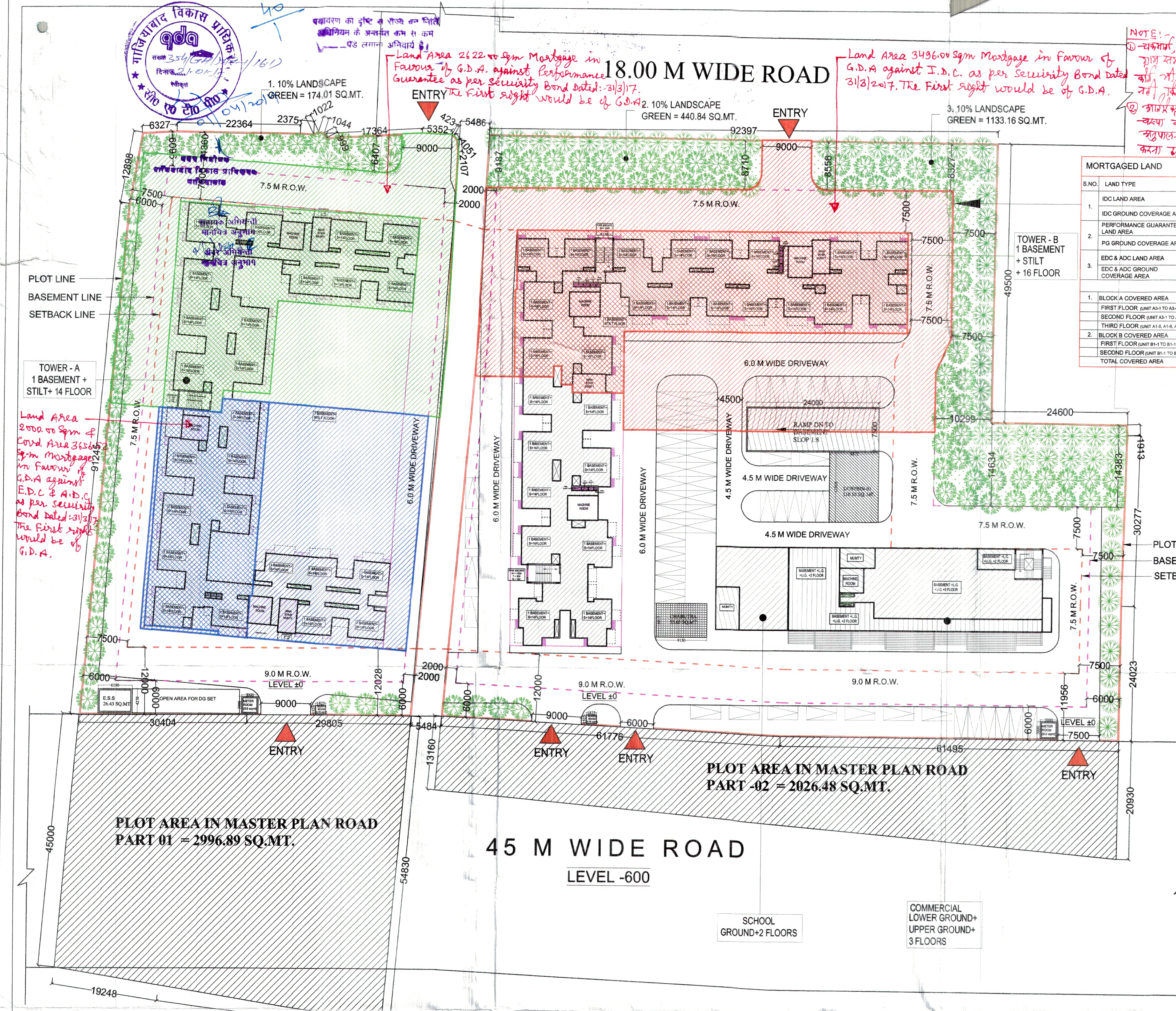




AREA STATEMENT		
S.NO	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	22,502.30
2	ROAD AREA IN PLOT	5,023.37
A	45.00 MT. ROAD AREA IN PLOT IN KHASRA No.51 = 2996.89 SQ.MT.	
B	45.00 MT. ROAD AREA IN PLOT IN KHASRA No.5 = 2026.48 SQ.MT.	
	TOTAL A + B = 5,023.37 SQ.MT.	
3	NET PLOT AREA = 1 - 2	17,478.93
4	REQUIRED 10% OF PLOT AREA AS LAYOUT GREEN = 10% OF 17,478.93 = 1,747.89 SQ.MT.	1,747.89
5	PROPOSED 10% OF PLOT AREA AS LAYOUT GREEN	1,748.09
6	PERMISSIBLE F.A.R. AREA = 17,478.93 X 2.5 = 43,697.33 SQ.MT.	43,697.33
7	5% GREEN BUILDING F.A.R. = 5% OF PERMISSIBLE F.A.R. AREA = 43,697.33 X 0.05 = 2,184.87 SQ.MT.	2,184.87
8	TOTAL PROPOSED 5% GREEN BUILDING F.A.R.	2,184.87
9	TOTAL PROPOSED F.A.R. AREA	43,631.98
A	PROPOSED AREA IN F.A.R. (COMMERCIAL & FACILITY BUILDING) = 2967.21 + 587.19 = 3,554.40 SQ.MT.	
B	PROPOSED AREA IN F.A.R. (RESIDENTIAL) = 39,464.12 SQ.MT.	
C	EXTRA FACILITY F.A.R. AREA = 613.46 SQ.MT.	
	TOTAL (A + B + C) = 43,631.98 SQ.MT.	
10	PERMISSIBLE GROUND COVERAGE = 50% = 50% OF 17,478.93 = 8,739.47 SQ.MT.	8,739.47
11	PROPOSED GROUND COVERAGE (37.98%)	6,639.76
12	PERMISSIBLE 5% FOR FACILITY OF PERMISSIBLE F.A.R. AREA 5% OF 43,697.33 = 2,184.87 SQ.MT.	2,184.87
13	ACHIEVED 5% FACILITY AREA (CUPBOARD+LIFT LOBBY+SERVICE SHAFT+COMMUNITY HALL+MUMMITY & MACHINE ROOM) = 2,798.33 SQ.MT.	2,798.33
14	EXTRA FACILITY AREA IN F.A.R. = 13-12 = 2,798.33-2,184.87 = 613.46 SQ.MT.	613.46 SQ.MT.
15	TOTAL PERMISSIBLE UNITS PERMISSIBLE UNITS @ 500 UNIT PER HEC. = 17,478.93/500 = 10,000 = 874 UNITS	874 UNITS
16	TOTAL PROPOSED UNITS	734 UNITS
17	TOTAL PROPOSED POPULATION @ 5 PERSON PER UNIT = 734 X 5 = 3,670 PERSONS	3,670 PERSONS
18	PLOT AREA REQUIRED FOR NURSERY SCHOOL BUILDING AS PER POPULATION OF PROJECT @ 500 SQ.MT. FOR 2500 PERSONS = 3670 X 500 / 2500 = 734.00 SQ.MT.	734.00
19	MAX. PERMISSIBLE GROUND COVERAGE FOR COMMERCIAL & FACILITY BUILDING @ 10% OF PERM. GROUND COVERAGE = 8,739.47 X 0.1 = 873.95 SQ.MT.	873.95
20	PROPOSED GROUND COVERAGE FOR NURSERY SCHOOL	195.73
21	NURSERY SCHOOL @ 0.80 PLOT AREA = 734 X 0.8 = 587.20 SQ.MT.	587.20
22	PROPOSED F.A.R. AREA FOR NURSERY SCHOOL	587.19
23	NET GROUND COVERAGE AREA FOR COMMERCIAL = 10% GROUND COVERAGE OF PLOT - PROPOSED GROUND COVERAGE FOR FACILITY BUILDING = 873.95 - 195.73 = 678.22 SQ.MT.	678.22
24	PROPOSED GROUND COVERAGE AREA FOR COMMERCIAL	678.22
25	I.E. PLOT AREA OF COMMERCIAL @ 40% GROUND COVERAGE = 678.22 / 0.4 = 1695.55 SQ.MT.	1695.55
26	MAX. PERMISSIBLE F.A.R. AREA FOR COMMERCIAL = 1.75 X 1695.55 = 2967.21 SQ.MT.	2967.21
27	PROPOSED F.A.R. AREA FOR COMMERCIAL	2967.21
28	PERMISSIBLE GROUND COVERAGE FOR AFFORDABLE HOUSING (10 - 20-24) = 8,739.47 - 195.73 = 8,543.74 SQ.MT.	8,543.74
29	PROPOSED GROUND COVERAGE FOR AFFORDABLE HOUSING	5,362.85
30	MAX. PERMISSIBLE F.A.R. AREA FOR AFFORDABLE HOUSING (8 - 22-27) = 45,882.20 - (587.19+2967.21) = 42,327.80 SQ.MT.	42,327.80
31	PROPOSED F.A.R. AREA FOR AFFORDABLE HOUSING	41,648.99
32	PROPOSED BASEMENT AREA (NON F.A.R.)	13,217.28
A	PROPOSED BASEMENT PARKING AREA = 12,027.28	
B	PROPOSED BASEMENT DEDUCTION AREA = 1,190.02	

33	PROPOSED STILT AREA (NON F.A.R.)	5,165.16
34	REQUIRED PARKING	
A	REQUIRED TWO WHEELER PARKING	385.00
I	TOTAL PROPOSED AFFORDABLE UNIT LESS THAN 50 SQ.MT. OF COVERED AREA = 350 UNITS	
	01 Nos. TWO WHEELER PER UNIT	
	TOTAL TWO WHEELER REQUIRED = 350 X 1 = 350 NOS.	
II	REQUIRED 10% TWO WHEELER PARKING = 35	
	TOTAL = 1 + 35 = 36 E.C.S.	
B	REQUIRED FOUR WHEELER PARKING	283 CARS
I	TOTAL PROPOSED AFFORDABLE UNIT OF 50 SQ.MT. TO 70 SQ.MT. OF COVERED AREA = 342 UNITS	
	01 Nos. FOUR WHEELER PER 2 UNITS	
	TOTAL FOUR WHEELER REQUIRED = 342 / 2 = 171.00 CARS (SAY 171 CARS)	
II	TOTAL PROPOSED AFFORDABLE UNIT ABOVE 70 SQ.MT. OF COVERED AREA = 42 UNITS	
	01 No. FOUR WHEELER PER UNIT	
	TOTAL FOUR WHEELER REQUIRED = 42 CARS	
III	TOTAL PROPOSED COMMERCIAL F.A.R. / 100 X 1.25 = 2967.21 / 100 X 1.25 = 37.09 (SAY 38 CARS)	
IV	TOTAL PROPOSED NURSERY SCHOOL F.A.R. / 100 X 1.587.19 / 100 X 1.587 = 5.87 (SAY 6 CARS)	
V	REQUIRED 10% FOUR WHEELER PARKING = 26	
	TOTAL = 1 + 38 + 5.87 + 26 = 70.87 E.C.S.	
35	PROPOSED PARKING AS PER LAYOUT OF TWO WHEELER	410
A	STILT TWO WHEELER PARKING - 410 TWO WHEELERS	
36	PROPOSED TWO WHEELER PARKING DETAIL	410
A	AFFORDABLE HOUSING TWO WHEELER PARKING	350
B	10% VISITORS TWO WHEELER PARKING	35
C	ADDITIONAL TWO WHEELER PARKING	25
	TOTAL = A+B+C = 410 TWO WHEELER	
37	PROPOSED PARKING AS PER LAYOUT OF CARS	477 CAR
A	OPEN PRIMARY PARKING = 38 CAR	
B	STILT PARKING - 135 CAR	
C	BASEMENT PARKING - 24 CAR	
	TOTAL = A+B+C = 477 CAR	
38	PROPOSED PARKING DETAIL	477 CAR
A	AFFORDABLE HOUSING COMMERCIAL AND NURSERY SCHOOL PRIMARY CAR PARKING = 237 CAR	
B	10% VISITORS PRIMARY CAR PARKING = 26 CAR	
C	ADDITIONAL CAR PARKING = 194 CAR	
	TOTAL = A+B+C = 477 CAR	
39	PROPOSED PARKING AS PER AREA	754 ECS
A	STILT PARKING @ 28 ECS = 5,165.16 / 28 = 184 ECS	
B	BASEMENT PARKING @ 32 ECS = 12,027.28 / 32 = 376 ECS	
C	OPEN PARKING @ 23 ECS = 194 ECS	
	TOTAL = 184 + 376 + 194 = 754 ECS	
	OPEN AREA = 355.11 + 413.44 + 400 (RAMP AREA) = 1,168.55 (1748.09 - 639.76 + 505.10 - 110.10 - 50 - 18.96) = 1,168.55 (SAY 1169) SQ.MT.	
	OPEN PARKING @ 23 ECS = 1,168.55 / 23 = 50.81 (SAY 51) ECS	
	TOTAL = 184 + 376 + 51 = 511 ECS	
	TOTAL = A+B+C = 754 ECS	
40	REQUIRED CHABUTRA	55.05 SQ.MT.
A	TOTAL UNITS (RESIDENTIAL) IN 2.5 F.A.R. = 734 UNITS	
	TOTAL POPULATION = 734 X 5 = 3,670 PERSONS	
	(ASSUMING 5 PERSONS PER UNIT)	
	I.E. No. S OF CHABUTRA	
	(ASSUMING 1.0 No. S CHABUTRA FOR 500 PERSONS OF 7.5 SQ.MT.) = 3,670 / 500 = 7.34 Nos. = 7.34 X 7.5 = 55.05 SQ.MT.	
41	PROPOSED AREA OF ALL CHABUTRAS	55.05 SQ.MT.
42	REQUIRED DUSTBIN	110.10 SQ.MT.
	TOTAL UNITS (RESIDENTIAL) IN 2.5 F.A.R. = 734 UNITS	
	TOTAL POPULATION = 734 X 5 = 3,670 PERSONS	
	(ASSUMING 3 PERSONS PER UNIT)	
	I.E. AREA REQ. FOR DUSTBIN	
	(ASSUMING 1.0 No. S DUSTBIN FOR 500 PERSONS OF 15.00 SQ.MT.) = 3,670 / 500 = 7.34 Nos. = 7.34 X 15.00 = 110.10 SQ.MT.	
43	PROPOSED AREA OF DUSTBIN	110.10 SQ.MT.
44	PROPOSED AREA OF GUARD ROOM, ESS AND METER ROOM	50.00 SQ.MT.
45	TOTAL NON F.A.R. AREA	19,446.544 SQ.MT.
A	TOTAL STILT AREA = 5,165.16 SQ.MT.	
B	TOTAL BASEMENT AREA = 13,217.284 SQ.MT.	
C	TOTAL MUMTY, MACHINE ROOM, FIRE STAIR CASE & REFUGE AREA = 898.95 SQ.MT.	
D	DUSTBIN AREA = 110.10 SQ.MT.	
E	CHABUTRAS AREA = 55.05 SQ.MT.	
	TOTAL NON F.A.R. AREA = (A+B+C+D+E) = 19,446.544 SQ.MT.	
46	TOTAL BUILT-UP AREA	67,498.264 SQ.MT.
A	TOTAL NON F.A.R. AREA = 19,446.544 SQ.MT.	
B	TOTAL F.A.R. AREA + 5% GREEN BUILDING F.A.R. = 45,816.85 SQ.MT.	
C	5% FACILITY AREA (INCLUDING COMMUNITY AREA) = 2,184.87 SQ.MT.	
D	METER ROOM + GUARD ROOM + ESS = 50.00 SQ.MT.	
	TOTAL BUILT-UP AREA = (A + B + C + D) = 67,498.264 SQ.MT.	
47	REQUIRED TREE	113 Nos.
	AS PER 50 No. OF TREE PER HECTARE OF PLOT AREA = (50 X 22503 / 10,000 = 112.51 SAY 113 Nos. TREES	
48	No. OF TREE PROPOSED = 115 Nos. TREES	115 Nos.

LAND AREA DETAIL		
VILLAGE	KHASRA No.	PURCHASED LAND
SIKROD	4	4540 SQ.MT.
SIKROD	5	10000 SQ.MT.
SIKROD	51	9180 SQ.MT.
TOTAL LAND AREA		= 23,720 SQ.MT.
LAND AREA IN GREEN		= 49.5 X 24.6 = 1217.70 SQ.MT.
PLANNING PLOT AREA		= 23720 - 1217.70 = 22502.30 SQ.MT.

PROPOSED AFFORDABLE HOUSING AT KHASRA No. 4, 5 & 51 VILLAGE:- SIKROD, GHAZIABAD

OWNER:-
MA MAHALUXMI REALTECH PVT. LTD.
C-1 & 2, MAHALUXMI METRO TOWER,
SECTOR - 4, VAISHALI, GHAZIABAD - 201010

DRAWING TITLE :-
SITE PLAN WITH MARKED MORTGAGED LAND

ARCHITECTS:
Space Designers International
Space Designer B-34, SECTOR-67, NOIDA
Architects & planners e-mail: spacedesigners@gmail.com, www.spacedesigners.com

DRAWN BY :- SONU
CHECKED BY :- AR. VISHAL MITTAL
SCALE: 1:400
DATED :-

MAQSUDE NAZAR
PH.D. (STRUCTURAL), Ph.D. (STRUCTURAL)
Member Institute of Engineers (India)
AM0897100

ARCHITECT'S SIGN.
DRG.NO. 01

