



- Notes
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 SHALL 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 LIT & VENTILATED
  10. THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GUIDELINE WATER AUTHORITY (MUMBAI) / HARYANA GOVT. WATER SERVICES LAYOUT SHEET
  11. SOLAR WATER HEATING SYSTEM SHALL BE PROVIDED AS PER HARYANA NORMS
  12. 2. ADDITIONAL PARKING



MASTER PLAN- TERRACE LEVEL

AREA CHART FOR AFFORDABLE GROUP HOUSING COLONY			
TOTAL PLOT AREA	6.46875 ACRES	OR	26178.061 Sq.m.
NET PLANNED AREA FOR FAR & GROUND COVERAGE	5.8567 ACRES	OR	23701.186 Sq.m.
PERMISSIBLE GROUND COVERAGE ON GROUND FLOOR @ 50% OF 5.8567 acres			11850.593 Sq.m.
PERMISSIBLE LAND AREA FOR COMMERCIAL DEVELOPMENT FOR FAR CALCULATIONS	0.2343 ACRES	OR	948.176 Sq.m.
PERMISSIBLE LAND AREA FOR RESIDENTIAL DEVELOPMENT FOR FAR CALCULATIONS	5.6224 ACRES	OR	22753.009 Sq.m.
PERMISSIBLE FAR= 175 FOR COMMERCIAL DEVELOPMENT OF LAND AREA 0.2343 ACRES			1659.308 Sq.m.
ADDITIONAL F.A.R. FOR GREEN BUILDING= 15% OF PLOT AREA 0.2343 Acres			142.226 Sq.m.
TOTAL PERMISSIBLE FAR FOR COMMERCIAL DEVELOPMENT			1801.534 Sq.m.
PERMISSIBLE FAR= 225 FOR AFFORDABLE GROUP HOUSING OF 5.6224 Acres			51194.271 Sq.m.
ADDITIONAL F.A.R. FOR GREEN BUILDING= 15% OF PLOT AREA 5.6224 Acres			3412.951 Sq.m.
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL DEVELOPMENT			54607.222 Sq.m.
PROPOSED TOTAL GROUND COVERAGE	6635.065 Sq.m.	OR	1793.202 Sq.m.
PROPOSED F.A.R. FOR COMMERCIAL DEVELOPMENT			2.0
PROPOSED F.A.R. FOR RESIDENTIAL DEVELOPMENT	54569.333 Sq.m.	OR	99.931 %

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

GROUND COVERAGE CALCULATIONS		
S.NO.	BLOCK	GROUND COVERAGE IN Sq.m.
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	COMMUNITY BUILDING	1404.133
10	COMMUNITY BUILDING	185.804
11	MILK & VEG. BOOTH	25.000
12	ESS	143.659
13	HT-METER RM.	31.850
14	FIRE CONTROL ROOM	23.500
15	GUARD RM.	12.993
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 Sq.m.
1	A1, A2, A3, A4	G+14	4	7420.850
2	A3, A7	G+14	2	7000.635
3	A5	G+14	1	2551.555
4	A6	G+14	1	6733.107
GRAND TOTAL				1793.202

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

GREEN AREA CALCULATION		
NET PLANNED AREA FOR DEVELOPMENT	23701.186	Sq.m.
REQUIRED GREEN AREA @ 15% OF NET PLANNED AREA	3555.178	Sq.m.
GREEN AREA PROVIDED	3556.464	Sq.m.
GREEN AREA IN %AGE	15.048	%

POPULATION CALCULATION		
NO. OF DWELLING UNITS	844	NOS
NO. OF PEOPLE IN 1 UNIT	5	PERSONS
POPULATION	4220	PERSONS

TOTAL POPULATION FOR CURRENT DEVELOPMENT		
ACHIEVED DENSITY FOR CURRENT DEVELOPMENT	750.569	PERSONS PER ACRE
PERMISSIBLE DENSITY	750.16	PERSONS PER ACRE

DWELLING UNIT COUNT				
S.NO.	BLOCK	2-BHK UNIT	2-BHK + UTILITY UNIT	2-BHK UNIT TYPE-2
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 DU'S	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	23	
AREA REQUIRED FOR 1 E.C.S. IN STILL	28	
PROPOSED PARKING AREA IN OPEN	8517.305	
PROPOSED PARKING AREA IN STILL	370.32	
SAY	370 E.C.S.	
PROPOSED PARKING AREA IN STILL	2429.528	
HT-METER RM.	31.85	
FIRE CONTROL	23.5	
GUARD CABINS	2.993	
COMMUNITY BUILDING	203.01	
MILK & VEG. BOOTH	25.000	
TOTAL PROPOSED E.C.S.		370 + 879 = 1249
ADDITIONAL E.C.S. (457 - 422)		35 E.C.S.

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 Sq.m.
1	A1, A2, A3, A4	G+14	4	9710.105
2	A3, A7	G+14	2	9710.105
3	A5 + CRECHE CUM AGANWADI	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	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 SQ.M.)				77684.019

Architects Signature  
M/S PRIME INFRADEVELOPERS PRIVATE LIMITED

Client's Signature  
M/S PRIME INFRADEVELOPERS PRIVATE LIMITED

Architects  
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Site Plan  
Superimposed Demarcation Plan (in Red Clour) on Approved Layout Plan

Site Plan  
Master Area Statement  
Drawing No. A-01  
Date 28.11.2020  
Scale 1:250  
Sheet size: A0 (1189x841)

Superimposed demarcation plan (in Red Clour) on approved layout plan