

F.A.R. AREA STATEMENT

BLOCKS	No. OF BLOCKS	HT.	No. OF UNITS	FLOOR FLOOR (in Sq.M.)	STILT/FLOOR (in Sq.M.)	1ST FLOOR (in Sq.M.)	2ND FLOOR (in Sq.M.)	3RD FLOOR (in Sq.M.)	4TH FLOOR (in Sq.M.)	5TH FLOOR (in Sq.M.)	6TH FLOOR (in Sq.M.)	7TH FLOOR (in Sq.M.)	8TH FLOOR (in Sq.M.)	9TH FLOOR (in Sq.M.)	10TH FLOOR (in Sq.M.)	11TH FLOOR (in Sq.M.)	12TH FLOOR (in Sq.M.)	13TH FLOOR (in Sq.M.)	14TH FLOOR (in Sq.M.)	TOTAL (in Sq.M.)	
TOWER-A (2 BED)	2	S+14	196	53.061	574.790	574.790	574.790	574.790	574.790	574.790	574.790	574.790	574.790	574.790	574.790	574.790	574.790	574.790	574.790	574.790	16200.242
TOWER-B (3 BED)	19	G+4	190	220.310	220.310	213.298	213.298	213.298	213.298	213.298	213.298	213.298	213.298	213.298	213.298	213.298	213.298	213.298	213.298	213.298	20529.766
TOWER-C (4 BED)	1	S+14	56	59.311	667.495	667.495	667.495	667.495	667.495	667.495	667.495	667.495	667.495	667.495	667.495	667.495	667.495	667.495	667.495	667.495	132.884
SHOPS	1	G	78	132.884	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	2059.694
E.W.S.	1	G+4	78	420.754	420.754	420.754	420.754	420.754	376.678	---	---	---	---	---	---	---	---	---	---	---	348.514
BASEMENT 2	1	G+(-1)	---	335.072	13.442	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	98.900
END WALL (G+4)	20	G+4	---	0.989	0.989	0.989	0.989	0.989	0.989	---	---	---	---	---	---	---	---	---	---	---	98.900
TOTAL	45		442 + 78 EWS																		48774.241

NOTE - SERVICE PERSONNEL ACCOMMODATED IN TOWER C - 4 BED

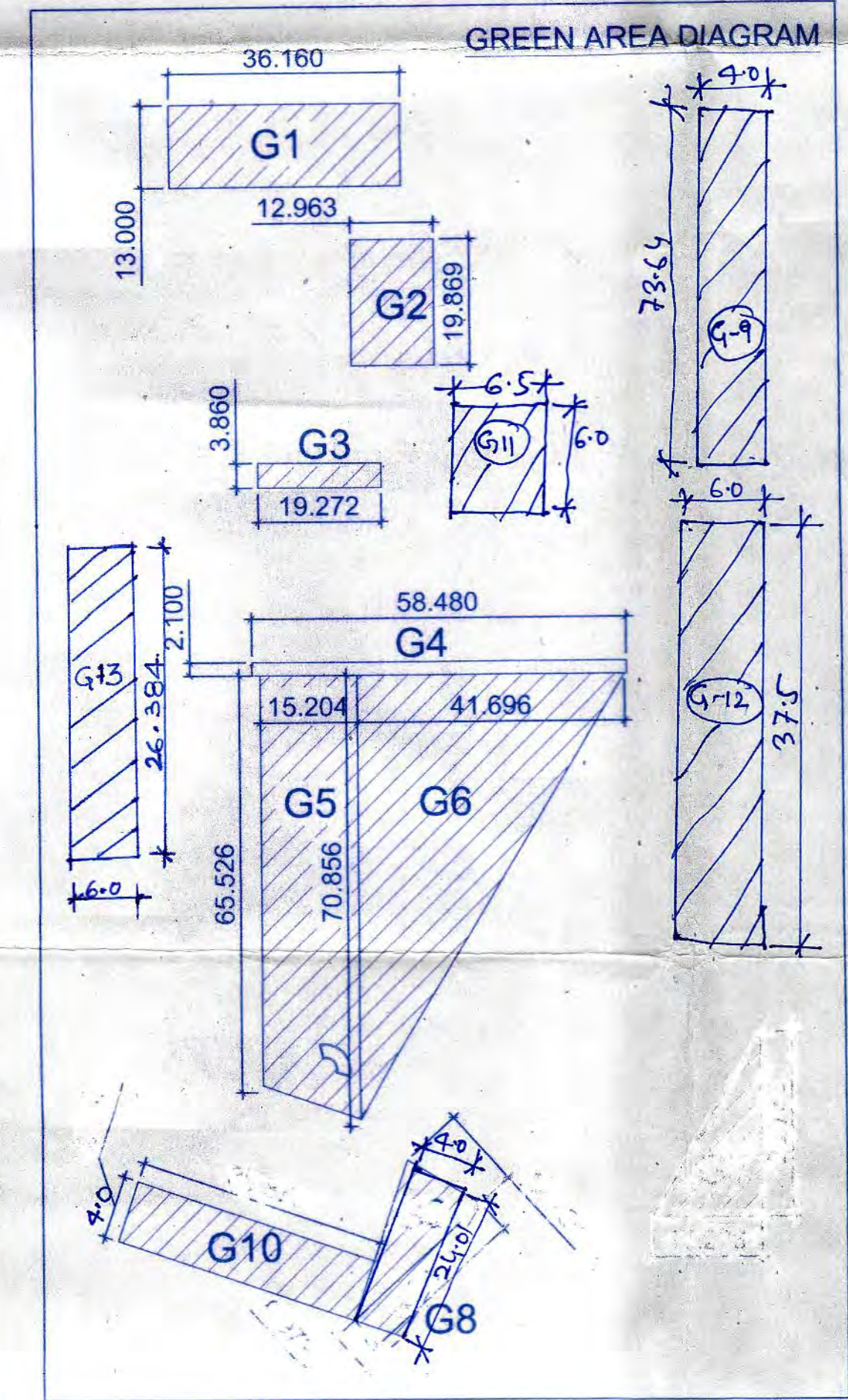
PLOT AREA = 6.8875 ACRE = 27872.748 SQ.M
 Permissible Ground Coverage @ 35% = 9755.462 SQ.M
 Permissible F.A.R. @ 175% = 48777.309 SQ.M
 Maximum Allocation for commercial @ 0.5% = 139.363 SQ.M
 Minimum Allocation for EWS units @ 15% of proposed D.U.S.
 Minimum Allocation for Service Personnel @ 10% of proposed D.U.S.
 Minimum Parking Requirement = 1.5 E.C.S. per D.U. (75% covered & 25% open)
 Minimum Green Area @ 15% of Plot area = 4180.912 SQ.M
 Maximum density = 400 persons per acre

GROUND COVERAGE CALCULATION

BLOCKS	GROUND COVERAGE (in sq.m)
PODIUM	3777.487
3 BED	4615.461
SHOPS	132.884
E.W.S.	453.579
BASEMENT 2	13.442
END WALL (G+4)	0.989
TOTAL	8993.842 (32.267%)

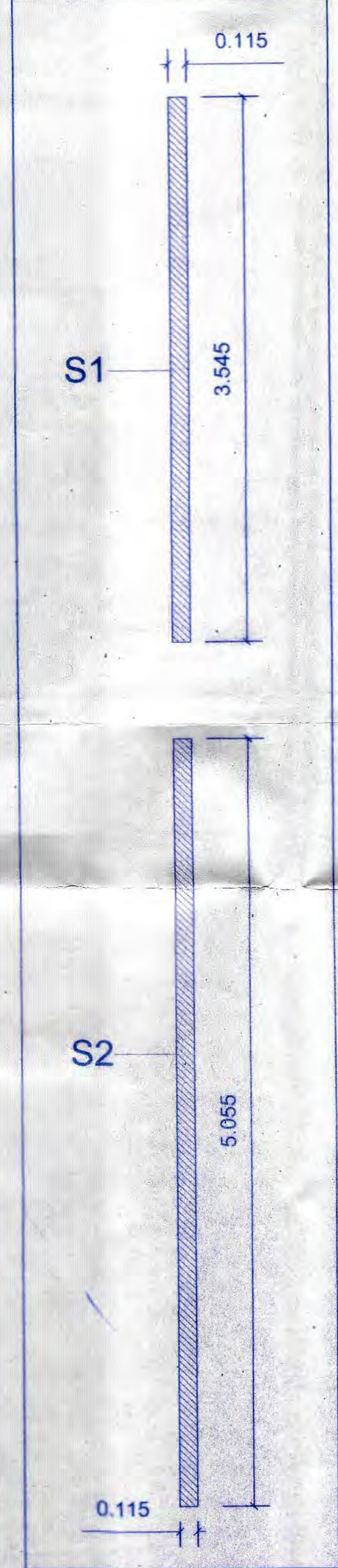
DENSITY CALCULATIONS :-
 D.U.S. = 442 @ 5 P/DU = 2210
 E.W.S. = 78 @ 2 P/DU = 156
 SERVANTS = 45 @ 2 P/DU = 90
TOTAL = 2456 PERSONS
 or 356.58 persons/acre

F.A.R. PROPOSED = 174.988% (48774.241 SQ.M.)
 GROUND COVERAGE PROPOSED = 8993.842 (32.267%)
 Parking Requirement for 442 D.U.s @ 1.5 E.C.S. = 663 cars (min. 498 cov'd)
 Proposed Car Parking :-
 a) under stillt & under podium = 120 E.C.S.
 b) under basement = 402 E.C.S.
 c) open parking = 144 E.C.S.
TOTAL PROPOSED PARKING = 666 E.C.S. (522 COVERED PARKING + 144 OPEN PARKING)
 PERCENTAGE OF PARKING FOR EWS = 5% OF 664 = 33.2 (SAY 33)
 Total population = 2456 persons
 Proposed density = 356.588 persons/acre
 * 10% OF SERVICE PERSONNEL ARE REQUIRED TO ACCOMMODATE i.e. 44.2
 NO. OF SERVICE PERSONNEL ACCOMMODATION PROVIDED = 45 (IN TYPE 4 BED UNITS)
 AREA OF SERVICE PERSONNELS' ROOM = 19.282 SQ.M. = 207.551 SQ.FT.



TOTAL AREA OF NURSERY SCHOOL = 1/2 x 31.40 x 53.22 = 848.459 SQ.M = 0.22 ACRES.

END WALL AREA DIAGRAM



GREEN AREA CALCULATIONS

TOTAL GREEN AREA = (G1 + G2 + G3 + G4 + G5 + G6 + G7 + G8 + G9) - (F.A.R. OF MUMTY)
 = (4330.7) - (13.442)
= 4317.258 SQ.M. (15.49%)

G1 = 36.160 X 13.000 = 470.080 SQ.M.
 G2 = 12.963 X 19.869 = 257.562 SQ.M.
 G3 = 19.272 X 3.860 = 74.390 SQ.M.
 G4 = 58.480 X 2.100 = 122.808 SQ.M.
 G5 = 1/2 X (65.526 + 70.856) X 15.204 = 1036.776 SQ.M.
 G6 = 1/2 X 41.696 X 70.856 = 1477.206 SQ.M.
 G7 = 4.0 X 24.01 = 96.04 SQ.M.
 G8 = 14.0 X 7.64 = 106.96 SQ.M.
 G9 = 6.5 X 6.0 = 39.0 SQ.M.
 G10 = 6.0 X 2.25 = 13.5 SQ.M.
 G11 = 6.0 X 2.25 = 13.5 SQ.M.
 G12 = 6.0 X 2.25 = 13.5 SQ.M.

END WALL AREA CALCULATIONS

= S1 + S2
 = 0.989 SQ.M.
 S1 = 3.545 X 0.115 = 0.408 SQ.M.
 S2 = 5.055 X 0.115 = 0.581 SQ.M.

Checked and found ok for Public Use: (Internal Services only subject to compliance with forwarding letter No. ECH/01/386/17-7-2013)

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TOWER	UNITS IN TOWER	TOTAL
TOWER C	45	45

ARCHITECT'S SIGNATURE: PRAVEEN KUMAR CA-82/8974
 OWNER'S SIGNATURE: For I.O.P. International Ltd.
 PROJECT FILE: PROPOSED GROUP HOUSING COLONY SECTOR-28, ROHTAK BEING DEVELOPED BY JOP INTERNATIONAL LTD. LSC. NO. 07 OF 2013 DATED 04.03.2013
 DRAWING TITLE: LAYOUT PLAN
 DATE: 10/03/2013
 DRAWN: TRIP
 CHECKED: ADP
 SANCTIONED
 To be read in conjunction with memo No. 100/2013
 R.K. & ASSOCIATES

BUILT UP AREA STATEMENT

NO. OF TOWERS	NO. OF UNITS	F.A.R. AREA OF ONE TOWER (SQ.M.)	BALCONY AREA (SQ.M.)	MACHINE ROOM (SQ.M.)	MUMTY (SQ.M.)	WATER TANK (SQ.M.)	TOTAL BUILT UP AREA (SQ.M.)
TOWER A - 2 bed(S+14)	2	98 X 2 = 196	574.790 X 14 = 8047.06	69111 X 14 = 967.554	25.099	29.749	9955.588 X 2 = 19911.176
TOWER B - 3 bed(G+4)	19	10 X 19 = 190	(220.310 X 2 + 213.298 X 3) = 20592.766	27.110 X 5 = 135.55	20.898	29.623	1307.096 X 19 = 24834.824
TOWER C - 4 bed(S+14)	1	1 X 56 = 56	667.495 X 14 = 9344.93	53944 X 14 = 755.216	31.426	24.454	10177.653 X 1 = 10177.653
E.W.S (G+4)	1	1 X 78 = 78	2059.694	32.825	14.341	14.341	2121.201 X 1 = 2121.201
SHOPS (G)	1	---	139.021	---	---	---	139.021
PODIUM	---	---	---	---	---	---	7063.362
BASEMENT	---	---	---	---	---	---	335.072
BASEMENT A	---	---	---	---	---	---	98.900
END WALL	---	---	---	---	---	---	98.900
TOTAL BUILT UP							66738.696 SQ.M.

4 1/2 ft. high boundary wall (as/ design approved by DTCP)

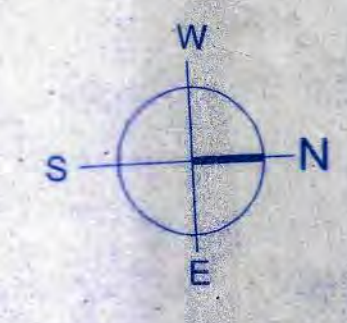
4 1/2 ft. high boundary wall (as/ design approved by DTCP)

BOUNDARY WALL BASEMENT LINE ZONING LINE

ZONING LINE

ZONING LINE

SANCTIONED



1529.486