PARKING REQUIREMENT DETAIL

S.NO	PARTICULARS TOWERS DETAIL	ECS EXISTING PART COMPLETION	ECS EXISTING TO BE COMPOUND	ECS TOTAL
1.	TOWER – A (G+19FL.)			
a.	TOTAL AREA=9997.37 SQ.MT. (GR. FL. TO 14TH FL.)			
b.	TOTAL UNIT = 112 UNITS (60 TO 75 SQ.MT.) = 88 FLAT (1.0 ECS X 88 FLAT= 88 ECS	88 ECS		
d.	75 TO 125 SQ.MT.)= 24 FLAT (1.25 ECS X 24 FLAT=27.5 ECS	69 ECS		
	TOTAL	127 ECS		127 ECS
2.	TOWER – B (G+14FL.)			
a.	TOTAL AREA=30392.19 SQ.MT. (GR. FL. TO 14TH FL.)			
b.	TOTAL UNIT =420 UNITS (60 TO 75 SQ.MT.) = 350 FLAT (1.0 ECS X350 FLAT= 350 ECS	350 ECS		
d.	75 TO 125 SQ.MT.)= 76 FLAT (1.25 ECS X 76 FLAT=93.75ECS	93.75 ECS		
	TOTAL	443.75ECS		443.75 ECS
3.	TOWER – C (G+14FL.)			
a.	TOTAL AREA=6378.42 SQ.MT.			
b.	GROUND FLOOR =404.34			
	1ST to 17TH FLOOR 374.37X2 =6308.64			
	TOTAL UNIT = 108 UNITS (60 TO 75 SQ.MT.) = 108 FLAT (1.0 ECS X108 FLAT= 108 ECS	108 ECS		
c.	18TLOOR to 24TH FLOOR 374.37 X7 =2617.44			
	TOTAL UNIT = 42 UNITS (60 TO 75 SQ.MT.) = 42 FLAT (1.0 ECS X42 FLAT= 42 ECS	42 ECS		
	TOTAL	150 ECS		150 ECS
4.	TOWER-D (G+24 FL.)			
a.	TOTAL AREA=13608.75 SQ.MT.			
	GROUND FLOOR =601.20			
	FIRST FLOOR =621.35			
	2ND TO 17TH FLOOR (542.88 SQ.MT.X 16)= 8686.08			
	TOTAL UNIT = 144 UNITS (60 TO 75 SQ.MT.) = 144 FLAT (1.0 ECS X144FLAT = 144 ECS	144 ECS		
b.	18TH FLOOR TO 24TH FLOOR (542.88 SQ.MT.X 7)= 3800.16			
	TOTAL UNIT = 66 UNITS (60 TO 75 SQ.MT.) = 66 FLAT (1.0 ECS X144FLAT = 66 ECS	66 ECS		
	TOTAL	260 ECS		200 ECS
	GRAND TOTAL OF ECS	920.75 SAY 921ECS		926.75 ECS SAY 921 ECS
	COMMUNITY AREA	124.71 SQM @ 1.25		2 ECS
	COMMERCIAL AREA	147.001 SQM @ 2		3 ECS
	GRAND TOTAL OF ECS			926 ECS

PARKING REQUIREMENT FOR PROPOSED TOWER - I

S.NO	PARTICULARS TOWERS DETAIL	TOTAL FAR	PARKING REQUIRED @ 1.5 ECS/1000SQM FAR	PARKING PROPOSED
1.	TOWER – I (G+26FL.)	11124.43	166.86 SAY ECS	167 ECS

PARKING REQUIREMENT FOR OVERALL GROUP HOUSING/TOWER-A,B,C,D,I)

S.NO	PARTICULARS	PARKING REQUIRED TOWER –A+B+C+D	PARKING REQUIRED TOWER –A+B+C+D+I	PARKING PROPOSED
		926	167	1093	1094

AREA STATEMENT

S.NO		PARTICULARS	PERMISSIBLE SQ.MTRS.
1		TOTAL PLOT AREA = (1) + 2(A) -	21720.34
2		ADDITIONAL PROPOSED PLOT AREA	2970
3		PLOT AREA ALREADY COMPOUNDED = (A)-(C)-(D) =	15852.231
	(A)	AVAILABLE PLOT AREA	18750.34
	(B)	PLOT AREA UNDER ROAD WIDENING (49.30+46.83+82.70)X(1.26+.91/2+1.085)	300.68
	(C)	BALANCED PLOT AREA = (A) + (B) =	18449.66
	(D)	LEAVING 15% GREEN AREA i.e. 15% OF (C)	2767.449
	(E)	LEAVING 15% GREEN AREA i.e. 15% OF (D)	445.5
		TOTAL GREEN AREA = 3(D) + 3(E) =	3212.95
4		NET PLOT AREA = (2)+(3C) =	23010.66
5		PERMISSIBLE GROUND COVERAGE @ 35% OF NET PLOT AREA i.e. 35% of (4) =	7906.881
		PERMISSIBLE STILT AREA @ 35% OF NET PLOT AREA i.e. 35% of (4) =	7906.881
	(A)	ALREADY COMPOUNDED GROUND COVERAGE	3030.24
	(B)	GROUND COVERAGE PROPOSED	453.5
		TOTAL GROUND COVERAGE = (A)+(B)=	3483.74
6		BASEMENT AREA (LEAVING 6.0M SETBACK FROM PLOT LINE)	16332
7		TOTAL FAR @4.0 WITH PURCHASE & COMPOUNDING ON EXISTING PLOT = (3)	63404.94
8		PERMISSIBLE FAR @4.25 WITH PURCHASE ON ADDITIONAL LAND (2)	11137.5
9		TOTAL AVAILABLE FAR = (7) + (8) =	74542.444
10		ALREADY COMPOUNDED FAR @ 4.00	63376.77
11		REMAINING FAR FOR PROPOSAL = (9) - (10) =	11165.674
12		FAR PROPOSED FOR GIVEN PLOT AREA i.e. 2970 sqm.	11124.43
13		DENSITY CALCULATION (As per bye laws 325 DU/ Hectare for 2.5 FAR)	
	(A)	FOR TOTAL PLOT AREA (BALANCED PLOT AREA+ADDITIONAL PLOT AREA) =18449.66+2970=21419.66	708
	(B)	SO FOR 4.75 FAR TOTAL PERMISSIBLE DU's	1054
		POPULATION PERMISSIBLE @ 5 PERSON/DU	5270
		ALREADY COMPOUNDED DU's	867
		ALREADY COMPOUNDED POPULATION	4435
		BALANCE DU's	187
		BALANCE POPULATION @ 5 PERSON/DU	935
	(C)	PROPOSED DU's	142
		PROPOSED POPULATION	810
	(D)	TOTAL OF EXISTING & PROPOSED DU's	1009
		TOTAL OF EXISTING & PROPOSED POPULATION @ 5 PERSON/DU	5245
14	(A)	PERMISSIBLE COMMUNITY AREA	
	(B)	AT THE TIME OF PART COMPLETION OF TOWER-A COMMUNITY AREA FREE FROM FAR	400
17		CONVENIENT SHOPPING	
	(A)	PERMISSIBLE COMMUNAL SHOPPING @ 5 SHOPS PER 1000 PERSONS =245*5/1000= 26.225 - SAY 26 SHOPS	26
	(B)	PERMISSIBLE COMMUNAL SHOPPING AREA @ 15 SQ. M. PER SHOP 26*15 = 390 SQ. M.	390
	(C)	EXISTING AREA OF CONVENIENT SHOP BELOW TOWER A	147.660
	(D)	BALANCE AREA FOR CONVENIENT SHOP	242.34

TOWER – I (5% SERVICE AREA)

5% SERVICE AREA(Ground to 26th floor)	PROPOSED (B)	UNIT
	SERVICE AREA	
TYPICAL FLOOR(GROUND TO 26TH FLOOR)	324.47	SQM.
MUMTY+MACHINE ROOM	45.212	SQM.
TOTAL	369.7	SQM.
SERVICE AREA IN PERCENTAGE	4.979%	

CAR PARKING DETAILS ECS

	BASEMENT - 1	BASEMENT - 2	OPEN	TOTAL
TOWER - A	36	0	91	127
TOWER - B	132	135	110	377
TOWER - C & D	151	148	124	423
TOWER - I	55	72	40	167
TOTAL	374	355	365	1094

BASEMENT PARKING CALCULATION

	BASEMENT AREA	ECS PERMISSIBLE 1 ECS/32 SQM.	ECS PROPOSED
TOWER - A,B,C,D	23115.71	719	482
TOWER - I	4376.94	137	127

OPEN PARKING CALCULATION

	PARKING AREA	ECS PERMISSIBLE 1 ECS/25 SQM.	ECS PROPOSED
TOWER - A,B,C,D	8172.515	355	325
TOWER - I	1258.25	55	40

AREA CALCULATION SHEET

		ALREADY PART COMPLETION	ALREADY COMPOUNDED	TO BE COMPOUNDED	PROPOSED	TOTAL= (A)+(B)+(C)+(D)
		(A)	(B)	(C)	(D)	
1	BASEMENT AREA DETAIL					
	BASEMENT - 1(TOWER - A)	1275.79	-	-	-	1275.79
	BASEMENT - 1(TOWER - B)	5469.11	-	-	-	5469.11
	BASEMENT - 1(TOWER - B)	5469.11	-	-	-	5469.11
	BASEMENT - 1(TOWER - C&D)	-	5577.53	-	-	5577.53
	BASEMENT - 2(TOWER - C&D)	-	5524.17	-	-	5524.17
	BASEMENT - 1(TOWER - I)	-	-	2231.54	-	2231.54
	BASEMENT - 2(TOWER - I)	-	-	2145.4	-	2145.4
	TOTAL BASEMENT AREA	12214.01	11101.7	4376.94	0	27692.65
2	GROUND COVERAGE DETAIL					0
	TOWER - A					
	COMMUNITY AREA	124.71	-	-	-	124.71
	COMMERCIAL AREA	147.00	-	-	-	147.00
	STILT AREA UNDER FAR	443.61	-	-	-	443.61
	TOWER - B	1309.32	-	-	-	1309.32
	TOWER - C	-	404.34	-	-	404.34
	TOWER - D	-	601.2	-	-	601.2
	TOWER - I	-	-	-	453.5	453.5
	TOTAL GROUND COVERAGE (TOWER - A,B,C,D,I)	2024.7	1005.54	0	453.5	3483.74
3	GREEN AREA		2767.44	-	448.692	3216.132
4	FAR DETAIL					
	TOWER A (G+14FLOOR)					
	GROUND FLOOR AREA	550.67	-	-	-	550.67
	TYPICAL FLOOR(1ST TO 13TH FLOOR)@ 655.40	910.2	-	-	-	910.2
	14TH FLOOR	236.5	-	-	-	236.5
	TOTAL FAR OF TOWER-A	9997.37	0	0	0	9997.37
	TOWER B (G+14FLOOR)					
	GROUND FLOOR AREA	1309.32	-	-	-	1309.32
	1ST FLOOR	1186.86	-	-	-	1186.86
	TYPICAL FLOOR(2ND TO 14TH FLOOR)@1232.87	27096.05	-	-	-	27096.05
	TOTAL FAR OF TOWER-B	30392.19	0	0	0	30392.19
	TOWER C (G+14FLOOR)					
	GROUND FLOOR AREA	-	404.34	-	-	404.34
	TYPICAL FLOOR(1ST TO 17TH FLOOR)@374.37	-	6609.26	-	-	6609.26
	TYPICAL FLOOR(1ST TO 17TH FLOOR)@374.37	-	252.62	-	-	252.62
	TYPICAL FLOOR(18 TO 24TH FLOOR)@374.37	-	2617.44	-	-	2617.44
	TOTAL FAR OF TOWER-C	0	9883.66	0	0	9883.66
	TOWER D (G+24FLOOR)					
	GROUND FLOOR AREA	-	601.2	-	-	601.2
	1ST FLOOR	-	621.35	-	-	621.35
	TYPICAL FLOOR(2ND TO 24TH FLOOR)@542.88	-	12486.24	-	-	12486.24
	TOTAL FAR OF TOWER-D	0	13708.79	0	0	13708.79
	TOWER I (G+26FLOOR)					
	GROUND FLOOR AREA	-	-	-	424.004	424.004
	1ST FLOOR	-	-	-	397.729	397.729
	TYPICAL FLOOR(2ND TO 25TH FLOOR)@412.906	-	-	-	9900.74	9900.744
	26TH FLOOR AREA	-	-	-	392.86	392.86
	TOTAL FAR OF TOWER-I	0	0	0	11124.43	11124.43
	TOTAL FAR (TOWER - A,B,C,D,I)	40389.56	23592.45		11124.43	75106.439
5	SAF'S CALCULATION					
	TOWER A (G+14FLOOR)					
	GROUND FLOOR	4	-	-	-	4
	TYPICAL FLOOR(1ST TO 13TH FLOOR)@8 PER FLOOR	104	-	-	-	104
	14TH FLOOR	4	-	-	-	4
	TOTAL DU's OF TOWER-A	112	0	0	0	112
	TOWER B (G+14FLOOR)					
	GROUND FLOOR to 14TH FLOOR@25 PER FLOOR	425	-	-	-	425
	TOTAL DU's OF TOWER-B	425	0	0	0	425
	TOWER C (G+14FLOOR)					
	GROUND FLOOR to 14TH FLOOR@10 PER FLOOR	-	150	-	-	150
	TOTAL DU's OF TOWER-C	0	150	0	0	150
	TOWER D (G+14FLOOR)					
	GROUND FLOOR to 14TH FLOOR@10 PER FLOOR	-	200	-	-	200
	TOTAL DU's OF TOWER-D	0	200	0	0	200
	TOWER I (G+26FLOOR)					
	GROUND FLOOR to 26TH FLOOR@6 DU PER FLOOR	-	-	162	-	162
	TOTAL DU's OF TOWER-I	0	0	162	0	162
	TOTAL DU'S (TOWER - A,B,C,D,I)	537	350	0	162	1049
6	COMMERCIAL AREA (IN TOWER-A)	147.00	-	-	-	147.00
7	COMMUNITY AREA (IN TOWER-A)	124.71	-	-	-	124.71
8	NON FAR CALCULATION					
	TOWER - A					
	BASEMENT - C	1275.79	-	-	-	
	FIRE ESCAPE STAIRCASE	176.25	-	-	-	
	MUMTY	17	-	-	-	
	MACHINE ROOM	17.78	-	-	-	
	TOTAL NON FAR OF TOWER-A	1506.82	0	0	0	1506.82
	TOWER - B					
	BASEMENT - 1	5469.11	-	-	-	
	BASEMENT - 2	5469.11	-	-	-	
	FIRE ESCAPE STAIRCASE (2 NOS.)	1018.56	-	-	-	
	MUMTY	77.74	-	-	-	
	MACHINE ROOM	177.16	-	-	-	
	TOTAL NON FAR OF TOWER-B	12211.68	0	0	0	12211.68
	TOWER - C & D					
	BASEMENT - 1	-	5577.53	-	-	
	BASEMENT - 2	-	5524.17	-	-	
	TOTAL NON FAR OF TOWER-C & D	0	11101.7	0	0	11101.7
	TOWER - C					
	FIRE ESCAPE STAIRCASE (1 NO.)	-	256.64	-	-	
	MUMTY	-	77.38	-	-	
	MACHINE ROOM	-	203.42	-	-	
	TOTAL NON FAR OF TOWER-C	0	537.44	0	0	537.44
	TOWER - D					
	FIRE ESCAPE STAIRCASE (1 NO.)	-	721.84	-	-	
	MUMTY	-	123.47	-	-	
	MACHINE ROOM	-	176.22	-	-	
	TOTAL NON FAR OF TOWER-D	0	1021.53	0	0	1021.53
	TOWER - I					
	FIRE ESCAPE STAIRCASE (1 NO.)	0	0	-	494.52	494.52
	COMMUNITY	124.71	0	-	0	124.71
	TOTAL NON FAR AREA	13843.21	12761.67	-	494.52	27099.4

PROJECT
PROPOSED ADDITIONAL PLAN (TOWER -I) FOR GROUPHOUSING M/S RISHABH BUILDWELL PVT. LTD. AT LAND KHASARA 519,5.30, 532,541,542,543, 602,603/2,603/3 VILLAGE-MAHIUDDINPUR, KANAWANI, (INDRAPURAM) PARAGANA LONI, TEHSIL -DADRI DISTT. GAUTAM BUDH NAGAR (U.P)

OWNER
M/S. RISHABH BUILDWELL PVT.LTD.

DRAWING TITLE
AREA LAYOUT PLAN

For Rishabh Buildwell Pvt. Ltd.
Authorised Signatory
OWNER'S SIGN

GIAN P. MATHUR ARCHITECT
B. Arch., M.C.A., A.I.I.A
CA No 80/5769
ARCHITECT'S SIGN

Mrs. Alka Gupta
Structural Engineer
STRUCTURE ENGINEER'S SIGN

Architects
GIAN P. MATHUR & ASSOCIATES PVT. LTD.
ARCHITECTS, ENGINEERS & PROJECT MANAGERS
C-46, EAST OF KAILASH, NEW DELHI-110065
PH. 011-46606500 FAX: 011-46606512 EMAIL: gpa@gmail.in

DRG. NO. - 01

NORTH