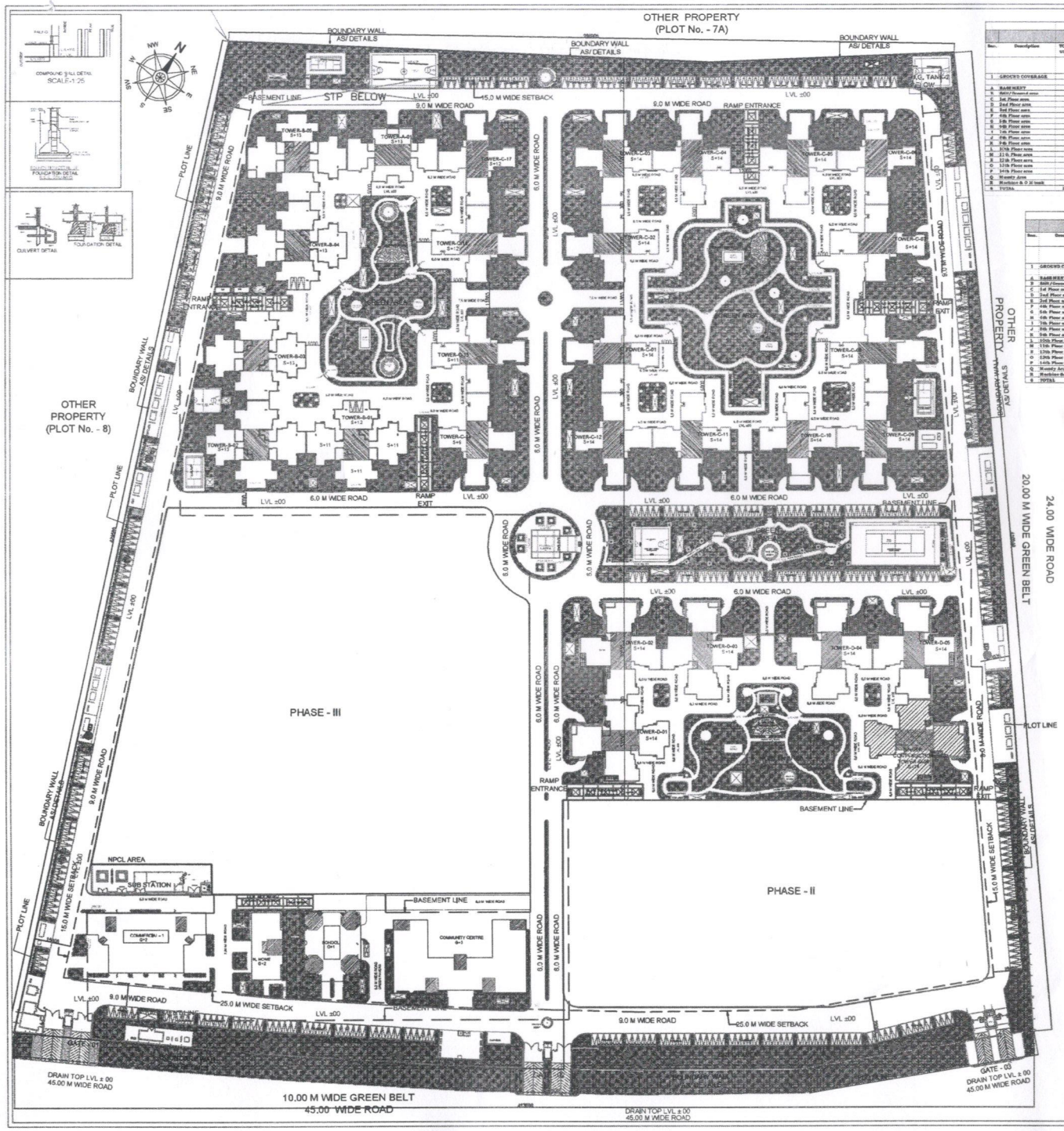


AREA STATEMENT

Sno.	Description	A1 TOTAL UNITS	A1 FAR AREA	A1 15% AREA	B1,B2,B3,B4,B5 TOTAL UNITS	B1,B2,B3,B4,B5 FAR AREA	B1,B2,B3,B4,B5 15% AREA	C1 TO C16 TOTAL UNITS	C1 TO C16 FAR AREA	C1 TO C16 15% AREA	D1 TO D5 TOTAL UNITS	D1 TO D5 FAR AREA	D1 TO D5 15% AREA	COMMERCIAL FAR AREA	COMMERCIAL 15% AREA	SCHOOL FAR AREA	SCHOOL 15% AREA	E. WING FAR AREA	E. WING 15% AREA
		1	2	3	4	5	6	7	8	9	10	11	12	12	14	15	16	17	18
1	GROUND COVERAGE		824.62			4679.60			9750.66			4047.61		854.35		510.72		324.65	
A	BASEMENT																		
B	Stilt/Ground area	0	517.334	77.654	0	4534.598	680.189	0	9190.168	1378.525	0	3968.106	595.216	848.07	84.18	475.03	28.26	324.79	47.63
C	1st Floor area	8	495.042	69.064	40	2394.701	360.129	64	9201.611	1380.242	20	3949.011	592.347	848.07	84.18	475.03	28.26	272.27	47.63
D	2nd Floor area	8	495.042	69.064	40	2394.701	360.129	64	9201.611	1380.242	20	3949.011	592.347	848.07	84.18			309.23	47.63
E	3rd Floor area	8	495.042	69.064	40	2394.701	360.129	64	9201.611	1380.242	20	3949.011	592.347						
F	4th Floor area	8	495.042	69.064	40	2394.701	360.129	64	9201.611	1380.242	20	3949.011	592.347						
G	5th Floor area	8	495.042	69.064	40	2394.701	360.129	64	9201.611	1380.242	20	3949.011	592.347						
H	6th Floor area	8	495.042	69.064	40	2394.701	360.129	64	9201.611	1380.242	20	3949.011	592.347						
I	7th Floor area	8	495.042	69.064	40	2394.701	360.129	64	9201.611	1380.242	20	3949.011	592.347						
J	8th Floor area	8	495.042	69.064	40	2394.701	360.129	64	9201.611	1380.242	20	3949.011	592.347						
K	9th Floor area	8	495.042	69.064	40	2394.701	360.129	64	9201.611	1380.242	20	3949.011	592.347						
L	10th Floor area	8	495.042	69.064	40	2394.701	360.129	60	7782.761	1167.449	20	3949.011	592.347						
M	11th Floor area	8	495.042	69.064	40	2394.701	360.129	60	7782.761	1167.449	20	3949.011	592.347						
N	12th Floor area	8	495.042	69.064	24	2351.931	347.732	55	7268.830	1090.272	20	3949.011	592.347						
O	13th Floor area	8	495.042	69.064	32	3135.241	347.732	48	6236.908	935.536	20	3949.011	592.347						
P	14th Floor area							45	6236.908	935.536	20	3949.011	592.347						
Q	Mumty Area		132.035			555.448			0.000	2252.890		667.012			54.33		34.34		50.99
R	Machine & O M Room		104.254			555.448				2252.890		667.012			54.33		34.34		50.99
S	TOTAL	104	7058.734	1192.443	504	52905.248	4676.010	848	118288.947	17744.842	280	52894.388	7936.000	3414.524646	317.152	950.0061	120.241	997.6069	143.889

TOTAL

Sno.	Description	COMMUNITY CENTRE FAR AREA	COMMUNITY CENTRE 15% AREA	RELIGIOUS BUILDING FAR AREA	RELIGIOUS BUILDING 15% AREA	SPCL AREA 15% AREA	GARABGE COLLECTION 15% AREA	ESS 15% AREA	METER RO. FAR AREA	GUARD ROOM 15% AREA	BAMMERT STAIRS 15% AREA	TOTAL NO.S OF PLOTS	TOTAL FAR AREA	TOTAL 15% AREA	TOTAL FREE	TOTAL
		26	26	27	28	29	30	31	32	33	34	35	36	37	38	39
1	GROUND COVERAGE		1184.47	325.00	104.0999	91.7083	184.138	41.422		74.27	116.356		1+2+3+4+5+6+7+8+9+10+11+12+13+14+15+16+17+18+19+20+21+22+23+24+25+26	1+2+3+4+5+6+7+8+9+10+11+12+13+14+15+16+17+18+19+20+21+22+23+24+25+26+27+28	21	39+40+41+42
A	BASEMENT															30641.050
B	Stilt/Ground area		1083.83	325.00	104.0999	91.70	184.138	41.422		74.27	116.356	64	202.93.267	3795.37		33131.864
C	1st Floor area		1184.47									132	17827.017	2775.06		20627.847
D	2nd Floor area		1184.47									132	17827.041	2736.26		20122.223
E	3rd Floor area		1184.47									132	16040.364	2641.34		18682.234
F	4th Floor area											132	16040.364	2457.49		17497.861
G	5th Floor area											132	16040.364	2457.49		17497.861
H	6th Floor area											132	16040.364	2457.49		17497.861
I	7th Floor area											132	16040.364	2457.49		17497.861
J	8th Floor area											132	16040.364	2457.49		17497.861
K	9th Floor area											132	16040.364	2457.49		17497.861
L	10th Floor area											132	16723.615	2406.11		17124.624
M	11th Floor area											132	16723.615	2406.11		17124.624
N	12th Floor area											132	16407.984	2426.22		16997.211
O	13th Floor area											108	13986.032	2327.54		14712.584
P	14th Floor area											80	9775.515	2126.79		10986.001
Q	Mumty Area		95.80											2525.64		2525.636
R	Machine & O M Room		34.61											2726.17		2726.169
S	TOTAL		4711.864	325	104.0999	91.703	184.138	41.4216		74.269	116.356	1728	326248.004	33906.346	90641.050	342931.400

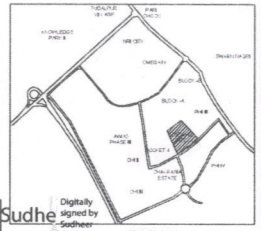
CGEWHO COMPOUNDING AREA CHART

Sno.	Description	approved area	existing area	COMPOUNDING AREA
1	TYPE A	7820.66	8245.15886	424.499
2	TYPE B	55471.43	55721.95573	250.526
3	TYPE C	135907.59	135970.1716	62.582
4	TYPE D	70513.265	58742.31925	
5	COMMERCIAL	2877.19	2761.406675	
6	SCHOOL	1009.92	1089.9174	79.997
7	NURSING HOME	1012.75	1134.77575	
8	RELIGIOUS BUILDING	80.96	225	144.040
9	COMMUNITY	4595.62	4711.658	116.037
10	ESS	26.69	134.138	107.448
11	METER ROOM	0	41.422	41.422
12	GUARD ROOM	39.03	74.269	35.239
13	NPCL SUB STATION	0	194.100	194.100
14	GARABGE COLLECTION	0	91.703	91.703
15	OPEN STAIRCASE	0	116.356	116.356
16	TOTAL			1663.948

AREA STATEMENT

Total Plot Area			153832.00	Sqmts.
PERMISSIBLE AREA				
Ground Coverage 30%	153832*35*100=53841.20	30%	53841.20	Sqmts.
FAR 2.75	153832*2.75=423038.00	2.75	423038.00	Sqmts.
COMMERCIAL FAR @1% OF Permissible FAR	423038*1/100=4230.38	0.01	4230.38	Sqmts.
ADD. F.A.R. @15% OF Permissible FAR	423038*15/100=63455.70	15%	63455.70	Sqmts.
PHASE II LAND AREA			20951.94	Sqmts.
PHASE III LAND AREA			25900.56	Sqmts.
EXISTING AREA				
Ground Coverage		14.629%	22955.13	Sqmts.
FAR AREA		1.549%	238348.00	Sqmts.
BALANCE FAR			184690.00	Sqmts.
COMMERCIAL FAR			2634.22	Sqmts.
EXISTING ADDITIONAL ROW FAR AREA(10%)		5.010%	33806.35	Sqmts.
TOTAL BUILTUP AREA (FAR + 15% NON FAR (ADD.)+STILT+ BASEMENT+ FACILITES)			3,62,895.48	Sqmts.
SANCTIONED AREA VIDE LETTER No. BP 2836 FTS No. 861 , Date 25/01/2016				
SANCTIONED TOTAL BUILTUP AREA (FAR + 15% NON FAR (ADD.)+STILT +BASEMENT +FACILITES)			493135.387	Sqmts.
REVISED SANCTIONED AREA VIDE LETTER No. BP 2836-5/520, Date 03/10/2022				
SANCTIONED TOTAL BUILTUP AREA (FAR + 15% NON FAR (ADD.)+STILT +BASEMENT +FACILITES)			493135.387	Sqmts.
CAR PARKING CALCULATIONS				
Required 1.50 Cars @ 80 Sqmt F.A.R Area				
RSI 1.00 Cars @ 80 Sqmt F.A.R Area	233875.92	2924.699	2925	ECS
COMMERCIAL 1.00 Cars @ 30 Sqmt F.A.R Area	2634.22	87.141	85	ECS
NURSING HOME 1.00 Cars @ 80 Sqmt F.A.R Area	867.81	17.356	18	ECS
NURSERY SCHOOL 1.00 Cars @ 100 Sqmt F.A.R	950.00	9.501	10	ECS
			3038	
Provided		Sqmts. (Area Provided)		
SRS Parking @ 30 Sqmt Per Car	14438.30/30=481.27	14,438.30	481	ECS
Basement Parking @ 30 Sqmt Per Car	90641.05/30=3021.368	90,641.05	3021	ECS
Open Parking @ 20 Sqmt Per Car	11227.50/20=561.375	11,227.50	561	ECS
Total nos. of car Provided			4003	ECS
GREEN AREA CALCULATIONS				
Permissible Green Area = 50% Of open area	(1,53,832.00-23868.13+ 20951.94+25900.56)/2=42056.597		42056.597	Sqmt.
EXISTING GREEN AREA			38767.18	Sqmt.
TREES CALCULATIONS				
Permissible Trees =1000sq.m.= 1 Trees of open area. =(Plot area - ground coverage)/100	(1,53,832.00-23868.13)*100=1306.999		1306.99	Nos.
EXISTING Trees 1000+400 = 1400			1400	Nos.
DENSITY				
Permissible Density 300P/Hi / Per Hect. (210%)		2135.701	2135	DU
Existing Density			1736	DU
Existing Total Population (5 PERSON)			8680	Nos.
Existing Total Population/Hectare			564.962	Nos.
STILT FLOOR PARKING AREA				

S No.	BLOCK	AREA	NO. OF BLOCK	TOTAL
1	A	507.855	1	507.855
2	B	737.848	5	3688.242
3	C	443.186	16	7091.010
4	D	634.438	5	3172.190
	TOTAL			14459.303



Sudheer Kumar
Digitally signed by Sudheer Kumar Date: 2022.10.14 17:55:42 +05'30'

Lal Singh
Digitally signed by Lal Singh Date: 2022.10.14 14:22:15 +05'30'

AMIT VARMA
Digitally signed by AMIT VARMA Date: 2022.10.13 18:19:57 +05'30'

PROJECT:
EXISTING GROUP HOUSING FOR (CGEWHO) AT PLOT NO. 07 SECTOR P-4, BUILDERS AREA GREATER NOIDA (U.P)

CLIENT:
CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
8th Floor 'A', Wing, Janpath Bhawan, Janpath, New Delhi-110001
TEL: 011 – 23738722 / 23717348 / 23385408
FAX: 011 – 23717258
E-MAIL: cgewho.nic.in

ARCHITECT:
R T & Associates Pvt. Ltd.
ARCHITECTS, DESIGNERS & PROJECT MANAGEMENT
A-47 & 48, SECTOR - 67
NOIDA – 201301, UTTAR PRADESH
TEL: 0120– 6485313, 3484023 / 21
FAX: 0120– 6485313 E-MAIL: rtadesigns@gmail.com

OWNER'S SIGNATURE
Gagan Gupta
Digitally signed by Gagan Gupta Date: 2022.10.13 16:20:06 +05'30'
GAGAN GUPTA
DIRECTOR (Tech) CGEWHO

ARCHITECT'S SIGNATURE
RAHUL TYAGI
Digitally signed by RAHUL TYAGI Date: 2022.10.13 15:41:50 +05'30'
RAHUL TYAGI
CA / 97 / 22027

COMPLETION DRAWING

DRAWING TITLE:-
LAYOUT PLAN

DRAWN: RAJKUMAR	CHKD: PARDEEP SHARMA	SHEET SIZE: A-1	DWG. NO.
SCALE:	DATE:		A - 01