

NOTE:- 1. THIS BUILDING HAS FULLY MECHANICAL VENTILATION AND 100% POWER BACK-UP.
 2. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED AT SITE AS PER PREVAILING GOVERNMENT NORMS.
 3. SOLAR WATER HEATING SYSTEM, SOLAR POWER PANELS WILL BE PROVIDED AT SITE AS PER PREVAILING GOVERNMENT NORMS.

Light & Ventilation :- The entire building is artificially lit and mechanically ventilated with 24-0-0-3 winter area 100% F.A.R. CALCULATIONS OF EACH BUILDING

BUILDING	TOWER-A FAR	TOWER-B FREE FORM FAR	TOWER-C	TOWER-D FREE FORM FAR	TOWER-E	TOWER-F FREE FORM FAR	BASEMENT	COMMUNITY	STILT GUARD ROOM FAR	STILT PARKING	COMMERCIAL FAR AREA	TOTAL BUILT-UP
TOWER	S+20	S+16	S+20	S+16	S+20	S+16						
BASEMENT	119.670		119.536		123.984		6754.202	927.145	14.580	254.102	73.505	6754.202
STILT FLOOR								128.638				128.638
MEZZANINE												
1ST FLOOR	270.882	44.741	270.882	44.741	336.440	65.408						1033.094
2ND FLOOR	270.882	44.741	270.882	44.741	336.440	65.408						1033.094
3RD FLOOR	270.882	44.741	270.882	44.741	336.440	65.408						1033.094
4TH FLOOR	270.882	44.741	270.882	44.741	336.440	65.408						1033.094
5TH FLOOR	270.882	44.741	270.882	44.741	336.440	65.408						1033.094
6TH FLOOR	270.882	44.741	270.882	44.741	336.440	65.408						1033.094
7TH FLOOR	270.882	44.741	270.882	44.741	336.440	65.408						1033.094
8TH FLOOR	270.882	44.741	270.882	44.741	336.440	65.408						1033.094
9TH FLOOR	270.882	44.741	270.882	44.741	336.440	65.408						1033.094
10TH FLOOR	270.882	44.741	270.882	44.741	336.440	65.408						1033.094
11TH FLOOR	270.882	44.741	270.882	44.741	336.440	65.408						1033.094
12TH FLOOR	270.882	44.741	270.882	44.741	336.440	65.408						1033.094
13TH FLOOR	270.882	44.741	270.882	44.741	336.440	65.408						1033.094
14TH FLOOR	270.882	44.741	270.882	44.741	336.440	65.408						1033.094
15TH FLOOR	270.882	44.741	270.882	44.741	336.440	65.408						1033.094
16TH FLOOR	288.781	44.933	288.781	44.933	339.511	62.074						817.471
17TH FLOOR	275.396	58.916	-	-	325.249	72.072						729.632
18TH FLOOR	182.465	19.251	-	-	201.571	37.435						448.671
19TH FLOOR	130.337	19.251	-	-	150.594	27.350						327.332
20TH FLOOR	143.480	23.294	-	-	183.805	32.835						383.415
TERRACE ROOFTOP	48.425	-	-	-	48.425	-						136.650
TOTAL AREA	5198.360	903.077	4182.767	758.300	6371.058	1281.204	6754.202	1055.783	14.580	254.102	73.505	28645.938
TOTAL F.A.R.	15840.270											

PARKING CALCULATION

ECS FOR FLATS	=	100	X	1.5	=	150	ECS
TOTAL ECS REQUIRED	=	150	ECS				
TOTAL ECS PROPOSED IN BASEMENT	=	166	ECS				

DENSITY-300 PPA

BUILDING	NUMBER OF BUILDING	STORY	GROUND COVERAGE	TOTAL F.A.R	TOTAL NUMBER OF DU
TOWER-A	1	S+20		5198.360	35
TOWER-B	1	S+16	1617.942	4269.949	30
TOWER-C	1	S+20		6371.058	35
TOTAL	3		1617.942	15839.367	100

F.A.R. AREA CALCULATIONS

LETTER	DESCRIPTION	AREA (SQ.MT.)	UNIT
A	PLOT AREA	8518.000	SQ.MT.
B	PERMISSIBLE F.A.R & 1.75 B= (AX1.75)	14906.500	SQ.MT.
C	IGBC GOLD RATING FAR 12% C= (AX0.12)	1022.160	SQ.MT.
D	TOTAL PERMISSIBLE FAR D (B+C)	15928.660	SQ.MT.
E	PERMISSIBLE AREA FOR COMMERCIAL (0.5%) E= (BX0.5%)	74.533	SQ.MT.
F	PROPOSED AREA FOR COMMERCIAL	73.505	SQ.MT.
G	BALANCE F.A.R FOR RESIDENTIAL BUILDINGS G=(D-F)	15855.155	SQ.MT.
H	PROPOSED AREA FOR RESIDENTIAL	15840.270	SQ.MT.
I		0	
J	TOTAL PROPOSED AREA	15840.270	SQ.MT.
K	BALANCE AREA	88.390	SQ.MT.
L	GROUND COVERAGE	1632.522	SQ.MT.
M	PERMISSIBLE LANDSCAPE AREA 15% OF PLOT AREA	1277.700	SQ.MT.
N	PROPOSED LANDSCAPE AREA	3640.971	SQ.MT.

PARPOSED DWELLING UNIT OF EACH BUILDING

FLOOR	TOWER-A	TOWER-B	TOWER-C
S+20			
STILT FLOOR	0	0	0
1ST FLOOR	2	2	2
2ND FLOOR	2	2	2
3RD FLOOR	2	2	2
4TH FLOOR	2	2	2
5TH FLOOR	2	2	2
6TH FLOOR	2	2	2
7TH FLOOR	2	2	2
8TH FLOOR	2	2	2
9TH FLOOR	2	2	2
10TH FLOOR	2	2	2
11TH FLOOR	2	2	2
12TH FLOOR	2	2	2
13TH FLOOR	2	2	2
14TH FLOOR	2	2	2
15TH FLOOR	2	2	2
16TH FLOOR	2	-	2
17TH FLOOR	1	-	1
18TH FLOOR	1	-	1
19TH FLOOR	0	-	0
20TH FLOOR	1	-	1
TOTAL AREA	35	30	35
TOTAL F.A.R	100	NO.	NO.

CLIENT: MS ARSONS REAL TORS LLP

ARCHITECT:

PROJECT: GROUP HOUSING SITE NO. GH-7 MEASURING 8518 SQ.MTR, PHASE-01 ROHTAK.

DRAWING TITLE: SITE PLAN & AREA CALCULATION

SHEET NO. ARCHITECT'S SIGN OWNER'S SIGN

SCALE:- 1:400

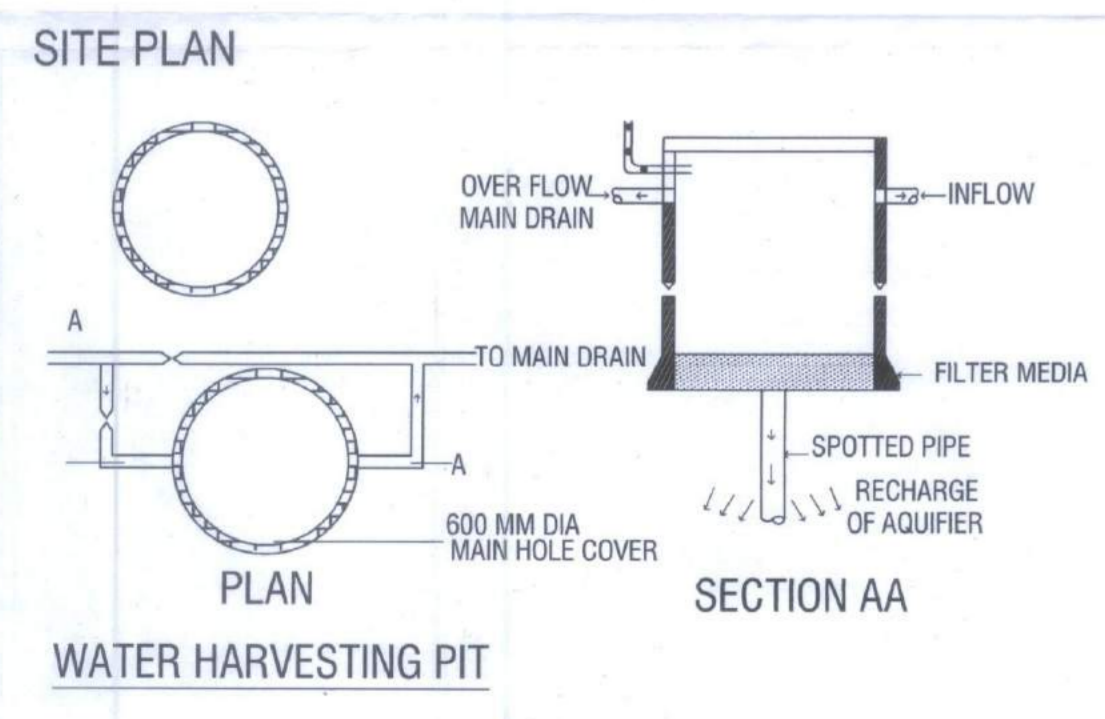
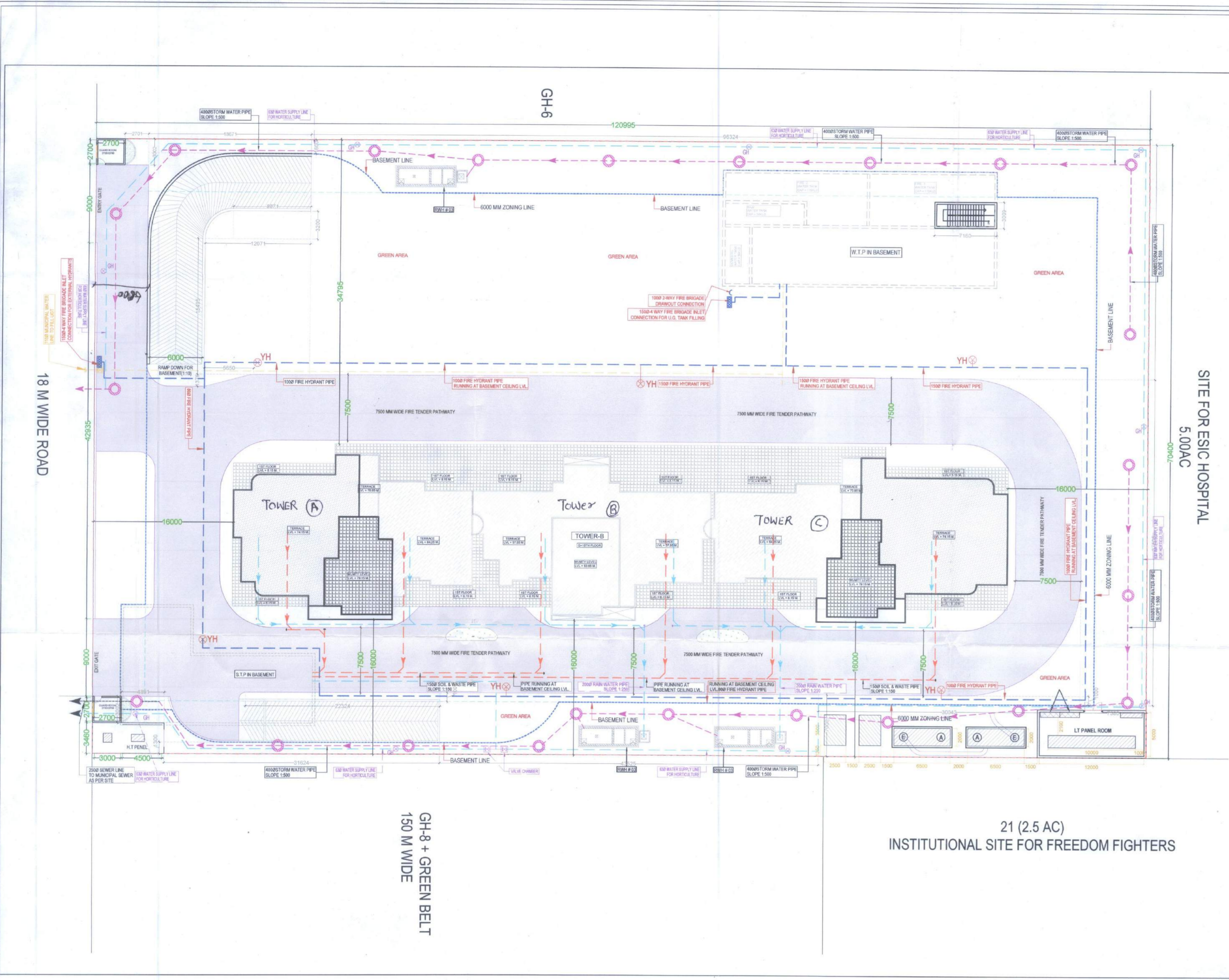
DATE:- 2023.07.07

DRAWN BY:-

CHECK BY:-

ARCHITECTURE, PLANNER, INTERIORS & VALUER CA/2017/86235
 Chottu Ram Chowk, Rohtak
 Ph. 8059964775

ARSONS REALTORS LLP
 Designated Partner



- LEGEND FOR PLUMBING**
- 1500 COLD WATER SUPPLY LINE
 - 1000 FLUSHING WATER SUPPLY LINE
 - BORE WELL LINE
 - 90 OD UPVC IRRIGATION LINE
 - 1500 MS FIRE RING MAIN
 - F.B.C FIRE BRIGADE CONNECTION
 - Y.H YARD HYDRANT
 - G.H GARDEN HYDRANT
 - B.V.B BUTTERFLY VALVE
 - N.N NON-RETURN VALVE
- LEGEND FOR PLUMBING**
- M.H MANHOLE FOR SEWER
 - 2500 S.W SEWERAGE PIPE
 - 3000 R.C.C DRAINAGE PIPE
 - 1500 COLD WATER SUPPLY LINE
 - 1000 FLUSHING WATER SUPPLY LINE
 - BORE WELL LINE
 - 90 OD UPVC IRRIGATION LINE
 - 1500 MS FIRE RING MAIN
 - F.B.C FIRE BRIGADE CONNECTION
 - Y.H YARD HYDRANT
 - G.H GARDEN HYDRANT
 - B.V.B BUTTERFLY VALVE
 - N.N NON-RETURN VALVE
- LEGEND FOR PLUMBING**
- M.H MANHOLE FOR SEWER
 - 2500 S.W SEWERAGE PIPE
 - 3000 R.C.C DRAINAGE PIPE

