

30 MT. WIDE ROAD

45 MT. WIDE ROAD

30.00 MT. WIDE GREEN BELT

COMMERCIAL SPACE

LAYOUT GREEN
17251.712 SQM

SITE PLAN

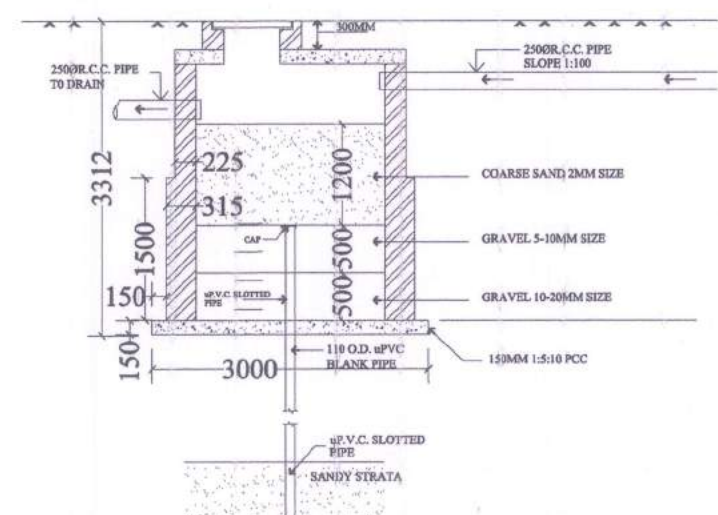
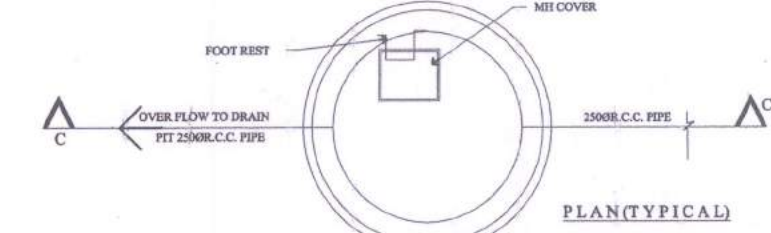
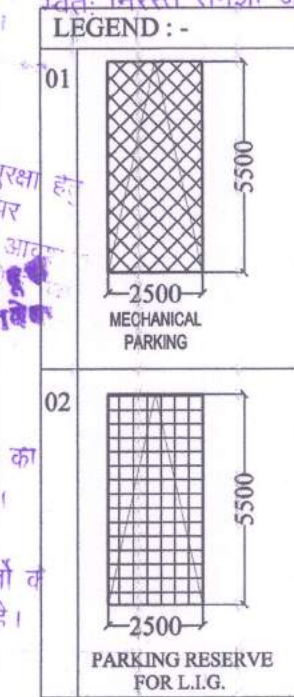
आवकश की दृष्टि से राज्य वन विभाग
अनुमतिपत्र के अन्तर्गत यह क्षेत्र
को वन क्षेत्र में मान्यता दी जायेगी।
प्रति 100 वर्ग मीटर पर एक वृक्ष
प्राप्त किया जायेगा।

सर्वेक्षण प्रकरण के अन्तर्गत
विभिन्न स्तरों पर सर्वेक्षण किया जायेगा
आवकश की दृष्टि से राज्य वन विभाग
अनुमतिपत्र के अन्तर्गत यह क्षेत्र
को वन क्षेत्र में मान्यता दी जायेगी।
प्रति 100 वर्ग मीटर पर एक वृक्ष
प्राप्त किया जायेगा।

यह क्षेत्र एक वाइड पर सर्वेक्षण मान्यता
का अन्तर्गत मान्यता प्राप्त है।

मान्यता प्राप्त क्षेत्र पर अंकित शर्तों के
अन्तर्गत मान्यता प्राप्त है।

यह मान्यता प्राप्त क्षेत्र के अन्तर्गत मान्यता प्राप्त है।



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 110/3 = 36.66 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 NOS.
34	PROPOSED TWO WHEELER FOR E.W.S.	110 NOS.
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 PINE STAKE AREA = 2,206.79 + 208.99 = 2,415.72 SQ.MT. D TOTAL AREA OF E.W.S. + L.I.G. = 188.00 SQ.MT. TOTAL NON F.A.R. AREA = (A + B + C + D) = 46,190.36 SQ.MT.	46,190.36 SQ.MT.
36	TOTAL BUILT-UP AREA A TOTAL PROPOSED RESIDENTIAL F.A.R. 100 X 1.5 = 82,827.087 SQ.MT. B TOTAL F.A.R. AREA = 82,827.087 SQ.MT. C TOTAL INCENTIVE F.A.R. AREA = 6,597.94 SQ.MT. D 5% 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 - 471.838 = 17,395.510 SQ.MT.	17,395.510 SQ.MT.
38	PERMISSIBLE BALCONY AREA = 10% OF TOTAL OPEN AREA = 17,395.510 @ 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 SO NO. OF TREE PER HECTARE OF PLOT AREA = (50 X 22,113.89 / 10,000 = 110.569 SAY 111 NOS. TREES	111 NOS.
41	No. of TREE PROPOSED = 116 NOS. TREES	116 NOS.
SCHEDULE OF PLANTS		
S.NO	SYMBOL	BOTANICAL NAME TYPE
1		ALSTONIA SCHOLARIS 58 No.S.
2		LAGERSTROEMIA FLOSREGINAE 58 No.S.
TOTAL = 116 No.S.		

AREA STATEMENT

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 = 21.33% = 21.33% 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 = 27,642.368 SQ.MT. TOTAL PERMISSIBLE F.A.R. AREA = A + B = 55,284.725 + 27,642.368 = 82,927.093 SQ.MT.	82,927.093 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 = 5 SHOPS OF PER 200 UNITS = 1,000 X 5 / 200 = 25 SHOPS SAY AS 27 SHOPS	27 SHOPS
9	PROPOSED SHOPS	27 SHOPS
10	PROPOSED SHOPS	27 SHOPS
11	PERMISSIBLE 5% FOR FACILITY OF PERMISSIBLE F.A.R. AREA 5% OF 82,927.093 = 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. 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) = 82,827.087 SQ.MT. C FACILITY AREA IN F.A.R. = 237.116 SQ.MT. TOTAL (A + B + C) = 82,827.016 SQ.MT.	82,827.016 SQ.MT.
15	TOTAL PERMISSIBLE UNITS @ 330 UNIT PER HEC. = 330 X 22,113.89 / 10,000 = 729,756 UNITS SAY 729 UNITS	729 UNITS
16	TOTAL PROPOSED UNITS A PERMISSIBLE UNITS @ 330 UNIT PER HEC. = 330 X 27,642.368 / 25,000 = 364.879 SAY 365 UNITS B UNITS FOR PURCHASABLE F.A.R. AREA @ 330 UNIT PER HEC. = 330 X 27,642.368 / 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. = 82,827.087 SQ.MT. PERMISSIBLE UNITS = 1,094 UNITS I.E. AVERAGE UNIT AREA = 82,827.087 / 1,094 = 75.80 SQ.MT. AS INCENTIVE FAR AREA = 6,600.00 SQ.MT. I.E. INCENTIVE FAR FOR E.W.S. AND L.I.G. = 6,600.00 / 75.80 = 87.07 NOS. SAY = 87 NOS.	87 NOS.
23	TOTAL PROPOSED UNITS	1,094 UNITS
24	TOTAL PROPOSED INCENTIVE F.A.R. AREA	6,600.00 SQ.MT.
25	TOTAL PROPOSED INCENTIVE UNITS	87 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	1,398 E.C.S.
29	A TOTAL PROPOSED RESIDENTIAL F.A.R. 100 X 1.5 = 82,827.087 / 100 X 1.5 = 1,242.406 (SAY 1,242 E.C.S.) B TOTAL F.A.R. AREA = 82,827.087 SQ.MT. C TOTAL INCENTIVE F.A.R. AREA = 6,597.94 / 100 X 1.5 = 98.969 (SAY 99 E.C.S.) D 5% FACILITY AREA = 4,146.354 / 100 X 1.5 = 62.195 (SAY 62 E.C.S.) E 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. F REQUIRED PARKING FOR E.W.S. UNITS = 16 E.C.S. TOTAL = A + B + C + D + E + F = 1,242.406 + 98.969 + 62.195 + 110 + 16 = 1,529.570 E.C.S.	1,529.570 E.C.S.
30	A OPEN PARKING = 219 CAR B OPEN MECHANICAL PARKING = 98 CAR C UPPER BASEMENT PARKING PRIMARY = 10 CAR D LOWER BASEMENT PARKING PRIMARY = 10 CAR E UPPER BASEMENT MECHANICAL PARKING = 219 X 2 = 438 CAR F LOWER BASEMENT MECHANICAL PARKING = 219 X 2 = 438 CAR TOTAL = A+B+C+D+E = 1,384 CAR	1,384 CAR
31	PROPOSED PARKING	1,401 E.C.S.
32	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 OPEN MECHANICAL PARKING = 112 CAR TOTAL PARKING = (A + B + C + D) = 1,401.206 E.C.S. SAY 1,401 E.C.S.	1,401 E.C.S.

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

BUILDERS & PROMOTER :-
M/S UTILITY ESTATES PRIVATE LIMITED
LEAD MEMBER Emaar MGF LAND LTD.
(CONSORTIUM)
ADD :- G-79, PREST VIBRA, DELHI-110029

DRAWING TITLE :-

SITE PLAN

ARCHITECTS:
Space Designers International
Architects Pvt. Ltd.
B-34, SECTOR-67, NOIDA
PIN-201305
MOB: 9811000000, 9811000000
WWW.SPACEDESIGNERS.COM

DRAWN BY :-
SAHAY

CHECKED BY :-
VISHAL

SCALE :-
1:100

DATE :-
23/08/2018

ARCHITECT SIGNATURE
DRG. No. :- 02