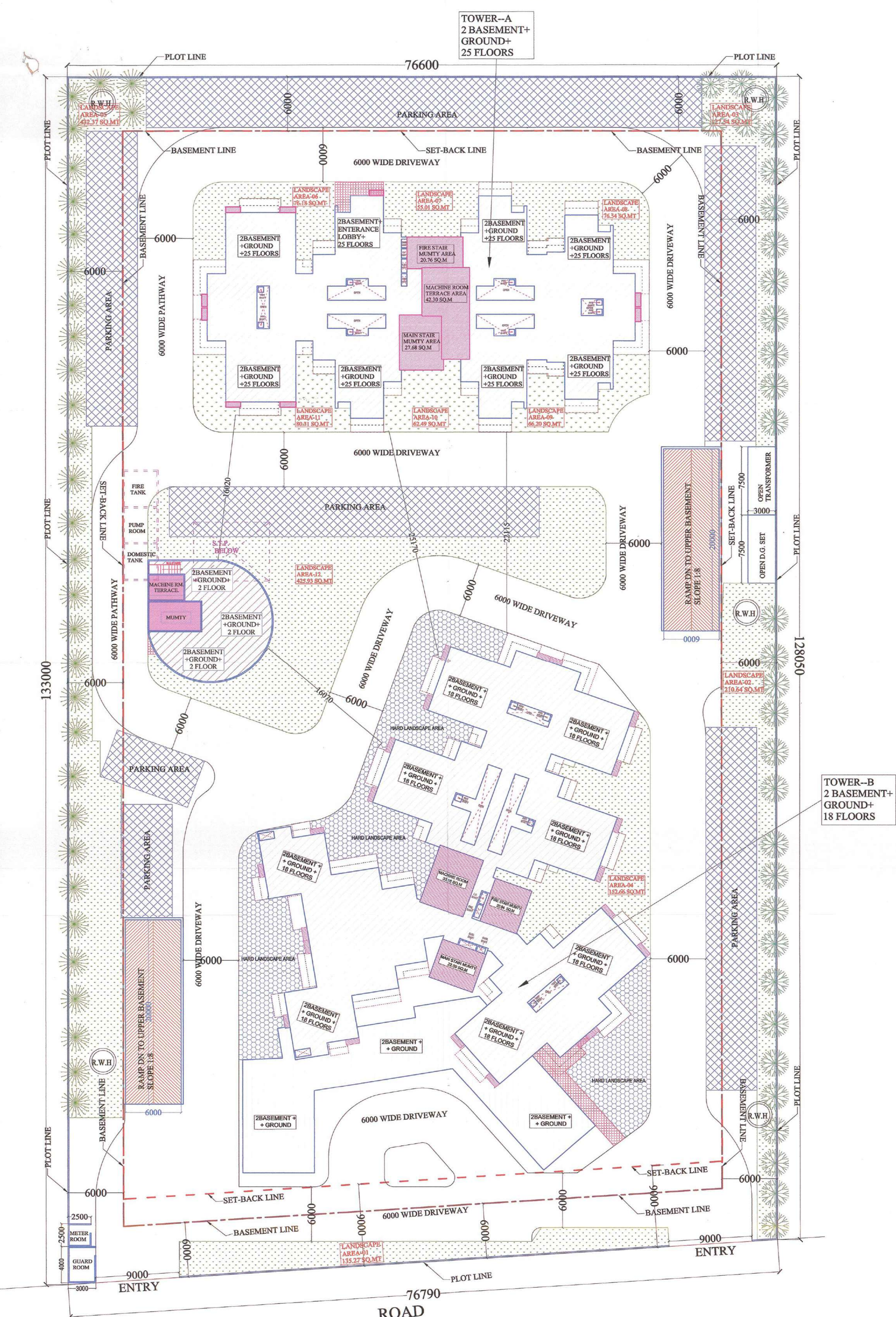




SITE PLAN

AREA STATEMENT														
PARTICULARS	TOWER-A			TOWER-B			COMMERCIAL	COMMUNITY		METER ROOM	GUARD ROOM	L.T. & PANEL ROOM	RAMP AREA	S.T.P. AREA
	UNITS	F.A.R. AREA	15% FACILITY AREA	UNITS	F.A.R. AREA	15% FACILITY AREA								
TOTAL GROUND COVERAGE AREA	745.87			698.23			348.68	155.11		6.25	12.00		240.00	
NO. OF SIMILAR TOWERS	1			1						1	1			
GROUND COVERAGE AREA ONE TOWER	745.87			698.23			348.68	155.11		6.25	12.00		240.00	
UPPER BASEMENT AREA IN NON F.A.R.													7458.15	
LOWER BASEMENT AREA IN NON F.A.R.													7657.65	
GROUND / STILT FLOOR	7	698.30	49.57	7	637.73	50.50	348.68	155.23	2.88	5.25			2041.19	185.65
1st FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
2nd FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
3rd FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
4th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
5th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
6th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
7th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
8th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
9th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
10th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
11th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
12th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
13th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
14th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
15th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
16th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
17th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
18th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
19th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
20th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
21st FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
22nd FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
23rd FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
24th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
25th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
26th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
27th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
28th FLOOR	8	675.29	67.90	8	674.45	67.91		148.59	6.52				1698.33	159.03
15% FACILITY MUMTY MACHINE ROOM & WATER TANK AREA		118.42		98.85				31.47						248.75
TOTAL F.A.R. OF ONE TOWER	17578.55			16577.83										
NO. OF SIMILAR TOWERS	1			1										
TOTAL F.A.R. OF ALL TOWERS	17578.55			16577.83			348.68	449.41		6.25			34950.72	
15% FACILITY AREA ONE TOWER		1885.49		1628.34				47.39			12.00	100.02		53.33
NO. OF SIMILAR TOWERS	1			1				1			1	1		1
TOTAL 15% FACILITY AREA OF ALL TOWERS/UPPER BASEMENT/STAIR CASE/LIFT LOBBY AREA/MUMTY AREA/MACHINE ROOM AREA/LIFT SHAFT AREA/SERVICE SHAFTS AREA/WATER TANK AREA/GUARD ROOM AREA/CORRIDOR AREA		1885.49		1628.34				47.39			12.00	100.02		53.33
TOTAL NO. OF UNIT ONE TOWER	297			181										
NO. OF SIMILAR TOWER	1			1										
TOTAL NO. OF UNITS	297			181										
TOTAL NON F.A.R. AREA													7458.15	7657.65
														15115.80

S.NO	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	10,000
2	PERMISSIBLE F.A.R. FOR HOUSING	35,000
A	AS PER 2.75 F.A.R. = 10,000 X 2.75 = 27,500 SQ.MT.	
B	ADDITIONAL 0.75 F.A.R. PURCHASABLE = 10,000 X 0.75 = 7,500 SQ.MT.	
	TOTAL PERMISSIBLE F.A.R. FOR HOUSING = A+B = 27,500 + 7,500 = 35,000 SQ.MT.	
3	PERMISSIBLE 15% F.A.R. FOR FACILITY	5,250.00
A	PERMISSIBLE 15% FACILITY OF TOTAL MAIN F.A.R. AREA = 27,500.00 OF 15% = 4125.00 SQ.MT.	
B	PERMISSIBLE 15% FOR FACILITY OF TOTAL PURCHASABLE F.A.R. AREA = 15% OF 7,500 SQ.MT. = 1125 SQ.MT.	
	TOTAL PERMISSIBLE 15% F.A.R. FOR FACILITY = A+B = 4125.00 + 1125 = 5,250.00 SQ.MT.	
4	PERMISSIBLE GROUND COVERAGE FOR HOUSING 10,000.00 Sqm. @ 35% = 3,500.00 sq. mt.	35% 3,500.00
5	PROPOSED TOTAL GROUND COVERAGE	3,496.94
6	PERMISSIBLE AREA IN F.A.R. FOR COMMERCIAL 1.00% OF TOTAL F.A.R. AREA = 1.00% X 35,000.00 = 350.00 SQ.MT.	350.00
7	TOTAL PROPOSED F.A.R. AREA	3,496.94
A	F.A.R. AREA OF COMMERCIAL	348.68
B	F.A.R. AREA OF COMMUNITY HALL	449.41
C	F.A.R. AREA OF RESIDENTIAL	34,156.38
D	F.A.R. AREA OF METER ROOM	6.25
	TOTAL = (A+B+C+D) = 34,960.72 SQ.MT.	
8	PROPOSED FACILITY OF 15%	3,816.42
9	PERMISSIBLE DENSITY = 2100 PPH	
10	Achieved Density (Assuming 4.5 No.S. Persons per Unit) for 358 No.S. Units = 358 X 4.5 X 10,000 / 10,000.00 = 1611 PPH	
B	Achieved Units = 358 Nos.	
C	Achieved Persons = Units X 4.5 = 358 X 4.5 = 1611 PERSONS	
11	REQUIRED LANDSCAPE AREA	1882.54
	REQUIRED LANDSCAPE AREA = 25% OF OPEN AREA OPEN AREA = PLOT AREA - (GROUND COVERAGE+ RAMP) = 25% OF 10,000 - 2469.84 = 7530.16 / 4 = 1882.54 SQ.MT.	
12	PROPOSED LANDSCAPE AREA	1902.28
13	AS PER 1 No. OF TREE PER 100 SQ.MT. OF OPEN AREA = (PLOT AREA - GROUND COVERAGE- RAMP) / 100 = 10,000 - 2469.84 / 100 = 75.30 No.S. SAY 75 No.S.	75 No.S.
14	NO. OF TREE PROPOSED = 76 No.S (50% TREE EVER GREEN)	76 No.S.
15	PARKING REQUIRED = 1 E.C.S. / 80 SQ.M. F.A.R. AREA FOR HOUSING = 35,000 / 80 = 437.50 SAY 438 E.C.S.	438 E.C.S.
16	PROPOSED PARKING	448 E.C.S.
A	OPEN PARKING AREA = 1251.09 / 20 = 62.55 SAY 62 E.C.S. @ 20 SQ.MT. PER E.C.S.	
B	UPPER BASEMENT PARKING AREA = 5706.97 / 10 = 570.69 E.C.S. SAY 190 E.C.S. @ 30 SQ.MT. PER E.C.S.	
C	LOWER BASEMENT PARKING AREA = 5996.70 / 30 = 199.87 E.C.S. SAY 196 E.C.S. @ 30 SQ.MT. PER E.C.S.	
	TOTAL PARKING = (A+B+C) = 448 E.C.S.	
17	TOTAL BUILT-UP AREA	53,892.94
A	TOTAL F.A.R. AREA = 34,960.72 SQ. MT.	
B	TOTAL NON-F.A.R. AREA = 15,115.80 SQ. MT.	
C	TOTAL FACILITY AREA = 3,816.42 SQ. MT.	
	TOTAL (A+B+C+D) = 53,892.94 SQ. MT.	

SCHEDULE OF PLANTS			
ALONG BOUNDARY WALL			
1		TABEBUIA ARGENTEA	38 No.S.
2		LAGERSTROEMIA FLOSREGINAE (EVER GREEN)	38 No.S.
TOTAL = 76 No.S.			
LEGEND :-			
1	SETBACK LINE	---	
2	BASEMENT LINE	---	
3	TOWER ENTRANCE		
4	PARKING AREA		
5	HARD LANDSCAPE AREA		



PROJECT :-
KUMAR " IMPERIAL GREENS" AT PLOT No. GH-01B, SECT-16, GREATER NOKHA (WEST)

BUILDERS & PROMOTER :-
M/s Dream Land Promoters & Consultants Pvt.Ltd.
7 IP Building, E-109, Pandav Nagar, Delhi - 92

DRAWING TITLE :-
SITE PLAN AREA STATEMENT

ARCHITECTS :-
Space Designers International

Space Designers
B-34, SECTOR-67, NOIDA
PH: 0120-2644445-49
MOB: 981070399, 981336231
e-mail: spacesdi@gmail.com, www.spacesdi.com

DRAWN BY :- CHECKED BY :- SCALE 1:250 DATED :-
SANJAY VISHAL

OWNER'S SIGN ARCHITECTS SIGN

DRG. NO. -- 01