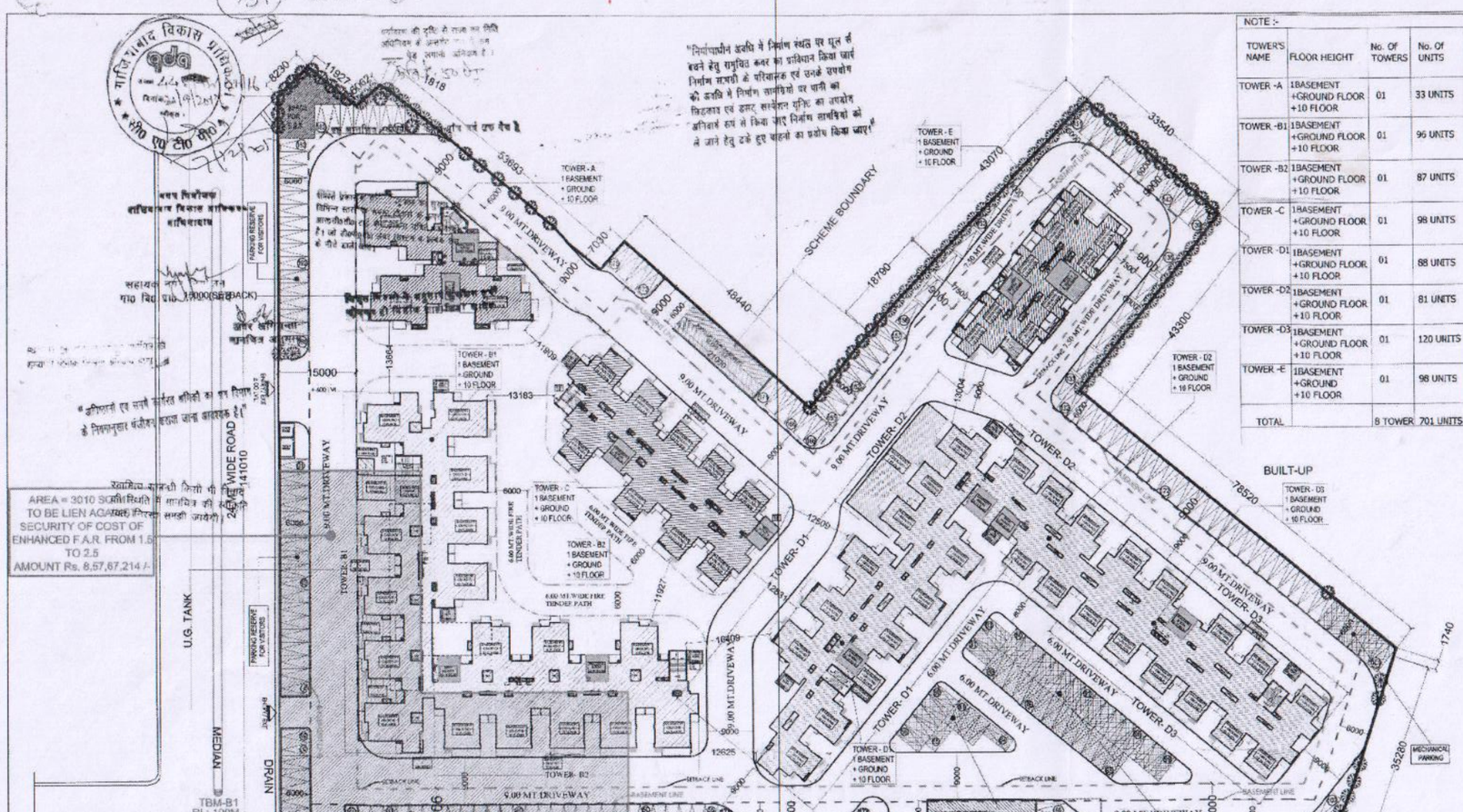

NOTE :-

TOWER'S NAME	FLOOR HEIGHT	No. Of TOWERS	No. Of UNITS	ON LESS THEN 50 SQ.MT. = 1 TWO WHEELER.	1 E.C.S. FOR FLAT AREA 50 SQ.MT. TO 100 SQ.MT.	1.25 E.C.S. FOR FLAT AREA 100 SQ.MT. TO 150 SQ.MT.	1.50 E.C.S. FOR FLAT AREA MORE THAN 150 SQ.MT.	TOTAL E.C.S. PER TOWER
TOWER -A	1BASEMENT +GROUND FLOOR +10 FLOOR	01	33 UNITS	----------	----------	27.50 E.C.S.	16.50 E.C.S.	44 E.C.S.
TOWER -B1	1BASEMENT +GROUND FLOOR +10 FLOOR	01	96 UNITS	----------	96 E.C.S.	----------	----------	96 E.C.S.
TOWER -B2	1BASEMENT +GROUND FLOOR +10 FLOOR	01	87 UNITS	----------	87 E.C.S.	----------	----------	87 E.C.S.
TOWER -C	1BASEMENT +GROUND FLOOR +10 FLOOR	01	98 UNITS	----------	97 E.C.S.	----------	----------	97 E.C.S.
TOWER -D1	1BASEMENT +GROUND FLOOR +10 FLOOR	01	88 UNITS	----------	88 E.C.S.	----------	----------	88 E.C.S.
TOWER -D2	1BASEMENT +GROUND FLOOR +10 FLOOR	01	81 UNITS	1 TWO WHEELER	80 E.C.S.	----------	----------	80 E.C.S.
TOWER -D3	1BASEMENT +GROUND FLOOR +10 FLOOR	01	120 UNITS	1 TWO WHEELER	119 E.C.S.	----------	----------	119 E.C.S.
TOWER -E	1BASEMENT +GROUND FLOOR +10 FLOOR	01	98 UNITS	98 TWO WHEELER	----------	----------	----------	
TOTAL		8 TOWER	701 UNITS	101 TWO WHEELER	567 E.C.S.	27.50 E.C.S.	16.50 E.C.S.	611 E.C.S.
					10% RESIDENTIAL VISITOR PARKING			611+61 = 672 E.C.S.

AREA STATEMENT

S.NO	PARTICULARS		SQ.MTR.
1	TOTAL PLOT AREA		22,391.19
2	PERMISSIBLE GROUND COVERAGE = 40% 40% OF 22,391.19 = 8,956.47 SQ.MT.		8,956.47
3	PROPOSED GROUND COVERAGE	27.497%	6,157.11
4	PERMISSIBLE F.A.R. AREA		58,776.86
	A PERMISSIBLE F.A.R. AREA = 22,391.19 X 2.50 = 55,977.97 SQ.MT.		
	B ADDITIONAL F.A.R. FOR GREEN BUILDING = 5 % OF PERMISSIBLE F.A.R. = 5% OF 55,977.97 SQ.MT. = 2,798.89 SQ.MT.		
	TOTAL A + B = 55,977.97 + 2798.89 = 58,776.86 SQ.MT.		
5	PERMISSIBLE F.A.R. AREA OF CONVENIENT SHOP =1 % OF PERMISSIBLE 2.5 F.A.R. =1% OF 55,977.97 = 559.77 SQ.MT.		559.77
6	PROPOSED CONVENIENT SHOP F.A.R. AREA		372.57
7	PROPOSED F.A.R. AREA		58333.59
	A RESIDENTIAL F.A.R. AREA = 57,579.46 SQ.MT.		
	B CONVENIENT SHOP F.A.R. AREA = 372.57 SQ.MT.		
	C EXTRA FACILITY AREA IN F.A.R. = 381.56 SQ.MT.		
	TOTAL F.A.R AREA (A+B +C) = 58,333.59 SQ.MT.		
8	PERMISSIBLE 5% FACILITY AREA 2.5 F.A.R = 55,977.97 @ 5% = 2,798.89 SQ.MT.		2,798.89
9	ACHIEVED 5% FACILITY AREA		3,180.45
10	EXTRA FACILITY AREA IN F.A.R. = 09 - 08 = 3,180.45 - 2,798.89 = 381.56 SQ.MT.		381.56
11	TOTAL PERMISSIBLE UNITS PERMISSIBLE UNITS (330 UNIT PER HECT.) WITH 2.5 F.A.R. @ 330 UNIT PER HEC. = 22,391.19 X 330 /10,000 = 738.909 UNITS say as 738 UNITS		738 UNITS
12	TOTAL PROPOSED UNITS		701 UNITS
13	TOTAL NON F.A.R. AREA		22,224.15
	A TOTAL BASEMENT AREA	17,922.79	
	B TOTAL FIRE STAIR CASE AREA	1481.47	
	C GUARD ROOM AREA	9.00	
	D METER ROOM AREA	12.00	
	E PERMISSIBLE 6% FACILITY AREA	2,798.89	
	TOTAL NON F.A.R. AREA (A+B+C+D+E) = 22,224.15 SQ.MT.		
14	REQUIRED E.C.S.		695 E.C.S.
	A REQUIRED E.C.S. FOR TOWERS		
	(i) REQUIRED E.C.S. FOR TOWER -A = 44 E.C.S.		
	(ii) REQUIRED E.C.S. FOR TOWER -B1 = 96 E.C.S.		
	(iii) REQUIRED E.C.S. FOR TOWER -B2 = 87 E.C.S.		
	(iv) REQUIRED E.C.S. FOR TOWER -C = 97 E.C.S.		
	(v) REQUIRED E.C.S. FOR TOWER -D1 = 88 E.C.S.		
	(vi) REQUIRED E.C.S. FOR TOWER -D2 = 80 E.C.S.		
	(vii) REQUIRED E.C.S. FOR TOWER -D3 = 119 E.C.S.		
	TOTAL = (i+ii+iii+iv+v+vi+vii) = 611 E.C.S. + 10% VISITOR PARKING = 611+61 = 672 E.C.S.		
	B REQUIRED E.C.S. FOR CONVENIENT SHOP F.A.R. AREA / 100 X 2 372.57 / 100 X 2 = 7.451 E.C.S. SAY AS = 7.00 E.C.S.		
	C REQUIRED E.C.S. FOR COMMUNITY HALL F.A.R. AREA / 100 X 2 778.65 / 100 X 2 = 15.57 E.C.S. SAY AS = 16.00 E.C.S.		
	TOTAL REQUIRED E.C.S. (A + B + C) = 695 E.C.S.		
15	PROPOSED AS PER E.C.S.		774 E.C.S.
	A BASEMENT PARKING AREA = 16,926.47 SQ.MT.@ 32 SQ.MT. PER E.C.S. = 528.96 E.C.S. SAY AS 528.00 E.C.S.		
	B OPEN PARKING = 246 CARS SAY AS E.C.S.		
	TOTAL PROPOSED E.C.S. (A+ B) = 774 E.C.S.		
16	REQUIRED TWO WHEELER LESS THEN 50 SQ.MT. = 1 TWO WHEELER.		101
	A REQUIRED TWO WHEELER FOR TOWER -C = 1 TWO WHEELER.		
	B REQUIRED TWO WHEELER FOR TOWER -D2 = 1 TWO WHEELER.		
	C REQUIRED TWO WHEELER FOR TOWER -D3 = 1 TWO WHEELER		
	D REQUIRED TWO WHEELER FOR TOWER -E = 98 TWO WHEELER.		
	TOTAL TWO WHEELER (A+B+C+D) = 101 TWO WHEELER		
17	PROPOSED TWO WHEELER PROVIDE IN BASEMENT & TWO WHEELER PROVIDE IN BASEMENT		101
18	REQUIRED 10% RESIDENTIAL VISITOR PARKING = 611 E.C.S. 10% = 61.10 E.C.S. SAY AS 61 E.C.S.		61.00 E.C.S.
19	ACHIVED VISITOR PARKING		61.00 E.C.S.
20	TOTAL BUILT-UP AREA		86,557.74
	A TOTAL NON F.A.R. AREA = 22,224.15 SQ.MT.		
	B TOTAL F.A.R. AREA = 58,333.59 SQ.MT.		
	TOTAL BUILT-UP AREA (A + B) = 80,557.74 SQ.MT.		
21	REQUIRED CHABUTRA		52.333
	TOTAL UNITS (RESIDENTIAL) IN 2.5 F.A.R. AS PER TABLE-2 = 701 UNITS TOTAL POPULATION = 701 X 5 = 3505 PERSONS (ASSUMING 5 PERSONS PER UNIT) 15 NOS X 5 UNIT CHABUTRA (ASSUMING 1 0 NOS X 5 DUSTBIN FOR 500 PERSONS OF 15.00 SQ.MT) = 3505 / 500 = 7.01 NOS = 7.01 X 15.00 = 105.15 SQ.MT.		
22	PROPOSED AREA OF ALL CHABUTRA = 00.00		00.00 SQ.MT.
23	REQUIRED DUSTBIN ● TOTAL UNITS (RESIDENTIAL) IN 2.5 F.A.R. AS PER TABLE-2 = 701 UNITS ● TOTAL POPULATION = 701 X 5 = 3505 PERSONS (ASSUMING 5 PERSONS PER UNIT 15 NOS X 5 UNIT DUSTBIN (ASSUMING 1 0 NOS X 5 DUSTBIN FOR 500 PERSONS OF 15.00 SQ.MT) = 3505 / 500 = 7.01 NOS = 7.01 X 15.00 = 105.15 SQ.MT.		105.15 SQ.MT.
24	PROPOSED AREA OF DUSTBIN		135.00 SQ.MT.
	PROVIDE IN BASEMENT PLAN = 138.04 SQ. MT.		

LEGEND :-

01		SETBACK LINE
02		BASEMENT LINE
03	2500 / 5500	PARKING SIZE
04	2500 / 5500	VISITORS PARKING
05	2500 / 5500	MECHANICAL PARKING

ALONG BOUNDARY WALL

SCHEDULE OF PLANTS

S.NO	SYMBOL	BOTANICAL NAME	TYPE
1		ALSTONIA SCHOLARIS	56 No.S.
2		LAGERSTROEMIA FLOSREGINAE	56 No.S.
		TOTAL = 112 No.S.	

22	REQUIRED TREE	
23	AS PER 50 No. OF TREE PER HECTARE OF PLOT AREA = (50 X 22,394.19 / 10,000 = 111.97 SAY 112.00 Nos. TREES	112 Nos.
24	No. OF TREE PROPOSED =	112 Nos.

25	PROPOSED PARKING AS PER PARKING LAYOUT PLAN	696 CARS
	A OPEN PARKING = 108 CARS	
	MECHANICAL PARKING = 48 CARS	
	TOTAL = 246 CARS	
	B BASEMENT PARKING = i) PRIMARY = 371 CARS ii) SECONDARY = 79 CARS	
	TOTAL = 371 + 79 = 450 CARS	
	TOTAL PARKING = (A + B) = 696 CARS	

NOTE:-
E.C.S. PER UNIT HAS BEEN CALCULATED WITH
1. ON LESS THEN 50 SQ.MT. = 1 TWO WHEELER.
2. 1 E.C.S. FOR FLAT AREA 50 SQ.MT. TO 100 SQ.MT.
3. 1.25 E.C.S. FOR FLAT AREA 100 SQ.MT. TO 150 SQ.MT.
4. 1.50 E.C.S. FOR FLAT AREA MORE THAN 150 SQ.MT.

Secretary
DELHI METRO WELFARE ORGANIZATION
GROUND FLOOR, H-BLOCK, METRO ENCLAVE
SECTOR-8, PUSHP VIHAR, N.DELHI-110017

PROJECT :-
PROPOSED RESIDENTIAL COMPLEX FOR DELHI METRO WELFARE ORGANIZATION AT PLOT NO - GH.-13 KOYAL ENCLAVE GHAZIABAD.

DRAWING TITLE :-
SITE PLAN

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DRAWN BY : SALAM | CHECKED BY : JS-A | SCALE : 1:200 | SHEET : 1

Secretary
DELHI METRO WELFARE ORGANIZATION
GROUND FLOOR, H-BLOCK, METRO ENCLAVE
SECTOR-8, PUSHP VIHAR, N.DELHI-110017

OWNER'S SIGN | ARCHITECT'S SIGN

DRG. NO. 01