sqm)	NON-F.A.R. BALCONY AREA (sqm)	NON-F.A.R. C.B. AREA (sqm)
1	GROUND FLOOR	10	1030.90	133	12.89
2	FIRST FLOOR	12	993.7	133	12.89
3	SECOND FLOOR	12	993.7	133	12.89
4	THIRD FLOOR	12	993.7	133	12.89
5	FOURTH FLOOR	12	993.7	133	12.89
6	FIFTH FLOOR	12	993.7	133	12.89
7	SIXTH FLOOR	12	993.7	133	12.89
8	SEVENTH FLOOR	12	993.7	133	12.89
9	EIGHTH FLOOR	12	993.7	133	12.89
10	NINTH FLOOR	12	993.7	133	12.89
TOTAL		118	9974.29	1330	129

TOWER - B					
S.NO	FLOOR	NO. OF UNITS	F.A.R. AREA/FLOOR (sqm)	NON-F.A.R. BALCONY AREA (sqm)	NON-F.A.R. C.B. AREA (sqm)
1	GROUND FLOOR	16	1198.965	156.02	11.04
2	FIRST FLOOR	16	1198.965	156.02	11.04
3	SECOND FLOOR	16	1198.965	156.02	11.04
4	THIRD FLOOR	16	1198.965	156.02	11.04
5	FOURTH FLOOR	16	1198.965	156.02	11.04
6	FIFTH FLOOR	16	1198.965	156.02	11.04
7	SIXTH FLOOR	16	1198.965	156.02	11.04
8	SEVENTH FLOOR	16	1198.965	156.02	11.04
9	EIGHTH FLOOR	16	1198.965	156.02	11.04
10	NINTH FLOOR	16	1198.965	156.02	11.04
TOTAL		160	11989.65	1560.20	110.40



AREA FREE FROM FAR. (NON FAR. AREAS)

12	PROPOSED BASEMENT AREA	4860.80
13	PROPOSED FIRE STAIRCASE, LIFT LOBBY, SERVICE AREA	1389.82
14	PROPOSED MUMPTY & LIFT MACHINE ROOM AREA	137.66
15	PROPOSED GAURD ROOM AREA	7.5
16	PROPOSED GARBAGE ROOM AREA	7.5
17	PROPOSED ELECTRIC SUBSTATION AREA	12.0
TOTAL PROPOSED NON FAR. AREA		6415.28 SQMT.

PARKING LEGEND

2-STACK MECHANICAL PARKING

2450

5000