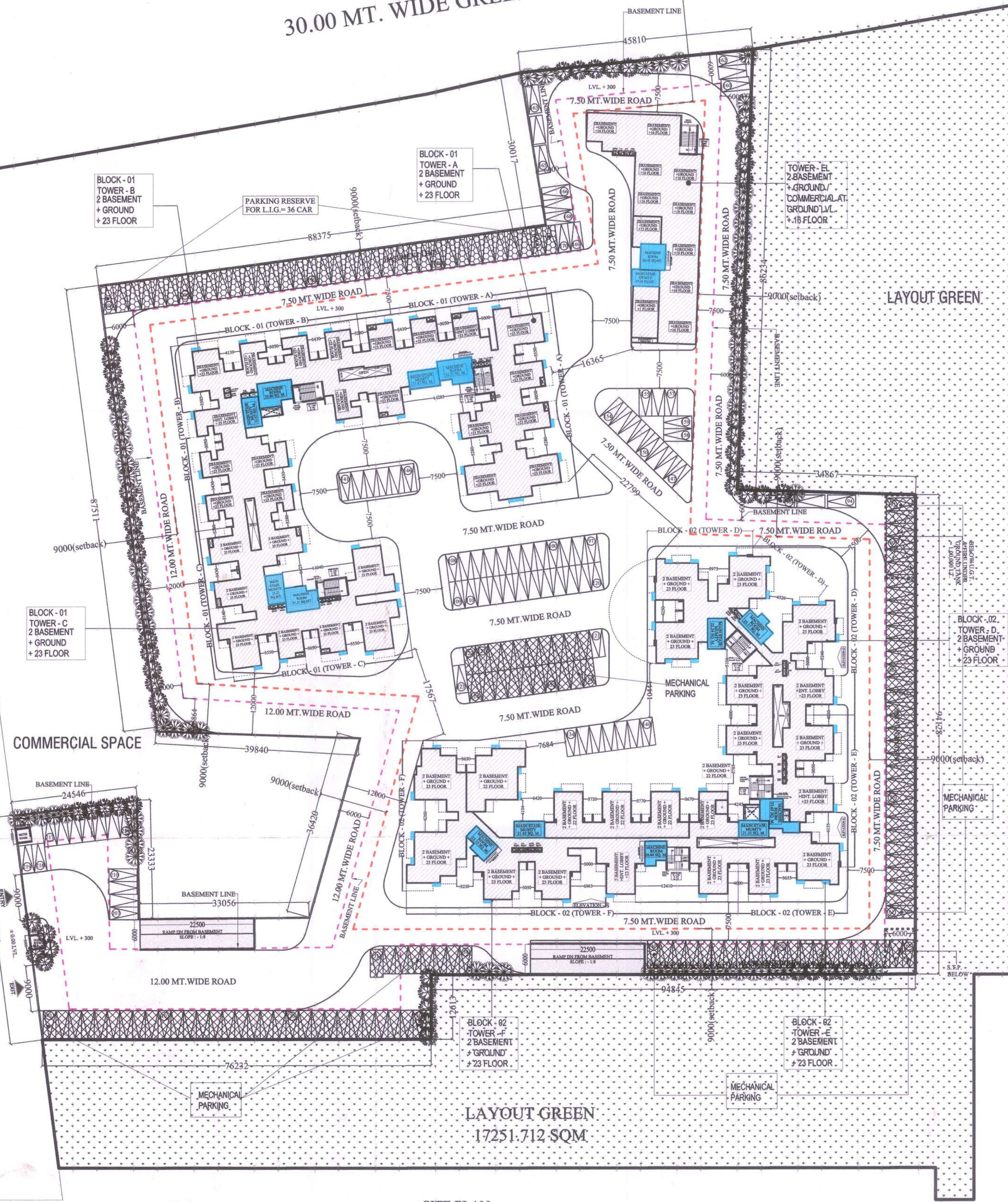


30 MT. WIDE ROAD

45 MT. WIDE ROAD

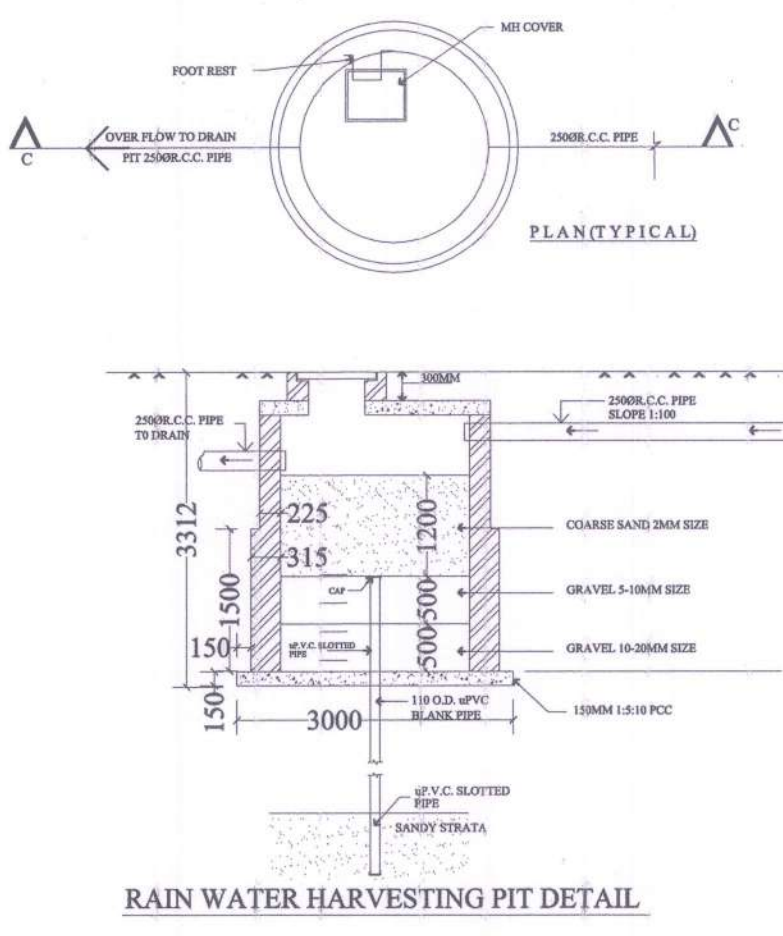
30.00 MT. WIDE GREEN BELT



SITE PLAN

LAYOUT GREEN
17251.712 SQM

अनुमति प्राप्त है कि इस परियोजना के अन्तर्गत निर्माण की जाने वाली इमारतों की स्वीकृति दी जाएगी।
संलग्न प्रकल्प के अन्तर्गत निर्माण की जाने वाली इमारतों की स्वीकृति दी जाएगी।
अनुमति प्राप्त है कि इस परियोजना के अन्तर्गत निर्माण की जाने वाली इमारतों की स्वीकृति दी जाएगी।
अनुमति प्राप्त है कि इस परियोजना के अन्तर्गत निर्माण की जाने वाली इमारतों की स्वीकृति दी जाएगी।



RAIN WATER HARVESTING PIT DETAIL

S.NO	TOWER NAME	AREA IN SQ.MT.
01	BLOCK - 01 (TOWER - A)	121.50 SQ.MT.
02	BLOCK - 01 (TOWER - B)	99.69 SQ.MT.
03	BLOCK - 01 (TOWER - C)	97.43 SQ.MT.
04	BLOCK - 02 (TOWER - D)	89.36 SQ.MT.
05	BLOCK - 02 (TOWER - E)	65.62 SQ.MT.
06	BLOCK - 02 (TOWER - F)	163.46 SQ.MT.
07	TOTAL	637.06 SQ.MT.

31	REQUIRED PARKING FOR L.I.G. UNITS 1 UNIT PER @ 1 E.C.S. NO. OF L.I.G. UNITS = 110 UNITS 110/1 = 110 NOS. E.C.S.	36 E.C.S.
32	PROPOSED E.C.S. FOR L.I.G.	36 E.C.S.
33	REQUIRED PARKING FOR E.W.S. UNITS 1 UNIT PER @ 2 SQ.MT. FOR TWO WHEELER NO. OF E.W.S. UNITS = 110 UNITS I.E. TWO WHEELER REQUIRED = 110 NOS.	110 No.S
34	PROPOSED TWO WHEELER FOR E.W.S.	110 No.S
35	TOTAL NON F.A.R. AREA A TOTAL LOWER BASEMENT AREA = 17,123.32 SQ.MT. B TOTAL UPPER BASEMENT AREA = 17,123.32 SQ.MT. C TOTAL FIRE STAIR CASE AREA = 2,884.76 + 288.96 = 3,173.72 SQ.MT. D TOTAL AREA OF E.W.S. L.I.G. = 888.00 SQ.MT. TOTAL NON F.A.R. AREA = (A+B+C+D) = 46,190.30 SQ.MT.	46,190.30 SQ.MT.
36	TOTAL BUILT-UP AREA A TOTAL NON F.A.R. AREA = 46,190.30 SQ.MT. B TOTAL F.A.R. AREA = 82,879.016 SQ.MT. C TOTAL INCENTIVE F.A.R. AREA = 6,597.94 SQ.MT. D 1% FACILITY AREA = 4,146.354 SQ.MT. TOTAL BUILT-UP AREA = (A+B+C) = 1,39,813.67 SQ.MT.	1,39,813.67 SQ.MT.
37	TOTAL OPEN AREA TOTAL PLOT AREA - PROPOSED GROUND COVERAGE = 22,113.89 - 4718.38 = 17,395.51 SQ.MT.	17,395.51 SQ.MT.
38	PERMISSIBLE BALCONY AREA = 10% OF TOTAL OPEN AREA = 17,395.51 @ 10% = 1,739.551 SQ.MT.	1,739.551 SQ.MT.
39	PROPOSED 100% BALCONY AREA OF ALL TOWER (ONE FLOOR)	637.06 SQ.MT.

40	REQUIRED TREE AS PER G.O. NO. 318 DATED 5 DEC. 2013 NO. OF TREE PROPOSED = 116 NOS. TREES	111 Nos.
SCHEDULE OF PLANTS		116 Nos.
ALONG BOUNDARY WALL		
1	ALSTONIA SCHOLARIS	58 No.S
2	LAGERSTROEMIA FLOSREGINAE	58 No.S
TOTAL = 116 No.S.		



S.NO	PARTICULARS	SQ. MTR.
1	TOTAL PLOT AREA = 23,552.65 SQ.MT.	23,552.65
2	OTHER LAND AREA = 1,438.76 SQ.MT.	1,438.76
3	NET PLOT AREA = (1-2) = 23,552.65 - 1,438.76 = 22,113.89 SQ.MT.	22,113.89
4	PERMISSIBLE GROUND COVERAGE = 40% = 40% OF 22,113.89 = 8,845.556 SQ.MT.	8,845.556 SQ.MT.
5	PROPOSED GROUND COVERAGE = 21.336 % = 21.336 % OF 22,113.89 = 4,718.38 SQ.MT.	4,718.38 SQ.MT.
6	PERMISSIBLE F.A.R. AREA A PERMISSIBLE F.A.R. AREA = 22,113.89 X 2.5 = 55,284.725 SQ.MT. B PURCHASABLE F.A.R. AREA = 22,113.89 X 1.25 = 27,642.366 SQ.MT. TOTAL PERMISSIBLE F.A.R. AREA = A + B = 55,284.725 + 27,642.366 = 82,927.091 SQ.MT.	82,927.091 SQ.MT.
7	PERMISSIBLE F.A.R. AREA COMMERCIAL = 1.00 % OF PERMISSIBLE RESIDENTIAL 2.5 F.A.R. = 55,284.725 X 1.00 = 552.847 SQ.MT.	552.847 SQ.MT.
8	PROPOSED F.A.R. AREA COMMERCIAL	547.00 SQ.MT.
9	PERMISSIBLE SHOPS = 5 SHOPS OF PER 200 UNITS = 1,000 X 5 / 200 = 27.502 SHOPS SAY AS 27 SHOPS	27 SHOPS
10	PROPOSED SHOPS	27 SHOPS
11	PERMISSIBLE 5% FOR FACILITY OF PERMISSIBLE F.A.R. AREA 5% OF 82,927.091 = 4,146.354 SQ.MT.	4,146.354 SQ.MT.
12	PROPOSED 5% FACILITY AREA = 3,887.84 + 495.63 = 4,383.47 SQ.MT.	4,383.47 SQ.MT.
13	FACILITY AREA FOR F.A.R. = 4,383.47 ACHIEVED FOR FACILITY - PERMISSIBLE FOR FACILITY (4,383.47 - 4,146.354) = 237.116 SQ. MT.	237.116 SQ.MT.
14	TOTAL PROPOSED F.A.R. AREA A PROPOSED AREA IN F.A.R. (COMMERCIAL) = 547.00 SQ.MT. B PROPOSED AREA IN F.A.R. (RESIDENTIAL) = 82,879.016 SQ.MT. C FACILITY AREA IN F.A.R. = 237.116 SQ.MT. TOTAL (A+B+C) = 82,879.016 SQ.MT.	82,879.016 SQ.MT.
15	TOTAL PERMISSIBLE UNITS @ 330 UNIT PER HEC. = 330 X 22,113.89 / 10,000 = 729.758 UNITS SAY 729 UNITS	1,084 UNITS
16	TOTAL PROPOSED UNITS A PERMISSIBLE UNITS @ 330 UNIT PER HEC. = 330 X 27,642.366 / 25,000 = 364.879 SAY 365 UNITS B UNITS FOR PURCHASABLE F.A.R. AREA @ 330 UNIT PER HEC. = 330 X 27,642.366 / 25,000 = 364.879 SAY 365 UNITS TOTAL PERMISSIBLE F.A.R. AREA = A + B = 729 + 365 = 1,094 UNITS	1,094 UNITS
17	TOTAL REQUIRED E.W.S. UNITS = 10 % OF PROPOSED UNITS = 10 % OF 1,094 UNITS = 109.40 SAY 110 UNITS	110 UNITS
18	TOTAL REQUIRED L.I.G. UNITS = 10 % OF PROPOSED UNITS = 10 % OF 1,094 UNITS = 109.40 SAY 110 UNITS	110 UNITS
19	TOTAL PROPOSED E.W.S. UNITS	110 UNITS
20	TOTAL PROPOSED L.I.G. UNITS	110 UNITS
21	AS PER G.O. NO. 318 DATED 5 DEC. 2013 AS INCENTIVE F.A.R. AREA FOR E.W.S. AND L.I.G. A AREA OF E.W.S. UNITS @ 25.00 SQ.MT. OF EACH UNITS = 110 X 25.00 = 2,750 SQ.MT. B AREA OF L.I.G. UNITS @ 35.00 SQ.MT. OF EACH UNITS = 110 X 35.00 = 3,850 SQ.MT. AS INCENTIVE FAR FOR E.W.S. AND L.I.G. = A + B = 2,750 + 3,850 = 6,600.00 SQ.MT.	6,600.00 SQ.MT.
22	AS PER G.O. NO. 318 DATED 5 DEC. 2013 AS INCENTIVE No. OF UNITS FOR F.A.R. FOR E.W.S. AND L.I.G. PERMISSIBLE F.A.R. = 82,927.091 SQ.MT. PERMISSIBLE UNITS = 1084 UNITS I.E. AVERAGE UNIT AREA = 82,927.091 / 1084 = 75.80 SQ.MT. AS INCENTIVE FAR AREA = 6,600.00 SQ.MT. I.E. INCENTIVE UNIT No.S = 6,600.00 / 75.80 = 87.07 No.S SAY = 87 No.S	87.00 No.S
23	TOTAL PROPOSED UNITS	1,083 UNITS
24	TOTAL PROPOSED INCENTIVE F.A.R. AREA	6,597.94 SQ.MT.
25	TOTAL PROPOSED INCENTIVE UNITS	77 UNITS
26	PROPOSED UPPER BASEMENT AREA (NON F.A.R.)	17,123.32 SQ.MT.
27	PROPOSED LOWER BASEMENT AREA (NON F.A.R.)	17,123.32 SQ.MT.
28	REQUIRED PARKING	1,388 E.C.S.
29	A TOTAL PROPOSED RESIDENTIAL F.A.R. 100 X 1.5 = 82,352.016 / 100 X 1.5 = 1,235.280 (SAY 1,235 E.C.S.) B TOTAL PROPOSED COMMERCIAL F.A.R. 100 X 2.5 = 547 / 100 X 2.5 = 5.47 (SAY 11 E.C.S.) C TOTAL PROPOSED INCENTIVE F.A.R. 100 X 1.5 = 6,597.94 / 100 X 1.5 = 65.9794 (SAY 66 E.C.S.) D REQUIRED PARKING FOR L.I.G. UNITS 1 UNIT PER @ 1 E.C.S. NO. OF L.I.G. UNITS = 110 UNITS 110/1 = 110 SAY 110 E.C.S. E REQUIRED PARKING FOR E.W.S. UNITS = 16 E.C.S. TOTAL = A + B + C + D + E = 1,299 E.C.S. PROPOSED PARKING AS PER LAYOUT OF CAR	1,384 CAR
30	PROPOSED PARKING A LOWER BASEMENT PARKING AREA = 17,123.32 SQ.MT. B UPPER BASEMENT PARKING AREA = 17,123.32 SQ.MT. C OPEN PARKING = PRIMARY = 219 CAR D LOWER BASEMENT PARKING PRIMARY = 180 CAR E UPPER BASEMENT PARKING PRIMARY = 180 CAR F LOWER BASEMENT PARKING SECONDARY = 180 CAR G LOWER BASEMENT PARKING SECONDARY = 180 CAR TOTAL = A+B+C+D+E = 1,384 CAR	1,401 E.C.S.

PROJECT :-
GROUP HOUSING AT PLOT No. GH-3/1,
PARK TOWN, N.H. 24,
VILLAGE :- MEHRAULI & SHAHPUR- BAMBHETA,
PARGANA :- DASHA,
TEHSIL & DISTT. :- GHAZIABAD.

BUILDERS & PROMOTER :-
M/S UTILITY ESTATES PRIVATE LIMITED
LEAD MEMBER EMAR MGF LAND LTD.
(CONSORTIUM)
ADD :- G-79, PREET VIHAR, DELHI-110092

DRAWING TITLE :-
SITE PLAN

ARCHITECTS:
Space Designers International
Architects Pvt. Ltd.
B-34, SECTOR-67, NOIDA
PH: 0120-2666666
WWW.SPACEDESIGNERS.COM
DRAWN BY :-
CHECKED BY :-
SCALE :-
DATE :-
ARCHITECT SIGNATURE
DRG. No. :- 02