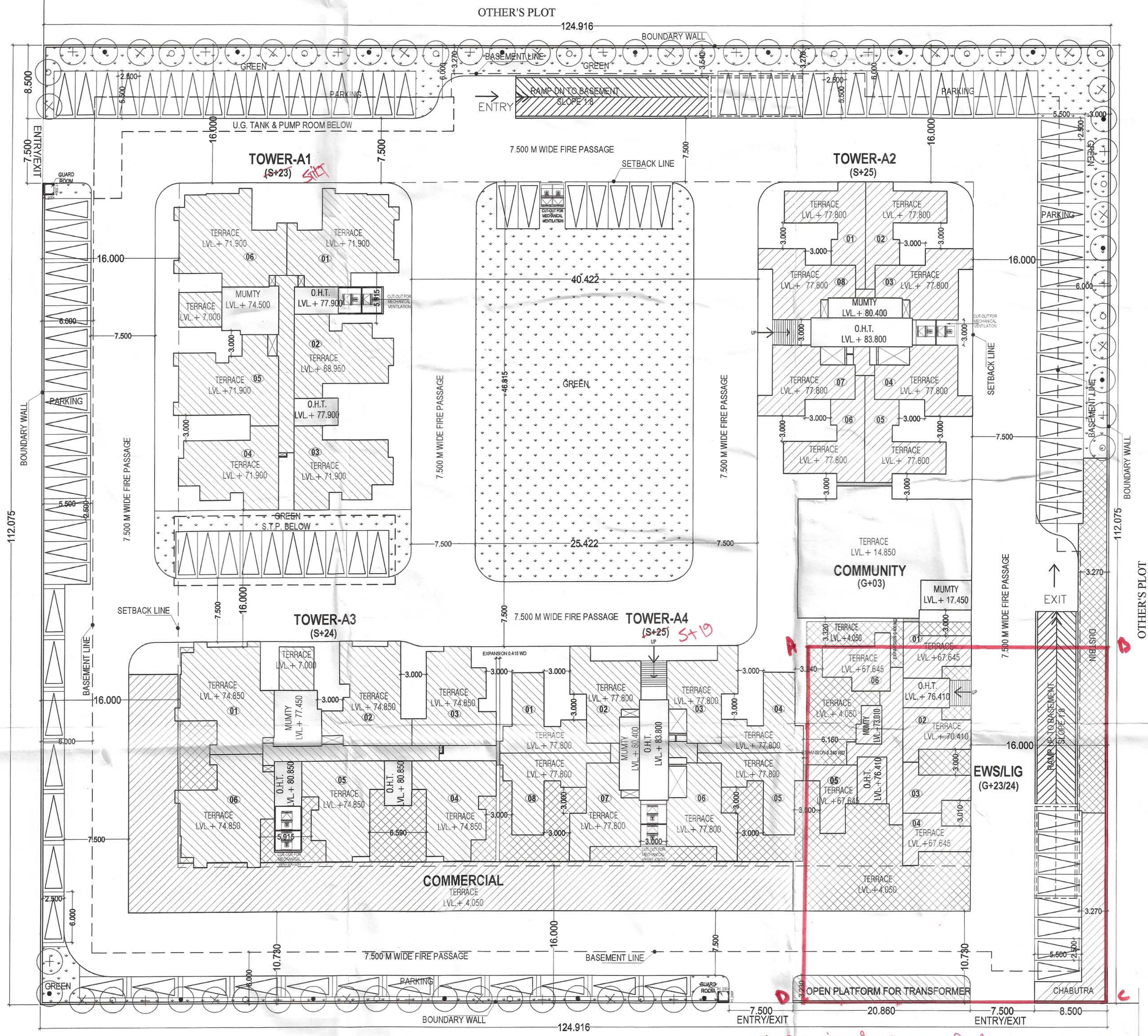
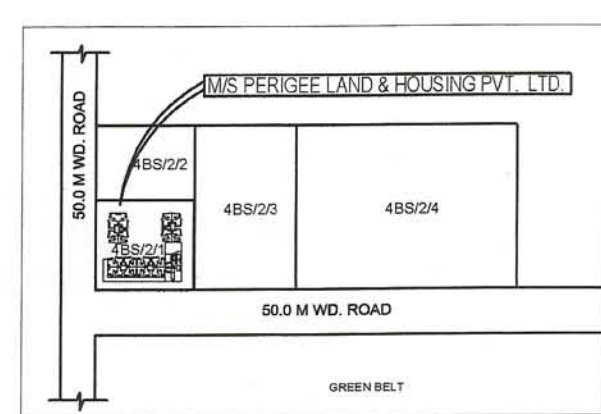


50.000 M WIDE ROAD



50.000 M WIDE ROAD

NOTE- उक्त निर्माण की स्वीकृति के लिए श्रेष्ठ FAR की धारणा जमा की जाये और उपरान्त श्रेष्ठ स्वर से अनुमति के उपरान्त निर्माण किया जा सकेगा।



LOCATION PLAN

(A) Total Plot Area					14000.000	Sqm.
(B) Permissible FAR 2.5					35000.000	Sqm.
(C) Purchasable FAR 1.25					17500.000	Sqm.
(D) Allowed Incentive FAR					5320.000	Sqm.
(E) Total FAR (Permissible + Purchasable + Incentive)					57820.000	Sqm.
(F) Permissible Facilities area (5%)					2891.000	Sqm.
(G) Permissible ground coverage 40%					5600.000	Sqm.
TOTAL FAR, NON FAR, & GROUND COVERAGE AREA DETAILS						
Towers	Height	FAR AREA	Ground Coverage	STILT AREA	TOTAL FACILITY AREA	NON FAR
TOWER-A1	S+23	14716.565	707.625	605.587	480.328	1004.319
TOWER-A2	S+25	13393.665	587.596	502.418	383.385	896.505
TOWER-A3	S+24	15442.110	828.917	728.879	490.098	1142.124
TOWER-A4	S+25	13418.365	727.200	642.032	383.385	1086.119
Commercial	Gr.	577.173	577.173			
Community	G+03	283.898			1156.214	
EWS/LIG	G+23/24	657.830				
Guard Room		3.192	3.192			
TOTAL		57551.270	4373.421	2476.916	2859.408	4199.067
Upper Basement						11587.467
Lower Basement						11587.467
Grand Total		57551.270	4373.421	2476.916	2859.408	27374.001
			31.24%			681

#HARD बंधक क्षेत्रफल = 14000 वर्ग मीटर EWS & LIG भवन निर्माण के श्रेष्ठ परमार्श्वक निर्धारित क्षेत्रों को के उपरान्त क्षेत्रफल उपयुक्त किया जा सकता है।

TOTAL PLOT AREA	=	14000.000	SQ.MT.
PERMISSIBLE FAR @ 2.5 Of Plot Area	=	35000.000	SQ.MT.
PURCHASABLE FAR @ 1.25 Of Plot Area	=	17500.000	SQ.MT.
ALLOWED INCENTIVE FAR FOR EWS/LIG = (35.000 X 70) + (41.000 X 70)	=	5320.000	SQ.MT.
TOTAL PERMISSIBLE + PURCHASABLE FAR + INCENTIVE FAR	=	35000.00 + 17500.00 + 5320.00	SQ.MT.
TOTAL PROPOSED FAR	=	57551.270	SQ.MT.
PERMISSIBLE FACILITIES @ 5% OF TOTAL FAR	=	57820.0 X 0.05 = 2891.00	SQ.MT.
TOTAL PROPOSED FACILITIES AREA (4.95%)	=	2859.408	SQ.MT.
PERMISSIBLE COMMERCIAL @ 1.0% OF TOTAL FAR	=	57820.0 X 0.010 = 578.20	SQ.MT.
TOTAL PROPOSED COMMERCIAL	=	577.173	SQ.MT. REF SHEET NO.(S-18)
PERMISSIBLE GROUND COVERAGE 40 %	=	5600.00	SQ.MT.
PROPOSED GROUND COVERAGE 31.24 %	=	4374.421	SQ.MT.
PROPOSED COMMUNITY (IN 5% FACILITY AREA)	=	1156.214	SQ.MT. REF SHEET NO.(S-19)

PARKING REQUIREMENT					
S.No.	UNITS	UNIT AREA (SQ.M.)	TOTAL No. OF FLATS	CAR	TOTAL CAR
1	2B2T(A)	61.106	150	1	150
2	2B2T(B)	63.824	200	1	200
3	2B2T(C)	61.596	50	1	50
4	3B3TServant	112.337	94	1.25	118
5	3B3TStudy	94.285	47	1	47
6	3B3T	85.148	140	1	140
7	Community	1156.214		1.25	14
8	Commercial	577.173		1.25	7
9	LIG	41.000	70	3	23
TOTAL (A)				ECS	750
TOTAL (B) 10% VISITORS PARKING OF 750 ECS				ECS	75
TOTAL (A + B)				ECS	825
10	EWS	35.000	70	1	70
SCOOTERS					

PARKING IN UPPER BASEMENT (REF SHEET NO. S-07)
TOTAL UPPER BASEMENT AREA FOR PARKING
= 14587.467 - (194.071 + 333.312 + 210.357 + 68.162)
= 10781.566 SQ.MT.
= 10781.566 / 32 = 336.924 = SAYS 336 ECS

PARKING IN LOWER BASEMENT (REF SHEET NO. S-08)
TOTAL LOWER BASEMENT AREA FOR PARKING
= 11587.467 - (194.071 + 333.312 + 210.357)
= 10849.727 SQ.MT.
= 10849.727 / 32 = 339.054 = SAYS 339 ECS

PARKING IN STILT (REF SHEET NO. S-06)
TOTAL AREA PROVIDED FOR STILT PARKING = 2476.916 SQ.MT
ECS IN STILT AREA = 2476.916 / 28 = 88.461 SAYS 88 ECS

PARKING IN OPEN (REF SHEET NO. S-06)
TOTAL OPEN AREA PROVIDED FOR PARKING = 2628.225 SQ.MT
ECS IN OPEN AREA = 2628.225 / 23 = 114.271 = SAY 114 ECS

TOTAL PARKING PROVIDED
TOTAL ECS PROVIDED = 336 + 339 + 88 + 114 = 877 ECS
TOTAL SCOOTER PROVIDED IN UPPER BASEMENT = 72 SCOOTER

DENSITY ACHIEVED:
PERMISSIBLE DENSITY = 330 + ((330*1.25)/2.5) DUS/HECTARE
OR 1650 + ((1650*1.25)/2.5) PPH
= 495 X 1.4000 = 693 UNITS
ALLOWED INCENTIVE UNITS = 70 UNITS.
TOTAL PERMISSIBLE UNITS = 693 + 70 = 763 UNITS.
TOTAL PERMISSIBLE POPULATION = 763 X 5 = 3815 PERSONS.
DENSITY ACHIEVED = 682 X 5 = 3410 PERSONS
= 3410 / 1.4000 = 2435 PPH.

AREA PROPOSED AS PER MASTER PLAN		
1	ANGANWADI (BELOW EWS-LIG)	418.480 SQM.
2	POST OFFICE (BELOW EWS-LIG)	100.000 SQM.
3	A.T.M. (BELOW EWS-LIG)	6.000 SQM.
4	COMPUTERIZED TRAIN RES. CEN. (BELOW EWS-LIG)	25.000 SQM.

(REF SHEET NO. S-20)

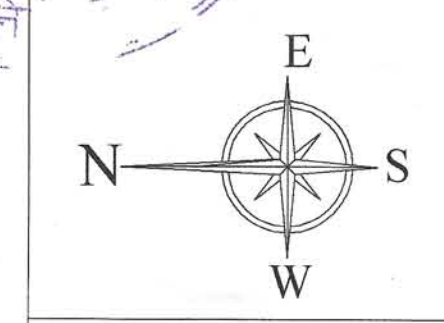
NOTE: 1
*TOWER - A1 IS TYPICAL
*TOWER - A2 IS TYPICAL
*TOWER - A3 IS TYPICAL
*TOWER - A4 IS TYPICAL

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

AREA AS PER 3.75 FAR		
TOTAL BUILT UP AREA		
TOTAL FAR AREA	=	57551.270 SQM.
TOTAL NON FAR AREA	=	27374.001 SQM.
FACILITIES AREA	=	2859.408 SQM.
BUILTUP AREA OF EWS & LIG	=	7570.101 SQM.
AREA AS PER MASTER PLAN		
ANGAN WADI	=	418.480 SQM.
POST OFFICE	=	100.000 SQM.
A.T.M.	=	6.000 SQM.
COMP. TRAIN RES. CENTER	=	25.000 SQM.
TOTAL BUILT UP AREA	=	95904.260 SQM.

मानवित स्वीकृति की नियम एवं शर्तों परम्परा
क्रमांक 172 के विवरित सूचक संख्या है।

उक्त स्वीकृति की
अनुमोदनापरांत स्वीकृत



PROJECT TITLE :
REVISED GROUP HOUSING PLAN AT
PLOT NO-4BS/2/1, SIDDHARTH VIHAR
YOJNA, GHAZIABAD.
FOR- M/S PERIGEE LAND & HOUSING PVT. LTD.
DRAWING TITLE:-

SCALE	
DATE	20181119
DEALT	
JOB NO.	\\Comp7\DIS\SSG_SDDHARTH_SUBMISSION\20181119_SUB

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ARCHITECT'S SIGN

For Perigee Land & Housing Pvt. Ltd.
Authorised Signatory

OWNER'S SIGN