

LEGEND
SETBACK LINE
PODIUM LINE
BASEMENT LINE
ENTRANCE FOR TOWER
HARD LANDSCAPE



S.NO	PARTICULARS	F.A.R. %	SQ.MTR.
1	TOTAL PLOT AREA	8.73	32,000.00
2	PERMISSIBLE F.A.R. FOR HOUSING = 2.75 X 32,000.00 = 88,000.00 sq. mt.	2.75	88,000.00
3	PERMISSIBLE 18% FOR FACILITY OF TOTAL F.A.R. AREA 15% OF 88,000.00 = 13,200.00	15%	13,200.00
4	PERMISSIBLE GROUND COVERAGE 32,000.00 Sqm @ 35% = 11,200.00 sq. mt.	35%	11,200.00
5	PROPOSED TOTAL GROUND COVERAGE	23.834%	7658.89
6	PERMISSIBLE AREA IN F.A.R. FOR COMMERCIAL 1.00% OF PERMISSIBLE F.A.R. AREA = 880.00 sq. mt.	1.00%	880.00
7	PROPOSED COMMERCIAL F.A.R. AREA DETAIL		878.79
8	TOTAL F.A.R. ACHIEVED	2.748	87,938.69
	A F.A.R. ACHIEVED FOR RESIDENTIAL	86,907.12	
	B F.A.R. ACHIEVED FOR COMMERCIAL	878.79	
	C F.A.R. ACHIEVED FOR COMMUNITY	150.78	
	TOTAL F.A.R. AREA PROPOSED (A+B+C) = 87,936.89 SQ.MT.		11,544.39
9	ACHIEVED FOR FACILITY		
	PROPOSED AREA IN 15% FACILITY AREA FOR HOUSING = FIRE STAR CASE AREA + LIFT LOBBY AREA + MUMITY AREA + MACHINE ROOM AREA + LIFT SHAFTS + SERVICE SHAFTS + CUPBOARD + GAURD ROOM + OVER HEAD TANK + S.T.P. = 11,544.39 SQ. MT.		
10	PERMISSIBLE UNITS AS PER DENSITY = 1650 PPH @ 4.5 PERSONS PER UNITS IE UNITS AS PER 2.75 F.A.R. = 32,000.00 X 1.650 / 10,000.00 = 1,173.333 UNITS = 1,173.00 SAY		1,173
11	ACHIEVED DENSITY		1,531.406
	A (ASSUMING 4.5 NO.S. PERSONS PER UNIT) FOR 1,153 NO.S UNITS = 1,068 X 4.5X 10,000 / 32,000.00 = 1,501.875 PPH		
	B (SERVIENT ROOM = 42 X 2.25 X 10,000 / 32,000.00) = 29,531 PPH		
	TOTAL = A + B = 1,501.875 + 29,531 = 1,531.406 PPH		
12	PROPOSED UNITS = 1,068 UNITS		1,068
13	PERMISSIBLE DENSITY = 1,650 PPH		1,650 PPH
14	PERMISSIBLE PERSONS = 1,173 X 4.5 = 5,278.50 PERSONS		5,278
15	PROPOSED PERSONS = 1,068 X 4.5 = 4,806 PERSONS		4,806
16	REQUIRED LANDSCAPE AREA = 50 % OF OPEN AREA OPEN AREA = PLOT AREA - GROUND COVERAGE / 100 = (32,000.00 - 7,658.89) / 100 = 243.41 No.S. SAY 243 No.S.		12,170.55
17	PROPOSED LANDSCAPE = 12,452.91 SQ.MT.		12,452.91
18	REQUIRED TREE AS PER 1 No. OF TREE PER 100 SQ.MT. OF OPEN AREA = (PLOT AREA - GROUND COVERAGE) / 100 = (32,000.00 - 7,658.89) / 100 = 243.41 No.S. SAY 243 No.S.		243 No.S.
19	NO. OF TREE PROPOSED = 250 No.S. OF 50% EVER GREEN		250 No.S.
20	TOTAL BASEMENT AREA		17180.73
21	PARKING REQUIRED @ 1 E.C.S. / 80 SQ.M. F.A.R. AREA = 88,000 / 80 = 1,100.00 SAY 1,100 E.C.S.		1,100 E.C.S.
22	PROPOSED PARKING		1,109 E.C.S.
	A TOTAL BASEMENT PARKING AREA = 15594.93 @ 30 SQ.MT. PER E.C.S. = 15594.93 / 30 = 519.831 SAY 519 E.C.S.		
	B STILL PARKING AREA = 5321.95 SQ.MT. @ 30 SQ.MT. PER E.C.S. = 5321.95 / 30 = 177.398 E.C.S. SAY 177 E.C.S.		
	C PODIUM PARKING AREA = 12469.71 SQ.MT. @ 30 SQ.MT. PER E.C.S. = 12469.71 / 30 = 415.657 E.C.S. SAY 413 E.C.S.		
	TOTAL PARKING (A+B+C) = 1,109 E.C.S.		
23	TOTAL BUILD-UP AREA		1,34,393.47
	A TOTAL F.A.R. AREA = 87,936.89 SQ. MT.		
	B TOTAL NON F.A.R. AREA = 34912.39 SQ. MT.		
	C TOTAL FACILITY AREA = 11,544.39 SQ. MT.		
	TOTAL A+B+C =		1,34,393.47 SQ. MT.

TOTAL LANDSCAPE AREA AT GROUND LVL.

LANDSCAPE AREA-01	941.03
LANDSCAPE AREA-02	312.05
LANDSCAPE AREA-03	2012.31
TOTAL	3265.39

TOTAL LANDSCAPE AREA AT PODIUM LVL.

LANDSCAPE AREA-A	4477.56
LANDSCAPE AREA-B	2037.69
LANDSCAPE AREA-C	98.55
LANDSCAPE AREA-D	432.59
LANDSCAPE AREA-E	156.79
LANDSCAPE AREA-F	262.49
LANDSCAPE AREA-G	413.60
LANDSCAPE AREA-H	220.28
LANDSCAPE AREA-I	73.65
LANDSCAPE AREA-J	40.52
LANDSCAPE AREA-K	37.88
LANDSCAPE AREA-L	126.30
LANDSCAPE AREA-M	747.76
LANDSCAPE AREA-N	61.86
TOTAL	9187.52

TOTAL LANDSCAPE AREA = GROUND LVL. + PODIUM LVL.
= 3,265.39 + 9,187.52 = 12,452.91 SQ.MT.

SCHEDULE OF PLANTS		
ALONG BOUNDARY WALL		
1	TABEBUA ARGENTEA	125 No.S.
2	LAGERSTROEMIA FLOSREGINAE (EVER GREEN 50%)	125 No.S.
		TOTAL = 250 No.S.

SITE PLAN



ALONG BOUNDARY WALL		
1	TABEJUIA ARGENTEA	
2	LAGERSTROEMIA FLOSREGINAE (EVER GREEN 50%)	
		TOTAL