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Project title: Khasra No. 613M,614M,615M Village Basantpur Saitli Muradnagar Tehsil Modinagar Ghaziabad

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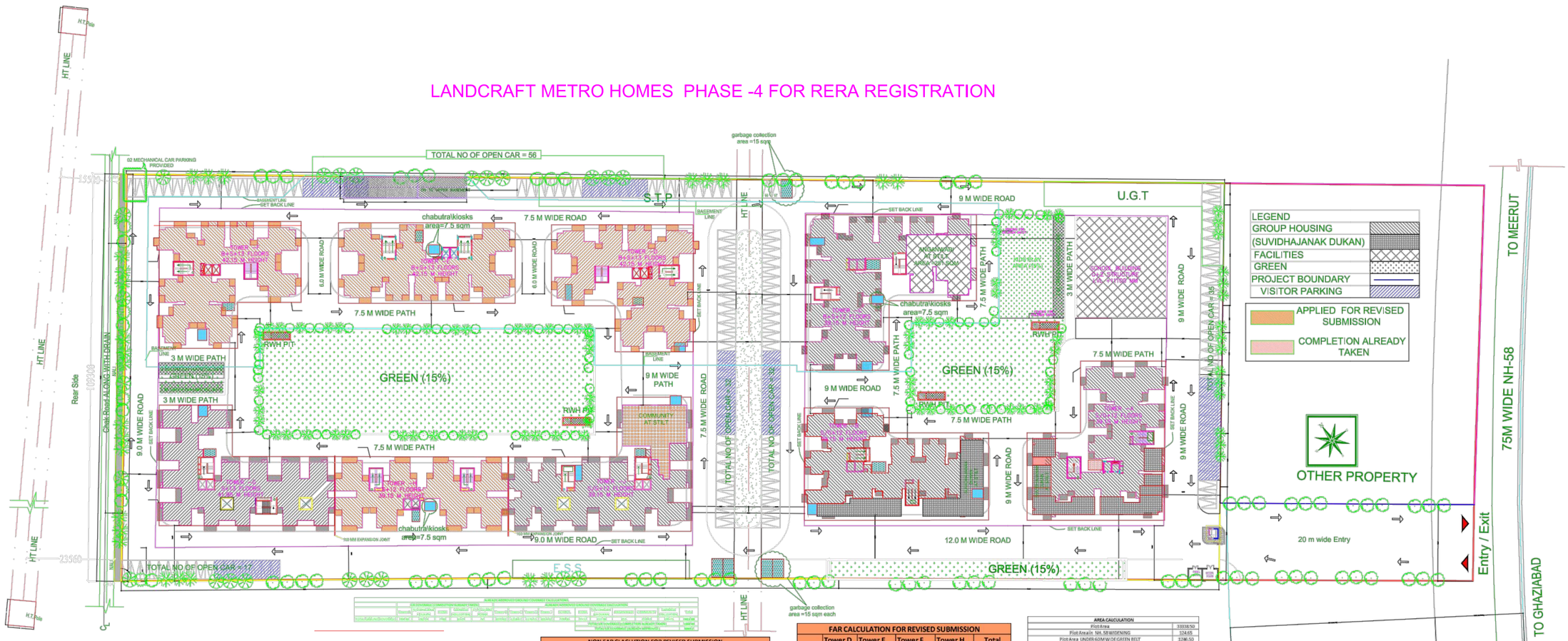
LANDCRAFT METRO HOMES PHASE -4 FOR RERA REGISTRATION



	FAR (COMPLETION ALREADY TAKEN)		ALREADY SANCTIONED FAR						
	Tower A	AREA OF SUVIDHAJANK DUKAN	Tower B	Tower C	Tower G	Tower J	AREA OF ANGANWADI	AREA OF SUVIDHA JANK DUKAN	AREA OF SCHOOL	Total
STILT	33.16	282.24	37.13	33.73	39.91	39.1	251	222.98	578.15	1517.4
1st	755.59		761.26	885.03	713.81	724.18			578.15	4418.02
2nd	755.59		761.26	885.03	713.81	724.18			578.15	4418.02
3rd	755.59		761.26	885.03	713.81	724.18				3839.87
4th	755.59		761.26	885.03	713.81	724.18				3839.87
5th	755.59		761.26	885.03	713.81	724.18				3839.87
6th	755.59		761.26	885.03	713.81	724.18				3839.87
7th	755.59		761.26	885.03	713.81	724.18				3839.87
8th	755.59		761.26	885.03	713.81	724.18				3839.87
9th	755.59		761.26	885.03	713.81	724.18				3839.87
10th	755.59		761.26	885.03	713.81	724.18				3839.87
11th	755.59		761.26	885.03	713.81	724.18				3839.87
12th	755.59		761.26	885.03	713.81	724.18				3839.87
13th					303.18					303.18
Total	9100.24	282.24	9172.25	10654.09	8908.81	8729.26	251	222.98	1734.45	49055.32
						Total Far (Completion already taken)				9382.48
						Total Far (Already Sanctioned Far)				39672.84

	COMPLETION ALREADY TAKEN	ALREADY SANCTIONED DWELLING UNIT					
	Tower A	Tower B	Tower C	Tower G	Tower J	Total
STILT	0	0	0	0	0	0
1st	11	11	11	13	14	62
2nd	11	11	11	13	14	62
3rd	11	11	11	13	14	62
4th	11	11	11	13	14	62
5th	11	11	11	13	14	62
6th	11	11	11	13	14	62
7th	11	11	11	13	14	62
8th	11	11	11	13	14	62
9th	11	11	11	13	14	62
10th	11	11	11	13	14	62
11th	11	11	11	13	14	62
12th	11	11	11	13	14	62
13th				5		5
Total	132	132	156	161	168	749
		TOTAL DWELLING UNITS (COMPLETION ALREADY TAKEN				132
		TOTAL DWELLING UNITS (ALREADY SANCTIONED)				617

NON FAR CLACLUTION FOR REVISED SUBMISSION					
	Tower D	Tower E	Tower F	Tower H	Total
BASEMENT					8910.51
STILT (PARKING)	1016.83	944.35	1016.83	854.72	3832.73
STIT (FIRE STAIR)	20.91	23.93	20.91	21.93	87.68
1st	20.12	23.21	20.12	20.71	84.16
2nd	20.12	23.21	20.12	20.71	84.16
3rd	20.12	23.21	20.12	20.71	84.16
4th	20.12	23.21	20.12	20.71	84.16
5th	20.12	23.21	20.12	20.71	84.16
6th	20.12	23.21	20.12	20.71	84.16
7th	20.12	23.21	20.12	20.71	84.16
8th	20.12	23.21	20.12	20.71	84.16
9th	20.12	23.21	20.12	20.71	84.16
10th	20.12	23.21	20.12	20.71	84.16
11th	20.12	23.21	20.12	20.71	84.16
12th	20.12	23.21	20.12	20.71	84.16
13th	20.12	23.21	20.12		63.45
Total	1299.3	1270.01	1299.3	1125.17	13904.29
Total (FIRE STAIRCASE)	282.47	325.66	282.47	270.45	1161.05

FAR CALCULATION FOR REVISED SUBMISSION					
	Tower D	Tower E	Tower F	Tower H	Total
STILT	44.76	46.54	44.76	37.34	173.4
1st	635.87	564.8	635.87	506.98	2343.52
2nd	635.87	564.8	635.87	506.98	2343.52
3rd	635.87	564.8	635.87	506.98	2343.52
4th	635.87	564.8	635.87	506.98	2343.52
5th	635.87	564.8	635.87	506.98	2343.52
6th	635.87	564.8	635.87	506.98	2343.52
7th	635.87	564.8	635.87	506.98	2343.52
8th	635.87	564.8	635.87	506.98	2343.52
9th	635.87	564.8	635.87	506.98	2343.52
10th	635.87	564.8	635.87	506.98	2343.52
11th	635.87	564.8	635.87	506.98	2343.52
12th	635.87	564.8	635.87	506.98	2343.52
13th	635.87	564.8	635.87		1836.54
Total	8311.07	7388.94	8311.07	6121.1	30132.18

AREA CALCULATION	
Plot Area	3333.850
Plot Area in Sq. M. WIDENING	124.65
Plot Area UNDER ROAD W/DE GREEN BELT	1240.50
Plot Area in CHAK ROAD WIDENING	201.00
NET plot area for planning	31756.35
Permissible FAR 2.5	79390.88
Permissible Dwelling units 500 PER HECTARE (31.756 x 500)	1589.00
permissible Ground coverage @50%	15878.18
permissible Green area @15%	4764.40
permissible Suvidhajanak dukans 5 dukan @ 1000 person	
population = permissible units x 5 persons	
= 1589 x 5 = 7925	
= 7925/1000 = 7.925	
Total Suvidhajanak Dukan = 7.925 * 4 = 39.363	say 39 Dukan
area of each Dukan @ 15 sq.mt / Dukan = 39 x 15 = 585.50 SQ.MT	
Suvidhajanak Dukan (completion already taken)	19 Dukan
ALREADY APPROVED Suvidhajanak Dukan	15 Dukans
Total Suvidhajanak Dukan	34 Dukan
Suvidhajanak Dukan (completion already taken) Area	282.24
ALREADY APPROVED Suvidhajanak Dukan Area	222.98
Total far of Suvidhajanak Dukan	505.22
Far Area residential (completion already taken)	9100.24
ALREADY APPROVED FAR area residential :	37364.41
Proposed FAR area of suvidhajanak dukan :	505.22
Proposed FAR area of anganwadi :	251.00
Proposed FAR area of school :	1734.45
TOTAL FAR AREA = A	49055.32
PROPOSED FAR area residential (FOR REVISED SUBMISSION) : B	30132.18
TOTAL FAR ACHIEVED	79187.50
Proposed FAR	2.49
Ground Coverage (Completion Already Taken)	1346.49
ALREADY APPROVED Ground coverage:	6093.70
PROPOSED GR.COV area residential (FOR REVISED SUBMISSION) :D	4136.83
TOTAL GROUND COVERAGE	11576.52
Permissible Dwelling units 500 PER HECTARE	
=(31.756/10000)X500= 1589	1589
Dwelling units (Completion Already Taken)	132
ALREADY APPROVED DWELLING UNITS	617
PROPOSED DWELLING UNITS (FOR REVISED SUBMISSION)	434
TOTAL DWELLING UNITS	1183
Non far (Completion Already Taken)	1303.43
ALREADY APPROVED NON FAR AREA	5834.75
PROPOSED NON FAR (FOR REVISED SUBMISSION)	13904.29
TOTAL NON FAR AREA	21040.47
Parking Details	
No. of Car Parking Required	790 E.C.S
No. of Car Parking Provided	790 E.C.S
Total no of trees required @ 50 trees per hectare of plot area	
=(NO*43758.35)/10000= 158.78	158
ALREADY APPROVED green area	4764.40
Permissible 5% additional far = 5% of per far	
=5% of 79390.88= 3969.544	3969.54
5% Non far (Completion Already Taken)	259.70
ALREADY APPROVED 5% NON FAR	1605.68
PROPOSED 5% ADDITIONAL FAR (FOR REVISED SUBMISSION)	1045.88
TOTAL 5 % ADDITIONAL FAR	2909.26
Total Proposed Built up area (FAR + Non FAR+5% additional far)	
(A) : Total proposed FAR Area:-	79187.50
(B) : Total proposed 5% additional far:-	2909.26
(C) : Total proposed area of NON F.A.R:-	21040.47
Total of (A+B+C) :-	103127.23

PARKING CALCULATION		
COVERED AREA FOR PARKING	NO:	TOTAL AREA
COVERED AREA FOR PARKING (ALREADY APPROVED)		3160.00
COVERED CAR PARKING @ 28 SQ.M	112	3136.0 C.E
TOTAL AREA AVAILABLE (FOR ADDITIONAL BASEMENT)		3896.00
COVERED CAR PARKING @ 32 SQ.M	122	3776.0 C.E
OPEN PARKING CALCULATION		AREA
OPEN CAR PARKING (ALREADY APPROVED)		1734.0
RAMP CIRCULATION AREA (ALREADY EXISTING)		1950.0 OCCUPIED
DRIVEWAY AREA @ 23 C.E.S AVAILABLE	206	5155.0 C.E
TOTAL C.E.S. AREA AVAILABLE (3896+206)		9011.0 C.E.S
PROPOSED PARKING		
COVERED PARKING AT STILT	250	
COVERED PARKING AT BASEMENT	270	
MECHANICAL PARKING	0	
OPEN PARKING	190	
TOTAL PARKING PROVIDED	790	E.C.S
	198	ECS AVAILABLE

GREEN AREA CALCULATION								
NOS	AREA			NOS		TOTAL		
1	15.00	X	6.00	=	1	90.00		
1	1040.00	X	0.15	=	1	156.00		
1	1040.00	X	0.15	=	1	156.00		
1	3.00	X	30.00	=	1	90.00		
1	30.00	X	30.00	=	1	900.00		
1	15.00	X	30.00	=	1	450.00		
1	15.00	X	30.00	=	1	450.00		
1	15.00	X	6.00	=	1	90.00		
1	15.00	X	6.00	=	1	90.00		
1	15.00	X	6.00	=	1	90.00		
1	3.00	X	30