

PHASE -1 AREA = 4832.257 SQ.MT.
PHASE-2 AREA = 5058.758 SQ.MT.
NHAI GREEN AREA = 1474.615 SQ.MT.

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PHASE-2 AREA = 5058.758 SQ.MT.

NHAI GREEN AREA = 1474.615 SQ.MT.

VARANASI SE KOLKATA 75.00 MTR.
MASTER PLAN ROAD

TOWER A (28+S+30)						
S.NO.	FLOORS	F.A.R. AREA	SERVICES AREA (LIFT LOBBY +C.B.+MUMTY+SQMT)	GROUND COVERAGE	NON FAR AREA (STILT+STAIR+LIFT WELL) SQMT	BALCONY & STILT(NON-FAR) SQMT
		SQMT	SQMT	SQMT	SQMT	SQMT
1	BASEMENT	0.000	0.000	0.000	0.000	0.000
2	STILT/GROUND FLOOR	51.674	16.750	454.737	386.313	454.737
3	1st FLOOR	399.808	21.160	0.000	44.574	180.405
4	2nd FLOOR	399.808	21.160	0.000	44.574	180.405
5	3rd FLOOR	399.808	21.160	0.000	44.574	180.405
6	4th FLOOR	399.808	21.160	0.000	44.574	180.405
7	5th FLOOR	399.808	21.160	0.000	44.574	180.405
8	6th FLOOR	399.808	21.160	0.000	44.574	180.405
9	7th FLOOR	399.808	21.160	0.000	44.574	180.405
10	8th FLOOR	399.808	21.160	0.000	44.574	180.405
11	9th FLOOR	399.808	21.160	0.000	44.574	180.405
12	10th FLOOR	399.808	21.160	0.000	44.574	180.405
13	11th FLOOR	399.808	21.160	0.000	44.574	180.405
14	12th FLOOR	399.808	21.160	0.000	44.574	180.405
15	13th FLOOR	399.808	21.160	0.000	44.574	180.405
16	14th FLOOR	399.808	21.160	0.000	44.574	180.405
17	15th FLOOR	399.808	21.160	0.000	44.574	180.405
18	16th FLOOR	399.808	21.160	0.000	44.574	180.405
19	17th FLOOR	399.808	21.160	0.000	44.574	180.405
20	18th FLOOR	399.808	21.160	0.000	44.574	180.405
21	19th FLOOR	399.808	21.160	0.000	44.574	180.405
22	20th FLOOR	399.808	21.160	0.000	44.574	180.405
23	21st FLOOR	399.808	21.160	0.000	44.574	180.405
24	22nd FLOOR	399.808	21.160	0.000	44.574	180.405
25	23rd FLOOR	399.808	21.160	0.000	44.574	180.405
26	24th FLOOR	399.808	21.160	0.000	44.574	180.405
27	25th FLOOR	399.808	21.160	0.000	44.574	180.405
28	26th FLOOR	399.808	21.160	0.000	44.574	180.405
29	27th FLOOR	399.808	21.160	0.000	44.574	180.405
30	28th FLOOR	399.808	21.160	0.000	44.574	180.405
31	29th FLOOR	399.808	21.160	0.000	44.574	180.405
32	30th FLOOR	399.808	21.160	0.000	44.574	180.405
33						
34	TERRACE	51.942	0.000	0.000	0.000	51.942
TOTAL/TOWER		12045.914	745.812	454.737	1723.533	3312.190

TOWER B (28+S+29)						
S.NO.	FLOORS	F.A.R. AREA	SERVICES AREA (LIFT LOBBY +C.B.+MUMTY+REFUGEE AREA) SQMT	GROUND COVERAGE	NON FAR AREA (STILT+STAIR+LIFT WELL) SQMT	BALCONY (NON-FAR) SQMT
		SQMT	SQMT	SQMT	SQMT	SQMT
1	BASEMENT	0.000	0.000	0.000	0.000	0.000
2	STILT/GROUND FLOOR	51.273	119.121	431.547	401.153	431.547
3	1st FLOOR	574.181	23.915	0.000	44.172	133.145
4	2nd FLOOR	574.181	23.915	0.000	44.172	133.145
5	3rd FLOOR	574.181	23.915	0.000	44.172	133.145
6	4th FLOOR	574.181	23.915	0.000	44.172	133.145
7	5th FLOOR	574.181	23.915	0.000	44.172	133.145
8	6th FLOOR	574.181	23.915	0.000	44.172	133.145
9	7th FLOOR	574.181	23.915	0.000	44.172	133.145
10	8th FLOOR	574.181	23.915	0.000	44.172	133.145
11	9th FLOOR	574.181	23.915	0.000	44.172	133.145
12	10th FLOOR	574.181	23.915	0.000	44.172	133.145
13	11th FLOOR	574.181	23.915	0.000	44.172	133.145
14	12th FLOOR	574.181	23.915	0.000	44.172	133.145
15	13th FLOOR	574.181	23.915	0.000	44.172	133.145
16	14th FLOOR	574.181	23.915	0.000	44.172	133.145
17	15th FLOOR	574.181	23.915	0.000	44.172	133.145
18	16th FLOOR	574.181	23.915	0.000	44.172	133.145
19	17th FLOOR	574.181	23.915	0.000	44.172	133.145
20	18th FLOOR	574.181	23.915	0.000	44.172	133.145
21	19th FLOOR	574.181	23.915	0.000	44.172	133.145
22	20th FLOOR	574.181	23.915	0.000	44.172	133.145
23	21st FLOOR	574.181	23.915	0.000	44.172	133.145
24	22nd FLOOR	574.181	23.915	0.000	44.172	133.145
25	23rd FLOOR	574.181	23.915	0.000	44.172	133.145
26	24th FLOOR	574.181	23.915	0.000	44.172	133.145
27	25th FLOOR	574.181	23.915	0.000	44.172	133.145
28	26th FLOOR	574.181	23.915	0.000	44.172	133.145
29	27th FLOOR	574.181	23.915	0.000	44.172	133.145
30	28th FLOOR	574.181	23.915	0.000	44.172	133.145
31	29th FLOOR	574.181	23.915	0.000	44.172	133.145
32						
33						
34	TERRACE	0.000	51.990	0.000	0.000	0.000
TOTAL/TOWER		16682.522	912.406	631.547	1762.141	3861.205

AREA SUMMARY			
1 TOTAL PLOT AREA	N	11365.630	Sq Mts
PLOT AREA (20 M WIDE) FOR NHAI GREEN	N1	1.137	HECTARE
NET PLOT AREA FOR BASE FAR	N2	1474.615	Sq Mts
		9891.015	Sq Mts
2 GROUND COVERAGE			
PROPOSED GROUND COVERAGE		1101.284	Sq Mts
		9.690	%
3 FAR			
PERMISSIBLE BASE FAR @ 2.5 ON N2	(X1)	24727.538	Sq Mts
PERMISSIBLE FAR @ 2.0 ON N1	(X2)	2949.230	Sq Mts
TOTAL PERMISSIBLE FAR (X1+X2)	(X)	27676.768	Sq Mts
PERMISSIBLE COMPENSATORY FAR AGAINST SHELTER FEES (6.5 X NO OF UNITS)	(Y)	1534.000	Sq Mts
TOTAL PERMISSIBLE FAR (X+Y)		29210.768	Sq Mts
TOTAL CONSUMED FAR ---A		28728.436	Sq Mts
TOTAL PROPOSED FAR AREA WITH SERVICE AREA COUNTED IN FAR- (A+C) ---A1		28954.029	Sq Mts
4 SERVICE AREA (Additional 5% of FAR)			
PERMISSIBLE SERVICE AREA @ 5% OF PERMISSIBLE FAR (X) ---X1		1383.838	Sq Mts
PERMISSIBLE SERVICE AREA @ 5% OF COMPENSATORY FAR (A1-X) ---Y1		76.700	Sq Mts
TOTAL PERMISSIBLE SERVICE AREA (X1+Y1) ---Y2		1460.538	Sq Mts
TOTAL PERMISSIBLE SERVICE AREA AGAINST CONSUMED FAR ---Y3		1447.701	Sq Mts
PROPOSED SERVICE AREA ---B		1673.218	Sq Mts
TOTAL SERVICE AREA TO BE COUNTED IN FAR---C = (B-Y2)+(Y2-Y3)		225.593	Sq Mts
5 DENSITY			
PERMISSIBLE DENSITY @ 1650 PERSONS /HAECTARE		1875.329	PERSON
PURCHASABLE DENSITY @ 1650 PERSONS /HAECTARE		1875.329	PERSON
TOTAL PERMISSIBLE DENSITY @3300 PERSONS /HAECTARE		3750.658	PERSON
TOTAL PROPOSED DU		236.000	Nos
TOTAL PROPOSED SERVANT ROOM		58.000	Nos
PROPOSED POPULATION @ 5 PERSONS/ DU		1180.000	Nos
PROPOSED POPULATION OF SERVANT @ 2.5 PERSONS/ DU		145	Nos
NO. OF PERSONS PROPOSED = (1180+145)		1325	Nos
TOTAL DENSITY PROPOSED		1165.795	PERSON/HAECTARE
7 TOTAL PROPOSED NON FAR AREA (TOWER A +TOWER B)		3485.674	Sq Mts
TOTAL PROPOSED NON FAR AREA ---N F1		3485.674	Sq Mts
8 TOTAL PROPOSED STILT PARKING AREA		818.686	Sq Mts
TOTAL PROPOSED STILT AREA ---S1		818.686	Sq Mts
9 TOTAL PROPOSED BASEMENT AREA			
TOTAL PROPOSED BASEMENT AREA ---1		13533.058	Sq Mts
TOTAL PROPOSED BASEMENT AREA ---2		6683.643	Sq Mts
		6849.415	Sq Mts
TOTAL PROPOSED STORE IN BASEMENT@10%		1353.306	Sq Mts
10 BASEMENT PARKING AREA			
TOTAL PROPOSED BASEMENT PARKING AREA ---1		13432.849	Sq Mts
TOTAL PROPOSED BASEMENT PARKING AREA ---2		6633.539	Sq Mts
		6799.311	Sq Mts
11 OTHER RESIDENTIAL UNITS PARKING REQD INCLUDING VISITOR PARKING		332.475	Nos
PROPOSED ECS IN BASEMENT -1(P1)		188	Nos
PROPOSED ECS IN BASEMENT -2(P2)		188	Nos
PROPOSED ECS IN STILT (TOWER AREA)(Z)		19	Nos
TOTAL ECS PROPOSED (P1+P2+P3+Z)		395	Nos
12 GREEN AREA			
REQUIRED GREEN @ 10% OF PLOT AREA)		1136.563	Sq Mts
PROPOSED GREEN		1389.668	Sq Mts
No OF TREES REQUIRED @ 1TREE/100 SQMT OF (PLOT AREA - GR. COV.)		103	Nos
No OF TREES PROVIDED		110	Nos

PARKING CALCULATION			
10 PROPOSED BASEMENT PARKING AREA		13432.849	Sq Mts
PROPOSED ECS IN BASEMENT -1 (DOUBLE STACKING MECHANICAL PARKING) (94x2 NOS)		188	Nos
PROPOSED ECS IN BASEMENT -2 (DOUBLE STACKING MECHANICAL PARKING) (94X2 NOS)		188	Nos
ECS IN STILT (TOWER AREA) @ 1 ECS/ 32 Sq Mts		818.686	Sq Mts
PROPOSED ECS IN STILT (TOWER AREA)		25.584	Nos
TOTAL ECS PROPOSED		19	Nos
		395	Nos
PROPOSED BUILT UP AREA A+B+NF1+B1+B2		47420.386	SQMT
TOTAL PROPOSED BALCONY AREA (TOWER A + TOWER B)		7173.355	SQMT
PROPOSED GRAND BUILT UP AREA (BUILT UP AREA + BALCONY AREA)		54593.741	SQMT

PROPOSED AREA SUMMARY						
S.NOS	TOWER NAME	NO OF UNIT	NO OF FLOORS	PROPOSED GROUND COVERAGE	PROPOSED FAR AREA	PROPOSED SERVICES AREA (LIFT LOBBY +C.B.+MUMTY+REFUGEE AREA) SQMT
1	BASEMENT-1	1	1	0.000	0.000	0
2	BASEMENT-2	1	1	0.000	0.000	0
3	TOWER A	120	30	454.737	12045.914	745.812
4	TOWER B	116	29	631.547	16682.522	912.406
13	GUARD ROOM-1			7.500	0.000	7.500
14	GUARD ROOM-2			7.500	0.000	7.500
17	TOTAL	236		1101.284	28728.436	1673.218

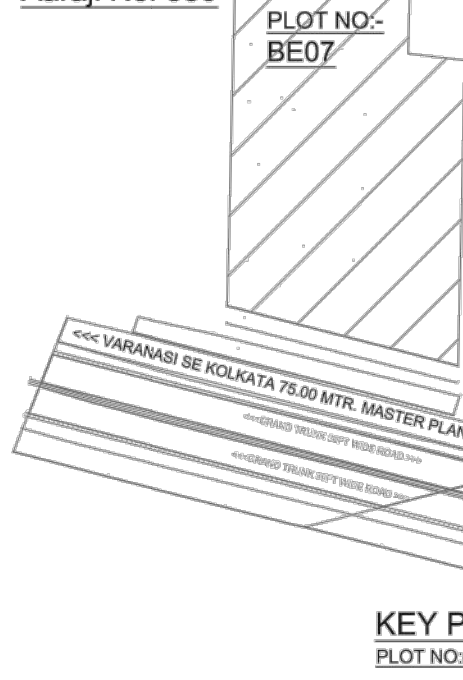
ACHIEVED DENSITY CALCULATION									
S.NO	TOWER	NO OF UNIT	NO OF FLOORS	PROPOSED GROUND COVERAGE	PROPOSED FAR AREA	PROPOSED SERVICES AREA (LIFT LOBBY +C.B.+MUMTY+REFUGEE AREA) SQMT	PROPOSED NON-FAR AREA BALCONY	PROPOSED NON-FAR AREA STILT+STAIR+LIFT WELL +BASEMENT	TOTAL BUILT UP AREA
1	TOWER-A	120	30	454.737	12045.914	745.812	3312.190	1723.533	17827.409
2	TOWER-B	116	29	631.547	16682.522	912.406	3861.205	1762.141	23218.274
13	GUARD ROOM-1			7.500	0.000	7.500	0.000	0.000	7.500
14	GUARD ROOM-2			7.500	0.000	7.500	0.000	0.000	7.500
17	TOTAL	236		1101.284	28728.436	1673.218	7173.355	17018.732	54593.741

ACHIEVED DENSITY CALCULATION									
S.NO	TOWER	NO OF UNIT	NO OF FLOORS	PROPOSED GROUND COVERAGE	PROPOSED FAR AREA	PROPOSED SERVICES AREA (LIFT LOBBY +C.B.+MUMTY+REFUGEE AREA) SQMT	PROPOSED NON-FAR AREA BALCONY	PROPOSED NON-FAR AREA STILT+STAIR+LIFT WELL +BASEMENT	TOTAL BUILT UP AREA
1	TOWER-A	120	30	454.737	12045.914	745.812	3312.190	1723.533	17827.409
2	TOWER-B	116	29	631.547	16682.522	912.406	3861.205	1762.141	23218.274
13	GUARD ROOM-1			7.500	0.000	7.500	0.000	0.000	7.500
14	GUARD ROOM-2			7.500	0.000	7.500	0.000	0.000	7.500
17	TOTAL	236		1101.284	28728.436	1673.218	7173.355	17018.732	54593.741

NORTH:-
Chakroad No. 534 aur Naali.

WEST:-
Aaraji No. 530

EAST:-
Aaraji No. 573, 571, 570, 568



OWNER :
FLORIT CONSTRUCTION PVT LTD

PROJECT NAME & ADDRESS :
PROPOSED RESIDENTIAL GROUP HOUSING
Plot No :- BE-07 , Transport Nagar, Varanasi, Uttar Pradesh

PRINCIPAL ARCHITECT/ DESIGN CONSULTANT NAME & ADDRESS :
Architect Consultant & Planners
C-56/5 , 3rd FLOOR SECTOR 62 , NOIDA 201301
email :- apcplconsultant7@gmail.com
mob :- 09818061269

SUBMISSION DRAWING

OWNERS SIGNATURE & SEAL:
For Florit Construction Private Limited
Director/ Auth. Sign.

ARCHITECT'S SIGNATURE & SEAL:
AR. VINAY KUMAR
CA/2017/87238
Mob:- +91-8287465601

BUILDING BLOCK/FLOOR PART :
SITE LAYOUT PLAN

DRAWING TITLE :
SITE PLAN

DEALT BY :
DRAWING NO./CAD FILE NAME:

SCALE :
DATE :

SHEET NO. :
A-01