



SITE PLAN

AREA STATEMENT

S. No.	PARTICULARS	TOWER-1		TOWER-2		TOWER-3		TOWER-4		COMMUNITY HALL IN 15% FACILITY AREA	GUARD ROOM IN 15% FACILITY AREA	STP & UGT AREA IN 15% FACILITY	TOTAL F.A.R. AREA	TOTAL NO. OF UNITS	TOTAL 15% FACILITY AREA	TOTAL GROUND COVERAGE	TOTAL BASEMENT AREA IN NON F.A.R.	TOTAL BUILTUP AREA
		UNITS	F.A.R. AREA (SQ.MT.)	15% FACILITY AREA	UNITS	F.A.R. AREA (SQ.MT.)	15% FACILITY AREA	UNITS	F.A.R. AREA (SQ.MT.)									
1	UPPER BASEMENT NON F.A.R. AREA																	
2	LOWER BASEMENT NON F.A.R. AREA																	
3	GROUND COVERAGE AREA		782.919		610.298		777.294		421.727							3115.543		
4	GROUND FLOOR	8	724.329	58.59	557.418	52.880	723.109	54.185	24.913	396.814			470.647					
5	1st FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	4	208.157	104.877		470.647					
6	2nd FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	258.789			470.647					
7	3rd FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
8	4th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
9	5th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
10	6th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
11	7th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
12	8th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
13	9th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
14	10th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
15	11th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
16	12th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
17	13th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
18	14th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
19	15th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
20	16th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
21	17th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
22	18th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
23	19th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
24	20th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
25	21st FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
26	22nd FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
27	23rd FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
28	24th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
29	25th FLOOR	8	712.454	70.465	539.235	64.850	711.234	66.070	5	251.868			470.647					
30	TERRACE FLOOR																	
20	TOTAL F.A.R. AREA		17823.223		14058.293		18503.939		8237.494			54104.662		680				
21	TOTAL UNITS	200		208		208		64										
22	15% FACILITY AREA OF MUMTY, MACHINE ROOM & WATER TANK		75.097		110.506		100.100		77.36		58.918							
23	TOTAL 15% FACILITY AREA		1824.847		1784.636		1806.035		563.224		34.18	1470.859	18.480	260.000		7728.081		
24	TOTAL NON F.A.R. AREA															18583.974		80416.717

LEENU SAHGAL
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Sudheer Kumar
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Date: 2024.05.13 15:40:16 +05'30'

Amit Varm a
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Date: 2024.05.10 20:41:49 +05'30'

Lal Singh
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Date: 2024.05.13 14:36:42 +05'30'

S.NO	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	14,724.00
2	PERMISSIBLE F.A.R. FOR HOUSING	54,110.70
A	AS PER 2.75 F.A.R. = 14,724.00 X 2.75 = 40,491.00 SQ.MT.	
B	ADDITIONAL 0.75 F.A.R. PURCHASABLE = 14,724.00 X 0.75 = 11,043.00 SQ.MT.	
C	ADDITIONAL F.A.R. FOR GREEN BUILDING = 5% OF 40,491.00 + 11,043.00 = 51,534.00	
	5% OF 51,534.00 SQ.MT. = 2576.70	
	TOTAL (A+B+C) = 54,110.70 SQ.MT.	
3	PERMISSIBLE GROUND COVERAGE @ 35%	5153.40
4	PROPOSED GROUND COVERAGE	3115.543
5	PROPOSED F.A.R. AREA	54104.662
A	RESIDENTIAL F.A.R. AREA = 53,602.971 SQ.MT.	
B	COMMERCIAL F.A.R. AREA = 501.691 SQ.MT.	
	TOTAL (A+B) = 54104.662 SQ.MT.	
6	PERMISSIBLE 15% F.A.R. FOR FACILITY	7728.081
A	PERMISSIBLE 15% FOR FACILITY OF TOTAL MAIN F.A.R. AREA = 15% OF 40,491.00 SQ.MT. = 6073.65 SQ.MT.	
B	PERMISSIBLE 15% FOR FACILITY OF TOTAL PURCHASABLE F.A.R. AREA = 15% OF 11,043.00 SQ.MT. = 1656.45 SQ.MT.	
	TOTAL (A+B) = 7730.10 SQ.MT.	
7	PROPOSED 15% FACILITY AREA	7728.081
8	PERMISSIBLE UNITS AS PER DENSITY = 1650 + 450 = 2100 PPH @ 4.5 PERSONS PER UNITS FOR PLOT AREA = 14,724.00 SQ.MT. = 14,724.00 X 2100 / 4.5 = 687.12 UNITS SAY 687 UNITS	
9	TOTAL PROPOSED NO. OF UNITS	680 Nos.
A	ACHIEVED PERSONS = UNITS X 4.5 = 680 X 4.5 = 3060 PERSONS	
B	ACHIEVED DENSITY (ASSUMING 4.5 NOS. PERSONS PER UNIT) FOR No.S UNITS = 680 X 4.5 X 10,000 / 14,724.00 = 2078.239 PPH	
10	REQUIRED LANDSCAPE AREA (ASSUMING 50% OF OPEN AREA) OPEN AREA = PLOT AREA - TOTAL GROUND COVERAGE = (14,724 - 3115.543) = 11,608.457 SQ.MT. = 50% OF 11,608.457 = 5804.228 SQ.MT.	5804.228
11	PROPOSED LANDSCAPE AREA	5819.76
12	REQUIRED TREES AS PER 1 No. OF TREE PER 100 SQ.MT. OF OPEN AREA = PLOT AREA - TOTAL GROUND COVERAGE / 100 = (14,724 - 3115.543) / 100 = 116.08 Nos. SAY AS 116 No.S.	116 No.S.
13	TOTAL NO. OF TREE PROPOSED (50% EVERGREEN TREE) = 118 No.S. ASHOKA-09 NOS. COMMON VARIETY JAKARANDA-09 NOS. COMMON VARIETY	118 No.S.
14	REQUIRED PARKING @ 1 E.C.S. REQUIRED PER 80 SQ.MT. F.A.R. AREA F.A.R. AREA = 54,110.70 SQ.MT. I.e. E.C.S. REQUIRED = 54,110.70 / 80 = 676.38 E.C.S. SAY = 677 E.C.S.	677 E.C.S.
15	PROPOSED PARKING	677 E.C.S.
A	OPEN PARKING AREA = 2370.58 SQ.MT. = 2370.58 / 20 = @ 20 SQ.MT. PER E.C.S. = 118.529 SAY 118 E.C.S.	
B	UPPER BASEMENT PARKING AREA = 8526.283 @ 30 SQ.MT. PER E.C.S. = 8526.283 / 30 = 284.20 E.C.S. SAY 284 E.C.S.	
C	LOWER BASEMENT PARKING AREA = 8266.283 @ 30 SQ.MT. PER E.C.S. = 8266.283 / 30 = 275.54 E.C.S. SAY 275 E.C.S.	
	TOTAL PARKING (A+B+C) = 677 E.C.S. INCLUDING 34 NOS-VISITOR PARKING AND 34 NOS EV PARKING	
16	TOTAL NON F.A.R. AREA	18583.974
A	UPPER BASEMENT AREA = 9421.987 SQ. MT.	
B	LOWER BASEMENT AREA = 9161.987 SQ. MT.	
	TOTAL (A+B) = 18583.974 SQ. MT.	
17	TOTAL BUILT-UP AREA	80416.707
A	F.A.R. AREA = 54104.662 SQ. MT.	
B	NON F.A.R. AREA = 18583.974 SQ. MT.	
C	15% FACILITY AREA = 7728.081 SQ. MT.	
	TOTAL BUILT-UP AREA (A+B+C) = 80417.723 SQ. MT.	

PROJECT :-
PROPOSED GROUP HOUSING ON PLOT NO. GH-02 C SECTOR -01 GREATER NOIDA UP

BUILDERS & PROMOTERS :-
JSS BUILDCON PVT.LTD.
PLOT NO. GH-02 C SECTOR -01 GREATER NOIDA UP

ARCHITECT :-

DRAWING TITLE :-
SITE PLAN & AREA STATEMENT

DRAWN BY:- NK CHECKED BY:- ARUN SCALE:- 1:400 DATE:-

Ankit Sharma Digitally signed by Ankit Sharma Date: 2024.05.10 19:42:27 +05'30'

neeraj kumar Digitally signed by neeraj kumar Date: 2024.05.10 20:05:19 -07'00'

OWNER'S SIGN ARCHITECT'S SIGN.

DRAWING NO :- 01