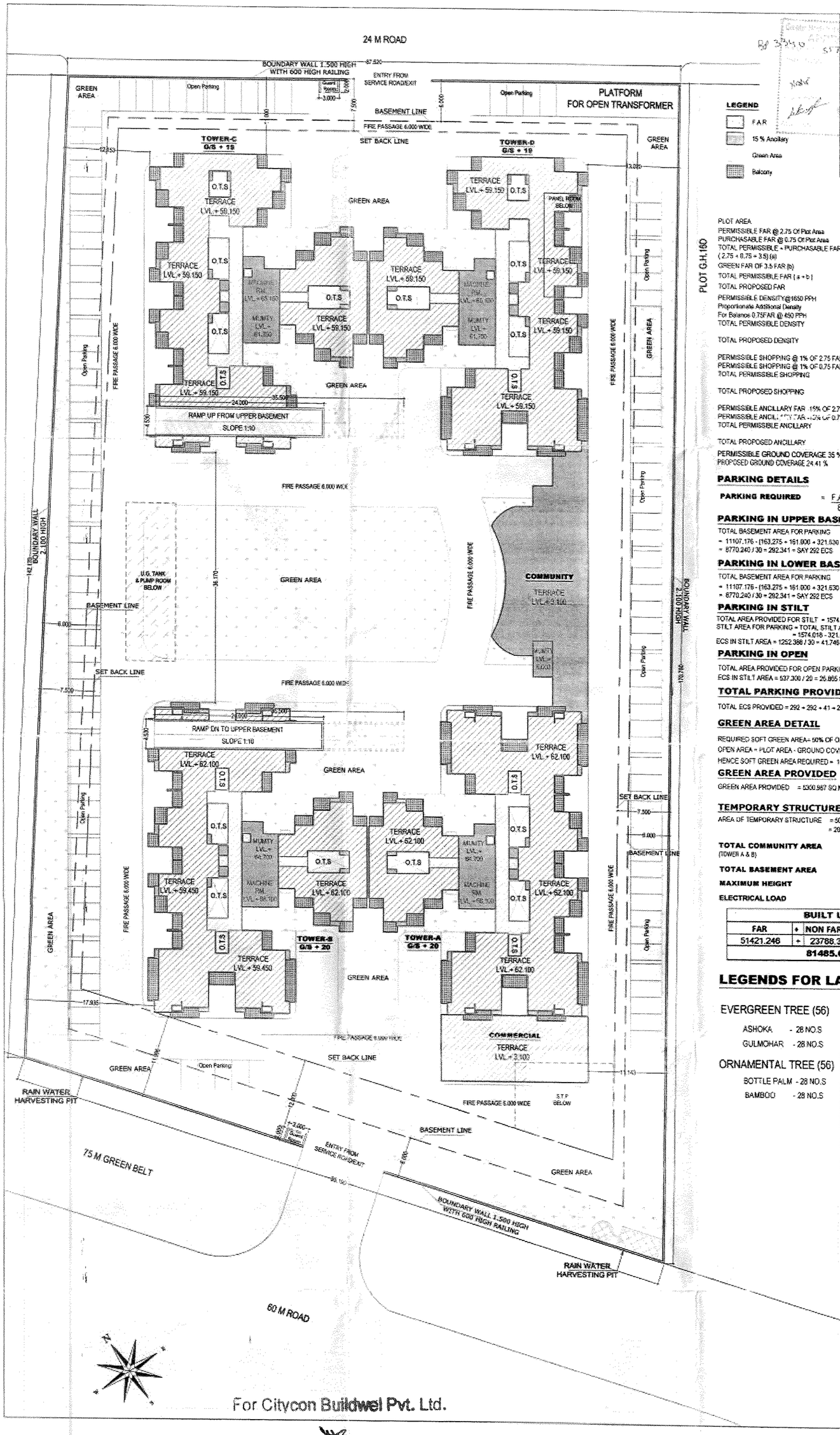
5



LAYOUT PLAN | S-01

NOTE: 1
- TOWER A IS TYPICAL
- TOWER B IS TYPICAL
- TOWER C IS TYPICAL
- TOWER D IS TYPICAL

NOTE: 2
- AREA CHART IS IN SHEET NO. - S-02

NOTE: 3
- MECHANICAL VENTILATION SHALL BE PROVIDED IN BASEMENT.

NOTE: 4
- O.T.S - OPEN TO SKY

LEGEND

- F.A.R
- 15 % Ancillary
- Green Area
- Balcony

PLOT AREA	=	14000.300 SQ MT
PERMISSIBLE FAR @ 2.75 Of Plot Area	=	38500.825 SQ MT.
PURCHASABLE FAR @ 0.75 Of Plot Area	=	10500.225 SQ MT.
TOTAL PERMISSIBLE + PURCHASABLE FAR (2.75 + 0.75 = 3.5) (a)	=	49001.050 SQ MT.
GREEN FAR OF 3.5 FAR (b)	=	2450.053 SQ MT
TOTAL PERMISSIBLE FAR (a + b)	=	51451.103 SQ MT.
TOTAL PROPOSED FAR	=	51421.246 SQ MT.
PERMISSIBLE DENSITY@1650 PPH	=	1650 pph
Proportionate Additional Density For Balance 0.75FAR @ 450 PPH	=	450 pph
TOTAL PERMISSIBLE DENSITY	=	1650 + 450 pph
	=	2100 pph
TOTAL PROPOSED DENSITY	=	2038.000 pph
PERMISSIBLE SHOPPING @ 1% OF 2.75 FAR	=	38500.825x0.01 = 385.008 SQ MT.
PERMISSIBLE SHOPPING @ 1% OF 0.75 FAR	=	10500.225x0.01 = 105.002 SQ MT.
TOTAL PERMISSIBLE SHOPPING	=	(385.008 + 105.002) SQ MT.
	=	490.010 SQ MT.
TOTAL PROPOSED SHOPPING	=	200.000 SQ MT.
PERMISSIBLE ANCILLARY FAR 15% OF 2.75 FAR	=	38500.825x0.15 = 5775.123 SQ MT.
PERMISSIBLE ANCILLARY FAR 15% OF 0.75 FAR	=	10500.225x0.15 = 1575.033 SQ MT.
TOTAL PERMISSIBLE ANCILLARY	=	(5775.123 + 1575.033) SQ MT.
	=	7350.156 SQ MT.
TOTAL PROPOSED ANCILLARY	=	6276.040 SQ MT
PERMISSIBLE GROUND COVERAGE 35 %	=	4900.105 SQ MT.
PROPOSED GROUND COVERAGE 24.41 %	=	3416.874 SQ MT.

PARKING DETAILS

PARKING REQUIRED = F.A.R / 80 = 51451.103/80 = 643.139 = 644 ECS

PARKING IN UPPER BASEMENT

TOTAL BASEMENT AREA FOR PARKING
= 11107.176 - (163.275 + 161.000 + 321.530 +81.900+ 1107.742 + 501.290) =6770.240 SQ MT.
= 6770.240 / 30 = 292.341 = SAY 292 ECS

PARKING IN LOWER BASEMENT

TOTAL BASEMENT AREA FOR PARKING
= 11107.176 - (163.275 + 161.000 + 321.530 +81.900+ 1107.742 + 501.290) =6770.240 SQ MT.
= 6770.240 / 30 = 292.341 = SAY 292 ECS

PARKING IN STILT

TOTAL AREA PROVIDED FOR STILT = 1574.018 SQ MT.
STILT AREA FOR PARKING = TOTAL STILT AREA - RAMP AREA
= 1574.018 - 321.530 = 1252.388 SQMT
ECS IN STILT AREA = 1252.388 / 30 = 41.746 SAY 41 ECS

PARKING IN OPEN

TOTAL AREA PROVIDED FOR OPEN PARKING = 537.300 SQ MT.
ECS IN STILT AREA = 537.300 / 20 = 26.865 SAY 26 ECS

TOTAL PARKING PROVIDED

TOTAL ECS PROVIDED = 292 + 292 + 41 + 26 = 651 ECS

GREEN AREA DETAIL

REQUIRED SOFT GREEN AREA= 50% OF OPEN AREA
OPEN AREA = PLOT AREA - GROUND COVERAGE = 14000.300 - 3416.874 = 10583.426 SQ MT.
HENCE SOFT GREEN AREA REQUIRED = 10583.426 / 2 = 5291.713 SQ MT.

GREEN AREA PROVIDED

GREEN AREA PROVIDED = 5300.987 SQ MT.

TEMPORARY STRUCTURE

AREA OF TEMPORARY STRUCTURE = 50.000X4.000
= 200.000 SQ MT.

TOTAL COMMUNITY AREA (TOWER A & B)	=	**456.362 SQ MT.**
TOTAL BASEMENT AREA	=	**22214.352 SQ MT.**
MAXIMUM HEIGHT	=	**65.680 MT.**
ELECTRICAL LOAD	=	**2536 KVA**

BUILT UP AREA				
FAR	+	NON FAR	+	ANCILLARY AREA
51421.246	+	23788.370	+	6276.040
81485.656				SQ MT.

LEGENDS FOR LANDSCAPING

EVERGREEN TREE (56)

- ASHOKA - 28 NO.S
- GULMOHAR - 28 NO.S

ORNAMENTAL TREE (56)

- BOTTLE PALM - 28 NO.S
- BAMBOO - 28 NO.S

PROJECT TITLE :
REVISED GROUP HOUSING AT PLOT NO.-GH-16C,SECTOR -01 , GREATER NOIDA
FOR - M/S CITYCON BUILDWEL PRIVATE. LIMITED

DRAWING TITLE:- LAYOUT PLAN | S-01 DRG NO

SCALE	1:250
DATE	20/02/2022
DEALT	
JOB NO	

DEEPAK MEHTA & ASSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS
PLOT NO. 16 ABHISHEK PLAZA L.S.C. VASUNDHARA ENCLAVE DELHI 110091 INDIA PH: 01165272180, 01122770180
Email-deepakmehta1962@gmail.com

ARCHITECT'S SIGN

M/s. Citycon Buildwel Pvt. Ltd.
Director
OWNER'S SIGN

For Citycon Buildwel Pvt. Ltd.

Authorised Signatory