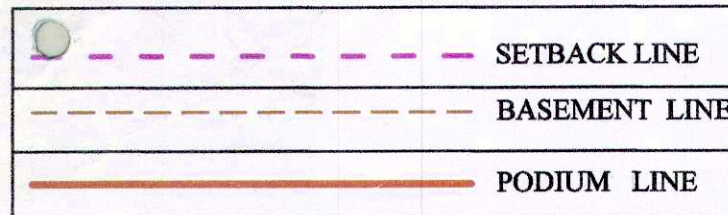


LEGEND:-



FACILITIES AREA DETAIL FOR POPULATION OF 4086 X 4.5 = 18,387 PERSONS

S.NO	PARTICULARS	REQUIRED PLOT AREA	F.A.R.	REQUIRED F.A.R. AREA	PROPOSED F.A.R. AREA
1	CRECHE / NURSERY SCHOOL @ 0.1 HECT. PLOT AREA FOR 10,000 PERSONS	1,839 No. EACH 1,000 SQ.MT. = 1839 SQ.MT.	1.50	F.A.R. AREA = 1839 X 1.50 = 2758.50 SQ.MT.	2758.50 SQ.MT.
2	MILK BOOTH @ 0.02 HECT. PLOT AREA FOR 15,000 PERSONS	1,5798 No. EACH 200 SQ.MT. = 315.96 SQ.MT.	1.00	F.A.R. AREA = 315.96 X 1.00 = 315.96 SQ.MT.	315.96 SQ.MT.
					TOTAL = 3,074.46 SQ.MT.

S.NO	PARTICULARS	REQUIRED PLOT AREA	F.A.R.	REQUIRED F.A.R. AREA	PROPOSED F.A.R. AREA
1	DESPENSARY @ 0.10 HECT. PLOT AREA FOR 20,000 PERSONS	1,00 No. EACH 1,000 SQ.MT. = 1000 SQ.MT.	1.50	F.A.R. AREA = 1000 X 1.50 = 1500 SQ.MT.	1500 SQ.MT.
					TOTAL = 1,500 SQ.MT.

FACILITIES AREA IN MAIN F.A.R.

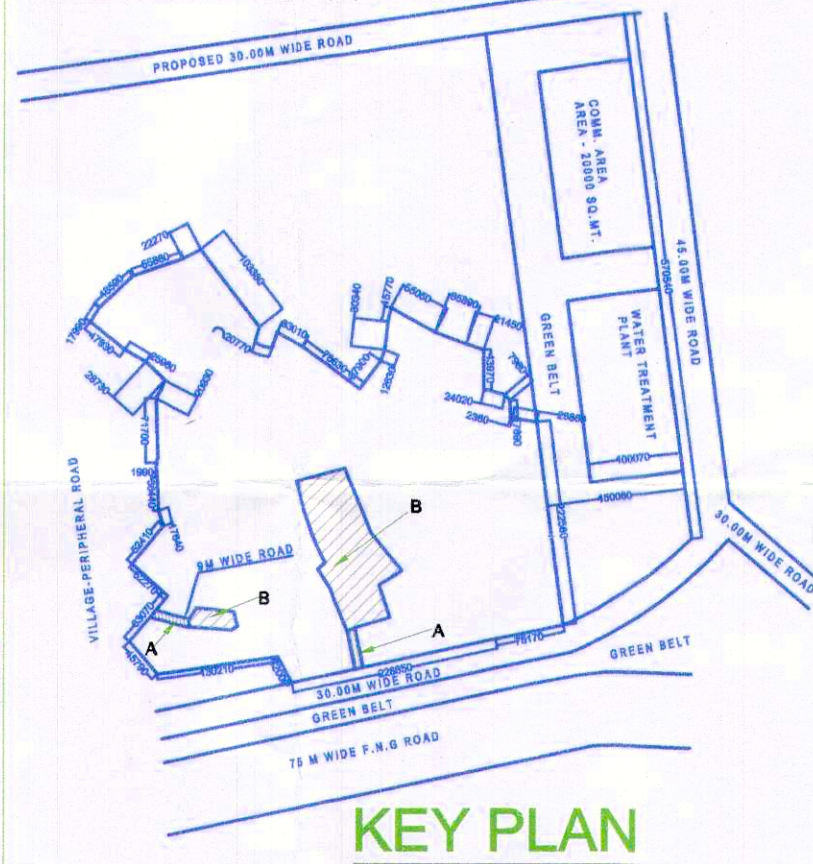
S.NO	PARTICULARS	REQUIRED PLOT AREA	F.A.R.	REQUIRED F.A.R. AREA	PROPOSED F.A.R. AREA
1	DESPENSARY @ 0.10 HECT. PLOT AREA FOR 20,000 PERSONS	1,00 No. EACH 1,000 SQ.MT. = 1000 SQ.MT.	1.50	F.A.R. AREA = 1000 X 1.50 = 1500 SQ.MT.	1500 SQ.MT.
					TOTAL = 1,500 SQ.MT.

01	02	03	04 = 02 + 03	05	06	07 = 03 + 05
PARTICULARS	PART-A	PART-B	TOTAL (PART-A + PART-B)	5% ADDITIONAL F.A.R. FOR GREEN BUILDING	TOTAL BUILT-UP AREA	GRAND TOTAL
01 GROUND COVERAGE AREA	19,209.62	18,151.44	37,361.06	NIL	NIL	37,361.06
02 TOTAL F.A.R. AREA	2,46,031.94	2,46,014.94	4,92,046.88	24,602.34	5,16,649.22	5,16,649.22
03 STILL FOR PARKING	8,874.62	10,000.39	18,875.01	NIL	NIL	18,875.01
04 15% FACILITY AREA	40,114.74	29,058.42	69,173.16	953.62	41,068.28	71,270.68
05 PODIUM NON F.A.R. AREA	20,761.97	19,788.10	40,550.07	NIL	NIL	40,550.07
06 BASEMENT NON F.A.R. AREA	55,966.371	52,813.179	1,08,779.55	NIL	NIL	1,08,779.55
07 TOTAL NON F.A.R. AREA	85,802.96	82,601.67	1,68,404.63	NIL	NIL	1,68,404.63
08 ACHIEVED UNITS	2000 UNITS	1984 UNITS	3984 UNITS	35 UNITS	46 UNITS	4065 UNITS
09 TOTAL BUILT-UP AREA	NIL	NIL	NIL	NIL	3,87,975.76	3,87,975.76

S.NO.	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	1,42,967.00
2	PERMISSIBLE F.A.R. FOR HOUSING	5,00,384.80
3	TOTAL 2.00 F.A.R. & ADDITIONAL F.A.R. PURCHASABLE	4,38,759.24
4	F.A.R. ACHIEVED FOR HOUSING (as per table) = 4,38,759.24	4,38,759.24
5	COMMERCIAL - 01+02+03+04+05+06 AREA IN F.A.R.	4,38,759.24
6	METER ROOM AREA IN F.A.R. = 223.58 SQ.MT.	223.58
7	DESPENSARY AREA IN MAIN F.A.R. = 1500.00 SQ.MT.	1500.00
8	TOTAL (A+B+C) = 4,38,759.24 SQ.MT.	4,38,759.24
9	ADDITIONAL F.A.R. FOR GREEN BUILDING = 5% OF PERMISSIBLE F.A.R. = 25,019.22 SQ.MT.	25,019.22
10	ACHIEVED ADDITIONAL F.A.R. FOR GREEN BUILDING = 24,749.30 SQ.MT.	24,749.30
11	TOTAL F.A.R. ACHIEVED = 2.00 F.A.R. + ADDITIONAL F.A.R. PURCHASABLE + 5% GREEN BUILDING = 4,38,759.24 + 24,749.30 = 4,63,508.54 SQ.MT.	4,63,508.54
12	TOTAL PERMISSIBLE F.A.R. AREA = (2 + 4)	5,25,403.72
13	PERMISSIBLE 15% F.A.R. FOR FACILITY	75,057.67
14	PERMISSIBLE 15% FOR FACILITY OF TOTAL PURCHASABLE F.A.R. AREA = 15% OF 2,14,450.50 SQ.MT. = 32,167.57 SQ.MT.	32,167.57
15	PERMISSIBLE GROUND COVERAGE FOR HOUSING = 1,42,967.00 SQ.MT. @ 30% = 42,890.10 sq. mt.	42,890.10
16	PROPOSED TOTAL GROUND COVERAGE (26.132%)	37,361.06
17	PERMISSIBLE AREA IN F.A.R. FOR PURCHASABLE F.A.R. AREA = 1.00% X (2,85,934.00 + 2,14,450.50) = 5,003.84 SQ.MT.	5,003.84
18	PROPOSED COMMERCIAL = 488.78 SQ.MT.	488.78
19	PERMISSIBLE UNITS	4086 UNITS
20	TOTAL PLOT AREA = 1,42,967.00 SQ.MT. PERMISSIBLE DENSITY @ 700 = 5% = 735 PPH WITH 2.0 FAR I.E. PERMISSIBLE DENSITY FOR 3.5 FAR = 735 X 3.5 / 2 = 1286.25 PPH WITH 3.5 FAR I.E. PERMISSIBLE POPULATION = 18389.13 PERSONS	18389.13
21	PERMISSIBLE UNITS @ 4.5 PERSON PER UNIT = 18389.13 / 4.5 = 4086.47 No.S SAY = 4086 No.S	4086
22	PROPOSED UNITS	4085 UNITS
23	PROPOSED AREA IN 15% FACILITY AREA FOR HOUSING FIRE STAIR CASE AREA + LIFT LOBBY AREA + MUMTY AREA + MACHINE ROOM AREA + WATER TANK + LIFT SHAFTS + SERVICE SHAFTS + CHURCHARD + L.S. TANKS + T-POUND ROOM + MILK BOOTH + CRECHE / NURSERY SCHOOL + COMMUNITY HALL = 71,270.68 SQ.MT.	71,270.68
24	REQUIRED LANDSCAPE AREA = 50% OF OPEN AREA OPEN AREA = PLOT AREA FOR GROUP HOUSING - PERMISSIBLE GROUND COVERAGE OF HOUSING = 50% OF (1,42,967.00 - 42,890.10) = 50,038.45 SQ.MT.	50,038.45
25	PROVIDED LANDSCAPE AREA = 51,323.74 SQ.MT.	51,323.74
26	PARKING REQUIRED = 1 E.C.S. / 80 SQ.M. F.A.R. AREA FOR HOUSING = 5,25,403.72 / 80 = 6,567.54 SAY 6,568 E.C.S.	6,568 E.C.S.
27	PROVIDED PARKING	6,585 E.C.S.
28	BASEMENT PARKING (PART-A + PART-B) = 26,927.72 + 26,363.88 = 53,291.60 / 30 = 1,776.39 PER E.C.S. = 1,776.39 SAY 1,776 E.C.S.	1,776 E.C.S.
29	MECHANICAL PARKING (PART-A + PART-B) = 17,020.86 + 22,001.20 = 39,022.06 / 18 = 2,168.45 PER E.C.S. = 2,168.45 SAY 2,168 E.C.S.	2,168 E.C.S.
30	PODIUM PARKING (PART-A + PART-B) = 20,761.97 + 19,788.10 = 40,550.07 / 30 = 1,351.67 PER E.C.S. = 1,351.67 SAY 1,351 E.C.S.	1,351 E.C.S.
31	STILT PARKING IN TOWER = 18,875.01 / 30 = 629.17 PER E.C.S. = 629.17 SAY 629 E.C.S.	629 E.C.S.
32	OPEN PARKING AREA = 672.70 / 30 = 22.42 PER E.C.S. = 22.42 SAY 22 E.C.S.	22 E.C.S.
33	TOTAL PARKING = A+B+C+D+E = 6,585.00 E.C.S.	6,585 E.C.S.
34	AS PER 1% OF TREE PER 100 SQ.MT. OF OPEN AREA (PLOT AREA - PERMISSIBLE GROUND COVERAGE) = 1.00% OF (1,42,967.00 - 42,890.10) = 100.076 SAY 100 No.S IN WHICH 50% ARE EVERGREEN TREE	100 No.S
35	TOTAL NO. OF TREE PROPOSED	1005 TREE
36	NO. OF EVERGREEN TREE PROPOSED 50%	503 EYE GR.
37	TOTAL BUILT-UP AREA	7,82,963.85
38	TOTAL F.A.R. AREA = 5,25,403.72 SQ.MT.	5,25,403.72
39	TOTAL NON F.A.R. AREA = 1,68,404.63 SQ.MT.	1,68,404.63
40	TOTAL FACILITY AREA = 71,270.68 SQ.MT.	71,270.68
41	TOTAL A+B+C = 7,82,963.85 SQ.MT.	7,82,963.85

KEY PLAN OF SECTOR - 118 (PLOT NO. - GH-01)

PLOT NO. - GH-01 GROUP HOUSING
TOTAL PLOT AREA 1,55,101.00 SQ.M
RAJYA SARKAR LAND - 11402.00 SQ.M
USED IN APPROACH ROAD - 732.00 SQ.M
NET PLOT AREA - 1,42,967.00 SQ.M
ALREADY POSSESSION AREA - 1,33,750.00 SQ.M



KEY PLAN



PROJECT :-
BUILDERS & PROMOTER :-
ADDRESS :-
DRAWING TITLE :-

PROPOSED GROUP HOUSING
AT SECTOR 118, NOIDA
M/S IVR PRIME DEVELOPERS
(AVADI) PVT. LTD.
1114, HRMKUNT CHAMBERS,
89, NEHRU PLACE, NEW
DELHI-110019

SITE PLAN
ARCHITECTS :-
DRAWN BY :-
CHECKED BY :-
SCALE :-
DATE :-
OWNER'S SIGN
DRG.No. - 01