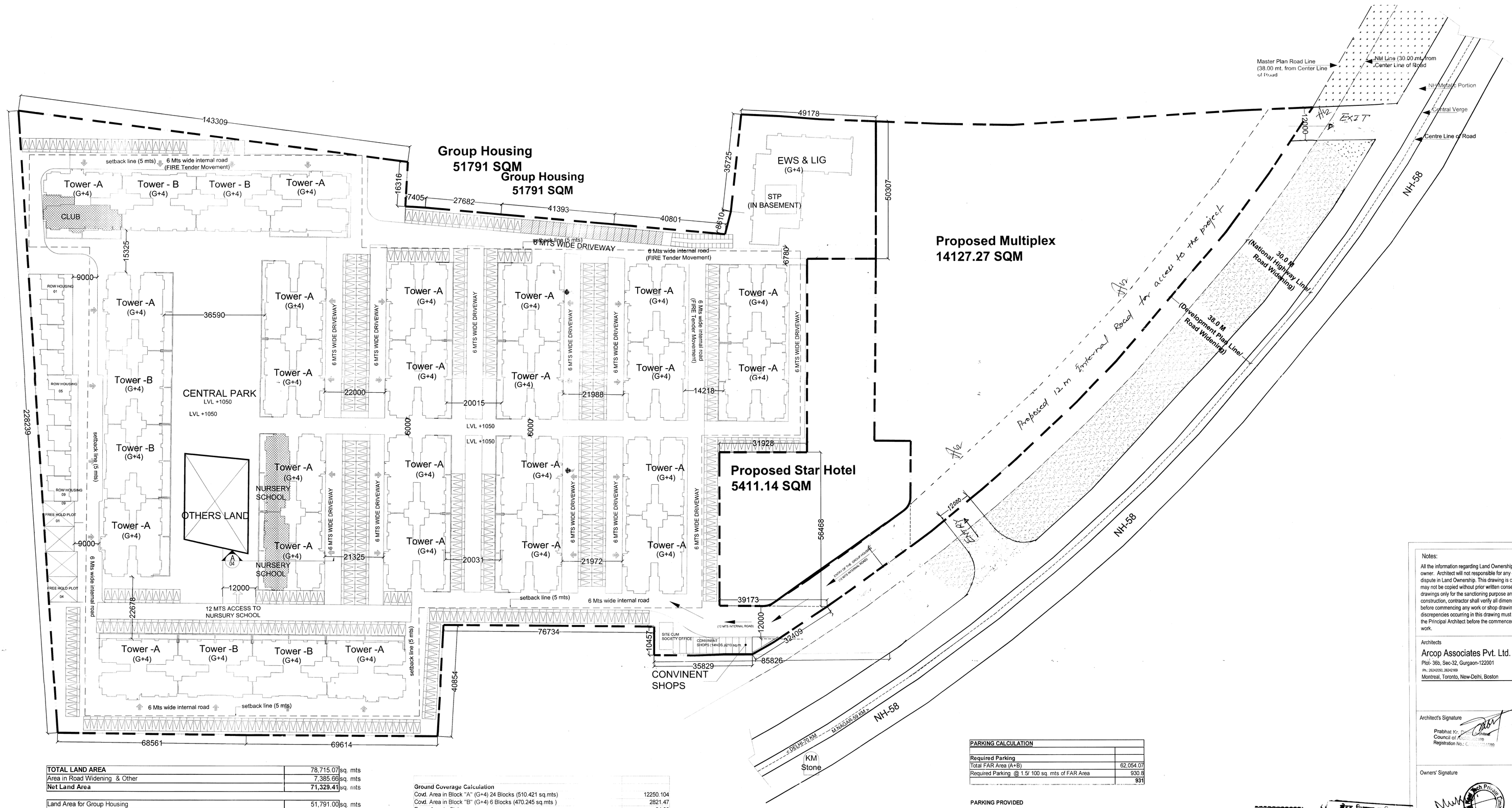

TOTAL LAND AREA	78,715.07	sq. mts
Area in Road Widening & Other	7,385.66	sq. mts
Net Land Area	**71,329.41**	sq. mts
Land Area for Group Housing	51,791.00	sq. mts
Required Green @ 15% of Plot Area	7,768.65	sq. mts
Net Plot Area for the Project	**44,022.35**	sq. mts
Permissible FAR @ 1.50	66,033.53	sq. mts
Permissible Ground Coverage 40% of Plot Area	17,608.94	sq. mts
Convenient Shopping Area(every 1000 persons 5 shops of 15 sq.mts each)	210.00	sq. mts
Permissible LIG 10% of Total Dwelling Units	54	Units
Permissible EWS 10% of Total Dwelling Units	54	Units

COVERED AREA CALCULATION

Block "A" G+4 Storied (24 Nos.)	
Covd. Area on Ground Floor	465.53
Covd. Area on First Floor	465.53
Covd. Area on Second Floor	465.53
Covd. Area on Third Floor	465.53
Covd. Area on Fourth Floor	465.53
Mumty/Lift Machine Area	41.70
TOTAL	2,369.35
Total Covd. Area in All Blocks "A" (2369.35 X 24 Nos.)	**56,864.40**

Block "B" G+4 Storied (6 Nos.)	
Covd. Area on Ground Floor	425.50
Covd. Area on First Floor	425.50
Covd. Area on Second Floor	425.50
Covd. Area on Third Floor	425.50
Covd. Area on Fourth Floor	425.50
Mumty/Lift Machine Area	41.70
TOTAL	2,169.20
Total Covd. Area in All Blocks "B" (2169.20 X 6 Nos.)	**13,015.20**

Club	
Covd. Area in Club	341.043
Total Covd. Area in Club	341.043

Total Covered Area Calculation	
Covd. Area in Block "A" (G+4)	56,864.40
Covd. Area in Block "B" (G+4)	13,015.20
Covd. Area in Club	341.043
Covd. Area in EWS & LIG	4180.726
Covd. Area in Row Housing	1988.28
Covd. Area of basement under EWS & LIG	1513.775
TOTAL	**77,903.42**

Ground Coverage Calculation	
Covd. Area in Block "A" (G+4) 24 Blocks (510.421 sq.mts)	12250.104
Covd. Area in Block "B" (G+4) 6 Blocks (470.245 sq.mts)	2821.47
Exrea Area in Club	84.00
Covd. Area in Shopping	210.00
Covd. Area in EWS & LIG	904.85
Covd. Area in Society Office	60.00
TOTAL	**16330.424**
Allowable Coverage to be used in future for plot no.10 to 13 (Row Housing)	62
TOTAL GROUND COVERAGE	16654.04

FAR CALCULATION

Block "A" G+4 Storied (24 Nos)	
Covd. Area on Ground Floor	249.33
Covd. Area on First Floor	465.53
Covd. Area on Second Floor	465.53
Covd. Area on Third Floor	465.53
Covd. Area on Fourth Floor	465.53
Total FAR Area in All Blocks "A" (2111.45 X 24)	**50674.8**
Subtract Area of Club	249.33
TOTAL	**50425.47**
Block "B" G+4 Storied (6 Nos.)	
Covd. Area on Ground Floor	236.10
Covd. Area on First Floor	425.50
Covd. Area on Second Floor	425.50
Covd. Area on Third Floor	425.50
Covd. Area on Fourth Floor	425.50
TOTAL	1,938.10
Total FAR area in All Blocks "B" G+4 Storied (1938.1 X 6 Nos.)	**11,628.60**
Club	
Total FAR Area in Club	**333.33**

FAR Area Calculation	
FAR Area in Block "A" (G+4) 24 Blocks	50425.47
FAR Area in Block "B" (G+4) 6 Blocks	11,628.60
FAR Area in Club	333.33
FAR Area in Shopping	210.00
FAR Area in Society Office	120.00
FAR Area in Row housing	1988.28
FAR Area in Nursery school	500
Allowable FAR to be used on PLOT NO. -(10,11,12,13) (Row Housing)	812
TOTAL	**66,017.68**

Population				
Sl.No.	Tower	No. of persons	No. of Units	Total No. of Persons
1	A	5	430	2150
2	B	5	108	540
2	ROW HOUSING	5	13	65
			TOTAL	2755

PARKING CALCULATION	
Required Parking	
Total FAR Area (A+B)	62,054.07
Required Parking @ 1.5/ 100 sq. mts of FAR Area	930.8
	931

PARKING PROVIDED

Parking Area Under Blocks	
Block "A" (G+4) 24 Blocks	312
Block "B" (G+4) 6 Blocks	84.00
TOTAL	**396.00**

TOTAL PROVIDED PARKING	
Parking Under Stilt	396.00
Parking on Surface	555.00
TOTAL	**951.00**

TOTAL LAND AREA FOR HOUSING 51,791.00

GREEN AREA DETAILS

Required :

Required Reserved Green @ 15% of total land Area = 7768.65 sq.mts
Net land Area for development @ 85% of total land Area = 44022.35 sq.mts

Required Trees @ 50 Trees/Hect. 259

Provided :
Total Greens 7880.46 sq.mts
Trees 265

Notes:

All the information regarding Land Ownership given by the owner. Architect will not responsible for any discrepency or dispute in Land Ownership. This drawing is copyright and may not be copied without prior written consent. These drawings only for the sanctioning purpose and not good for construction, contractor shall verify all dimensions on site before commencing any work or shop drawing. Any discrepencies occurring in this drawing must be referred to the Principal Architect before the commencement of any work.

Architects
Arcop Associates Pvt. Ltd.
Plot- 36b, Sec-32, Gurgaon-122001
Ph.: 26242050, 26242169
Montreal, Toronto, New-Delhi, Boston

Architect's Signature
Prabhat Kr.
Council of A
Registration No.: C

Owners' Signature

Clients :-
EPITOME REALTECH PVT. LTD.
Regd. Office : 806, Meghdoot, 94, Nehru Place, New Delhi

Job Title
Proposed Sanction plan for the GROUP HOUSING project of **EPITOME REALTECH PVT. LTD.**

Regd. Office
806, Meghdoot, 94, Nehru Place, New Delhi.
Corporate Office
Golf View Corporate Towers, Wing-A, 6th Floor, Golf Course Road, Sector-42, Gurgaon 122002 Haryana.

through it's director **Mr. Mukul Kumar**.

Site at :

1672, 1676, 1678, 1680, 1731, 1732, 1733, 1734, 1736, 1741, 1743, 1745, 1669M, 1671/2, 1674M, 1675/1, 1677M, 1677/1873, 1678M, 1679M, 1720M, 1720/2, 1729M, 1730M, 1735M, 1742/1, 1742/2 situated at Village Jatoli, and Khasra No. 206, 207, 208, 209, 210, 211, 212, 215, 216, 218, 219 situated at Village Dorli, Meerut

Drawing Title
GROUP HOUSING
Layout Plan & Area Calculations

Job No.	North :	Drawing No.
Drawn	Checked	**Sheet No.** 02
Date	Scale	Revisions