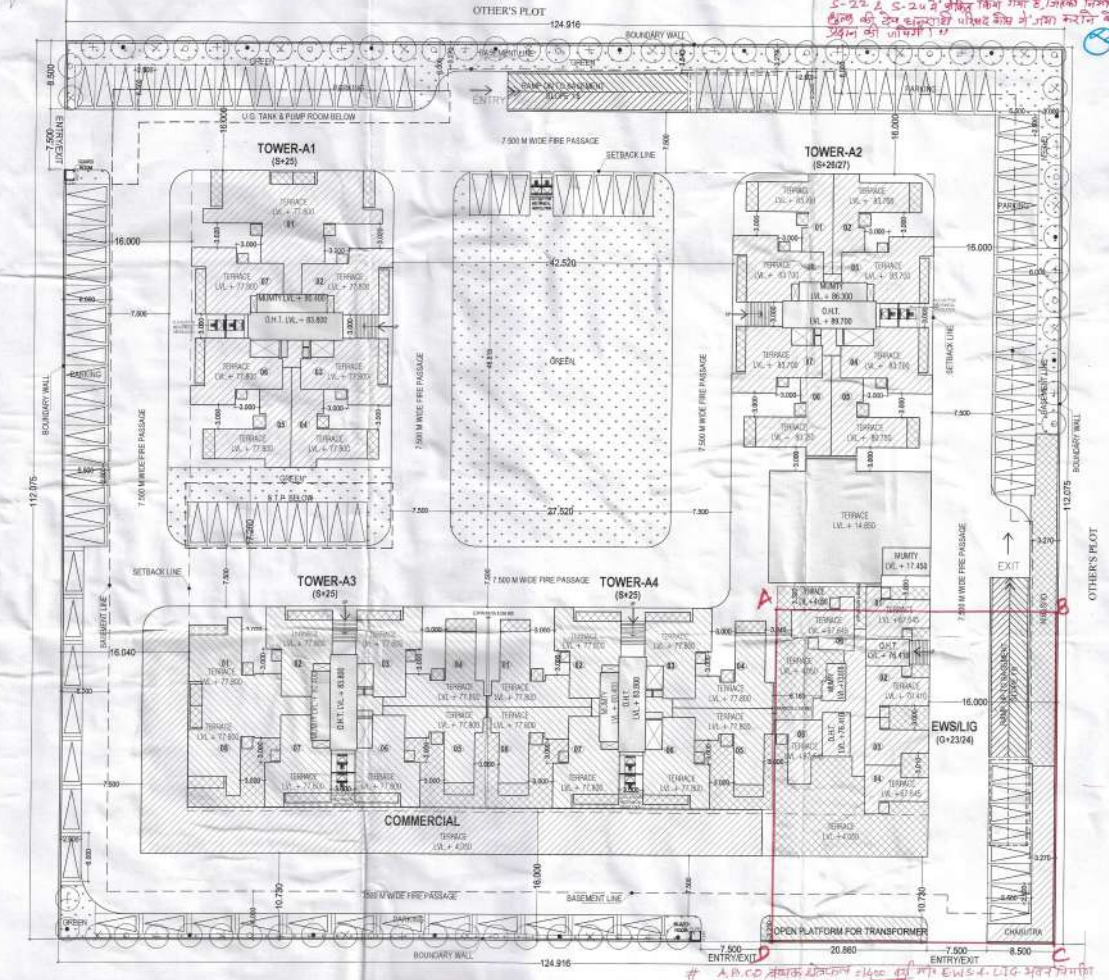
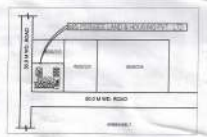


50.000 M WIDE ROAD



LOCATION PLAN

(A) Total Plot Area						14000.000	Sqm
(B) Permissible FAR 2.5						35000.000	Sqm
(C) Purchasable FAR 1.25						17500.000	Sqm
(D) Allowed Incentive FAR						5320.000	Sqm
(E) Total FAR (Permissible + Purchasable + Incentive)						57820.000	Sqm
(F) Permissible Facilities area (5%)						2891.000	Sqm
(G) Permissible ground coverage 40%						5600.000	Sqm

TOTAL FAR, NON FAR & GROUND COVERAGE AREA DETAILS

Towers	Height	FAR AREA	Ground Coverage	STILT AREA	TOTAL FACILITY AREA	NON FAR	Nos. of units
TOWER-A1	S+25	14348.915	625.224	540.056	363.986	904.143	150
TOWER-A2	S+26/27	14339.675	567.586	522.418	363.987	991.287	214
TOWER-A3	S+25	14379.415	773.491	686.293	363.986	1142.360	190
TOWER-A4	S+25	13418.365	727.200	642.032	363.986	1096.119	200
Commercial	Gr.	577.173	577.173				
Community	G+03		393.096		1156.214		
EWS/LIG	G+23/24		657.880				
Guard Room		3.192	3.192				
TOTAL		57060.735	4235.534	2372.769	2629.956	4223.893	763
Upper Basement						11587.467	
Lower Basement						11587.467	
Grand Total		57060.735	4235.534	2372.769	2629.956	27398.833	763
			30.25%				

TOTAL PLOT AREA	=	14000.000 SQMT.
PERMISSIBLE FAR @ 2.5 Of Plot Area	=	35000.000 SQ.MT.
PURCHASABLE FAR @ 1.25 Of Plot Area	=	17500.000 SQ.MT.
ALLOWED INCENTIVE FAR FOR EWS/LIG = (35.000 X 70) + (41.000 x 70)	=	5320.000 SQ.MT.
TOTAL PERMISSIBLE + PURCHASABLE FAR + INCENTIVE FAR	=	35000.00 + 17500.00 + 5320.00 SQ.MT.
	=	57820.000 SQ.MT.
TOTAL PROPOSED FAR	=	**57060.735 SQ.MT.**
PERMISSIBLE FACILITIES @ 5% OF TOTAL FAR	=	57820.0 x 0.05 = 2891.00 SQ.MT.
TOTAL PROPOSED FACILITIES AREA (4.55%)	=	**2629.956 SQ.MT.**
PERMISSIBLE COMMERCIAL @ 1.0% OF TOTAL FAR	=	57820.0 x 0.010 = 578.20 SQ.MT.
TOTAL PROPOSED COMMERCIAL	=	**577.173 SQ.MT.** REF SHEET NO.(S-18)
PERMISSIBLE GROUND COVERAGE 40 %	=	5600.00 SQ.MT.
PROPOSED GROUND COVERAGE 30.25 %	=	**4235.534 SQ.MT.**
PROPOSED COMMUNITY (IN 5% FACILITY AREA)	=	**1156.214 SQ.MT.** REF SHEET NO.(S-19)

PARKING REQUIREMENT

S.No.	UNITS	UNIT AREA (SQM.)	TOTAL No. OF FLATS	CAR	TOTAL CAR
1	2B2T(A)	61.306	176	1	176
2	2B2T(B)	63.824	408	1	408
3	2B2T(C)	63.824	100	1	100
4	3B2T	80.207	30	1.25	38
5	4B4T	122.212	15	1.25	19
6	6B4T	160.414	35	1.50	53
7	COMMUNITY	1156.214		2.0	23
8	COMMERCIAL	577.173		2.0	12
9	LIG	41.000	70	3	23
	TOTAL			**ECS**	**851**
	EWS	35.000	70	1	70
					SCOOTERS

PARKING IN UPPER BASEMENT (REFF SHEET NO. S-07)
TOTAL UPPER BASEMENT AREA FOR PARKING
= 11587.467 - (194.071 + 333.312 + 210.357 + 68.162)
= 10781.566 SQ.MT.
= 10781.566 / 32 = 336.924 = SAYS **336** ECS

MECHANICAL PARKING IN LOWER BASEMENT (REFF SHEET NO. S-08)
TOTAL LOWER BASEMENT AREA FOR PARKING
= 11587.467 - (194.071 + 333.312 + 210.357)
= 10849.727 SQ.MT.
= 10849.727 / 32 = 339.054 = SAYS **339** ECS
= **339 x 2** ECS
= SAYS **678** ECS

PARKING IN STILT (REFF SHEET NO. S-06)
TOTAL AREA PROVIDED FOR STILT PARKING = 2372.769 SQ.MT
ECS IN STILT AREA = 2372.769 / 28 = 84.741 SAYS **85** ECS

PARKING IN OPEN (REFF SHEET NO. S-06)
TOTAL OPEN AREA PROVIDED FOR PARKING = 2628.225 SQMT
ECS IN OPEN AREA = 2628.225 / 23 = 114.271 = SAY **114** ECS

TOTAL PARKING PROVIDED
TOTAL ECS PROVIDED = 336 + 678 + 85 + 114 = **1213** ECS
TOTAL SCOOTER PROVIDED IN UPPER BASEMENT = 72 SCOOTER

DENSITY ACHIEVED-
PERMISSIBLE DENSITY = 330 + [(330*1.25)/2.5] DUS/HECTARE
OR 1650 + [(1650*1.25)/2.5] PPH
= 495 x 1.4000 = 693 UNITS
ALLOWED INCENTIVE UNITS = 70 UNITS.
TOTAL PERMISSIBLE UNITS = 693 + 70 = 763 UNITS.
TOTAL PERMISSIBLE POPULATION = 763 x 5 = 3815 PERSONS.
DENSITY ACHIEVED = 763 x 5 = 3815 PERSONS
= 3815 / 1.4000 = 2725 PPH.

AREA PROPOSED AS PER MASTER PLAN

1	ANGANWADI (BELOW EWS-LIG)	418.480	SQM.
2	POST OFFICE (BELOW EWS-LIG)	100.000	SQM.
3	A.T.M. (BELOW EWS-LIG)	6.000	SQM.
4	COMPUTERIZED TRAIN RES. CEN. (BELOW EWS-LIG)	25.000	SQM.

(REFF SHEET NO. S-20)

LAYOUT PLAN S-01

NOTE: 1
*TOWER - A1 IS TYPICAL
*TOWER - A2 IS TYPICAL
*TOWER - A3 IS TYPICAL
*TOWER - A4 IS TYPICAL

NOTE: 2
*AREA CHART IS IN SHEET NO. - S-02

AREA AS PER 3.75 FAR

TOTAL BUILT UP AREA			
TOTAL FAR AREA	=	57060.735	SQM
TOTAL NON FAR AREA	=	27398.833	SQM
FACLITIES AREA	=	2629.956	SQM
BUILTUP AREA OF EWS & LIG	=	7570.101	SQM
AREA AS PER MASTER PLAN			
ANGAN WADI	=	418.480	SQM
POST OFFICE	=	100.000	SQM
A.T.M.	=	6.000	SQM
COMP. TRAIN RES. CENTER	=	25.000	SQM
TOTAL BUILT UP AREA	=	95209.105	SQM

AREA AS PER 2.50 FAR

TOTAL BUILT UP AREA			
TOTAL FAR AREA	=	37595.693	SQM
TOTAL NON FAR AREA	=	26807.539	SQM
FACLITIES AREA	=	2296.922	SQM
BUILTUP AREA OF EWS & LIG	=	7570.101	SQM
AREA AS PER MASTER PLAN			
ANGAN WADI	=	418.480	SQM
POST OFFICE	=	100.000	SQM
A.T.M.	=	6.000	SQM
COMP. TRAIN RES. CENTER	=	25.000	SQM
TOTAL BUILT UP AREA	=	74809.335	SQM

E N S W

PROJECT TITLE :
PROPOSED & PURCHASABLE GROUP HOUSING PLAN AT PLOT NO-4B5/2/1, SIDDHARTH VIHAR VOJNA,GHAZIABAD.

FOR- M/S PERIGEE LAND & HOUSING PVT. LTD.

DRAWING TITLE:-
LAYOUT PLAN S-01
DRG.NO.

SCALE
DATE
DEALT
JOB NO.

DEEPAK MEHTA & ASSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS
PLOT NO. 18, ABHISHEK PLAZA, I.S.C., NAYAR VIHAR PH II
DELHI-91, INDIA, PH: 011-65372180, 011-22770180
E-mail: deepakmehta1962@gmail.com
Website : www.indianarchitect.co.in

Architect Deepak Mehta
COA/07/10040
Plot No. 18 Abhishek Plaza I.S.C
Nayar Vihar Ph-II, Delhi-91
ARCHITECT'S SIGN

For Perigee Land & Housing Pvt. Ltd.
Authorised signatory
OWNER'S SIGN

50.000 M WIDE ROAD

LOCATION PLAN

उ०प्र० आवास एवं विकास परिषद
स्वीकृत
सं. 996 दि. 13-4-17
दि. 12-4-17 से 12-4-20 तक
विशेष कार्यधिकारी
मानचित्र विभाग
13 APR 2017
बाबू कला एवं नियोजन इकाई-5

Checked & Submitted For Approval
A.A.E.