

TOWER - E & F AREA STATEMENT (MAIN F.A.R. AREA)					REQ.E.C.S
S. No.	PARTICULARS	AREA sq.mt. (GROSS F.A.R. AREA)	UNITS	FIRE STAIR SHA FACILITY AREA (GROSS F.A.R. AREA)	
1	2	3	4	5	
1	GROUND FLOOR	1269.00	15	34.94	15.25 E.C.S.
2	1st. FLOOR	1201.70	15	34.94	15.00 E.C.S.
3	2nd. FLOOR	1201.70	15	34.94	15.00 E.C.S.
4	3rd. FLOOR	1201.70	15	34.94	15.00 E.C.S.
5	4th. FLOOR	1201.70	15	34.94	15.00 E.C.S.
6	5th. FLOOR	1201.70	15	34.94	15.00 E.C.S.
7	6th. FLOOR	1201.70	15	34.94	15.00 E.C.S.
8	7th. FLOOR	1201.70	15	34.94	15.00 E.C.S.
9	8th. FLOOR	1201.70	15	34.94	15.00 E.C.S.
10	9th. FLOOR	1201.70	15	34.94	15.00 E.C.S.
11	10th. FLOOR	1201.70	15	34.94	15.00 E.C.S.
12	11th. FLOOR	1201.70	15	34.94	15.00 E.C.S.
13	12th. FLOOR	1201.70	15	34.94	15.00 E.C.S.
14	13th. FLOOR	1201.70	15	34.94	15.00 E.C.S.
15	14th. FLOOR	628.92	09	34.94	9.00 E.C.S.
16	15th. FLOOR	628.92	09	34.94	9.00 E.C.S.
17	16th. FLOOR	765.24	10	34.94	10.00 E.C.S.
18	TOTAL	18,914.18	238	593.98	238.25 E.C.S.
ADDITIONAL 10% VISITORS PARKING 238.25 OF 10% = 23.825 = 23.825 + 23.825 = 262.075 E.C.S. SAY AS = 262 E.C.S.					
NOTE :- TOTAL GROUND COVERAGE OF THE TOWER-E & F = F.A.R. AREA OF GROUND FLOOR + FIRE STAIR CASE AREA + FACILITY AREA = 1,269.00 + 34.94 + 26.38 = 1,330.32 SQ.MT					

TOWER - E & F AREA STATEMENT (INCENTIVE F.A.R. AREA)					REQ.E.C.S
S. No.	PARTICULARS	AREA sq.mt. (F.A.R. AREA)	UNITS	FIRE STAIR SHA FACILITY AREA (F.A.R. AREA)	
1	2	3	4	5	
1	14th. FLOOR	572.78	06	1.72	6.00 E.C.S.
2	15th. FLOOR	572.78	06	1.72	6.00 E.C.S.
3	16th. FLOOR	436.46	05	1.72	5.00 E.C.S.
4	MAIN STAIR MUMTY	20.17		20.17	
5	FIRE STAIR MUMTY	41.46		41.46	
6	M.K.L.	35.88		35.88	
7	WATER TANK				
8	TOTAL	1582.02	17	102.67	17.00 E.C.S.
ADDITIONAL 10% VISITORS PARKING 17 OF 10% = 1.7 + 1.7 = 18.70 E.C.S. SAY AS = 19 E.C.S.					

CAR PARKING DETAIL AS PER LAYOUT				
DESCRIPTION	TOTAL PROPOSED PARKING (MECHANICAL & MECHANICAL PARKING)		TOTAL PARKING	
	PARKING	MECHANICAL	MECHANICAL	TOTAL PARKING
OPEN	217 CARS	---	---	217 CARS
UPPER BASEMENT	442 CARS	56 CARS	---	498 CARS
LOWER BASEMENT	173 CARS	---	---	173 CARS
TOTAL	832 CARS	107 CARS	---	939 CARS

S.NO.	DESCRIPTION	PREVIOUS SANCTIONED	ALREADY COMPOUNDING & COMPLETED	REVISED SANCTION	TOTAL
		i	ii	iii	iv (i + iii)
1.	GROUND COVERAGE (in sq.mt.)	4299.905	2961.26	1,330.32	4291.58
2.	F.A.R. AREA (in sq.mt.)	64,847.903	48,194.272	18,914.18	67,108.452
3.	INCENTIVE F.A.R. AREA (in sq.mt.)	0.00	0.00	1582.02	1582.02
4.	UNITS	698 UNITS	588 UNITS	238 UNITS	826 UNITS
5.	INCENTIVE UNITS	0	0	17 UNITS	17 UNITS
6.	NON F.A.R. AREA (in sq.mt.)	24,967.435	14,453.651	8700.519	23,154.17
7.	5% FACILITY AREA (in sq.mt.)	0.00	0.00	560.85	560.85
8.	BUILT-UP AREA (in sq.mt.)	89,815.338	62,647.923	29,757.569	92,405.492
	REQUIRED PARKING	899 E.C.S. & 18 TWO WHEELER FOR E.W.S		939 E.C.S.	939 E.C.S.
9.	PROPOSED PARKING	939 E.C.S. & 18 TWO WHEELER FOR E.W.S		939 E.C.S.	939 E.C.S.

AREA STATEMENT

S.NO	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	14,721.87 + 6107.00 = 20,828.87
2	ROAD AREA IN PLOT AS PER IRRIGATION WITH 38 MT. WIDE ROAD	60.00
3	ROAD AREA IN PLOT FOR NEXT 3 MT. SITE WITH 45 MT. WIDE ROAD	79.40
4	NET PLOT AREA = 1-2-3	20,689.27
5	REQUIRED 15% OF PLOT AREA AS PLOT GREEN	3103.39
6	PROPOSED GREEN	3103.59
7	BALANCE PLOT AREA = 4 - 5	17,585.88
8	PROPOSED DUSTBIN AREA = 75.00	75.00
9	PROPOSED CHABUTRA AREA = 37.50	37.50
10	NET BALANCE PLOT AREA = 7 - (8 + 9) = 17,585.88 - (75.00 + 37.50) = 17,473.38	17,473.38
11	TOTAL REQUIRED EWS & LIG UNITS	
A	TOTAL REQUIRED EWS UNITS = 10% OF TOTAL UNITS = 23.80 UNITS	
B	TOTAL REQUIRED LIG UNITS = 10% OF TOTAL UNITS = 23.80 UNITS	
12	APPROVED GROUND COVERAGE FOR TOWER E & F	1391.397
13	PROPOSED GROUND COVERAGE FOR TOWER E & F	1,330.32
14	ALREADY APPROVED F.A.R. AREA OF TOWER - E & F	18,914.292
15	PROPOSED F.A.R. AREA OF TOWER - E & F	18,914.18
16	REQUIRED INCENTIVE F.A.R. AREA FOR EWS AND LIG	1808.80
A	AREA OF EWS UNITS @ 35.00 SQ.MT. OF EACH UNITS = 35 X 23.80 = 833 SQ.MT.	
B	AREA OF LIG UNITS @ 41 X 23.8 = 975.80 SQ.MT.	
	AS INCENTIVE F.A.R. FOR EWS AND LIG = A + B = 833 + 975.80 = 1808.80 SQ.MT.	
17	PROPOSED INCENTIVE F.A.R. AREA OF TOWER - E & F	1582.02
18	PERMISSIBLE UNITS FOR INCENTIVE F.A.R. = 1808.80 X 330 / 25,000 = 23.87 UNITS SAY 24 UNITS	24 UNITS
19	PROPOSED UNITS FOR TOWER - E & F	238 UNITS
20	INCENTIVE PROPOSED UNITS OF TOWER - E & F	17 UNITS
21	ACHIEVED 5% FACILITY AREA IN TOWER E & F = LIFT LOBBY AREA + MUMTY AREA + MACHINE ROOM AREA + SERVICE SHAFTS + CUPBOARD = 498.18 + 102.67 = 600.85 SQ. MT.	
22	TOTAL REQUIRED PARKING	939 E.C.S.
A	ALREADY TAKEN COMPLETION REQUIRED PARKING 473 + 185 = 658.00 E.C.S.	
B	REQUIRED PARKING FOR TOWER - E & F = 262 E.C.S. (PROPOSED F.A.R.)	
C	REQUIRED PARKING FOR TOWER - E & F = 19 E.C.S. (INCENTIVE F.A.R.)	
	TOTAL UNITS (A+B+C) = 939 E.C.S.	
23	TOTAL PROVIDED PARKING AS PER E.C.S.	941 E.C.S.
A	TOTAL LOWER BASEMENT AREA = 5569.763 SQ.MT.	
B	UPPER BASEMENT PARKING AREA = @ 32 SQ.MT. PER E.C.S. = 174.05 E.C.S. = 15,565.506 SQ.MT.	
C	LOWER BASEMENT AREA = @ 32 SQ.MT. PER E.C.S. = 488.42 E.C.S. (TOTAL GROUND COVERAGE + RAMP AREA + DUSTBIN + CHABUTRA) = 15,565.506 + 174.05 + 488.42 = 16,238.98 SQ.MT. = 17,585.88 - 488.00 = 12,699.10 / 3 = 846.63 E.C.S. = @ 22 SQ.MT. PER E.C.S. = 281.08 E.C.S.	
	TOTAL = A+B+C = 941.55 E.C.S. SAY = 941 E.C.S.	
24	PROPOSED TOTAL NON F.A.R. AREA OF TOWER E & F	8700.519
A	TOTAL FIRE STAIR CASE AREA 559.04 + 34.94 = 593.98 SQ.MT.	593.98
B	UPPER BASEMENT AREA	4072.822
C	LOWER BASEMENT AREA	4033.717
	TOTAL = A+B+C = 8700.519 SQ.MT.	
25	TOTAL BUILT-UP AREA (PROPOSED)	29,757.569
A	TOTAL NON F.A.R. AREA	8700.519
B	PROPOSED F.A.R. AREA	18,914.18
C	INCENTIVE F.A.R. AREA	1582.02
D	5% FACILITY AREA	560.85
	TOTAL (A+B+C+D) = 29,757.569 SQ.MT.	

PROJECT :-	CHOWK AS AT MAHARA NAGAR, VILLAGE:- NUR NAGAR, DISTRICT:- NUR NAGAR, STATE:- NUR NAGAR
CLIENT :-	MAHARA NAGAR MAHARA NAGAR 1800 Far Rd, Nand Nagar, New Delhi. Nand Nagar Nand Nagar Ph. 0126 - 4387710 - 13
DRAWING TITLE :-	AREA STATEMENT
DATE :-	15/05/2019
SCALE :-	N.T.S.
BY :-	MAHARA NAGAR
CHECKED BY :-	MAHARA NAGAR
APPROVED BY :-	MAHARA NAGAR
DATE :-	15/05/2019

ARCHITECT :-	Star Architects International B-4, Sector-27, Noida-201301 (UP) New Delhi Star Architects International Ph. 0126 - 4387710 - 13
DATE :-	15/05/2019
SCALE :-	N.T.S.
BY :-	MAHARA NAGAR
CHECKED BY :-	MAHARA NAGAR
APPROVED BY :-	MAHARA NAGAR
DATE :-	15/05/2019