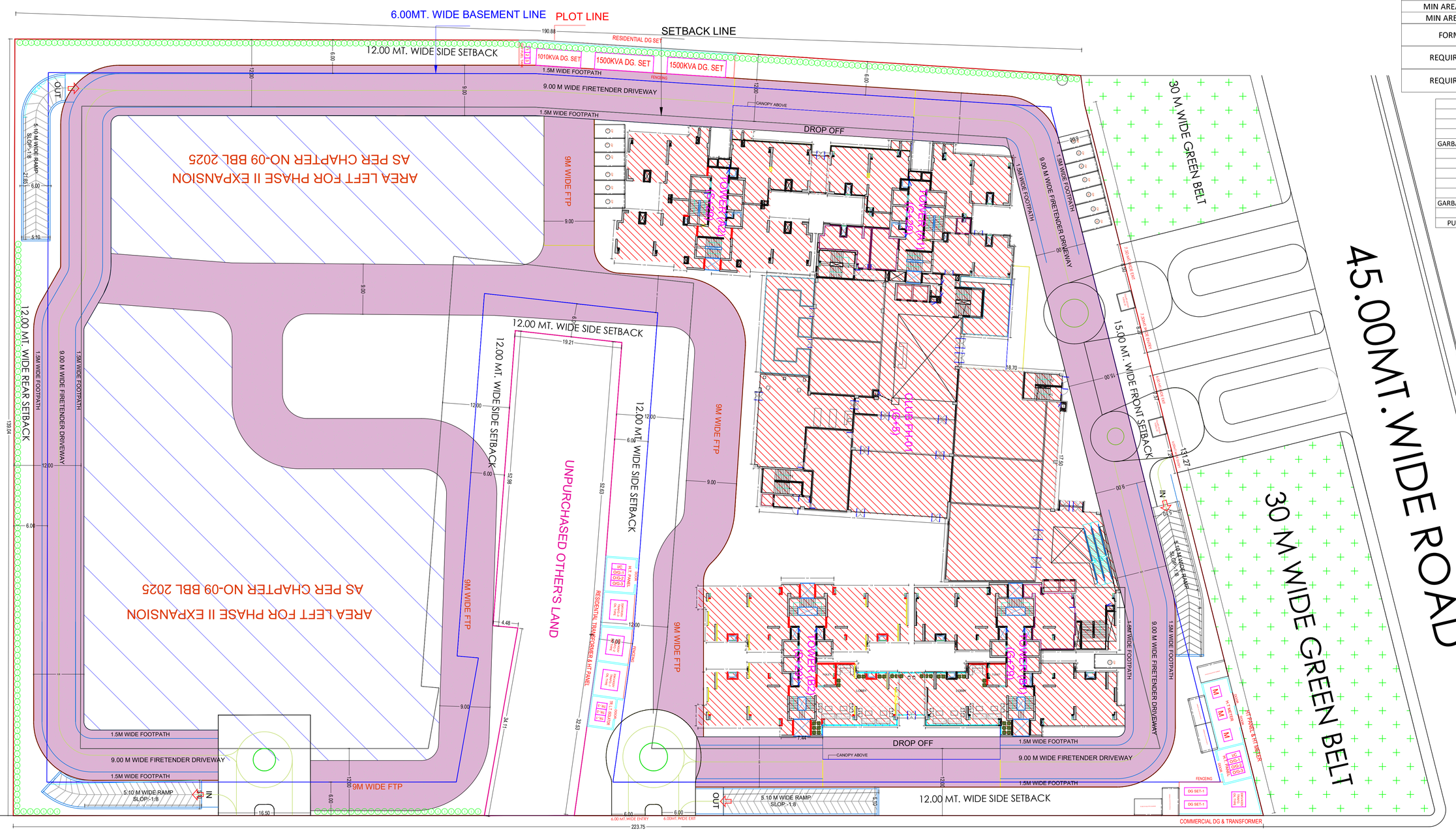
Project Title :PROPOSED GROUP HOUSING PROJECT " ROSEMONT RESIDENCY " (PHASE-01) AT PLOT NO.GH-3/2 PARK TOWN INTEGRATED TOWNSHIP, VILLAGE SHAHPUR BAMHETA & MEHRAULI PARGANA DASNA, TEHSIL & DISTRICT GHAZIABAD . OWNER:- M/S PARK TOWN COMPLEX PRIVATE LIMITED THROUGH AUTHORIZED SIGNATORY MR. BIR SINGH PUNDIR

FILE NO:- GDA/BP/25-26/1602



INCENTIVE FAR CALCULATIONS		
TOTAL NO OF UNITS	446	NOS
MIN AREA FOR EWS	30	SQMTR
MIN AREA FOR LIG	35	SQMTR
FORMULAE	10% X (SUM OF MIN AREA) X NO OF UNITS	
REQUIRED AREA	10 % X (30+35) X 446	
REQUIRED AREA	2899.00	

DENSITY CHART CALCULATIONS			
NO OF UNITS	446		
NO OF PERSONS	2230		
REQUIRMENTS			
GARBAGE COLLECTION CENTER	5 NOS	MIN 15	SQMTR
SHOP	5 NOS	MIN 10	SQMTR
KIOSK	6 NOS	MIN 10	SQMTR
PUBLIC URINAL	45 NOS	MIN 0.2	SQMTR
PUBLIC TOILET	45 NOS	MIN 0.3	SQMTR
PROPOSED			
GARBAGE COLLECTION CENTER	5 NOS	75.00	SQMTR
COMMERCIAL	-	3161.54	SQMTR
PUBLIC TOILET(ON STILT)	-	40.00	SQMTR

MASTER SHEET

			FACTOR	UNITS
PLOT AREA AS PER LAYOUT	28318.49	SQMTR		
AREA UNDER OTHER'S OWNERSHIP	1523.01	SQMTR		
AREA UNDER OWNERSHIP	26795.48	SQMTR		
PLOT USE	RESIDENTIAL			
PLOT SUB USE	GROUP HOUSING			
FAR BASIC @2.5	66988.69	SQMTR	2.50	FACTOR
INCENTIVE FAR AGAIN EWS/LIG	2899.00	SQMTR	0.11	FACTOR
TOTAL PERMISSIBLE FAR	69887.69	SQMTR	2.61	FACTOR
PERMISSIBLE GROUND COVERAGE	AFTER ENSURING SETBACK REQUIRED SETBACK			%
PROPOSED GROUND COVERAGE	5126.24	SQMTR	19.13	%

FLOOR	TOTAL BUILTUP AREA	TOTAL FAR AREA
BASEMENT SECOND FLOOR PLAN	20814.81	0.00
BASEMENT FIRST FLOOR PLAN	21670.82	0.00
GROUND FLOOR PLAN	3629.96	2468.91
STILT FLOOR	1496.28	320.82
FIRST FLOOR	4675.83	3952.63
SECOND FLOOR	2422.96	1696.76
THIRD FLOOR	4641.75	3918.55
FOURTH FLOOR	2419.96	1696.76
FIFTH FLOOR	3094.80	2017.25
SIXTH FLOOR	2885.09	2244.78
SEVENTH FLOOR	2885.09	2244.78
EIGHTH FLOOR	2885.09	2244.78
NINETH FLOOR	2885.09	2244.78
TENTH FLOOR	2885.09	2244.78
ELEVENTH FLOOR	2885.09	2244.78
TWELVE FLOOR	2885.09	2244.78
THIRTEENTH FLOOR	2885.09	2244.78
FOURTEENTH FLOOR	2885.09	2244.78
FIFTEENTH FLOOR	2885.09	2244.78
SIXTEENTH FLOOR	2885.09	2244.78
SEVENTEENTH FLOOR	2885.09	2244.78
EIGHTEENTH FLOOR	2970.20	2203.20
NINETEENTH FLOOR	2885.09	2244.78
TWENTY FLOOR	2885.09	2244.78
TWENTY FIRST FLOOR	2885.09	2244.78
TWENTY SECOND FLOOR	2885.09	2244.78
TWENTY THIRD FLOOR	2885.09	2244.78
TWENTY FOURTH FLOOR	2885.09	2244.78
TWENTY FIFTH FLOOR	2885.09	2244.78
TWENTY SIXTH FLOOR	2885.09	2244.78
TWENTY SEVENTH FLOOR	2970.20	2203.20
TWENTY EIGHTH FLOOR	2885.09	2244.78
TWENTY NINETH FLOOR	2885.09	2244.78
TERRACE FLOOR PLAN	389.31	0.00
TOTAL	134668.91	69863.31
FAR CONSUMEND	69863.31	SQMTR
5 % SERVICES AREA PERMISSIBLE	3349.43	SQMTR
SERVICE FAR PROPOSED	2292.06	SQMTR
TOATL FAR CONSUMED	69863.31	SQMTR
FAR CONSUMED	2.61	

AREA WISE USAGE PERCENTAGE			
USE	AREA	%	UNITS
RESIDENTIAL	62586.02	89.58	SQMTR
COMMERCIAL	3161.54	4.53	SQMTR
COMMUNITY	4115.76	5.89	SQMTR
TOTAL	69863.311	100.00	SQMTR

PLOT AREA	28318.486	SQMTR
PROPOSED GROUND COVERAGE	5126.24	SQMTR
TOTAL BUILTUP AREA	134668.91	SQMTR
TOTAL FAR AREA	69863.31	SQMTR

TREE	REQUIRED	PROPOSED
	268	270

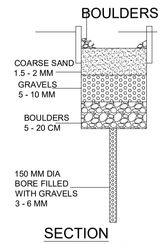
NOTE:- PHASE II EXPANSION WILL BE DONE AS PER CHAPTER NO 9 PURCHASE AND PREMIUM PURCHASE FAR OF BBL 2025

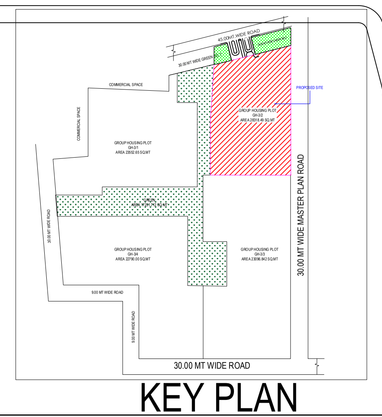
FLOOR	TOWER A1,CLUB FH01,B1					TOWER A2		TOWER B2		TOTAL AREA DETAILS	
	TOTAL BUITUP AREA	TOTAL FAR BIFURCATION			TOTAL FAR AREA	BUITUP AREA	FAR AREA RESIDENTIAL	BUITUP AREA	FAR AREA RESIDENTIAL	BUITUP AREA	FAR AREA
		RESIDENTIAL	COMMERCIAL	COMMUNITY							
BASEMENT SECOND FLOOR PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20814.81	0.00	**20814.81**	**0.00**
BASEMENT FIRST FLOOR PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21670.82	0.00	**21670.82**	**0.00**
GROUND FLOOR PLAN	3629.96	31.06	976.75	1461.11	2468.91	0.00	0.00	0.00	0.00	**3629.96**	**2468.91**
STILT FLOOR	0.00	0.00	0.00	0.00	0.00	696.85	140.04	799.43	180.78	**1496.28**	**320.82**
FIRST FLOOR	3233.29	574.37	1092.40	1163.47	2830.24	679.36	524.68	763.19	597.71	**4675.83**	**3952.63**
SECOND FLOOR	980.42	574.37	0.00	0.00	574.37	679.36	524.68	763.19	597.71	**2422.96**	**1696.76**
THIRD FLOOR	3199.21	574.37	1092.40	1129.39	2796.16	679.36	524.68	763.19	597.71	**4641.75**	**3918.55**
FOURTH FLOOR	977.42	574.37	0.00	0.00	574.37	679.36	524.68	763.19	597.71	**2419.96**	**1696.76**
FIFTH FLOOR	1652.26	894.86	0.00	361.79	894.86	679.36	524.68	763.19	597.71	**3094.80**	**2017.25**
SIXTH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
SEVENTH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
EIGHTH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
NINETH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
TENTH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
ELEVENTH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
TWELVE FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
THIRTEENTH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
FOURTEENTH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
FIFTEENTH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
SIXTEENTH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
SEVENTEENTH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
EIGHTEENTH FLOOR	1485.10	1101.60	0.00	0.00	1101.60	710.71	526.28	774.39	575.32	**2970.20**	**2203.20**
NINETEENTH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
TWENTY FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
TWENTY FIRST FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
TWENTY SECOND FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
TWENTY THIRD FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
TWENTY FOURTH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
TWENTY FIFTH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
TWENTY SIXTH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
TWENTY SEVENTH FLOOR	1485.10	1101.60	0.00	0.00	1101.60	710.71	526.28	774.39	575.32	**2970.20**	**2203.20**
TWENTY EIGHTH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
TWENTY NINETH FLOOR	1442.55	1122.39	0.00	0.00	1122.39	679.36	524.68	763.19	597.71	**2885.09**	**2244.78**
TERRACE	120.48	0.00	0.00	0.00	0.00	127.23	0.00	141.60	0.00	**389.31**	**0.00**
TOTAL	48499.23	30119.26	3161.54	4115.76	37034.76	20588.09	15358.89	65581.60	17469.66	**134668.91**	**69863.31**

SITE PLAN (PROPOSED)

RESIDENTIAL UNIT CHART

FLOOR	TOWER A1,CLUB FH01,B1	TOWER A2	TOWER B2	TOTAL	NO OF PERSONS
GROUND	0	0	0	**0**	0
STILT	0	0	0	**0**	0
FIRST FLOOR	4	4	4	**12**	60
SECOND FLOOR	4	4	4	**12**	60
THIRD FLOOR	4	4	4	**12**	60
FOURTH FLOOR	4	4	4	**12**	60
FIFTH FLOOR	6	4	4	**14**	70
SIXTH FLOOR	8	4	4	**16**	80
SEVENTH FLOOR	8	4	4	**16**	80
EIGHTH FLOOR	8	4	4	**16**	80
NINETH FLOOR	8	4	4	**16**	80
TENTH FLOOR	8	4	4	**16**	80
ELEVENTH FLOOR	8	4	4	**16**	80
TWELVE FLOOR	8	4	4	**16**	80
THIRTEENTH FLOOR	8	4	4	**16**	80
FOURTEENTH FLOOR	8	4	4	**16**	80
FIFTEENTH FLOOR	8	4	4	**16**	80
SIXTEENTH FLOOR	8	4	4	**16**	80
SEVENTEENTH FLOOR	8	4	4	**16**	80
EIGHTEENTH FLOOR	8	4	4	**16**	80
NINETEENTH FLOOR	8	4	4	**16**	80
TWENTY FLOOR	8	4	4	**16**	80
TWENTY FIRST FLOOR	8	4	4	**16**	80
TWENTY SECOND FLOOR	8	4	4	**16**	80
TWENTY THIRD FLOOR	8	4	4	**16**	80
TWENTY FOURTH FLOOR	8	4	4	**16**	80
TWENTY FIFTH FLOOR	8	4	4	**16**	80
TWENTY SIXTH FLOOR	8	4	4	**16**	80
TWENTY SEVENTH FLOOR	8	4	4	**16**	80
TWENTY EIGHTH FLOOR	8	4	4	**16**	80
TWENTY NINETH FLOOR	8	4	4	**16**	80
TOTAL	214	116	116	**446**	2230





KEY PLAN

PARKING REQUIRED				
UNIT TYPE	BUILTUP AREA	NO OF UNITS	REQUIRED FACTOR	ECS REQUIRED
TYPE A	RANGE 100-150	446	1.25	557.5
COMMERCIAL	3161.54	1ECS/100 SQMTR	1.00	31.6
COMMUNITY	4115.76	2ECS/100 SQMTR	2.00	82.32
TOTAL REQUIRED				671.43
10% VISITORS REQUIRED				67.14
TOTAL REQUIRED INCLUDING VISITORS				**739**

PARKING PROPOSED				
HEAD	PROPOSED	TWO STACKS	TOTAL	
BASEMENT 1	758	-	758	UNITS
BASEMENT 2	726	-	726	ECS
SURFACE PARKING GROUND	26	-	26	ECS
TOTAL CARS	1510	-	1510	ECS

DRAWING TITLE:-

SITE PLAN

PAGE OF 01 OF 14

SING. OF OWNER :-

SING. OF LTP :-

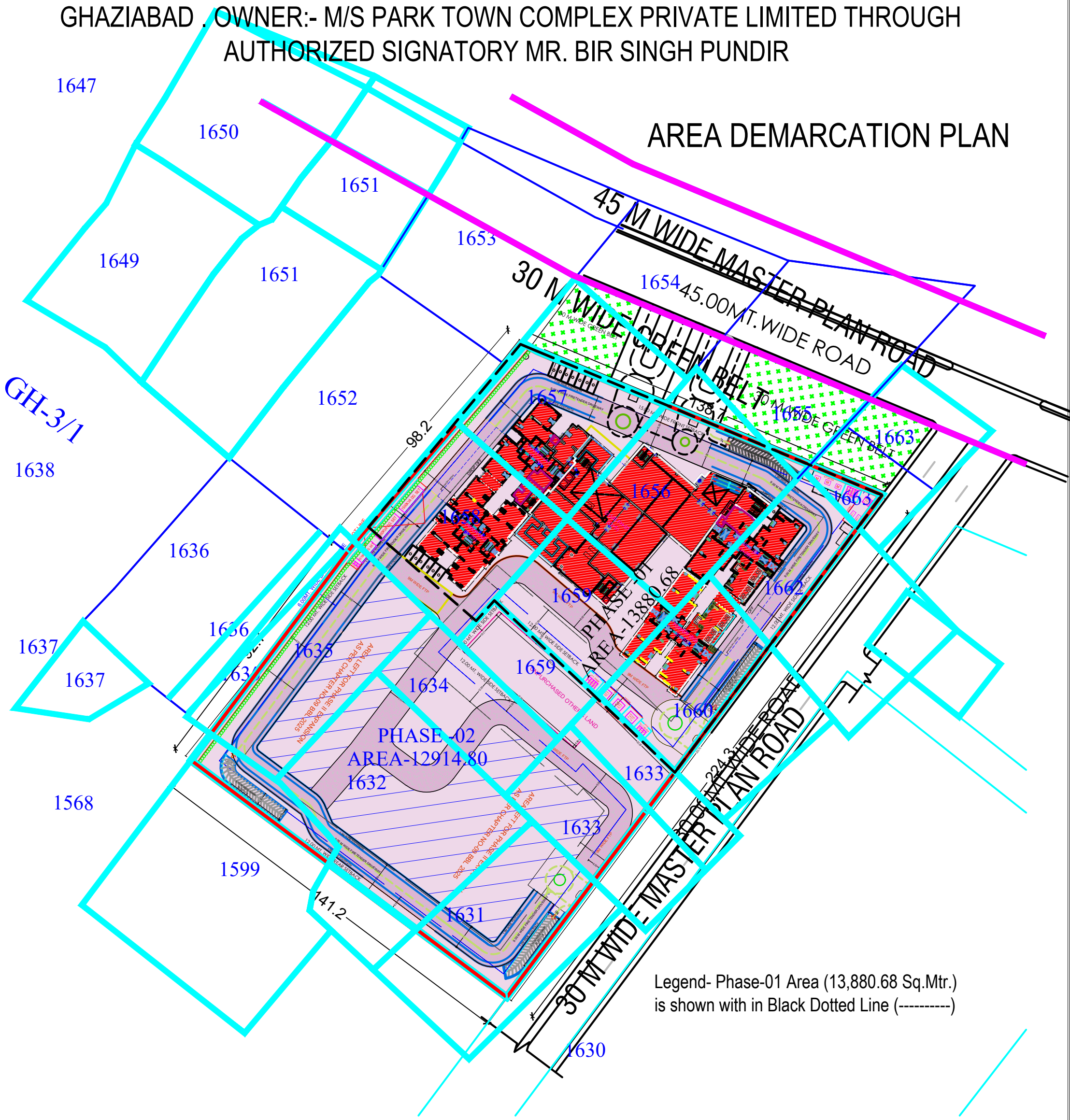
OWNER:- M/S PARK TOWN COMPLEX PRIVATE LIMITED THROUGH AUTHORIZED SIGNATORY MR. BIR SINGH PUNDIR

CONSULTING LTP :-

YASH ASSOCIATES
PROJECTS:- ARCHITECTURE, INTERIOR DESIGN CONSTRUCTION,VALUATION
STUDIO 1 : SHOP 437,FOURTH FLOOR, ADITYA HT. STREET COMPLEX, LAL KUAN,GHAZIABAD-201009
STUDIO 2:-B NO. 56, MANSAROVER COLONY BULANDSHAHR-203001
E-Mail:- er.yashassociates@gmail.com
Mob.- +91-9058882476

Project Title :PROPOSED GROUP HOUSING PROJECT " ROSEMONT RESIDENCY " (PHASE-01) AT PLOT NO.GH-3/2 PARK TOWN INTEGRATED TOWNSHIP, VILLAGE SHAHPUR BAMHETA & MEHRAULI PARGANA DASNA, TEHSIL & DISTRICT GHAZIABAD . OWNER:- M/S PARK TOWN COMPLEX PRIVATE LIMITED THROUGH AUTHORIZED SIGNATORY MR. BIR SINGH PUNDIR

AREA DEMARCATION PLAN



Legend- Phase-01 Area (13,880.68 Sq.Mtr.)
is shown with in Black Dotted Line (----------)