ZP-1139

	Permissible Area (in Sq.Mtrs.)	Proposed Area (in Sq.Mtrs.)
TOTAL PLOT AREA	33481.111	
PERMISSIBLE COVERED UP GROUND FLOOR 50%	17742.500	17742.500
PERMISSIBLE FAR FOR RESIDENCE @125% FOR AN AREA	70965.302	
4.5% SOLID WASTE @5% FOR RESIDENTIAL AREA	1821.991	
PERMISSIBLE FAR FOR ECONOMICAL @175% FOR AN AREA	2550.007	
4.5% SOLID WASTE @5% FOR COMMERCIAL AREA	42.263	
TOTAL RESIDENCE AREA	77871.294	77871.294
TOTAL COMMERCIAL AREA	2550.296	2550.296

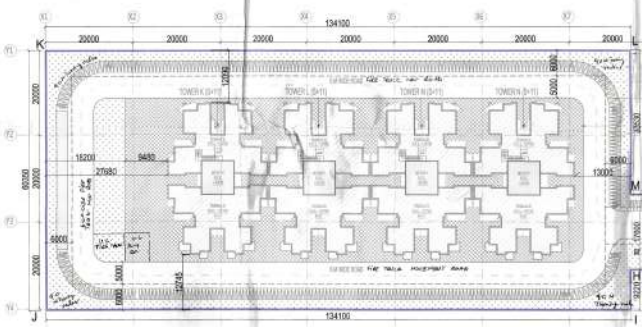
TYPICAL WALL PLAN

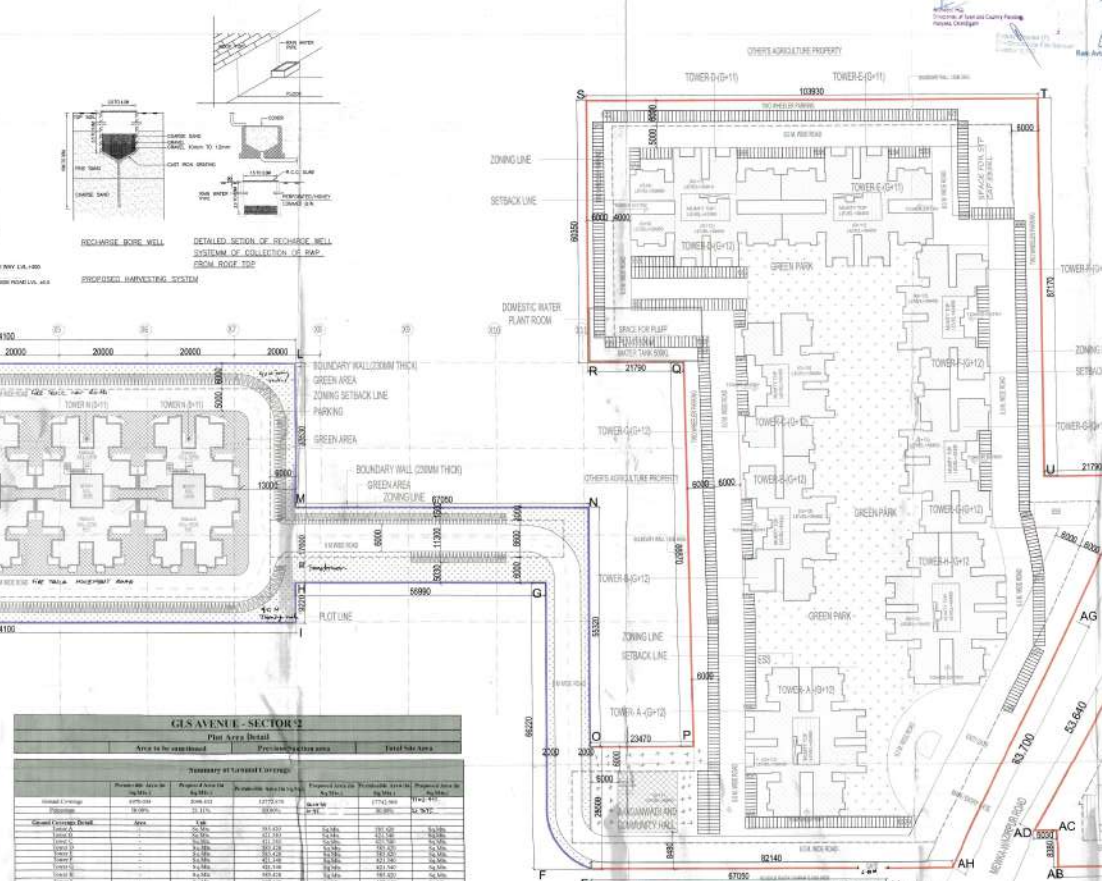
DETAIL OF FRONT BOUNDARY WALL

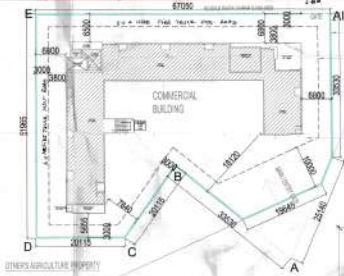
RECHARGE BORE WELL

DETAILED SETION OF RECHARGE WELL SYSTEMIM OF COLLECTION OF RWP FROM ROOF TOP

PROPOSED HARVESTING SYSTEM







SITE PLAN
Scale: 1:400

LEGEND:
- ZONING LINE
- SETBACK LINE
- BOUNDARY WALL (EXTENSION)
- BOUNDARY WALL (ALREADY SANCTIONED AREA)
- BOUNDARY WALL (REVISED AREA)

GLS AVENUE - SECTOR 92

Plot Area Detail

	Area to be sanctioned		Previous Sanction area		Total Site Area	
	(In acres)	(In Sq.mtrs)	(In Acres)	(In Sq.mtrs)	(In Acres)	(In Sq.mtrs)
Tot. Plot Area	2.45625	9940.819	5.8125	23525.292	8.26875	33466.111
Commercial Plot Area @ 4%	0.09825	397.633	0.2325	1021.930	0.33075	1419.423
Residential Plot Area @ 96%	2.358	9542.412	5.58	24503.911	8.0310	34046.343

	Area to be sanctioned		Previous Sanction area		Total Site Area	
		Proposed Area (in Sq.Mtrs.)	Permissible Area (in Sq.Mtrs.)	Proposed Area (in Sq.Mtrs.)	Permissible Area (in Sq.Mtrs.)	Proposed Area (in Sq.Mtrs.)
Permissible Residential F.A.R. @ 125%	23476.561		53176.100		76652.662	
ADDITIONAL F.A.R. - SOLID WASTE @ 5%	266.173699		705.747		971.921	
Total Permissible Residential F.A.R	21786.837	21786.844	55914.517	55915.46	77701.354	77701.304
Balanced Residential F.A.R.	0.193		1.337			0.158
Commercial F.A.R. @ 175%	695.805		1708.102	-	2403.907	
ADDITIONAL F.A.R - SOLID WASTE @ 5%	34.5389834		84.653		42.263	
Total Permissible Commercial F.A.R	707.733		1810.857		2526.296	2550.446
Balanced Commercial F.A.R.						0.142

Commercial F.A.R Detail

Commercial Building area	2526.44839	Sq.Mtr.
Commercial Building ground coverage	852.47585	Sq.Mtr.

RESIDENTIAL TOWER DETAILS

Residential F.A.R Detail	Area	Unit	Area	Unit	Area	Unit
Tower A	-	Sq.Mtr.	7282.828	Sq.Mtr.	7282.828	Sq.Mtr.
Tower B	-	Sq.Mtr.	7282.828	Sq.Mtr.	7282.828	Sq.Mtr.
Tower C	-	Sq.Mtr.	7282.828	Sq.Mtr.	7282.828	Sq.Mtr.
Tower D	-	Sq.Mtr.	7282.828	Sq.Mtr.	7282.828	Sq.Mtr.
Tower E	-	Sq.Mtr.	7282.828	Sq.Mtr.	7282.828	Sq.Mtr.
Tower F	-	Sq.Mtr.	7282.828	Sq.Mtr.	7282.828	Sq.Mtr.
Tower G	-	Sq.Mtr.	7282.828	Sq.Mtr.	7282.828	Sq.Mtr.
Tower H	-	Sq.Mtr.	7282.828	Sq.Mtr.	7282.828	Sq.Mtr.
Tower J	-	Sq.Mtr.	7282.828	Sq.Mtr.	7282.828	Sq.Mtr.
Tower K	-	Sq.Mtr.	7282.828	Sq.Mtr.	7282.828	Sq.Mtr.
Tower L	324.615	Sq.Mtr.	-	Sq.Mtr.	324.615	Sq.Mtr.
Tower M	324.615	Sq.Mtr.	-	Sq.Mtr.	324.615	Sq.Mtr.
Tower N	324.615	Sq.Mtr.	-	Sq.Mtr.	324.615	Sq.Mtr.
Tower O	324.615	Sq.Mtr.	-	Sq.Mtr.	324.615	Sq.Mtr.
Total F.A.R	21786.844	Sq.Mtr.	55915.518	Sq.Mtr.	77701.354	Sq.Mtr.

GLS AVENUE - SECTOR 92

Plot Area Detail

	Area to be sanctioned	Previous Sanction area	Total Site Area

Summary of Ground Coverage

	Permissible Area (in Sq.Mtrs.)	Proposed Area (in Sq.Mtrs.)	Permissible Area (in Sq.Mtrs.)	Proposed Area (in Sq.Mtrs.)	Proposed Area (in Sq.Mtrs.)
Ground Coverage	8875.000	3696.102	12772.670	Area in Acres	17742.500
Percentage	50.00%	22.11%	50.00%	50.00%	Sq. Mtrs.

Ground Coverage Detail

	Area	Unit			
Tower A	-	Sq.Mtr.	553.440	553.440	Sq.Mtr.
Tower B	-	Sq.Mtr.	553.440	553.440	Sq.Mtr.
Tower C	-	Sq.Mtr.	611.160	611.160	Sq.Mtr.
Tower D	-	Sq.Mtr.	611.160	611.160	Sq.Mtr.
Tower E	-	Sq.Mtr.	553.440	553.440	Sq.Mtr.
Tower F	-	Sq.Mtr.	553.440	553.440	Sq.Mtr.
Tower G	-	Sq.Mtr.	611.160	611.160	Sq.Mtr.
Tower H	-	Sq.Mtr.	611.160	611.160	Sq.Mtr.
Tower J	-	Sq.Mtr.	697.680	697.680	Sq.Mtr.
Tower K	324.615	Sq.Mtr.	-	324.615	Sq.Mtr.
Tower L	324.615	Sq.Mtr.	-	324.615	Sq.Mtr.
Tower M	324.615	Sq.Mtr.	-	324.615	Sq.Mtr.
Tower N	324.615	Sq.Mtr.	-	324.615	Sq.Mtr.
Total Ground Coverage	2598.92	Sq.Mtr.		8533.322	Sq.Mtr.

Green Area Summary

	Min Permissible	Proposed	Min Permissible	Proposed	Min Permissible	Proposed
Tangle Area of Pockets	1492.011	3870.178	1492.011	3221.893	2984.022	7092.071
	15%	38.89%	15%	13.69%	30.00%	30.48%

Plot Area Summary

	Area in Sq.Mtr.		Area in Acres		Area in Sq.Mtr.	
Building Area	3695.102	37.15%	Area in Acres	0.913	8885.102	38.19%
Green Area	3870.178	38.89%	0.956	38.19%	7092.071	30.48%
Parking Area	2380.811	23.93%	0.588	23.93%	5565.937	23.93%
Road Area & Road Paved Area	1070.340	10.76%	0.264	10.76%	1844.811	7.93%
		100.00%		100.00%		100.00%

Built-up Area Summary

Typology	Building Area (Sq.Mtr.)	Total Built-up Area (In Sq.Mtr.)	Built-up Area (Sq.Mtr.)	Total Built-up Area (In Sq.Mtr.)	Built-up Area (Sq.Mtr.)	Total Built-up Area (In Sq.Mtr.)
Tower A	-	-				
Tower B	-	-				
Tower C	-	-				
Tower D	-	-				
Tower E	-	-				
Tower F	-	-				
Tower G	-	-				
Tower H	-	-				
Tower J	-	-				
Tower K	7282.828	57282.624				
Tower L	7282.828	57282.624				
Tower M	7282.828	57282.624				
Tower N	7282.828	57282.624				
Commercial	2550.296	42826.296				
Total Built-up Area	32828.63835	366756.263				

AREA SUMMARY - TYPICAL TOWER (K2,3,4,5,9)

A	Ground Coverage	7284.15 SQM
B	Stilt Floor F.A.R.	5547.1 SQM
C	Typical Floor F.A.R.	480.864 SQM
D	No. of Floor	10 NOS
E	Total F.A.R (E = B+(C*D))	5429.811 SQM
F	100% Carpet Area	31.588 SQM
G	200% Typical Carpet Area	31.256 SQM
H	200% Type-D Carpet Area	31.227 SQM
I	190% Balcony Area	6.075 SQM
K	No. of 100% Typical Floor	2.000 EACH
L	Total Area of 100% Non-FAR Balcony (I+J+K)	37.149 SQM
M	200% Type A Balcony Area	8.000 SQM
N	No. of 200% Type A Units on Typical Floor	4.000 EACH
O	Total Area of 200% Type A Non-FAR Balcony (M+N*N)	39.857 SQM
P	200% Type-D Balcony Area	8.378 SQM
Q	No. of 200% Type-D units on Typical Floor	2.000 EACH
R	Total Area of 200% Type-D Non-FAR Balcony (P+Q+Q)	16.749 SQM
S	Total Area (FAR (Balcony) (All) + Ty. Flr (E+L+M+R))	5483.565 SQM
T	Non-FAR (Common Area) of 1 No. Floor	31.915 SQM
U	Stilt Floor Non-FAR (E+F+G+H)	6716.163 SQM
V	Total Non-FAR in Tower (M+L+P+R+T+U+V)	1561.162 SQM
W	Maximum Built-up Area	57.150 SQM
X	Machine Room Overhead Stilt Built-up Area	57.608 SQM
Y	Total Built-up Area in One Tower (S + T + U + V + W + X)	7040.565 SQM

AREA AND DEVELOPMENT STATEMENT

BUILDING DESCRIPTION

S.No.	Blk. Type	Typology	No. of Floors	No. of Units per Floor	Total No. of Apartments in Tower	Percentage per Unit	Population
1	Tower-B	Description					
		2BHK Type-D	(S+11)	12	1	16	1.00
		2BHK Type-B	Apartments	12	3	48	3.00
		2BHK Type-B		12	3	48	3.00
2	Tower-C	2BHK Type-D	(S+11)	12	1	16	1.00
		2BHK Type-B	Apartments	12	3	48	3.00
		2BHK Type-B		12	3	48	3.00
3	Tower-D	2BHK Type-D	(S+11)	12	1	16	1.00
		2BHK Type-B	Apartments	12	3	48	3.00
		2BHK Type-B		12	3	48	3.00
4	Tower-H	2BHK Type-D	(S+11)	12	1	16	1.00
		2BHK Type-B	Apartments	12	3	48	3.00
		2BHK Type-B		12	3	48	3.00
			Ground Total =		101		1760

AREA SUMMARY - COMMERCIAL BUILDING

A	Ground Coverage	852.476	SQM
B	Stilt Floor F.A.R.	760.08	SQM
C	Typical Floor F.A.R.	760.08	SQM
D	Second Floor F.A.R.	760.08	SQM
E	Third Floor F.A.R.	760.08	SQM
F	Total Area (FAR (Balcony) (All) + Ty. Flr (B+C+D+E))	3040.32	SQM
G	Non-FAR (Common Area) of 1 No. Floor	31.915	SQM
H	Total Non-FAR in Tower (F+G)	3072.235	SQM
I	Total Built-up Area in One Tower	3887.478	SQM

PARKING SUMMARY

TOTAL NO. OF APARTMENTS		101
PARKING REQUIRED AS PER UNIT		101
	PARKING REQUIRED (1 ECS/UNIT)	101
PROPOSED OPEN PARKING AREA		2380.811 SQ.M.
TOTAL NO. OF PARKING AS PER AREA AVAILABLE		79 ECS
	TOTAL NO. OF PARKING	79 ECS
PROPOSED STILT PARKING AREA		3695.102 SQ.M.
TOTAL NO. OF PARKING AS PER AREA AVAILABLE		123 ECS
	TOTAL NO. OF PARKING	123 ECS
PARKING PROVIDED		
TOTAL NO. OF APARTMENTS		101
UNITS REQUIRED PARKING REQUIRED (1 CAR PARKING PER DU)		101 Nos.
5 WHEELER PROVIDED (STILT)		101 Nos.
5 WHEELER PROVIDED (OPEN)		101 Nos.
TOTAL 5 WHEELERS PROVIDED		202 Nos.

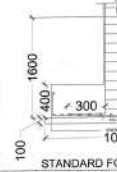
DENSITY CALCULATION FOR 6.95 ACRE LAND

BUILDING DESCRIPTION

S.No.		PROPOSED AREA	ALREADY SANCTIONED AREA	TOTAL
1	NET FOOTAREA FOR DENSITY OF RESIDENTIAL 6.95 ACRE	2.2500	6.8015	8.4100
2	NUMBER OF DU	352.000	932	1284
3	POPULATION @5.5/DU	1760.000	4300	6720
4	DENSITY PERMISSIBLE	750.000	900.1393	750.000
5	DENSITY ACHIEVED	760.000	752.455	752
6	Parking Provided (1/unit)	352	932	1284

WALL FOUNDATION

WALL FOUNDATION



STANDARD FOOTING SECTION

PRINCIPAL ARCHITECT:

K-67, KALKAJI COLONY, NEW DELHI-110048
PHONE NO.: 011-46756600

OWNER'S SIGNATURE | ARCHITECTS SIGNATURE

CLIENT:

PROJECT:
REVISED AND PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OF LAND MEASURING 6.7875 ACRES (LICENCE NO.06 OF 2017 DATED 18/02/2017) AND (LICENCE NO.65 OF 2015 DATED 11/06/2015) IN THE REVENUE ESTATE OF VILLAGE WAZIRPUR AT SECTOR 92, DISTT. GURGRAM, BEING DEVELOPED BY M/S INDIRA PROJETS PVT. LTD.

DRAWING TITLE:
SITE PLAN

SCALE: AS SHOWN | SHEET NO: 01

DATED: 31.10.2019