



MASTER PLAN- TERRACE LEVEL

AREA CHART FOR AFFORDABLE GROUP HOUSING COLONY				
TOTAL PLOT AREA	=	6.46875 ACRES	OR	26178.061 Sqm.
NET PLANNED AREA FOR FAR & GROUND COVERAGE	=	5.8567 ACRES	OR	23701.186 Sqm.
PERMISSIBLE GROUND COVERAGE ON GROUND FLOOR @ 50% OF 5.8567 acres	=			11850.593 Sqm.
PERMISSIBLE LAND AREA FOR COMMERCIAL DEVELOPMENT FOR FAR CALCULATIONS	=	0.2343 ACRES	OR	948.176 Sqm.
PERMISSIBLE LAND AREA FOR RESIDENTIAL DEVELOPMENT FOR FAR CALCULATIONS	=	5.6224 ACRES	OR	22753.009 Sqm.
PERMISSIBLE FAR- 175 FOR COMMERCIAL DEVELOPMENT OF LAND AREA 0.2343	=			1659.308 Sqm.
ADDITIONAL F.A.R. FOR GREEN BUILDING- 15% OF PLOT AREA 0.2343 Acres	=			142.226 Sqm.
TOTAL PERMISSIBLE FAR FOR COMMERCIAL DEVELOPMENT	=			1801.534 Sqm.
PERMISSIBLE F.A.R.= 225 FOR AFFORDABLE GROUP HOUSING OF 5.6224 Acres	=			51194.271 Sqm.
ADDITIONAL F.A.R. FOR GREEN BUILDING- 15% OF PLOT AREA 5.6224 Acres	=			3412.951 Sqm.
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL DEVELOPMENT	=			54607.222 Sqm.
PROPOSED TOTAL GROUND COVERAGE	=	6635.065 Sqm.	OR	28.0 %
PROPOSED F.A.R. FOR COMMERCIAL DEVELOPMENT	=	1793.202 Sqm.		
PROPOSED F.A.R. FOR RESIDENTIAL DEVELOPMENT	=	54569.333 Sqm.	OR	99.931 %

EXPANSION JOINT AREA (GROUND COVERAGE)				
TAG	Length (In mts.)	Width (In mts.)	Nos.	AREA (sqm)
A	2.315	0.350	1	0.810
B	3.199	0.350	9	10.077
C	3.199	0.150	2	0.960
TOTAL AREA				11.847

GROUND COVERAGE CALCULATIONS			
S.NO.	BLOCK	GROUND COVERAGE IN Sqm.	
1	BLOCK - A1	653.038	
2	BLOCK - A2	653.038	
3	BLOCK - A3	653.038	
4	BLOCK - A4	653.038	
5	BLOCK - A5 + CRECHE - CUM AGANWADI	312.744	
6	BLOCK - A6	575.306	
7	BLOCK - A7	653.038	
8	BLOCK - A8	653.038	
9	COMMERCIAL BUILDING	1404.133	
10	COMMUNITY BUILDING	185.804	
11	MILK & VEG. BOOTH	25.000	
12	ESS	143.659	
13	HT METER RM	31.500	
14	FIRE CONTROL ROOM	2.993	
15	GUARD RM	11.847	
16	EXPANSION JOINTS	11.847	
TOTAL GROUND COVERAGE		6635.065	

FAR CALCULATION FOR AFFORDABLE GROUP HOUSING				
S.NO.	BLOCK	NO. OF FLOORS IN EACH BLOCK	NO. OF BLOCKS	F.A.R. PER BLOCK IN Sqm.
1	A1,A2,A4,A8	G+14	4	7420.850
2	A3, A7	G+14	2	7800.635
3	A5	G+14	1	2551.555
4	A6	G+14	1	6733.107
GRAND TOTAL				1801.534

FAR CALCULATION FOR COMMERCIAL COMPONENT				
S.NO.	BLOCK	NO. OF FLOORS IN EACH BLOCK	NO. OF BLOCKS	PROPOSED F.A.R. IN Sqm.
1	COMMERCIAL BLOCK	G+1	1	1801.534
GRAND TOTAL				1793.202

GREEN AREA CALCULATION		
NET PLANNED AREA FOR DEVELOPMENT	23701.186	SQM.
REQUIRED GREEN AREA @ 15% OF NET	3555.178	SQM.
PLANNED GREEN AREA	3566.464	SQM.
GREEN AREA IN %AGE	15.048	%

POPULATION CALCULATION		
NO. OF DWELLING UNITS	844	NOS
NO. OF PEOPLES IN 1 UNIT	5	PERSONS
POPULATION	4220	PERSONS
TOTAL POPULATION FOR CURRENT DEVELOPMENT	4220	PERSONS
ACHIEVED DENSITY FOR CURRENT DEVELOPMENT	750.568	PERSONS PER ACRE
PERMISSIBLE DENSITY	750 to 900	PERSONS PER ACRE

DWELLING UNIT COUNT				
S.NO.	BLOCK	3BHK UNIT	2-BHK + UTILITY UNIT	2-BHK UNIT
1	BLOCK - A1	56	56	0
2	BLOCK - A2	56	56	0
3	BLOCK - A3	60	58	0
4	BLOCK - A4	56	56	0
5	BLOCK - A5	0	0	28
6	BLOCK - A6	0	0	60
7	BLOCK - A7	60	58	0
8	BLOCK - A8	56	56	0
TOTAL		344	340	88
TOTAL DWELLING UNITS		844		

PARKING CALCULATION	
TOTAL NO. OF DUS	844
REQUIRED PARKING SPACE PROVISION @ 0.5 E.C.S. FOR EACH DU	422
REQUIRED TWO WHEELER PARKING @ 1 NO. FOR EACH DU	844
PROPOSED TWO WHEELER PARKING	864
AREA REQUIRED FOR 1 E.C.S. IN OPEN	28
AREA REQUIRED FOR 1 E.C.S. IN STILT	8517.305
PROPOSED PARKING AREA IN OPEN	370.32
SAY	370 ECS
PROPOSED PARKING AREA IN STILT	2425.528
SAY	86.769
TOTAL PROPOSED E.C.S.	87 ECS
ADDITIONAL ECS (457 - 422)	35 ECS

BUILT UP AREA CALCULATION FOR RESIDENTIAL DEVELOPMENT				
S.NO.	BLOCK	NO. OF FLOORS IN EACH BLOCK	NO. OF BLOCKS	B.U.A. PER BLOCK IN Sqm.
1	A1,A2,A4,A8	G+14	4	9710.105
2	A3, A7	G+14	2	9710.105
3	A5 + CRECHE	G+14	1	3620.326
4	A6	G+14	1	8544.126
5	COMMERCIAL BUILDING	G+1	1	1828.922
6	ESS	G	1	143.659
7	HT METER RM	G	1	31.85
8	FIRE CONTROL RM	G	1	23.5
9	GUARD CABINS	G	1	2.993
10	COMMUNITY BUILDING	G	1	203.01
11	MILK & VEG. BOOTH	G	1	25.000
GRAND TOTAL (IN SQM.)				72684.019

Architects Signature

Owner's Signature

Client's

M/S PRIME INFRADEVELOPERS PRIVATE LIMITED

Architects

Arco Associates Pvt. Ltd.

Job Title

Drawing Title

SITE PLAN
MASTER AREA STATEMENT

Prepared By

Checked By

Date

Scale

Sheet No.

1. ALL LIFTS SHALL HAVE 100% POWER BACK-UP.

2. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.

3. FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.

4. BUILDING STRUCTURE DESIGNED EARTH QUAKE RESISTANT.

5. MAIN ENTRY & BOUNDARY WALL AS PER STANDARD DESIGN.

6. PLOT BOUNDARY

7. BOUNDARY WALL

8. ZONING LINE

9. KITCHEN & TOILET EXHAUST FANS PROVIDED/ MECHANICALLY VENTILATED.

10. THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GOVT. WATER AUTHORITY NORMS/ HARYANA GOVT. RATER SERVICES LAYOUT SHEET.

11. SOLAR WATER HEATING SYSTEM SHALL BE PROVIDED AS PER HAREDA NORMS.

12. ADDITIONAL PARKING

Legend

Key Plan