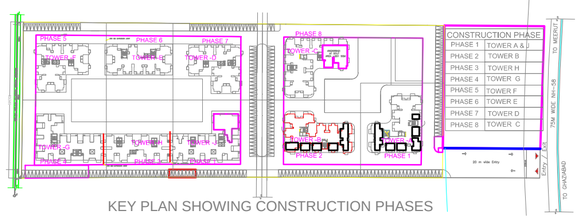


KEY PLAN SHOWING CONSTRUCTION PHASES

TOTAL NO OF OPEN CAR = 56

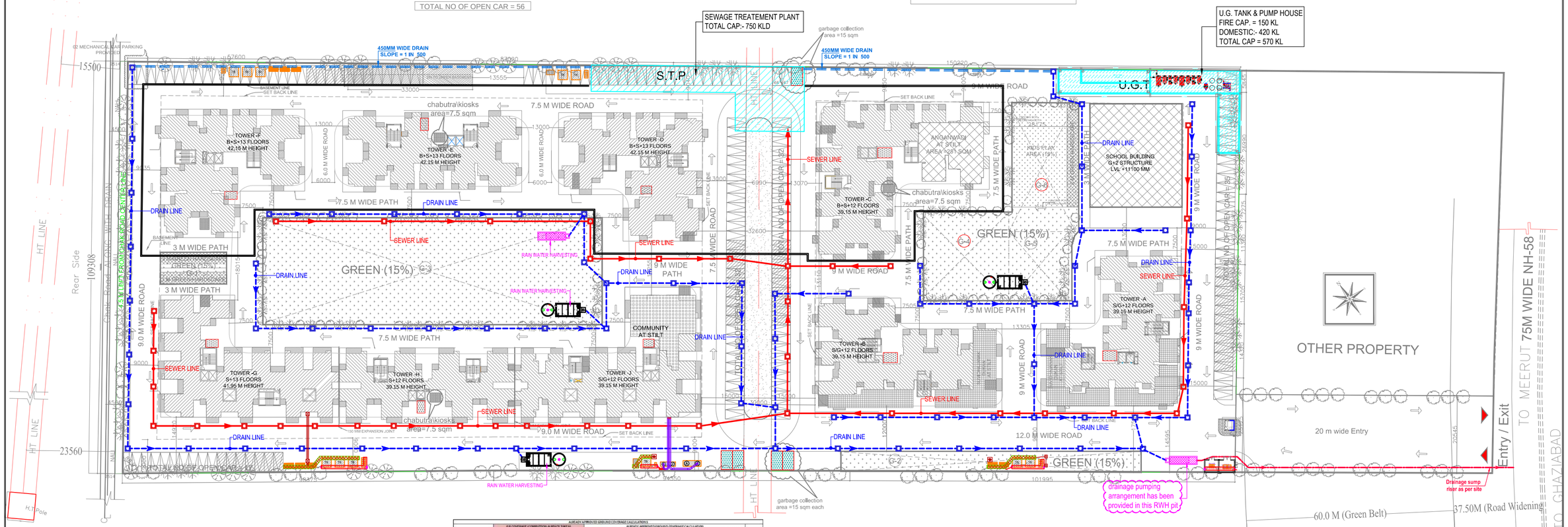
LEGEND
GROUP HOUSING
(SUVIDHAJANAK DUKAN)
FACILITIES
GREEN
PROJECT BOUNDARY
VISITOR PARKING

APPLIED FOR REVISED SUBMISSION

COMPLETION ALREADY TAKEN

LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.	M.H.	MANHOLE
2.		SEWER LINE
3.	C.P.	CATCH PIT
4.		UNDER GROUND PIPE DRAIN
5.		RAIN WATER HARVESTING
6.		RAIN WATER HARVESTING
7.		



ALREADY APPROVED GROUND COVERAGE CALCULATIONS :												
	G.R COVERAGE (COMPLETION ALREADY TAKEN)					ALREADY APPROVED GROUND COVERAGE CALCULATION						
	Tower A	SUVIDHAJANAK DUKAN	KIOSK	GARBAGE COLLECTION	E.S.S /SUKAD ROOM	Tower B	Tower C	Tower G	SCHOOL	KIOSK	SUVIDHAJANAK DUKAN	ANGANWADI	SOVIANCAN	GARBAGE COLLECTION	Total
TOTAL GROUND COVERAGE	896.48	282.24	7.48	10.29	50	1285.74	1184.84	1108.4	399.08	97.52	211.68	281	318.61	199.75	6840.69
														TOTAL GR.COVERAGE (COMPLETION ALREADY TAKEN)	1346.68
														TOTAL GR.COVERAGE (ALREADY APPROVED)	4494.01

FAR (COMPLETION ALREADY TAKEN)			ALREADY SANCTIONED FAR							
	Tower A	AREA OF SVIDHAJANK DUKAN	Tower B	Tower C	Tower G	Tower J	AREA OF ANGANVADI	AREA OF SUVIDHA JANK DUKAN	AREA OF SCHOOL	Total
STILT	33.16	282.24	37.13	33.73	39.91	39.1	251	222.98	578.15	1517.4
1st	755.59		761.26	885.03	713.81	724.18			578.15	4418.02
2nd	755.59		761.26	885.03	713.81	724.18			578.15	4418.02
3rd	755.59		761.26	885.03	713.81	724.18				3839.87
4th	755.59		761.26	885.03	713.81	724.18				3839.87
5th	755.59		761.26	885.03	713.81	724.18				3839.87
6th	755.59		761.26	885.03	713.81	724.18				3839.87
7th	755.59		761.26	885.03	713.81	724.18				3839.87
8th	755.59		761.26	885.03	713.81	724.18				3839.87
9th	755.59		761.26	885.03	713.81	724.18				3839.87
10th	755.59		761.26	885.03	713.81	724.18				3839.87
11th	755.59		761.26	885.03	713.81	724.18				3839.87
12th	755.59		761.26	885.03	713.81	724.18				3839.87
13th					303.18					303.18
Total	9100.24	282.24	9172.25	10654.09	8908.81	8729.26	251	222.98	1734.45	49055.32
						Total Far (Completion already taken)				9382.48
						Total Far (Already Sanctioned Far)				39672.84

	COMPLETION ALREADY TAKEN	ALREADY SANCTIONED DWELLING UNIT				
	Tower A	Tower B	Tower C	Tower G	Tower J	Total
STILT	0	0	0	0	0	0
1st	11	11	13	13	14	62
2nd	11	11	13	13	14	62
3rd	11	11	13	13	14	62
4th	11	11	13	13	14	62
5th	11	11	13	13	14	62
6th	11	11	13	13	14	62
7th	11	11	13	13	14	62
8th	11	11	13	13	14	62
9th	11	11	13	13	14	62
10th	11	11	13	13	14	62
11th	11	11	13	13	14	62
12th	11	11	13	13	14	62
13th				5		5
Total	132	132	156	161	168	749
	TOTAL DWELLING UNITS (COMPLETION ALREADY TAKEN)					132
	TOTAL DWELLING UNITS (ALREADY SANCTIONED)					617

NON FAR CLACTUTION FOR REVISED SUBMISSION					
	Tower D	Tower E	Tower F	Tower H	Total
BASEMENT					8910.51
STILT (PARKING)	1016.83	944.35	1016.83	854.72	3832.73
STIT (FIRE STAIR)	20.91	23.93	20.91	21.93	87.68
1st	20.12	23.21	20.12	20.71	84.16
2nd	20.12	23.21	20.12	20.71	84.16
3rd	20.12	23.21	20.12	20.71	84.16
4th	20.12	23.21	20.12	20.71	84.16
5th	20.12	23.21	20.12	20.71	84.16
6th	20.12	23.21	20.12	20.71	84.16
7th	20.12	23.21	20.12	20.71	84.16
8th	20.12	23.21	20.12	20.71	84.16
9th	20.12	23.21	20.12	20.71	84.16
10th	20.12	23.21	20.12	20.71	84.16
11th	20.12	23.21	20.12	20.71	84.16
12th	20.12	23.21	20.12	20.71	84.16
13th	20.12	23.21	20.12		63.45
Total	1299.3	1270.01	1299.3	1125.17	13904.29
Total (FIRE STAIRCASE)	282.47	325.66	282.47	270.45	1161.05

FAR CALCULATION FOR REVISED SUBMISSION					
	Tower D	Tower E	Tower F	Tower H	Total
STILT	44.76	46.54	44.76	37.34	173.4
1st	635.87	564.8	635.87	506.98	2343.52
2nd	635.87	564.8	635.87	506.98	2343.52
3rd	635.87	564.8	635.87	506.98	2343.52
4th	635.87	564.8	635.87	506.98	2343.52
5th	635.87	564.8	635.87	506.98	2343.52
6th	635.87	564.8	635.87	506.98	2343.52
7th	635.87	564.8	635.87	506.98	2343.52
8th	635.87	564.8	635.87	506.98	2343.52
9th	635.87	564.8	635.87	506.98	2343.52
10th	635.87	564.8	635.87	506.98	2343.52
11th	635.87	564.8	635.87	506.98	2343.52
12th	635.87	564.8	635.87	506.98	2343.52
13th	635.87	564.8	635.87		1836.54
Total	8311.07	7388.94	8311.07	6121.1	30132.18

AREA CALCULATION	
Plot Area	33558.50
Plot Area in NH. 58WIDENING	124.65
Plot Area UNDER 60M WIDTH GREEN BELT	1246.50
Plot Area In CHAK ROAD WIDENING	211.00
NET plot area for planning	31756.35
Permissible FAR 2.5	79390.88
Permissible Dwelling units 500PER HECTARE (3.1756 x 500)	1587.00
permissible Ground coverage @50%	15878.18
permissible Green area @15%	47634.40
permissible Suvidhajanak dukans $ dukan@ 1000 person population = permissible units x 5persons	
= 1585 x 5 = 7925	
= 7925/2000 = 7.925	
Total Suvidhajanak Dukan =7.925 *5 = 39.362	say 39 Dukan
area of each Dukan @ 15 sq.mt / Dukan = 39 x 15 = 585 SQ.MT	
Suvidhajanak Dukan (completion already taken)	19 Dukan
ALREADY APPROVED Suvidhajanak Dukan	15 Dukans
Total Suvidhajanak Dukan	34 Dukan
Suvidhajanak Dukan (completion already taken) Area	282.24
ALREADY APPROVED Suvidhajanak Dukan Area	222.98
Total Far of Suvidhajanak Dukan	505.22
Far Area residential (completion already taken)	9100.24
ALREADY APPROVED FAR area residential :	37464.41
Proposed FAR area of suvidhajanak dukan :	505.22
Proposed FAR area of anganwadi :	251.00
Proposed FAR area of school	1734.45
TOTAL FAR AREA = A	49055.32
PROPOSED FAR area residential (FOR REVISED SUBMISSION) : B	30132.18
TOTAL FAR ACHIEVED	79187.50
Proposed FAR	2.49
Ground Coverage (Completion Already Taken)	1346.68
ALREADY APPROVED Ground coverage :	4494.16
PROPOSED GR.COV area residential (FOR REVISED SUBMISSION) : D	5151.15
TOTAL GROUND COVRAGE	11491.80
Permissible Dwelling units 500 PER HECTARE =(31756/10000)X500= 1587	1587
Dwelling units (Completion Already Taken)	132
ALREADY APPROVED DWELLING UNITS	617
PROPOSED DWELLING UNITS (FOR REVISED SUBMISSION)	434
TOTAL DWELLING UNITS	1183
Non far (Completion Already Taken)	21762.21
ALREADY APPROVED NON FAR AREA	58234.75
PROPOSED NON FAR (FOR REVISED SUBMISSION)	19904.29
TOTAL NON FAR AREA	21905.25
Parking Details	
No. of Car Parking Required	790 E.C.S
No. of Car Parking Provided	790 E.C.S
Total no of trees required @ 50 trees per Hectare of plot area =(50X31756.35)/10000= 158.78	158
ALREADY APPROVED green area	4764.40
Permissible 5% additional far = 5% of per far =5% of 79390.88=3969.544	3969.54
5% Non far (Completion Already Taken)	259.70
ALREADY APPROVED 5% NON FAR	1605.68
PROPOSED 5% ADDITIONAL FAR (FOR REVISED SUBMISSION)	1043.88
TOTAL 5% ADDITIONAL FAR	2909.26
Total Proposed Builtup area (FAR + Non FAR+5% additional far)	
(A) : Total proposed FAR Area : -	79187.50
(B) : Total proposed 5% additional far : -	2909.26
(C) : Total proposed area of NON F.A.R : -	21905.25
Total of (A+B+C) :-	104002.01

PARKING CALCULATION		
COVERED AREA FOR PARKING	NO.	TOTAL AREA
TOTAL AREA AVAILABLE FOR PARKING AT STILT(ALREADY APPROVED + REVISED)		9008.30
COVERED CAR PARKING @ 25 SQ.M	say	360 E.C.S
TOTAL AREA AVAILABLE FOR PARKING AT BASEMENT		8910.51
COVERED CAR PARKING @ 25 SQ.M	say	356 E.C.S
OPEN PARKING CALCULATION		AREA
AREA AVAILABLE FOR OPEN PARKING		15466.40
FOR OPEN PARKING (1/5 X 100.00) SQ.M		3154.20 SQ.M
OPEN PARKING @ 25 E.C.S AVAILABLE		126 E.C.S
TOTAL E.C.S. AREA AVAILABLE (32+278+126)		766 E.C.S
PROPOSED PARKING		
COVERED PARKING AT STILT		322
COVERED PARKING AT BASEMENT		278
MECHANICAL PARKING		2
OPEN PARKING		188
TOTAL PARKING PROVIDED		790 E.C.S
		1976 TWO WHEELER

TOTAL STILT AREA for PARKING OF All TOWER	
TOWER-A	929.31
TOWER-B	993.92
TOWER-C	1149.16
TOWER-D	1016.83
TOWER-E	944.35
TOWER-F	1016.83
TOWER-G	1100.8
TOWER-H	854.72
TOWER-J	938.52
TOTAL	8944.44
PARKING AVAILABLE IN STILT @ 28 sq.mt	319

ALREADY SANCTIONED NON FAR (Stilt and Fire escape staircase)														
	NON FAR (COMPLETION ALREADY TAKEN)					ALREADY SANCTIONED NON FAR								
	Tower A	KIOSK	GARBAGE COLLECTION	E.S.S /SUKAD ROOM	STPB. UNIT	Tower B	Tower C	Tower G	Tower J	SCHOOL	KIOSK	GARBAGE COLLECTION	Total
STILT (PARKING)	928.31	7.48	10.29	50	874.78	993.92	1149.16	1100.8	938.52				6851.69
STIT (FIRE STAIR)	22.47					25.27	23.6	21.75	23.54	20.91			137.54
1st	23.49					25.27	23.49	21.79	23.03	20.91			137.98
2nd	23.49					25.27	23.49	21.79	23.03	20.91			137.98
3rd	23.49					25.27	23.49	21.79	23.03				117.07
4th	23.49					25.27	23.49	21.79	23.03				117.07
5th	23.49					25.27	23.49	21.79	23.03				117.07
6th	23.49					25.27	23.49	21.79	23.03				117.07
7th	23.49					25.27	23.49	21.79	23.03				117.07
8th	23.49					25.27	23.49	21.79	23.03				117.07
9th	23.49					25.27	23.49	21.79	23.03				117.07
10th	23.49					25.27	23.49	21.79	23.03				117.07
11th	23.49					25.27	23.49	21.79	23.03				117.07
12th	23.49					25.27	23.49	21.79	23.03				117.07
13th								21.79					21.79
School Mumty										63.48			63.48
Total	1233.66	7.48	10.29	50	874.78	1322.43	1454.64	1405.02	1238.42	106.21	97.52	199.75	8000.96
Total (FIRE STAIRCASE)	304.35					328.53	309.48	305.02	299.9	62.73	0	0	1605.99
									TOTAL NON FAR (COMPLETION ALREADY TAKEN)				2176.21
									TOTAL NON FAR (ALREADY SANCTIONED)				5824.75

	COMPLETION ALREADY TAKEN	ALREADY SANCTIONED 5% NON FAR					
	Tower A	Tower B	Tower C	Tower G	Tower J	COMMUNITY	Total
STILT	9.54	14.3	12.18	14.05	13.16	218.61	282.04
1st	15.54	18.86	16.14	26.99	26.34		103.87
2nd	15.54	18.86	16.14	26.99	26.34		103.87
3rd	15.54	18.86	16.14	26.99	26.34		103.87
4th	15.54	18.86	16.14	26.99	26.34		103.87
5th	15.54	18.86	16.14	26.99	26.34		103.87
6th	15.54	18.86	16.14	26.99	26.34		103.87
7th	15.54	18.86	16.14	26.99	26.34		103.87
8th	15.54	18.86	16.14	26.99	26.34		103.87
9th	15.54	18.86	16.14	26.99	26.34		103.87
10th	15.54	18.86	16.14	26.99	26.34		103.87
11th	15.54	18.86	16.14	26.99	26.34		103.87
12th	15.54	18.86	16.14	26.99	26.34		103.87
13th				20.15			20.15
MUMTY/L.M.R	63.68	61.15	63.68	64	64.24		316.75
Total	259.7	303.97	269.54	422.08	393.48	218.61	1605.38
		TOTAL 5% NON FAR (COMPLETION ALREADY TAKEN)					259.7
		TOTAL 5% NON FAR (ALREADY SANCTIONED)					1605.68

5 % ADDITIONAL FAR CALCULATION FOR REVISED SUBMISSION (SQ.M)					
	Tower D	Tower E	Tower F	Tower H	Total
STILT	11.10	9.45	11.10	11.37	43.02
1st	14.85	12.45	14.85	18.33	60.48
2nd	14.85	12.45	14.85	18.33	60.48
3rd	14.85	12.45	14.85	18.33	60.48
4th	14.85	12.45	14.85	18.33	60.48
5th	14.85	12.45	14.85	18.33	60.48
6th	14.85	12.45	14.85	18.33	60.48
7th	14.85	12.45	14.85	18.33	60.48
8th	14.85	12.45	14.85	18.33	60.48
9th	14.85	12.45	14.85	18.33	60.48
10th	14.85	12.45	14.85	18.33	60.48
11th	14.85	12.45	14.85	18.33	60.48
12th	14.85	12.45	14.85	18.33	60.48
13th	14.85	12.45	14.85		42.15
MUMTY/L.M.R	56.24	60.47	56.24	60	232.95
Total	260.39	231.77	260.39	291.33	1043.88

DWELLING UNIT CALCULATIONS FOR REVISED SUBMISSION					
	Tower D	Tower E	Tower F	Tower H	Total
STILT	0	0	0	0	0
1st	9	8	9	8	34
2nd	9	8	9	8	34
3rd	9	8	9	8	34
4th	9	8	9	8	34
5th	9	8	9	8	34
6th	9	8	9	8	34
7th	9	8	9	8	34
8th	9	8	9	8	34
9th	9	8	9	8	34
10th	9	8	9	8	34
11th	9	8	9	8	34
12th	9	8	9	8	34
13th	9	8	9		26
Total	117	104	117	96	434

GROUND COVERAGE CALCULATIONS FOR REVISED SUBMISSION						
	Tower D	Tower E	Tower F	Tower H	Tower J	Total
STILT AREA	1016.83	944.35	1016.83	854.72	938.52	4771.25
NON FAR AREA	20.91	23.93	20.91	21.93	23.54	111.22
5% NON FAR AREA	11.10	9.45	11.10	11.37	13.16	56.18
FAR	44.76	46.54	44.76	37.34	39.1	232.5
TOTAL GROUND COVERAGE	1093.6	1024.27	1093.6	925.36	1014.32	5151.15

GREEN AREA CALCULATION					
NO	AREA			NOS	TOTAL
G1	17.52	X	8.42	1	147.52
G2	1(25.56+5.260)		79.515	1	430.37
G3	91.25	X	30.09	1	2745.71
G4	23.33	X	23.48	1	547.79
G5	15.885	X	18.375	1	291.89
G6	17.675	X	34.01	1	601.13
TOTAL GREEN AREA					4764.40

REVISED SUBMISSION DRAWING FOR LANDCRAFT METRO HOMES
AFFORDABLE GROUP HOUSING SCHEME
AT KHASRA NOS. - 613M, 614M, 615M VILLAGE BASANTPUR TEHNSIL MODINAGAR, GAZIABAD,UTTAR PRADESH

DEVELOPER M/S RS LANDCRAFT LLP
Parmesh Corporate Tower,309D 3rd floor plot no. 13
Karkardooma community center Delhi-110092

ARCHITECT
Ar. Rachit Sharma
195, RAM VIHAR, DELHI-92, PHONE-011-42518322

DRAWING TITLE
SITE PLAN
EXTERNAL SEWERAGE & DRAINAGE SYSTEM

ARCH. SEAL & SIG.

DEVELOPER SIG.

DRAWING NO.
1

SUBMISSION

SCALE
1:500