



ALREADY LICENSE AREA
LICENSE NO. 13 OF 2015

- NOTES
1. READ THIS DRAWING ALONG WITH OTHER ARCHITECTURAL DRAWINGS.
 2. IN CASE OF ANY DISCREPANCY IN THE DRAWING OR DIFFICULTY AT THE SITE, ARCHITECT'S OFFICE SHOULD BE REFERRED TO IMMEDIATELY.
 3. THE DRAWING SHOULD NOT BE SCALED, ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
 4. THIS DRAWING IS PROPERTY OF GENESIS AND SHOULD NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
 5. PAPER SIZE: A3 (300x420) mm.
 6. STYLED LVL: +450
 7. INTERNAL SITE ROAD LVL: +300 FOR NGL.
- RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED AT SITE AS PER PREVAILING GOVERNMENT NORMS.
 - SOLAR WATER HEATING SYSTEM WILL BE PROVIDED AT SITE AS PER PREVAILING GOVERNMENT NORMS.
 - RESPONSIBILITY OF STRUCTURE STABILITY OF ENTIRE BUILDING BLOCKS WITH RESPECT TO EARTH QUAKE, POINT OF VIEW AND OTHER NATURAL CALAMITIES SHALL BE OF STRUCTURAL ENGINEER.

TOTAL SITE (1ST PHASE + 2ND PHASE)
MEASURING 10.43125 ACRES (5.35 + 5.08125 ACRES)
AREA DETAIL OF TOTAL SITE (1ST PHASE + 2ND PHASE)
MEASURING 10.43 ACRES (5.35 + 5.08 ACRES)

DESCRIPTION	AREA (In Acres)	PERMISSIBLE AREA (In sqmtrs)	PROPOSED AREA (In sqmtrs)	%
Total Plot Area	10.43125	42213.77		
Net Plotted Area as per approved zoning	10.08125	40797.367		
Permissible Commercial Plot Area as per approved zoning	0.4033	1632.097		
FAR For Commercial (Convenience Shopping) @ 1.75		2856.17	2225.50	(FAR = 2.00 - 2.50 (already approved) 100% 200 = 2.00 (max) 2225.50 = 2.00 x 1112.75)
Remaining Plot Area for Residential	9.678	39165.472		
FAR For Remaining Residential Plot Area @ 2.25		88123.313	87836.463	(43552.543 + 44283.920) 2.242
Permissible Ground Coverage @ 50% of 50.08125 acres		20398.684	8462.443	(4843.987 + 3618.456) 20.6 %
No. of Units		1485 No.	1485 No.	
Occupancy per D.U.		5 per D.U.	5 per D.U.	
Total Population		7266-8640 Persons	7280 Persons	
Density		738-900 PPA	732.2 PPA	
Permissible Green Area @ 15%		6119.9000	6878.3038	(3284.594 + 3622.7128) 16.86%
Non-FAR Area			6752.526	
Car Parking	0.50 ECS per D.U. but only Two Wheeler Parking as per App. Zoning + Visitors Car Parking @ 5% of reg. Car	1456 x 0.50 = 728Cars 728 x 5% = 37 Cars Total Car = 765Cars	765	
Area Required for Open Car Parking		23 Sqm/Car		
Total Area Required for Car Parking		765 x 23 = 17395	18063.18	(9750.31 + 8312.8709)
Two Wheeler Parking		1 Per D.U. = 1450No.	1456 No.	(Still Area = 2758.5860)
Community Building Detail				
1 No. Of Anganwadi cum Crèche		372	380	
1 No. Of Community Hall		372	720	

SITE (1ST PHASE) MEASURING 5.35 ACRES
(ALREADY APPROVED)

DESCRIPTION	AREA (In Acres)	PERMISSIBLE AREA (In sqmtrs)	PROPOSED AREA (In sqmtrs)	%
Total Plot Area	5.35	21650.650		
Net Plotted Area	5.000	20234.220		
Permissible Commercial Plot Area @ 4% of Net Plotted Area	0.200	809.370		1.2%
FAR For Commercial (Convenience Shopping) @ 1.75		1416.397	1203.6620	
Remaining Plot Area for Residential	4.800	19424.800		
FAR For Remaining Residential Plot Area @ 2.25		43705.9800	43552.543	2.242
Permissible Ground Coverage @ 50%		10117.125	4843.987	23.939%
No. of Units		720 No.	720 No.	
Occupancy per D.U.		5 per D.U.	5 per D.U.	
Total Population		3600-4200 Persons	3600 Persons	
Density		750-900 PPA	750 PPA	
Permissible Green Area @ 15%		3035.1370	3254.59	18.08%
Non-FAR Area			3519.293	
Car Parking	0.50 ECS per D.U. but only Two Wheeler Parking as per App. Zoning + Visitors Car Parking @ 5% of reg. Car	720 x 0.50 = 360 Cars 360 x 5% = 18 Cars Total Car = 378 Cars	391	
Area Required for Open Car Parking		23 Sqm/Car		
Total Area Required for Car Parking		278 x 23 = 6394	9750.31	
Two Wheeler Parking (0.8X 2.5m)		1 Per D.U. = 720 No.	720 No.	
1 No. Of Anganwadi cum Crèche		186	380	
1 No. Of Community Hall		186	720	

The drawings have been checked and corrected same have been done accordingly by me.

PROJECT TITLE
PROPOSED AFFORDABLE HOUSING SCHEME FOR M/S. AGRASAIN SPACES LLP IN REVENUE ESTATE OF VILLAGE MUJER, MEASURING 5.08 ACRES (PHASE - 2), SECTOR-70, TEHSIL BALLABGARH, FARIDABAD.

DRAWING TITLE
TOTAL SITE PLAN & LANDSCAPE PLAN

Date: 29-06-2018 Scale: 1:500

Sheet No. 01

Owner's Sign

ARCHITECTS
Ar. Anurag Kapoor CA/98/23888 Ar. Ritu Kapoor CA/99/24290
ARCHITECTS, INTERIORS, LANDSCAPING & EXHIBITIONS.
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