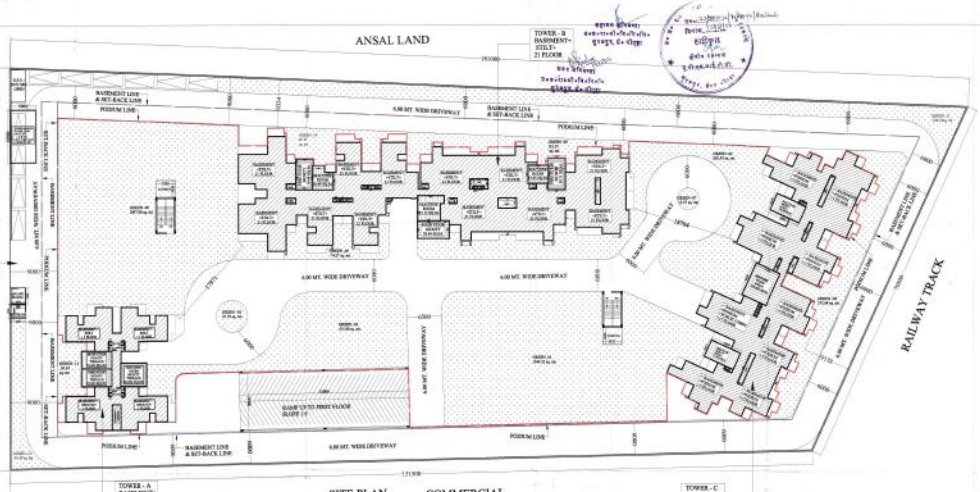

S.NO	PARTICULARS	F.A.R.	SQ.MTR.
1	TOTAL PLOT AREA		11,586.00
2	PERMISSIBLE F.A.R. FOR HOUSING 11,586.00 X 2.75 = 31,861.500 SQ.MT.	2.75	31,861.500
3	PERMISSIBLE 15% FOR FACILITY OF TOTAL F.A.R. AREA 31,861.500 OF 15% = 4,779.225 SQ.MT.	15%	4,779.225
4	PERMISSIBLE GROUND COVERAGE FOR HOUSING 11,586.00 SQ.MT. @ 35 % = 4,055.100 SQ.MT.		
5	PROPOSED TOTAL GROUND COVERAGE	27.85%	3,134.41
6	PERMISSIBLE AREA IN F.A.R. FOR COMMERCIAL 1.00% OF PERMISSIBLE F.A.R. AREA= 1.00% X 31,861.500 = 318.615 SQ.MT.		
7	TOTAL F.A.R. ACHIEVED	2.745	31,810.85
	A. F.A.R. ACHIEVED FOR COMMERCIAL (as per table)	310.00	
	B. F.A.R. ACHIEVED FOR HOUSING (as per table)	31,378.85	
	C. F.A.R. ACHIEVED FOR METER & GUARD ROOM	16.89	
	D. F.A.R. ACHIEVED FOR COMMUNITY	106.02	
	TOTAL F.A.R. ACHIEVED = A+B+C+D = 31,810.85 SQ.MT.		
8	ACHIEVED FOR FACILITY PROPOSED AREA IN 15 % FACILITY AREA FOR HOUSING FIRE STAIR CASE AREA + OTHERS TOILET + MUMTY AREA + MACHINE ROOM AREA + LIFT SHAFTS + SERVICE SHAFTS + COVERGARD AREA	3,237.73	
9	PERMISSIBLE DENSITY 1650 PPH + 5% TO - 50%		
10	PERMISSIBLE DENSITY = 1650 + 5% PPH or - 50 % = between 1732.5 PPH to 825 PPH		
11	ACHIEVED DENSITY (ASSUMING 4.5 NO.S. PERSONS PER UNIT) FOR 426 No.S UNITS = 425 X 4.5X 1000 / 11,586.00 = 1650.690 PPH	1650.690 PPH	
	PERMISSIBLE UNITS = 1732.5 X (1,586.80 / 10000 X 4.5 = 446.06 (SAY 446 UNITS)	446 UNITS	
12	REQUIRED GREEN REQUIRED GREEN AREA = 50 % OF OPEN AREA OPEN AREA = PLOT AREA -GROUND COVERAGE = 50% OF (11,586.00 - 3134.41) = 4225.78 SQ.MT.	4225.78	
13	PROPOSED GREEN = 4,232.34 SQ.MT.	4,232.34	
14	PARKING REQUIRED = 398 E.C.S. = 1 ECS / 90 SQ.M. F.A.R. AREA = 31,810.85 / 90 = 397.87 SAY 398 E.C.S.	398 E.C.S.	
15	AS PER 1 No. OF TREE PER 100 SQ.MT. OF OPEN AREA = (PLOT AREA - GROUND COVERAGE) / 100 = (11,586.00 - 3,134.41) / 100 = 84.51 No.S. SAY 84 NO.S.		
16	NO. OF TREE PROPOSED = 90 NO.S.		
17	ACHIEVED UNITS = 425 No.S.		
18	TOTAL BASEMENT AREA = 8868.55 SQ. MT.		
19	PROPOSED PARKING = 404 E.C.S.		
A	BASEMENT PARKING AREA = 4,310.19 / 30 = 27.01 E.C.S. SAY 27 E.C.S. @ 30 SQ.MT. PER E.C.S.		
B	PODIUM PARKING AREA = 4291.75 / 30 = 143.05 E.C.S. SAY 143 E.C.S. @ 30 SQ.MT. PER E.C.S.		
C	STILT PARKING AREA = 1905.00 / 30 = 63.50 E.C.S. SAY 67 E.C.S. @ 30 SQ.MT. PER E.C.S.		
D	OPEN PARKING = 30 E.C.S.		
	TOTAL PARKING = (A + B+C+D) = 27 +143 + 67 +30 = 404 E.C.S.		
20	(TOTAL ALL TOWERS NON F.A.R. +BALCONY AREA+ TOTAL BASEMENT AREA + PODIUM AREA+ STILT PARKING AREA) = 19509.96 SQ.MT.		
21	TOTAL BUILT-UP = TOTAL F.A.R. AREA +TOTAL NON F.A.R. AREA + TOTAL FACILITY AREA = 31810.85 +19509.96 + 3237.73 = 54557.55 SQ.M.		

NO.	DETAIL OF GREEN AREA DESCRIPTION	AREA
1	GREEN NO. - 01	1044.52
2	GREEN NO. - 02	415.88
3	GREEN NO. - 03	27.70
4	GREEN NO. - 04	520.95
5	GREEN NO. - 05	74.27
6	GREEN NO. - 06	1097.90
7	GREEN NO. - 07	12.57
8	GREEN NO. - 08	275.68
9	GREEN NO. - 09	116.57
10	GREEN NO. - 10	86.75
11	GREEN NO. - 11	418.52
12	GREEN NO. - 12	50.54
13	GREEN NO. - 13	90.49
	TOTAL	4232.34

KEY PLAN
NOT TO SCALE

AREA STATEMENT

PARTICULARS	TOWER A UNITS	TOWER A T.A.R. AREA	TOWER A COMMUNITY T.A.R. AREA	TOWER A OFFICE AREA	TOWER A BALCONY AREA	TOWER B UNITS	TOWER B T.A.R. AREA	TOWER B NON F.A.R. AREA	TOWER B BALCONY AREA	TOWER C UNITS	TOWER C T.A.R. AREA	TOWER C NON F.A.R. AREA	TOWER C BALCONY AREA	COMMERCIAL T.A.R.	FIRE & CORRIDOR AREA T.A.R.	MUMTY ROOM	MACHINE ROOM	F.A.R. AREA ACHIEVED	TOTAL DEPARTMENTAL AREA NON FARAREA	BASE MEZZANINE AREA NON FARAREA	PROPOSED AREA NON F.A.R. AREA	F.C.F.	TOTAL BASEMENT AREA NON F.A.R.	TOTAL PODIUM AREA NON F.A.R.	TOTAL STILT AREA NON F.A.R.	TOTAL OPEN AREA	TOTAL STILT AREA T.A.R. AREA	TOTAL NON F.A.R. AREA
TOTAL DEPARTMENTAL AREA		258.19					7350.00				856.00			310.00						438.00						1164.62		
BELOW BASEMENT		1					1				1					1	1											
TOTAL BASEMENT COVERAGE AREA		258.19					7350.00				856.00					1	1											
TOTAL COMMUNITY HALL ROOM T.A.R.											55.00																	
TOTAL BASEMENT AREA T.A.R. AREA		1,311.00					2,000.00				750.00												2,000.00	420.77				2,000.00
BASEMENT EXCAVATION VOLUME (CUBIC MTR.)																												
STILT GROUND F.A.R. AREA							55.00	55.00			55.00	55.00		155.00		1.00	7.00	308.17		429.00	862.00	60.00						
1ST FLOOR	4	445.00	100.00	200.00	24.75	12	820.00	75.00	67.00	8	855.27	75.00	40.00		20.00			1000.00	22		700.75							
2ND FLOOR						12	820.00	75.00	140.00	12	877.00	67.00	82.00					1002.75	22		710.00							
3RD FLOOR						12	820.00	75.00	140.00	12	877.00	67.00	82.00					1002.75	22		710.00							
4TH FLOOR						12	820.00	75.00	140.00	12	877.00	67.00	82.00					1002.75	22		710.00							
5TH FLOOR						12	820.00	75.00	140.00	12	877.00	67.00	82.00					1002.75	22		710.00							
6TH FLOOR						12	820.00	75.00	140.00	12	877.00	67.00	82.00					1002.75	22		710.00							
7TH FLOOR						12	820.00	75.00	140.00	12	877.00	67.00	82.00					1002.75	22		710.00							
8TH FLOOR						12	820.00	75.00	140.00	12	877.00	67.00	82.00					1002.75	22		710.00							
9TH FLOOR						12	820.00	75.00	140.00	12	877.00	67.00	82.00					1002.75	22		710.00							
10TH FLOOR						12	820.00	75.00	140.00	12	877.00	67.00	82.00					1002.75	22		710.00							
11TH FLOOR						12	820.00	75.00	140.00	12	877.00	67.00	82.00					1002.75	22		710.00							
12TH FLOOR						12	820.00	75.00	140.00	12	877.00	67.00	82.00					1002.75	22		710.00							
13TH FLOOR						12	820.00	75.00	140.00	12	877.00	67.00	82.00					1002.75	22		710.00							
14TH FLOOR						12	820.00	75.00	140.00	12	877.00	67.00	82.00					1002.75	22		710.00							
15TH FLOOR						12	820.00	75.00	140.00	12	877.00	67.00	82.00					1002.75	22		710.00							
16TH FLOOR						12	820.00	75.00	140.00									820.00	12		75.00							
17TH FLOOR						12	820.00	75.00	140.00									820.00	12		75.00							
18TH FLOOR																												
19TH FLOOR																												
20TH FLOOR																												
21TH FLOOR																												
TOTAL				200.00				20.00				20.00									70.00							
ROOF TOP COVER				10.00				20.00				17.00									40.00							
MUMTY ROOM				10.00				20.00				10.00									75.00							
TOTAL NON F.A.R. AREA				22.00				52.00				26.00									86.00							
CONSTRUCTION AREA BETWEEN TOWERS																												
TOTAL T.A.R. OF THE TOWER		200.19	100.00				9800.00				1400.00			310.00														
BELOW BASEMENT TOWER		1	1				1				1			1														
TOTAL T.A.R OF ALL TOWERS		200.19	100.00				9800.00				1400.00			310.00	20.00	1.00	7.00	2,310.00										
TOTAL NO. OF TOP MUMTY TOWER	4					12				12																		
BELOW MUMTY TOWER	1					1				1																		
TOTAL MUMTY AREA	4					12				12										420						420		
FACILITY AREA(FIRE STAIRCASE+MUMTY+MACHINE ROOM+COVERGARD+LIFT SHAFT+SERVICE SHAFT+ HEIGHT BELOW 1.5 MTR.)				144.00				1,064.00				80.00										50.00						
BELOW BASEMENT				1				1				1																
TOTAL FACILITY AREA				144.00				1,064.00				80.00								420.00	2,810.75	50.00		420.00	420.77		2,237.73	
TOTAL NON F.A.R. AREA					24.75				2,000.00				1,171.00											2,000.00				20,000.00

1) PROPOSED F.A.R. AREA = 31810.85 SQ. MT.
2) PROPOSED NON F.A.R. AREA = 19509.96 SQ. MT.
3) PROPOSED FACILITY AREA IN 15 % = 3237.73 SQ. MT.
TOTAL = 54557.55 SQ. MT.

PROJECT :-
PROPOSED GROUP HOUSING
AT PLOT No HRA-1/4, SURAJPUR SITE - C,
(HOUSING EXTENSION)
NEAR FNG EXPRESS WAY,
GPD - SECTOR - ZETA, G. NOIDA.
BUILDERS & PROMOTER :-
M/s MAHALUXMI BUILDTECH LTD
ADD:- K.J. - 2, KAVINAGAR, GHAZIABAD
THROGH :- MR. SUNIL MIGLANI
PH: - 98110 17387
DRAWING TITLE :-

SITE PLAN
AREA STATEMENT
GREEN AREA DETAIL

Space Designers
ARCHITECTS & planners

ARCHITECT:
Space Designers International
Architects Pvt. Ltd.
B - 120-121A, Okhla Industrial Area, Phase-I, New Delhi-110020
Tel : 011-46563800, 26812600
email : spaceindia@vsnl.com, info@spaceindia.com

NAME OF PLAN | DRAWN BY | SCALE 1 : 200 | DATE | DRAW. NO. - 01

For Mahaluxmi Buildtech Ltd.
Auth. Signatory