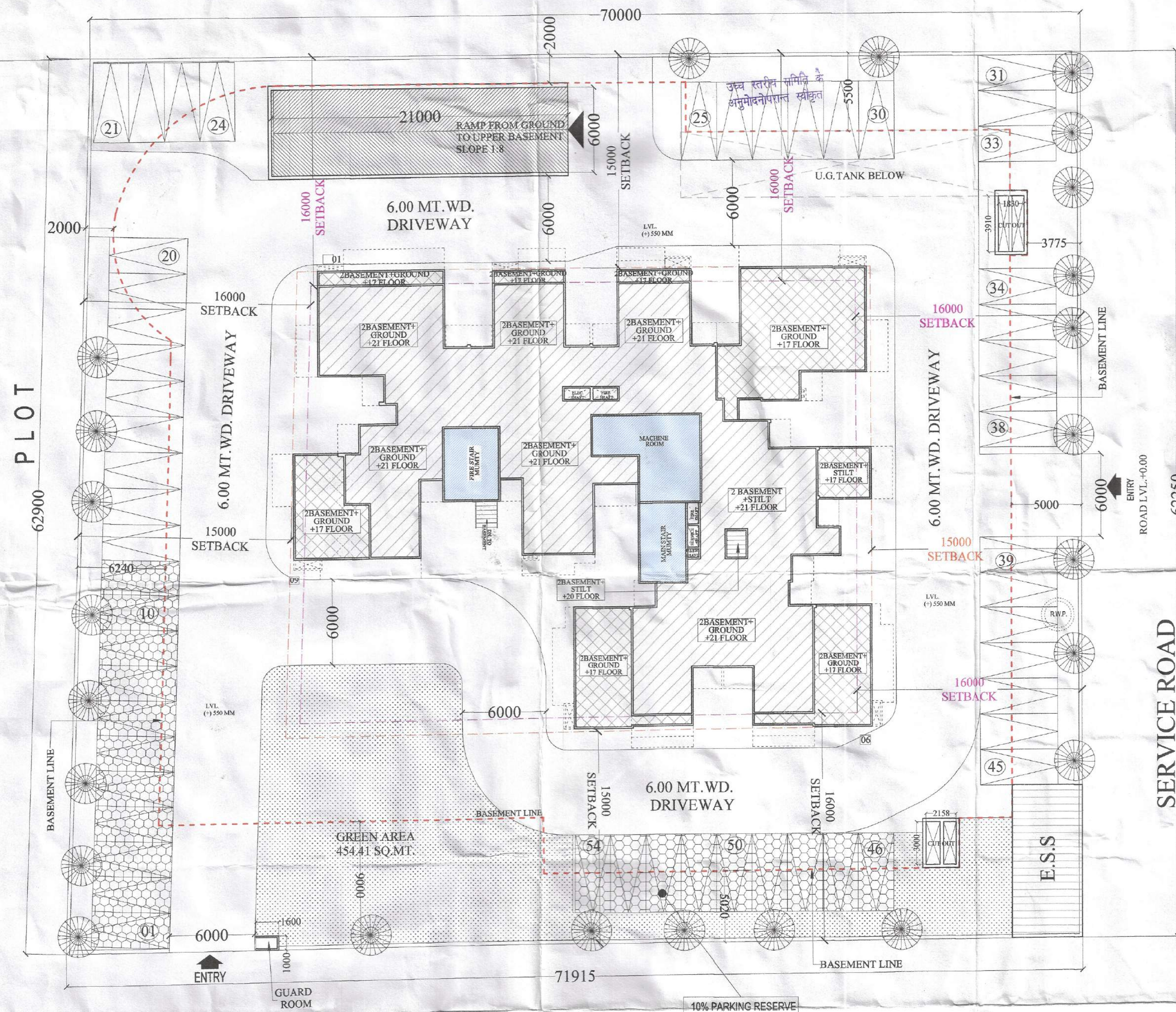


SERVICE ROAD



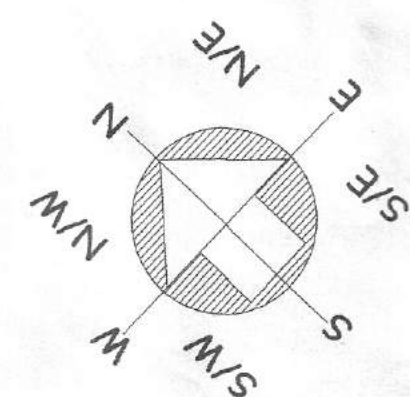
45.00 MT. WIDE ROAD

मानवियर स्वीकृति की नियम एवं शर्तों मानकियर क्रमांक ११११११ के विवरित पृष्ठ पर घसा है।



Checked & Submitted For Approval

SITE PLAN



A AREA STATEMENT (IN METER SQUARE)

S. No.	PARTICULARS	AREA sq. mt. (NON F.A.R. AREA)	AREA sq. mt. (5% FACILITY AREA)	AREA sq. mt. (F.A.R. AREA)	AREA sq. mt. (COMMERCIAL AREA)	UNITS	5% FACILITY AREA	AREA sq. mt. (NON F.A.R. FIRE STAIR CASE)	REQ. E.C.S.	FLOOR LVL.
1	GROUND/STILT FLOOR	71.43	167.62	157.65	416.67	05	15.87	19.23	5.00	+ 850Lvl.
2	1st FLOOR				772.33	09	25.24	18.15	9.00	+ 3850Lvl.
3	2nd FLOOR				772.33	09	25.24	18.15	9.00	+ 6850Lvl.
4	3rd FLOOR				772.33	09	25.24	18.15	9.00	+ 9850Lvl.
5	4th FLOOR				772.33	09	25.24	18.15	9.00	+ 12850Lvl.
6	5th FLOOR				772.33	09	25.24	18.15	9.00	+ 15850Lvl.
7	6th FLOOR				772.33	09	25.24	18.15	9.00	+ 18850Lvl.
8	7th FLOOR				772.33	09	25.24	18.15	9.00	+ 21850Lvl.
9	8th FLOOR				772.33	09	25.24	18.15	9.00	+ 24850Lvl.
10	9th FLOOR				772.33	09	25.24	18.15	9.00	+ 27850Lvl.
11	10th FLOOR				772.33	09	25.24	18.15	9.00	+ 30850Lvl.
12	11th FLOOR				772.33	09	25.24	18.15	9.00	+ 33850Lvl.
13	12th FLOOR				772.33	09	25.24	18.15	9.00	+ 36850Lvl.
14	13th FLOOR				772.33	09	25.24	18.15	9.00	+ 39850Lvl.
15	14th FLOOR				772.33	09	25.24	18.15	9.00	+ 42850Lvl.
16	15th FLOOR				772.33	09	25.24	18.15	9.00	+ 45850Lvl.
17	16th FLOOR				772.33	09	25.24	18.15	9.00	+ 48850Lvl.
18	17th FLOOR				772.33	09	25.24	18.15	9.00	+ 51850Lvl.
19	18th FLOOR				548.07	08	18.81	18.15	8.00	+ 54850Lvl.
20	19th FLOOR				498.83	07	18.81	18.15	7.00	+ 57850Lvl.
21	TOTAL	75.83	167.62	157.65	14,590.18	173	482.57	364.08	173.00	

NOTE :- TOTAL GROUND COVERAGE OF THE TOWER = F.A.R. AREA OF GROUND FLOOR + 5% FACILITY AREA + FIRE STAIR-STILT AREA + COMMUNITY AREA + COMMERCIAL AREA = 416.67 + 15.87 + 19.23 + 71.43 + 167.62 + 157.65 = 848.47 SQ. MT.

B (INCENTIVE F.A.R.) AREA STATEMENT (IN METER SQUARE)

S. No.	PARTICULARS	AREA sq. mt. (NON F.A.R. AREA)	AREA sq. mt. (F.A.R. AREA)	UNITS	5% FACILITY AREA	AREA sq. mt. (NON F.A.R. FIRE STAIR CASE)	REQ. E.C.S.	FLOOR LVL.
1	18th FLOOR	52.24	01				01	+ 57850Lvl.
2	19th FLOOR	548.07	08	18.81	18.15	8.00		+ 6050Lvl.
3	20th FLOOR	548.07	07	18.81	18.15	8.00		+ 6350Lvl.
4	TERRACE							+ 6650Lvl.
5	MAIN STAIR MUMTY				19.72			+ 6950Lvl.
6	FIRE STAIR MUMTY				21.38			
7	MACHINE ROOM				37.78			
7	TOTAL	1148.38	16	116.50	36.30	17.00		

25	PROVIDED PARKING AS PER E.C.S. (including visitor parking)	218 E.C.S.
A	STILT PARKING AREA = 71.43 / 28 = 2.55 E.C.S. @ 28 SQ.MT. PER E.C.S. SAY = 200	2.00 E.C.S.
B	UPPER BASEMENT PARKING AREA = 203.99 / 28 = 7.29 E.C.S. @ 32 SQ.MT. PER E.C.S. SAY = 82.00	82.00 E.C.S.
C	LOWER BASEMENT PARKING AREA = 273.42 / 32 = 8.54 E.C.S. @ 32 SQ.MT. PER E.C.S. SAY = 80.00	80.00 E.C.S.
D	OPEN PARKING	54 E.C.S.
TOTAL E.C.S. (A+B+C+D) = 218 E.C.S.		
26	REQUIRED 10% VISITOR PARKING = 196 E.C.S. 10% = 19.60 E.C.S. = SAY AS 20 E.C.S.	20 E.C.S.
27	PROVIDED 10% VISITOR PARKING	20 E.C.S.
28	AS PER 50 No. OF TREE PER HECTARE OF PLOT AREA = (50 X 4442.82 / 10,000 = 22.21 SAY 23 Nos. TREES	
29	NO. OF TREE PROVIDED = 24 TREES REQUIRED 10% OF PLOT AREA AS PLOT GREEN = 10% OF 4,442.82 = 444.28	444.28
30	PROVIDED GREEN	454.41
31	TOTAL NON F.A.R. AREA	7086.53
A	TOTAL FIRE STAIR CASE AREA = 384.08 + 38.30 = 400.38 SQ.MT.	
B	TOTAL UPPER BASEMENT AREA = 3157.36 SQ.MT.	
C	TOTAL LOWER BASEMENT AREA = 3157.36 SQ.MT.	
D	TOTAL STILT AREA = 71.43 SQ.MT.	
TOTAL (A+B+C+D) = 7086.53 SQ.MT.		
33	TOTAL BUILT-UP AREA	23,749.43
A	TOTAL NON F.A.R. AREA = 7086.53 SQ.MT.	
B	TOTAL F.A.R. AREA = 14,747.83 SQ.MT.	
C	TOTAL INCENTIVE F.A.R. AREA = 1148.38 SQ.MT.	
D	TOTAL 5% FACILITY AREA = 766.69 SQ.MT.	
TOTAL (A+B+C+D) = 23,749.43 SQ.MT.		

AREA STATEMENT

S.NO.	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA = 4,442.82 SQ.MT.	4,442.82
2	ALREADY SANCTION F.A.R	3,325
A	PERMISSIBLE F.A.R	2.50
B	PERCHASABLE F.A.R	0.625
TOTAL F.A.R (A+B) = 3.325		
3	ALREADY SANCTION F.A.R AREA = 3,325 X 4,442.82 = 14,772.40 SQ.MT. SAY = 14,772.40	14,772.40
4	PERMISSIBLE GROUND COVERAGE = 35% = 35% OF 4,442.82 = 1,554.987 SQ.MT.	1,554.987
5	ACHIEVED GROUND COVERAGE	19.07%
6	PERMISSIBLE F.A.R. AREA OF COMMERCIAL = 1.00 % OF PERMISSIBLE F.A.R. + INCENTIVE F.A.R. = 14,772.376 + 1020.00 = 15,792.376 SQ.MT. = 15,792.376 OF 1% = 157.92 SQ.MT.	157.92
7	ACHIEVED F.A.R. AREA COMMERCIAL	157.65
8	PERMISSIBLE 5% FOR FACILITY OF PERMISSIBLE F.A.R. AREA + INCENTIVE F.A.R. = 14,772.40 + 1178.00 = 15,950.40 SQ.MT. = 15,950.40 @ 5% = 797.52 SQ.MT.	797.52
9	ACHIEVED 5% FACILITY AREA OF PERMISSIBLE F.A.R. AREA + INCENTIVE F.A.R. = 14,772.40 + 1178.00 = 15,950.40 SQ.MT. (COMMUNITY HALL, CUPBOARD LIFT LOBBY, SERVICE SHAFT, MAIN MUMTY & MACHINE ROOM AREA)	766.69
10	TOTAL ACHIEVED F.A.R. AREA	3,319
A	RESIDENTIAL F.A.R. AREA = 14,590.18 SQ.MT.	
B	COMMERCIAL F.A.R. AREA = 157.65 SQ.MT.	
TOTAL (A + B) = 14,747.83 SQ.MT.		
11	TOTAL ACHIEVED INCENTIVE F.A.R. AREA	1,148.38
12	TOTAL PERMISSIBLE UNITS	196 UNITS
A	PERMISSIBLE UNITS @ 330 UNIT PER 10,000 SQ.MT. PLOT AREA = 330 / 10,000 X 4,442.82 = 146,813 UNITS SAY = 147 UNITS	
B	PERMISSIBLE UNITS FOR PURCHASABLE F.A.R. = 3666.32 X 330 / 25,000 = 48.38 UNITS SAY = 49 UNITS	
TOTAL (A+B) = 196 UNITS		
13	TOTAL ACHIEVED UNITS	173 UNITS
14	TOTAL ACHIEVED INCENTIVE UNITS	16 UNITS
15	TOTAL REQUIRED EVIS UNITS = 10 % OF PERMISSIBLE UNITS = 10 % OF 196 UNITS = 19.6 UNITS	19.6 UNITS
16	TOTAL REQUIRED LIG UNITS = 10 % OF PERMISSIBLE UNITS = 10 % OF 196 UNITS = 19.6 UNITS	19.6 UNITS
17	AS PER G.O. No. 3188 DATED - 5 DEC. 2013, AS INCENTIVE FAR AREA FOR EVIS AND LIG	1179.00
A	AREA OF EVIS UNITS @ 25.00 SQ.MT. OF EACH UNITS = 19.6 X 25.00 = 490 SQ.MT.	
B	AREA OF LIG UNITS @ 25 SQ.MT. OF EACH UNITS = 19.6 X 35 = 686 SQ.MT.	
AS INCENTIVE FAR FOR EVIS AND LIG = A + B = 490 + 686 = 1176.00 SQ.MT.		
18	AS PER G.O. No. 3188 DATED - 5 DEC. 2013, AS INCENTIVE UNITS FOR EVIS AND LIG	16 No.S
19	PERMISSIBLE F.A.R = 14,772.40 SQ.MT. PERMISSIBLE UNITS = 196 UNITS I.E. AVERAGE UNIT AREA = 14,772.40 / 196 = 75.36 SQ.MT. AS INCENTIVE FAR AREA = 1176 SQ.MT. I.E. INCENTIVE UNIT No.S = 1176 / 75.36 = 15.60 No.S SAY = 16 No.S	
20	TOTAL ACHIEVED INCENTIVE F.A.R. AREA	1,148.38
21	TOTAL ACHIEVED INCENTIVE UNITS	16 UNITS
22	UPPER BASEMENT PARKING AREA = TOTAL UPPER BASEMENT AREA - DEDUCTION AREA = 3157.36 - 532.38 = 2624.98 SQ. MT.	2624.98
23	LOWER BASEMENT PARKING AREA = TOTAL BASEMENT AREA - DEDUCTION AREA = 3157.36 - 583.94 = 2573.42 SQ. MT.	2573.42
24	REQUIRED PARKING	196 E.C.S.
A	REQUIRED PARKING = MAIN F.A.R. INCENTIVE F.A.R. 173.00 + 17.00 = 190 E.C.S.	
B	REQUIRED PARKING FOR COMMERCIAL F.A.R. AREA / 100 X 2.00 = 157.65 / 100 X 2 = 3.15 E.C.S.	
C	REQUIRED PARKING FOR COMMUNITY HALL F.A.R. AREA / 100 X 1.50 = 157.65 / 100 X 1.50 = 2.36 E.C.S.	
TOTAL REQUIRED PARKING (A + B + C) = 195.66 E.C.S. SAY 196 E.C.S.		

PROJECT :- RESIDENTIAL COMPLEX AT 2/B/3 VASUNDHARA GHAZIABAD U.P.

BUILDERS & PROMOTER :- M/s SG ESTATES LTD. ADD :- 105-106, DEEPSHIKHA TOWER, RAJENDRA PLACE, NEW DELHI. Through - Mr. Subhash Gupta. PH - 09899970219

DRAWING TITLE :- SITE PLAN

ARCHITECTS :- Space Designers International B - 34, SECTOR-67, NOIDA PH : +91 9711633717, 18,19 & 20 Mob: 9811070299, 9811336231 e-mail: spacesdi@gmail.com, www.spacedi.com

OWNER'S SIGN

FOR SG ESTATES LTD Director

ARCHITECT'S SIGN

DRC. NO. 01

LEGEND	
	PARKING SIZE
	VISITORS PARKING
	BASEMENT LINE
	16.00 MT. SETBACK LINE
	15.00 MT. SETBACK LINE