

SETBACK DETAILS		PROPOSED SETBACK (M)	
SETBACK के नाम	SETBACK (M)	BUILDING	BASEMENT
FRONT	25.00	25.00	10.00
REAR	13.00	13.00	13.00
LEFT SIDE	22.28	22.28	22.28
RIGHT SIDE	22.28	22.28	22.28
(Structure could be demolished also. Please COMMERCIAL AREA DETAILS construct building TOTAL AREA OF PLOT = 246,000/130.00M = 44280.00 Sqm. PREMISSIBLE F.A.R (2/75) = 121770.00 Sqm. PREM. COVD. AREA UNDER COMMERCIAL @1% OF FAR = 1278.58 Sqm. PROP. COVD. AREA UNDER COMMERCIAL = 1047.34 Sqm.			
PROPOSED AREA DETAILS		Map for Proposed Build No. 1	
NO	Area	GROUND COVERAGE	FACILITY AREA
1	ASPHEN	677.207	931.662
2	BAYAN	677.207	931.662
3	CEEDAR	677.207	931.662
4	DELONIX	677.207	931.662
5	LAURAL	652.269	987.039
6	MAPEL	652.269	987.039
7	NECTARINE	652.269	987.039
8	OLIVE	652.269	987.039
9	PALM	652.269	987.039
10	TOWER 1	COMMERCIAL 1063.202	9063.960
11	COMMUNITY CENTER	209.682	437.563
12	ESS	40.000	40.000
13	GAIRD ROOM	45.000	45.000
TOTAL		7863.975 sqm.	18248.35sqm.
			127853.98 sqm.

PROPOSED GROUND COVERAGE	=	$\frac{7863.975 \times 100}{44280.000}$	= 17.76 %
PROPOSED FACILITY AREA	=	$\frac{18248.357 \times 100}{121770.000}$	= 14.99 %
PROPOSED FAR	=	$\frac{127853.98}{44280.000}$	= 2.8874

DENSITY CALCULATION

TOTAL AREA OF PLOT = 246.00X180.00M = 44280.00 Sqm. = 4.428 Ha

PERMISSIBLE DENSITY [MAX] = 1650 + 5% (PPH) = 1732 PPH

PERMISSIBLE DENSITY [MIN] = 1650 - 50%(PPH) = 825 PPH

PROPOSED NO. OF DWELLING UNITS = 764

POPULATION UNDER DWELLING UNITS = 764 X 4.5 = 3438 Persons

PROPOSED NO. OF SERVANT QUARTERS = 560

POPULATION UNDER SERVANT QUARTERS = 560 X 2.25 = 1305 Persons

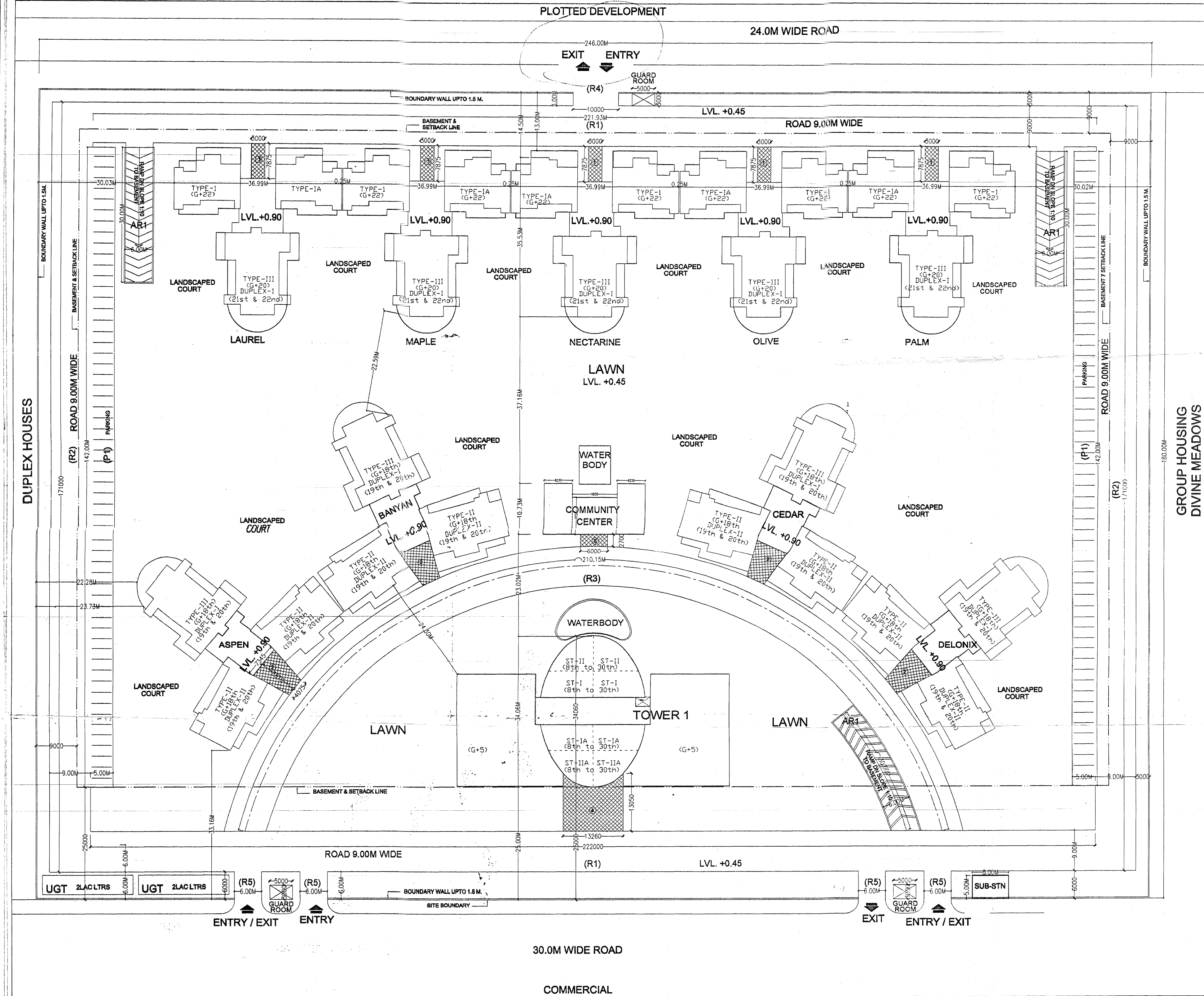
TOTAL POPULATION UNDER THE PROPOSED SCHEME = 3438 + 1305 = 4743 Persons

PROPOSED DENSITY OF THE PROPOSED SCHEME = 4743 ÷ 4.428 = 1071.138 PPH

OR SAY = 1071 PPH

DETAIL OF NO. OF UNITS & FLATS:-											
TYPE	SPEN	BANYAN	CEDAR	DELOON	LAUREL	MAPLE	NECTARINE	OLIVE	PALM	PARK OVAL	TOTAL
I					23	23	23	23	23		115
IA					23	23	23	23	23		115
II	38	38	38	38							152
III	18	19	19	19	21	21	21	21	21		181
DUPLEX-I	1	1	1	1	1	1	1	1	1		9
DUPLEX-II	2	2	2	2							8
ST-I										46	46
ST-IA										46	46
ST-II										46	46
ST-IIA										46	46
TOTAL	60	60	60	60	68	68	68	68	68	134	764
SEMIANT QUARTAL	60	60	60	60	68	68	68	68	68		580

SUBMISSION DRAWING			
NOTES. 1. ALL DIMS. ARE IN MM. 2. ONLY WRITTEN DIMS. ARE TO BE FOLLOWED. 3. DIMS. ARE NOT TO BE SCALED.			
PROJECT PROPOSED GROUP HOUSING APARTMENTS " PARX LAUREATE" PLOT NO. GH-01,02,03, SEC.-108, NOIDA. BELONGING TO M/S LAUREATE BUILDWELL PVT. LTD.			
DRAWING TITLE SITE PLAN & AREA STATEMENT 1. यह योजना में निर्माण के लिये एक प्लॉट 2. प्लॉट का क्षेत्रफल 10000 वर्ग मीटर है 3. प्लॉट पर कुल 100 इकाइयों का निर्माण 4. प्लॉट पर कुल 100 इकाइयों का निर्माण			
SCALE 1:500		 DRG. NO. 01	
APPLICANT [Signature]		ARCHITECT [Signature]	
ARCHITECTS COSMIC ARCHITECTS PVT. LTD. 77, GULMOHAR COMMERCIAL COMPLEX SECTOR -15, NOIDA PH. 2513935 / 2513958		77, RAJENDRA NAGAR SECTOR -15, NOIDA PH. 2513935 / 2513958 77, Gulmohar Comm. Complex Sector-15, Noida, U.P. 201301	



AREA DETAILS

TOTAL AREA OF PLOT	246.00X180.00M	= 44280.00 Sqm.
PERMISSIBLE GROUND COVERAGE (40%)		= 17712.00 Sqm.
PERMISSIBLE F.A.R (2.75)		= 121770.00 Sqm.
ADDITIONAL F.A.R FOR GREEN BUILDING @5% OF PERM. FAR (0.1375)		= 6086.50 sqm
NET PERMISSIBLE F.A.R (2.8875)		= 127856.50 Sqm.
PERMISSIBLE HEIGHT		= NO LIMIT
PROPOSED HEIGHT		= 106.025 M
PERMISSIBLE SETBACKS	FRONT = 25.00M OTHER THREE SIDES = 9.00M	

Floor	TOTAL		Grand Total
	Area under FAR	Facilities FAR	
Gr. floor	6345.90	1715.07	7863.97 SQM
1st floor	5960.38	850.89	6920.27 SQM
2nd floor	5457.96	1839.88	7297.85 SQM
3rd floor	5457.96	1839.88	7297.85 SQM
4th floor	5457.96	1839.88	7297.85 SQM
5th floor	5457.96	1642.69	7100.65 SQM
6th floor	5457.96	942.58	6400.54 SQM
7th floor	5457.96	942.58	6400.54 SQM
8th floor	5824.59	401.93	6226.53 SQM
9th floor	5824.59	401.93	6227.49 SQM
10th floor	5824.59	401.93	6227.49 SQM
11th floor	5824.59	401.93	6227.49 SQM
12th floor	5824.59	401.93	6226.53 SQM
13th floor	5824.59	401.93	6227.49 SQM
14th floor	5824.59	401.93	6227.49 SQM
15th floor	5824.59	401.93	6226.53 SQM
16th floor	5824.59	401.93	6226.53 SQM
17th floor	5824.59	401.93	6227.49 SQM
18th floor	5824.59	401.93	6227.49 SQM
19th floor	5460.21	300.72	5850.93 SQM
20th floor	4603.48	868.25	5001.53 SQM
21st floor	3172.12	161.58	3349.63 SQM
22nd floor	2691.08	82.47	3073.55 SQM
23rd floor	366.63	229.47	596.10 SQM
24th floor	366.63	393.41	760.04 SQM
25th floor	367.60	44.75	412.34 SQM
26th floor	367.60	44.75	412.34 SQM
27th floor	366.63	44.75	411.38 SQM
28th floor	366.63	44.75	411.38 SQM
29th floor	367.60	44.75	412.34 SQM
30th floor	367.60	44.75	412.34 SQM
Terrace	0.00	58.61	58.61 SQM
OUTSIDE AREA	367.60	118.87	486.47 SQM
TOTAL	12783.58	18246.35	34620.33 SQM
UPPER BASEMENT	23736.00		23736.00 SQM
LOWER BASEMENT	23736.00		23736.00 SQM
TOTAL GROUND AREA			64762.00 SQM
AREA INCLUDING BASEMENT & TERRACE		21064.33	SQM
TOTAL AREA OF PLOT	248,000.00 SQM		= 44200.00 SQM
PERMISSIBLE AREA (20%)			= 12100.00 SQM
PERMISSIBLE NON F.A.R FOR FACILITIES @15% OF PERM.FAR			= 18625.50 SQM
PROPOSED NON F.A.R FOR FACILITIES			= 18239.99 SQM (141%)

PARKING CALCULATIONS

PLOT AREA = 246.00 x 180.00

PERMISSIBLE FAR @ 2.75

ADDITIONAL FAR FOR GREEN BUILDING 5%

NET PERMISSIBLE FAR

PERM. FACILITY AREA @ 15% OF BUILD. FAR

TOTAL AREA = "1" + "2"

PERM. AREA UNDER COMMERCIAL @ 1% OF PERM. FAR

PARKING REQUIRED FOR COMM. @ ONE ECS PER 30.00 SQM

NET AREA RESIDENTIAL = "3" + "4"

PARKING REQUIRED FOR RESIDENTIAL @ ONE ECS PER 80.00 SQM

PARKING REQUIRED TO BE PROVIDED IN THE PLOT = "5" + "6"

AREA UNDER ROADS, PARKING & RAMP

NO. OF ECS ON GROUND @ 20 SQM PER ECS

NO. OF ECS IN UPPER BASEMENT

NO. OF ECS IN LOWER BASEMENT

TOTAL NO. OF ECS = 1045+1045+645

LANDSCAPE CALCULATIONS		
PLOT AREA	246.00	180.00
AREA UNDER BUILDING BLOCKS		
TOTAL OPEN AREA		
LANDSCAPE AREA REQUIRED (85% OF TOTAL OPEN AREA)		
AREA UNDER ROADS, PARKING & RAMP'S		
AREA UNDER LESS & SEC. CABINS & TOWERS		
PAVED AREA		
NET LANDSCAPED AREA = a - b - c - d - e		
NO. OF TREES TO BE PROVIDED @ ONE PER 100 SQ.MT TOTAL OPEN AREA		
NO. OF EVERGREEN TREES TO BE PROVIDED		
TOTAL NO. OF TREES PROVIDED		
TOTAL NO. OF EVERGREEN TREES PROVIDED		