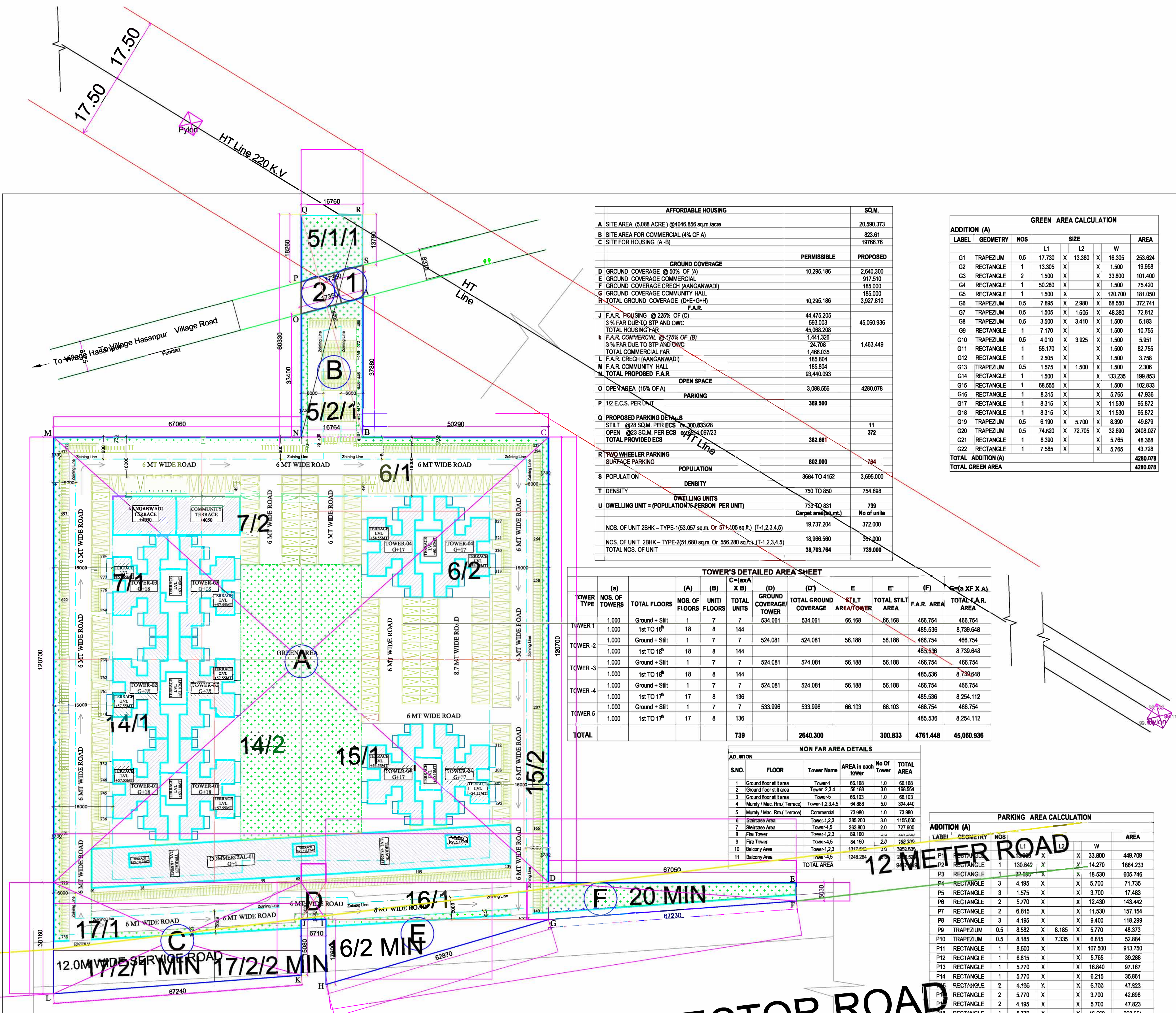


SECTOR ROAD 60.0 M WIDE SECTOR ROAD
60 METER ROAD
12.0 M WIDE SERVICE ROAD

SECTOR ROAD



AFFORDABLE HOUSING			SQ.M.
A	SITE AREA (6.088 ACRE) @4046.896 sq.m./acre		20,590.373
B	SITE AREA FOR COMMERCIAL (4% OF A)		823.61
C	SITE FOR HOUSING (A-B)		19766.76
			PERMISSIBLE
D	GROUND COVERAGE @ 50% OF (A)	10,295.186	2,640.300
E	GROUND COVERAGE COMMERCIAL		917.510
F	GROUND COVERAGE CRECH (AANGANWADI)		185.000
G	GROUND COVERAGE COMMUNITY HALL		185.000
H	TOTAL GROUND COVERAGE (D+E+F+G)	10,295.186	3,927.810
			PROPOSED
J	F.A.R. HOUSING @ 225% OF (C)	44,475.205	
K	3% FAR DUE TO STP AND OWC	593.003	45,068.208
L	TOTAL HOUSING FAR	45,068.208	1,441.326
M	F.A.R. COMMERCIAL @ 175% OF (B)	24.708	
N	3% FAR DUE TO STP AND OWC	1,466.035	1,483.449
O	TOTAL COMMERCIAL FAR	185.804	
P	F.A.R. CRECH (AANGANWADI)	185.804	
Q	F.A.R. COMMUNITY HALL	185.804	
R	TOTAL COMMERCIAL F.A.R.	93,440.093	
S	OPEN SPACE (15% OF A)	3,088.556	4280.078
T	PARKING	369.500	
U	1/2 E.C.S. PER UNIT		
V	PROPOSED PARKING DETAILS		
W	STILT @28 SQ.M. PER ECS	300.83328	11
X	OPEN @23 SQ.M. PER ECS	300.83328	372
Y	TOTAL PROVIDED ECS	382.661	
Z	TWO WHEELER PARKING SURFACE PARKING	802.000	784
AA	POPULATION	3664 TO 4152	3,695.000
AB	DENSITY	750 TO 850	754.688
AC	DWELLING UNITS	733 TO 831	739
AD	DWELLING UNIT = (POPULATION/5 PERSON PER UNIT)		
AE	NOS. OF UNIT 2BHK - TYPE-1(63.057 sq.m. Or 57*105 sq.ft.) (T-1,2,3,4,5)	19,737.204	372.000
AF	NOS. OF UNIT 2BHK - TYPE-2(51.680 sq.m. Or 556.280 sq.ft.) (T-1,2,3,4,5)	18,966.560	367.000
AG	TOTAL NOS. OF UNIT	38,703.764	739.000

GREEN AREA CALCULATION						
ADDITION (A)						
LABEL	GEOMETRY	NOS	L1	L2	W	AREA
G1	TRAPEZIUM	0.5	17.730	X	13.380	253.624
G2	RECTANGLE	1	13.305	X	1.500	19.958
G3	RECTANGLE	2	1.500	X	33.800	101.400
G4	RECTANGLE	1	50.280	X	1.500	75.420
G5	RECTANGLE	1	1.500	X	120.700	181.050
G6	TRAPEZIUM	0.5	7.895	X	2.980	372.741
G7	TRAPEZIUM	0.5	1.505	X	1.505	48.380
G8	TRAPEZIUM	0.5	3.500	X	3.410	5.183
G9	RECTANGLE	1	7.170	X	1.500	10.755
G10	TRAPEZIUM	0.5	4.010	X	3.925	5.951
G11	RECTANGLE	1	55.170	X	1.500	82.755
G12	RECTANGLE	1	2.905	X	1.500	3.758
G13	TRAPEZIUM	0.5	1.575	X	1.500	2.306
G14	RECTANGLE	1	1.500	X	133.235	199.853
G15	RECTANGLE	1	68.555	X	1.500	102.833
G16	RECTANGLE	1	8.315	X	5.765	47.936
G17	RECTANGLE	1	8.315	X	11.530	95.872
G18	RECTANGLE	1	8.315	X	11.530	95.872
G19	TRAPEZIUM	0.5	6.190	X	5.700	49.879
G20	TRAPEZIUM	0.5	74.620	X	32.690	2408.027
G21	RECTANGLE	1	8.390	X	5.765	48.368
G22	RECTANGLE	1	7.585	X	5.765	43.728
TOTAL ADDITION (A)						4280.078
TOTAL GREEN AREA						4280.078

TOWER'S DETAILED AREA SHEET									
TOWER TYPE	NOS. OF TOWERS	(A) TOTAL FLOORS	(B) NOS. OF FLOORS	(C) UNIT TOTAL UNITS	(D) GROUND COVERAGE/ TOWER	(E) TOTAL GROUND COVERAGE	(F) STILT AREA/ TOWER	(G) TOTAL STILT AREA	(H) F.A.R. AREA
TOWER-1	1.000	Ground + Stilt	1	7	7	534.061	534.061	66.168	466.754
TOWER-2	1.000	1st TO 18 th	18	8	144	524.081	524.081	56.188	466.754
TOWER-3	1.000	Ground + Stilt	1	7	7	524.081	524.081	56.188	466.754
TOWER-4	1.000	1st TO 18 th	18	8	144	524.081	524.081	56.188	466.754
TOWER-5	1.000	Ground + Stilt	1	7	7	524.081	524.081	56.188	466.754
TOWER-6	1.000	1st TO 17 th	17	8	136	533.996	533.996	66.103	466.754
TOWER-7	1.000	Ground + Stilt	1	7	7	533.996	533.996	66.103	466.754
TOWER-8	1.000	1st TO 17 th	17	8	136	533.996	533.996	66.103	466.754
TOTAL			739			2640.300		300.833	4761.448

NON FAR AREA DETAILS				
S.NO.	FLOOR	Tower Name	AREA in each tower	No of Tower
1	Ground floor still area	Tower-1	66.168	1.0
2	Ground floor still area	Tower-2,3,4	56.188	3.0
3	Ground floor still area	Tower-5	66.103	1.0
4	Mummy / Mac. Rm. (Terrace)	Tower-1,2,3,4,5	64.888	5.0
5	Mummy / Mac. Rm. (Terrace)	Commercial	73.980	1.0
6	Staircase Area	Tower-1,2,3	395.200	3.0
7	Staircase Area	Tower-4,5	383.800	2.0
8	Fire Tower	Tower-1,2,3	89.100	3.0
9	Fire Tower	Tower-4,5	84.150	2.0
10	Balcony Area	Tower-1,2,3	1317.842	3.0
11	Balcony Area	Tower-4,5	1248.264	2.0
TOTAL AREA			4506.936	

PARKING AREA CALCULATION						
ADDITION (A)						
LABEL	GEOMETRY	NOS	L1	L2	W	AREA
P1	RECTANGLE	1	13.305	X	33.800	449.709
P2	RECTANGLE	1	130.640	X	14.270	1864.233
P3	RECTANGLE	1	20.600	X	18.530	605.746
P4	RECTANGLE	3	4.195	X	5.700	71.735
P5	RECTANGLE	3	1.575	X	3.700	17.483
P6	RECTANGLE	2	5.770	X	12.430	143.442
P7	RECTANGLE	2	6.815	X	11.530	157.154
P8	RECTANGLE	3	4.195	X	9.400	118.299
P9	TRAPEZIUM	0.5	8.582	X	8.185	48.373
P10	TRAPEZIUM	0.5	8.185	X	7.335	52.884
P11	RECTANGLE	1	8.500	X	107.500	913.750
P12	RECTANGLE	1	6.815	X	5.765	39.288
P13	RECTANGLE	1	5.770	X	16.840	97.167
P14	RECTANGLE	1	5.770	X	6.215	35.861
P15	RECTANGLE	2	4.195	X	5.700	47.823
P16	RECTANGLE	2	5.770	X	3.700	42.698
P17	RECTANGLE	2	4.195	X	5.700	47.823
P18	RECTANGLE	1	5.770	X	46.560	268.651
P19	RECTANGLE	1	34.705	X	34.130	1184.482
P20	RECTANGLE	1	8.500	X	100.845	857.183
P21	RECTANGLE	1	5.770	X	5.895	34.014
P22	TRAPEZIUM	0.5	12.545	X	11.880	8.500
P23	TRAPEZIUM	0.5	11.350	X	11.040	48.380
P24	TRAPEZIUM	0.5	8.745	X	9.340	10.170
P25	TRAPEZIUM	0.5	11.250	X	11.035	55.090
P26	TRAPEZIUM	0.5	12.840	X	12.540	6.000
P27	TRAPEZIUM	0.5	11.465	X	11.345	28.513
TOTAL ADDITION (A)						8554.087
TOTAL PARKING AREA						8554.087

LAND SCHEDULE		
RECT NO.	KILLA NO.	AREA(K-M)
113	5/1/1	0-11
	5/2/1	1-4
	6/1	2-13
	6/2	5-7
	7/1	3-4
	7/2	4-16
	14/1/1	0-9
	14/2/2	2-11
	14/1/2	4-15
	14/2/1	0-5
	15/1	7-4
	15/2	0-16
	17/2/2 MIN	0-7
	17/1	2-9
	17/2/1 MIN	0-17
	16/1	1-7
	16/2 MIN	1-1
112	20 MIN	1-0
	TOTAL	40K 16 M
		5.10 ACRES

SIGNATURE OF ARCHITECT

SIGNATURE OF OWNER

ARCHITECT

EMBLEM STUDIO
ARCHITECTURE, INTERIORS, PLANNING
81/4 FIRST FLOOR, CHANDAPUR, NEW DELHI - 110074
E-mail : emblemstudio@gmail.com

PROJECT NO. : SCALE: 1:300

DATE : 27-09-19

DRG. NO. : S-01

DRG. TITLE : SITE PLAN

PROPOSED BUILDING PLAN FOR AFFORDABLE GROUP HOUSING SCHEME MEASURING 6.088 ACRES (LICENSE NO. 113 OF 2019 DATED 06/09/2019) SECTOR-76 DURGAM, BENTINUS STATE OF VILLAGE BADSHAPUR, SECTOR-76 BEING DEVELOPED BY SH. PATAK LAL AND OTHERS IN COLLABORATION WITH OCEAN SEVEN BUILDTECH PRIVATE LIMITED