

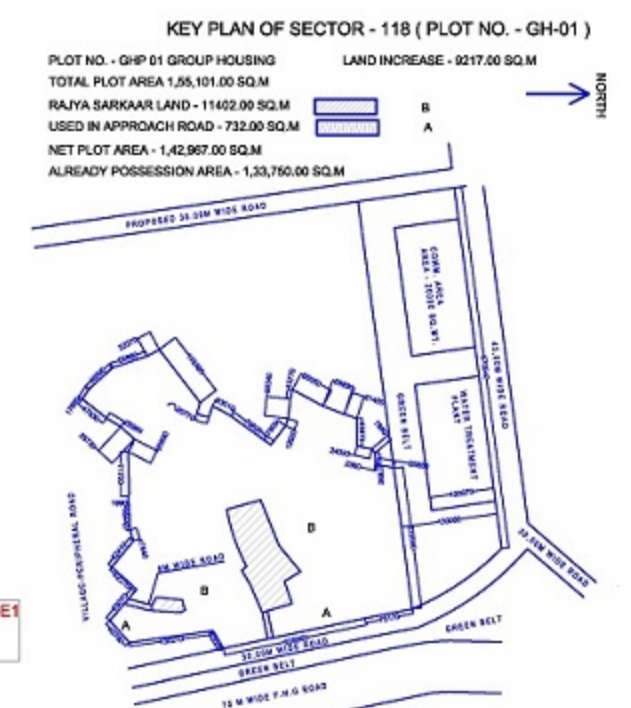
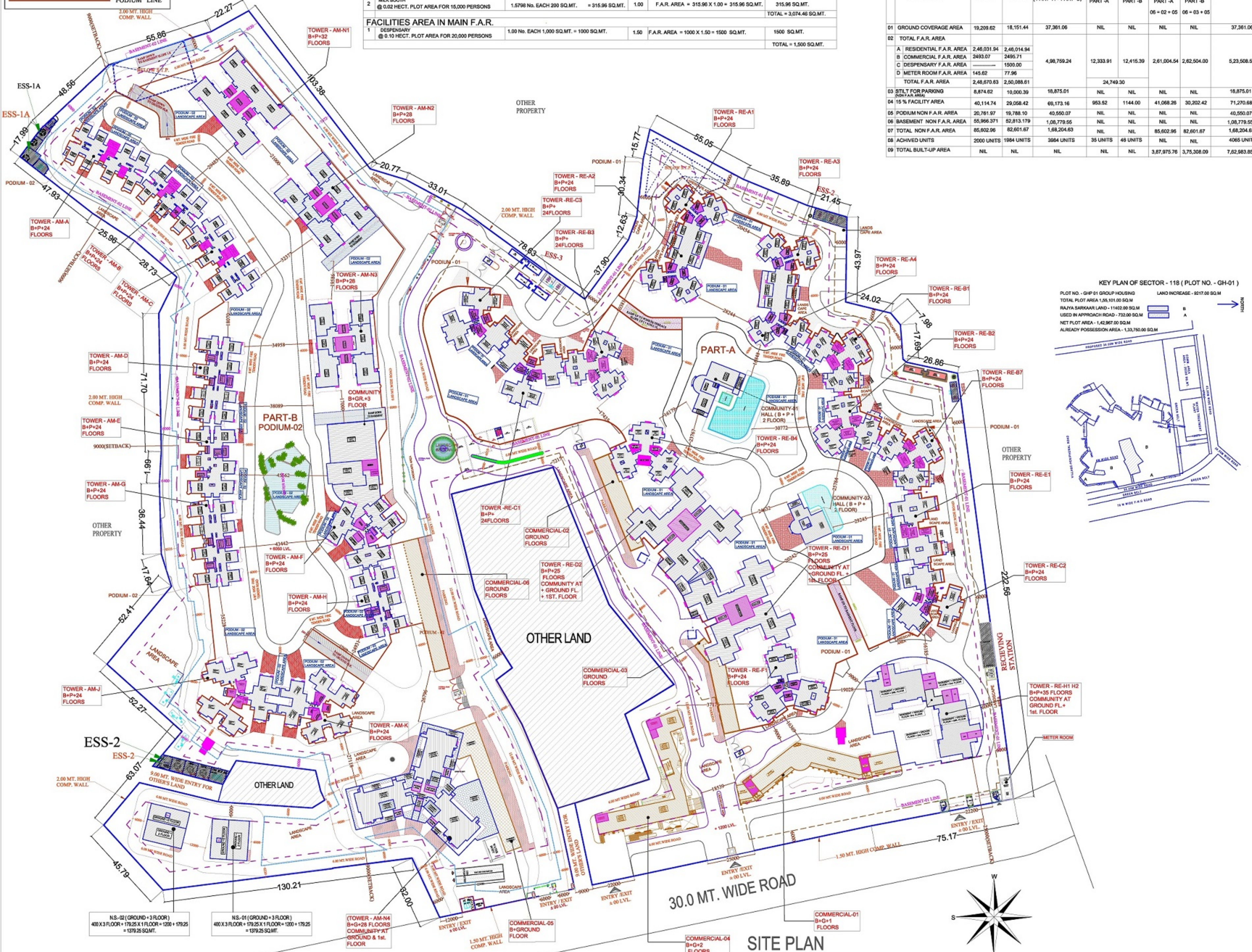
---	SETBACK LINE
---	BASEMENT LINE
---	PODIUM LINE

FACILITIES AREA DETAIL FOR POPULATION OF 4086 X 4.5 = 18,387 PERSONS

S.NO	PARTICULARS	REQUIRED PLOT AREA	F.A.R.	REQUIRED F.A.R. AREA	PROPOSED F.A.R. AREA
1	CRECHE / NURSERY SCHOOL @ 0.1 HECT. PLOT AREA FOR 10,000 PERSONS	1.839 No. EACH 1,000 SQ.MT. = 1839 SQ.MT.	1.50	F.A.R. AREA = 1839 X 1.50 = 2758.50 SQ.MT.	2758.50 SQ.MT.
2	MLK BOOTH @ 0.02 HECT. PLOT AREA FOR 15,000 PERSONS	1.5796 No. EACH 200 SQ.MT. = 315.96 SQ.MT.	1.00	F.A.R. AREA = 315.96 X 1.00 = 315.96 SQ.MT.	315.96 SQ.MT.
					TOTAL = 3,074.46 SQ.MT.
FACILITIES AREA IN MAIN F.A.R.					
1	DESPENSARY @ 0.10 HECT. PLOT AREA FOR 20,000 PERSONS	1.00 No. EACH 1,000 SQ.MT. = 1000 SQ.MT.	1.50	F.A.R. AREA = 1000 X 1.50 = 1500 SQ.MT.	1500 SQ.MT.
					TOTAL = 1,500 SQ.MT.

	01	02	03	04 = 02 + 03	05	06	07 = 03 + 05
PARTICULARS	PART-A	PART-B	TOTAL (PART-A + PART-B)	5% ADDITIONAL F.A.R. FOR GREEN BUILDING	TOTAL BUILT-UP AREA		GRAND TOTAL
01 GROUND COVERAGE AREA	19,209.62	18,151.44	37,361.06	NIL	NIL	NIL	37,361.06
02 TOTAL F.A.R. AREA							
A RESIDENTIAL F.A.R. AREA	2,46,031.94	2,46,014.94	4,92,046.88				
B COMMERCIAL F.A.R. AREA	2493.07	2495.71	4,987.78				
C DESPENSARY F.A.R. AREA	1500.00		1,500.00				
D METER ROOM F.A.R. AREA	145.62	77.96	223.58				
TOTAL F.A.R. AREA	2,48,870.63	2,50,068.61	4,98,939.24	24,749.30			
03 STILT FOR PARKING NON F.A.R. AREA	8,874.62	10,000.39	18,875.01	NIL	NIL	NIL	18,875.01
04 15 % FACILITY AREA	40,114.74	29,058.42	69,173.16	953.52	1144.00	41,068.26	30,202.42
05 PODIUM NON F.A.R. AREA	20,781.97	19,788.10	40,550.07	NIL	NIL	NIL	40,550.07
06 BASEMENT NON F.A.R. AREA	55,966.371	52,813.179	1,08,779.55	NIL	NIL	NIL	1,08,779.55
07 TOTAL NON F.A.R. AREA	85,602.96	82,601.67	1,68,204.63	NIL	NIL	85,602.96	1,68,204.63
08 ACHIVED UNITS	2000 UNITS	1984 UNITS	3984 UNITS	35 UNITS	48 UNITS	NIL	4065 UNITS
09 TOTAL BUILT-UP AREA	NIL	NIL	NIL	NIL	NIL	3,87,975.76	3,75,308.09
							7,62,983.85

S.NO.	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	1,42,967.00
2	PERMISSIBLE F.A.R. FOR HOUSING	5,00,394.50
A	AS PER 2.00 F.A.R. = 1,42,967.00 X 2.00 = 2,85,934.00 SQ.MT.	
B	ADDITIONAL 1.50 F.A.R. PURCHASABLE = 1,42,967.00 X 1.50 = 2,14,450.50 SQ.MT.	
	TOTAL F.A.R. FOR HOUSING = A+B = 2,85,934.00 + 2,14,450.50 = 5,00,384.50 sq.mt.	
3	TOTAL 2.00 F.A.R. & ADDITIONAL F.A.R. PURCHASABLE	4,98,779.24
A	F.A.R. ACHIEVED FOR HOUSING (as per table) = 4,92,046.88 SQ.MT.	
B	COMMERCIAL - 01+02+03+04+05+06 AREA IN F.A.R. = 4988.78 SQ.MT.	
C	METER ROOM AREA IN F.A.R. = 223.58 SQ.MT.	
D	DESPENSARY AREA IN MAIN F.A.R. = 1500.00 SQ.MT.	
	TOTAL (A + B + C) = 4,98,779.24 SQ.MT.	
4	ADDITIONAL F.A.R. FOR GREEN BUILDING = 5 % OF PERMISSIBLE F.A.R. = 5 % OF (2,85,934.00 + 2,14,450.50) = 25,019.22 SQ.MT.	25,019.22
5	ACHIEVED ADDITIONAL F.A.R. FOR GREEN BUILDING = 24,749.30 SQ.MT.	24,749.30
6	TOTAL F.A.R. ACHIEVED = 2.00 F.A.R. + ADDITIONAL F.A.R. PURCHASABLE + 5% GREEN BUILDING = 3 + 5 = 5.23,508.54 SQ.MT.	5,23,508.54
7	TOTAL PERMISSIBLE F.A.R. AREA = (2 + 4)	5,25,403.72
8	PERMISSIBLE 15% F.A.R. FOR FACILITY	75,057.67
A	PERMISSIBLE 15% FOR FACILITY OF TOTAL MAIN F.A.R. AREA = 15% OF 2,85,934.00 SQ.MT. = 42,890.10 SQ.MT.	
B	PERMISSIBLE 15% FOR FACILITY OF TOTAL PURCHASABLE F.A.R. AREA = 15% OF 2,14,450.50 SQ.MT. = 32,167.57 SQ.MT.	
	TOTAL PERMISSIBLE 15% F.A.R. FOR FACILITY = A+B = 42,890.10 + 32,167.57 = 75,057.67 SQ.MT.	
9	PERMISSIBLE GROUND COVERAGE FOR HOUSING = 1,42,967.00 SQ.MT. @ 30 % = 42,890.10 sq. mt.	42,890.10
10	PROPOSED TOTAL GROUND COVERAGE (26.12%)	37,361.06
11	PERMISSIBLE AREA IN F.A.R. FOR COMMERCIAL 100% OF (MAIN F.A.R. AREA + PURCHASABLE F.A.R. AREA) = 1.00% X (2,85,934.00 + 2,14,450.50) = 5,003.84 SQ.MT.	5,003.84
12	PROPOSED COMMERCIAL = 4988.78 SQ.MT.	4988.78
13	PERMISSIBLE UNITS	4086 UNITS
14	TOTAL PLOT AREA = 1,42,967.00 SQ.MT. PERMISSIBLE DENSITY @ 100 = 5 % = 735 PPH WITH 2.0 F.A.R. I.E. PERMISSIBLE DENSITY FOR 3.5 F.A.R. = 735 X 3.5 = 2588.25 PPH WITH 3.5 F.A.R. I.E. PERMISSIBLE POPULATION = 18387 PERSONS I.E. PERMISSIBLE UNITS @ 4.5 PERSON PER UNIT = 18387 / 4.5 = 4086.47 No.S SAY = 4086 No.S	
15	PROPOSED UNITS	4065 UNITS
16	ACHIEVED FOR FACILITY	71,270.68
	PROPOSED AREA IN 15 % FACILITY AREA FOR HOUSING FIRE STAIR CASE AREA + LIFT LOBBY AREA + MUMTY AREA + MACHINE ROOM AREA + WATER TANK + LIFT SHAFTS + SERVICE SHAFTS + CUPBOARD + U.O. TANK + ST. PUGLARD ROOM + MLK BOOTH + CRECHE / NURSERY SCHOOL + COMMUNITY HALL = 71,270.68 SQ. MT.	
17	REQUIRED LANDSCAPE AREA RECAPED LANDSCAPE AREA = 50 % OF OPEN AREA OPEN AREA = PLOT AREA FOR GROUP HOUSING - PERMISSIBLE GROUND COVERAGE OF HOUSING = 50% OF (1,42,967.00 - 42,890.10) = 50,338.45 SQ.MT.	50,338.45
18	PROVIDED LANDSCAPE AREA = 51,323.74 SQ.MT.	51,323.74
19	PARKING REQUIRED = 1 E.C.S. / 60 SQ.M. F.A.R. AREA FOR HOUSING = 5,25,403.72 / 60 = 8,756.73 SAY 8,757 E.C.S.	8,757 E.C.S.
20	PROVIDED PARKING	8,565 E.C.S.
A	BASEMENT PARKING (PART - A + PART - B) = 26,877.78 + 26,365.98 = 53,243.76 @ 30 SQ.MT. PER E.C.S. = 1,774.79 SAY 1775 E.C.S.	
B	BASEMENT MECHANICAL PARKING (PART - A + PART - B) = 21,082.86 + 22,081.209 = 43,164.069 @ 18 SQ.MT. PER E.C.S. = 2,398.00 SAY 2398 E.C.S.	
C	PODIUM PARKING (PART - 01 + PART - 02) 20,781.97 + 19,788.10 = 40,550.07 @ 30 SQ.MT. PER E.C.S. = 1,351.67 SAY 1352	
D	STILT PARKING IN TOWER = 18,875.01 / 30 @ 30 SQ.MT. PER E.C.S. = 629.17 SAY 629 E.C.S.	
E	OPEN PARKING AREA = 8707.26 @ 20 SQ.MT. PER E.C.S. = 435.36 SAY 435 E.C.S.	
	TOTAL PARKING = A+B+C+D+E = 6,565.93 E.C.S.	
21	AS PER 1 No. OF TREE PER 100 SQ.MT. OF OPEN AREA (PLOT AREA - PERMISSIBLE GROUND COVERAGE) / 100 = (1,42,967.00 - 42,890.10) / 100 = 1,000.78 SAY 1001 No.S IN WHICH 50% ARE EVERGREEN TREE	1001 No.S
22	TOTAL NO. OF TREE PROPOSED	1005 TREE
23	NO. OF EVERGREEN TREE PROPOSED 50%	503 EVE GR
24	TOTAL F.A.R. AREA = 5,23,508.54 SQ. MT.	
25	TOTAL NON F.A.R. AREA = 1,68,204.63 SQ.MT.	
	TOTAL FACILITY AREA = 71,270.68 SQ. MT.	
	TOTAL A+B+C = 7,62,983.85 SQ. MT.	



PROJECT :-
PROPOSED GROUP HOUSING AT SECTOR 118, NOIDA

BUILDERS & PROMOTER :-
M/s IVR PRIME DEVELOPERS (AVADI) PVT. LTD.

ADDRESS :-
1114, HRMKNT CHAMBERS, 89, NEHRU PLACE, NEW DELHI-110019

DRAWING TITLE :-
SITE PLAN

ARCHITECTS :-
Space Designers International
B - 34, SECTOR-67, NOIDA
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E-mail : spacedesign@gmail.com, www.spacedesign.com

OWNERS SIGN

ARCHITECT'S SIGN.

DRG. No. - 01