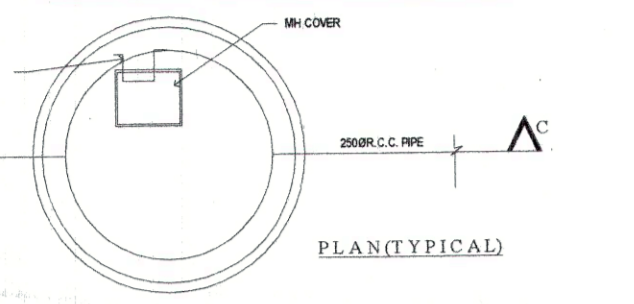


NO.	PARTICULARS	F.A.R.%	SQ.MTR.
1	TOTAL PLOT AREA		32,050.00
2	PERMISSIBLE F.A.R. FOR HOUSING		1,33,808.75

**LEGEND**  
 SETBACK LINE  
 PODIUM LINE  
 BASEMENT LINE  
 ENTRANCE FOR TOWER



RAIN WATER HARVESTING PIT DETAIL

LANDSCAPE AREA AT GROUND LVL

LANDSCAPE AREA - A	95.73
LANDSCAPE AREA - B	11.05
LANDSCAPE AREA - C	12.02
LANDSCAPE AREA - D	272.69
LANDSCAPE AREA - E	387.23
LANDSCAPE AREA - F	9.40
LANDSCAPE AREA - G	140.38
LANDSCAPE AREA - H	2361.77
LANDSCAPE AREA - I	93.89
TOTAL	3384.16

LANDSCAPE AREA AT PODIUM LVL

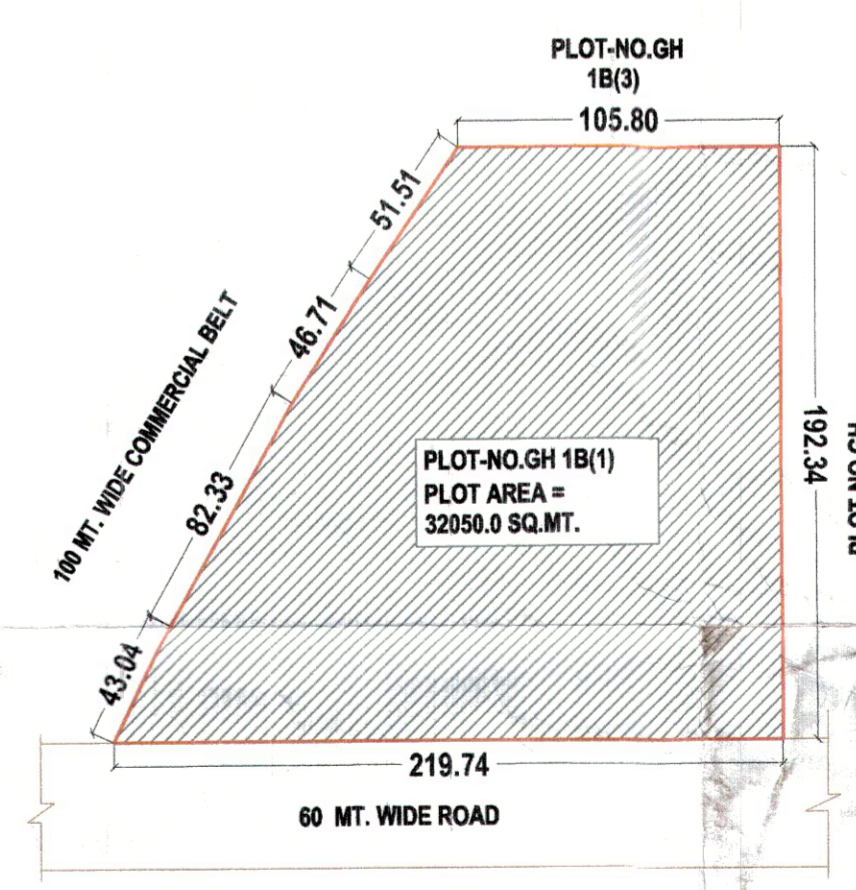
LANDSCAPE AREA-01	362.48
LANDSCAPE AREA-02	623.56
LANDSCAPE AREA-03	1352.04
LANDSCAPE AREA-04	1297.35
LANDSCAPE AREA-05	2359.51
LANDSCAPE AREA-06	688.63
LANDSCAPE AREA-07	135.58
LANDSCAPE AREA-08	405.87
LANDSCAPE AREA-09	212.00
LANDSCAPE AREA-10	202.74
LANDSCAPE AREA-11	257.58
LANDSCAPE AREA-12	50.72
LANDSCAPE AREA-13	58.02
WATER BODY AREA	268.69
TOTAL	8295.87

TOTAL LANDSCAPE AREA = GROUND LVL + PODIUM LVL  
 = 3384.16 + 8295.87 = 11680.03 SQ.MT.

**SCHEDULE OF PLANTS**  
 ALONG BOUNDARY WALL

1	TABEUIA ARGENTEA	120 No.S.
2	LAGERSTROEMIA FLOSREGINAE (EVER GREEN 50%)	120 No.S.
TOTAL = 240 No.S.		

3	PERMISSIBLE 15% F.A.R. FOR FACILITY	15%	16,826.25
4	PERMISSIBLE 15% FOR FACILITY OF TOTAL MAIN F.A.R. AREA		15% OF 1,12,175.00 = 16,826.25 SQ.MT.
5	PERMISSIBLE GROUND COVERAGE	35%	11,217.50
6	PROPOSED TOTAL GROUND COVERAGE	27.634%	8,856.74
7	PERMISSIBLE AREA IN F.A.R. FOR COMMERCIAL		1121.75
8	1.00% OF TOTAL PERMISSIBLE F.A.R. AREA		1.00% X 1,12,175.00 SQ.MT. = 1121.75 SQ.MT.
9	PROPOSED COMMERCIAL F.A.R. AREA		1,120.02
10	TOTAL F.A.R. ACHIEVED	4.161	1,33,390.18
11	F.A.R. ACHIEVED FOR RESIDENTIAL		1,31,812.81
12	F.A.R. ACHIEVED FOR COMMERCIAL		1120.02
13	F.A.R. ACHIEVED FOR METER ROOM		11.58
14	15% FACILITY AREA IN MAIN F.A.R.		445.77
15	TOTAL F.A.R. AREA (A + B + C + D)		1,33,390.18 SQ.MT.
16	ACHIEVED FOR FACILITY		17,272.02
17	PROPOSED AREA IN 15% FACILITY AREA FOR HOUSING = FIRE STAIR CASE AREA + LIFT LOBBY AREA + MUNITY AREA + MACHINE ROOM AREA + LIFT SHAFTS + SERVICE SHAFTS + CUPBOARD + GARJRD ROOM + OVER HEAD TANK + S.T.P. + L.T. PANAL ROOM + GRABD + VISITORS TOILET		17,272.02 SQ. MT.
18	EXTRA 15% FACILITY AREA IN MAIN F.A.R. (B-D)		16,826.25 - 17,272.02 = 445.77 SQ.MT.
19	PERMISSIBLE DENSITY = 2100 PPH + 300 PPH = 2400 PPH		
20	A PERMISSIBLE DENSITY (3.5 F.A.R.) = 2100 PPH		
21	B PERMISSIBLE DENSITY FOR METRO (0.5 F.A.R.) = 3.5 F.A.R. = 2100 PPH		
22	C PERMISSIBLE DENSITY (0.5 F.A.R.) = 0.5 X 2100 PPH / 3.5 F.A.R. = 300 PPH		
23	PERMISSIBLE DENSITY (A + B) = 2100 PPH + 300 PPH = 2400 PPH		
24	PERMISSIBLE UNITS AS PER DENSITY = 2100 PPH + 300 PPH = 2400 PPH @ 4.5 PERSONS PER UNIT		
25	FOR PLOT AREA = 32,050.00 SQ.MT. = 32,050.00 X 2400 / 4.5 / 10,000 = 1709.33 UNITS SAY AS 1710 UNITS		
26	A ACHIEVED DENSITY (ASSUMING 4.5 NOS. PERSONS PER UNIT) FOR 1704 No.S UNITS = 1704 X 4.5 X 10,000 / 32,050.00 = 2392.51 PPH		
27	B ACHIEVED UNITS = 1704 UNITS		
28	C ACHIEVED PERSONS = UNITS X 4.5 = 1704 X 4.5 = 7668 PERSONS		
29	REQUIRED LANDSCAPE AREA		10,416.25
30	REQUIRED LANDSCAPE AREA = 50% OF OPEN AREA		
31	OPEN AREA = PLOT AREA - PERM. GROUND COVERAGE = 50% OF (32,050.00 - 11,217.50) = 2,082.50 / 2 = 10,416.25 SQ.MT.		
32	PROPOSED LANDSCAPE AREA = 11680.03 SQ.MT.		11680.03
33	REQUIRED TREES AS PER NO. OF TREE PER 100 SQ.MT. OF OPEN AREA		231 No.S.
34	(PLOT AREA - GROUND COVERAGE) / 100 = (32,050.00 - 8,856.74) / 100 = 231.93 No.S. SAY 231 No.S.		
35	NO. OF TREE PROPOSED = 240 No.S. OF 50% EVER GREEN		240 No.S.
36	TOTAL UPPER & LOWER BASEMENT AREA		39,551.03
37	PARKING REQUIRED @ 1 E.C.S. / 80 SQ.M. F.A.R. AREA = 133808.75 / 80 = 1672.609 SAY 1672 E.C.S.		1672 E.C.S.
38	PROPOSED PARKING		1957 E.C.S.
39	A UPPER BASEMENT PARKING AREA = 23,818.12 SQ.MT. PER E.C.S. = 25,818.12 / 30 = 860.60 E.C.S. SAY 860.00 E.C.S.		
40	B LOWER BASEMENT PARKING AREA = 11,648.23 SQ.MT. PER E.C.S. = 11,648.23 / 30 = 388.27 E.C.S. SAY 388 E.C.S.		
41	C PODIUM PARKING AREA = 11599.34 SQ.MT. PER E.C.S. = 11599.34 / 30 = 386.64 E.C.S. SAY 386 E.C.S.		
42	D STILT PARKING AREA = 5,504.47 SQ.MT. @ 30 SQ.MT. PER E.C.S. = 5,504.47 / 30 = 183.48 E.C.S. SAY 183 E.C.S.		
43	E OPEN PARKING AREA = 2,815.02 SQ.MT. @ 20 SQ.MT. PER E.C.S. = 2,815.02 / 20 = 140.75 E.C.S. SAY 140 E.C.S.		
44	F TOTAL STILT AREA = 5,504.47 SQ.MT.		
45	TOTAL PARKING (A + B + C + D + E) = 1957 E.C.S.		
46	TOTAL BUILT-UP AREA = 1,33,390.18 SQ.MT.		2,07,008.93
47	A TOTAL F.A.R. AREA = 1,33,390.18 SQ.MT.		
48	B TOTAL LOWER BASEMENT NON F.A.R. AREA = 12,821.00 SQ.MT.		
49	C TOTAL UPPER BASEMENT NON F.A.R. AREA = 27,350.03 SQ.MT.		
50	D PODIUM NON F.A.R. AREA = 11,735.00 SQ.MT.		
51	E TOTAL FACILITY AREA = 16,826.25 SQ.MT.		
52	F TOTAL STILT AREA = 5,504.47 SQ.MT.		
53	TOTAL (A + B + C + D + E + F) = 2,07,008.93 SQ.MT.		



**PROJECT :-** PROPOSED GROUP HOUSING "MIGSUN WYNN" AT PLOT No. GH-01B (1), SECTOR-ETA-2, G. NOIDA

**BUILDERS & PROMOTER :-** M/s SJP HOTEL RESORTS PVT. LTD. ADD :- C-1, C2, MAHALUXMI METRO TOWER, SECTOR - 4, VAISHALI GZB.

**DRAWING TITLE :-** SITE PLAN

**ARCHITECTS:** Space Designers International B-34, SECTOR-67, NOIDA PH: +91 9711637171, 18,19 & 20 Mob: 9811070999, 9811336231 e-mail: spacedi@gmail.com, www.spacedi.in

**DRAWN BY :-** SANJAY **CHECKED BY :-** VISHAL **SCALE** 1:500 **DATED :-**

**OWNER'S SIGN** **ARCHITECT'S SIGN.** DRG.NO. - 01

