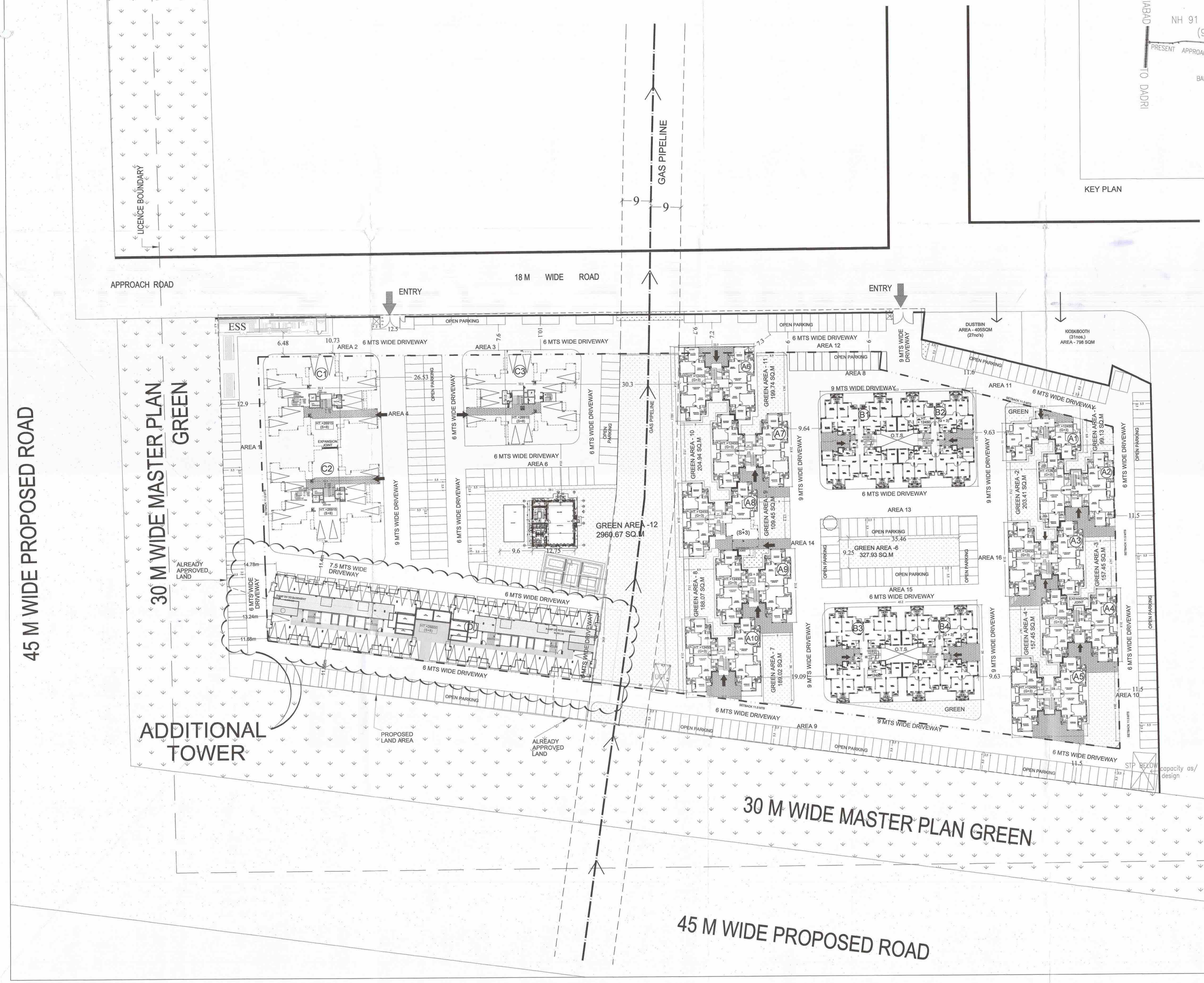
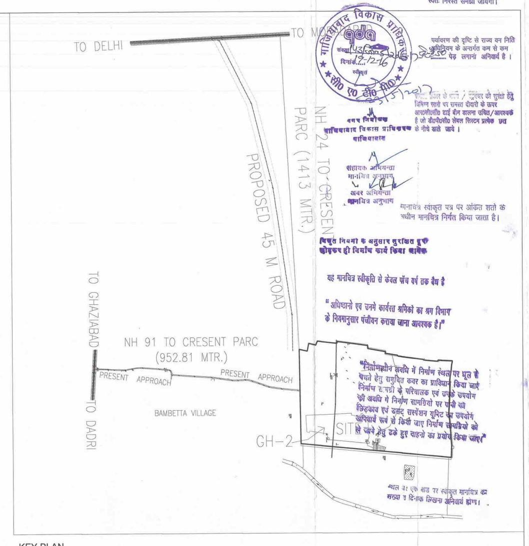
GREEN AREA CALCULATION

GREEN 1	99.13	SQ.M
GREEN 2	203.41	SQ.M
GREEN 3	157.45	SQ.M
GREEN 4	157.45	SQ.M
GREEN 6	327.93	SQ.M
GREEN 7	189.02	SQ.M
GREEN 8	188.07	SQ.M
GREEN 9	109.45	SQ.M
GREEN 10	204.94	SQ.M
GREEN 11	199.74	SQ.M
GREEN 12	3028.49	SQ.M
GREEN 13	92.95	SQ.M
TOTAL AREA	4958.03	SQ.M

= 15.65 % OF TOTAL SITE
(SITE AREA - 31671 SQ.M)
GREEN AREA REQUIRED -
10 % OF TOTAL SITE





KEY PLAN

SITE PLAN CALCULATIONS

PLOT AREA AS PER DPR	47100	sqm	11.638	acres	4.710	Hectares	
AREA AS PER REVISED LAYOUT	33600	sqm	8.302	acres	3.360	Hectares	
Area under Un-acquired Khasras	4700	sqm	1.161	acres	0.470	Hectares	
sanctioned Plot area of Group Housing	28900	sqm	7.141	acres	2.890	Hectares	
Additional area	1956	sqm	0.483	acres	0.196	Hectares	
total area(sanctional +additional)	30856	sqm	7.624	acres	3.086	Hectares	

	PERMISSIBLE	SANCTIONED		PROPOSED		TOTAL		
FAR	150	109.75				133.93		
BUILT -UP AREA	46284	31717.85	sqm	9608.756	sqm	41326.60		
GROUND COVERAGE	35%	23.20%	%		%	27.80%		
	10799.6	6705.54	sqm	1872.178	sqm	8577.717		
Tower Height (G + 3)		12.45	metres					
Tower Height (S + 8)		26.91	metres					
Additional Tower Height (S + 8)				26.95	metres			
Total No. of units		359	numbers	128	numbers	487	numbers	
Number of persons per dwelling unit		5	numbers	5	numbers			
Number of persons in entire site		1795	numbers	640	numbers	2435	numbers	Conversion Formulae
Density of site		251	persons/acre	89		319	persons/acre	1 Hectare = 10,000 sqmt.
Total number of car parking provided		473	numbers			532	numbers	1 acre = 43560 sq.ft.
								1 sq.mt. = 10.764 sq.ft.

FAR CALCULATIONS

S.No.	Block Type	AREA (sqm) Ground Floor (sqm)	FIRST Floor	Typical Floor Number	Typical Floor Cluster Area	Typical Floor Total Area	TOWER AREA (sqm) FAR	Ground Coverage
1	A 1	186.737		3	183.127	549.381	736.12	186.737
2	A 2	338.686		3	333.186	999.558	1338.24	338.686
3	A 3	338.686		3	333.186	999.558	1338.24	338.686
4	A 4	338.686		3	333.186	999.558	1338.24	338.686
5	A 5	338.686		3	333.186	999.558	1338.24	338.686
6	A 6	338.686		3	333.186	999.558	1338.24	338.686
7	A 7	338.686		3	333.186	999.558	1338.24	338.686
8	A 8	262.616		3	333.186	999.558	1262.17	338.686
9	A 9	338.686		3	333.186	999.558	1338.24	338.686
10	A 10	338.686		3	333.186	999.558	1338.24	338.686
11	B 1	438.010		3	432.890	1298.670	1736.68	438.010
12	B 2	438.010		3	432.890	1298.670	1736.68	438.010
13	B 3	438.010		3	432.890	1298.670	1736.68	438.010
14	B 4	438.010		3	432.890	1298.670	1736.68	438.010
15	C1	29.780		8	486.581	3892.648	3922.43	522.928
16	C2	29.780		8	486.581	3892.648	3922.43	522.930
17	C3	29.780		8	486.581	3892.648	3922.43	522.930
18	Community Hall	149.800		1	149.800	149.800	299.60	149.800
	ALREADY SANCTIONED AREA				Total FAR Area		31717.85	6705.539
PROPOSED AREA								
19	D	245.369	0.000	8	1170.423	9363.387	9608.756	1872.178
	TOTAL ACHIVED AREA				Total FAR Area		41326.604	8577.717

DWELLING UNIT CALCULATIONS

S.No.	Block Type	UNITS Ground	Typical Floor units/floor	No. of floors	Total Units		units per BLOCK
1	A 1	2	2	3	6		8
2	A 2	4	4	3	12		16
3	A 3	4	4	3	12		16
4	A 4	4	4	3	12		16
5	A 5	4	4	3	12		16
6	A 6	4	4	3	12		16
7	A 7	4	4	3	12		16
8	A 8	3	4	3	12		15
9	A 9	4	4	3	12		16
10	A 10	4	4	3	12		16
					Total number of 2 BHK units		151
11	B 1	4	4	3	12		16
12	B 2	4	4	3	12		16
13	B 3	4	4	3	12		16
14	B 4	4	4	3	12		16
					Total number of 3 BHK units		64
15	C1	0	6	8	48		48
16	C2	0	6	8	48		48
17	C3	0	6	8	48		48
					Total number of S+8 units		144
	ALREADY SANCTIONED UNITS				otal number of dwelling unit		359
PROPOSED							
18	D	0	16	8	128		128
					Total number of S+8 units		128
					otal number of dwelling unit		487

Equivalent Car Space and Parking calculations

Equivalent Car Space and Parking calculations		
Required ECS of already approved units	1.25	
NO. OF UNITS	359	
Number of ECS required (359*1.25)	449	numbers
Number of ECS required for Community Centre	6	numbers
no of ECS required type-A+B+C	455	
PROPOSED		
Equivalent Car Space and Parking calculations		
Required ECS for type-D total area/100*1.50 9608.756/100*1.50	144.13	
no of ECS required of type-D	**144**	
Total no of ECS required of type-A+B+C+D	**599**	
PROPOSED		
Open Parking ECS		
Surface Parking	455	
Double stack parking	15	
ADDITIONAL		
Stilted Parking ECS		
Additional area under stilted parking tower s+8	1122.39	sqm.
Number of ECS in stilted parking	33	numbers
BASEMENT AREA	3747.6	
Basement Parking	96	
TOTAL NUMBERS OF ECS PROVIDED	599	numbers

NON FAR AREA

	SANCTIONED		PROPOSED		TOTAL	
Total Stilted Area	1555.52	sqm.	1672.18	sqm.	3427.70	sqm.
Total Machine Room& Mumty Area	185.63	sqm.	161.12	sqm.	346.75	sqm.
Total Mumty Area	373.25	sqm.		sqm.	373.25	sqm.
Fire escape staircase	376.41	sqm.	37.98		376.41	sqm.
TOTAL NON FAR AREA	2490.81	sqm.	3321.44	sqm.	4524.11	sqm.
TOTAL FAR AREA	31717.85	sqm.	9608.76	sqm.	41326.60	sqm.
TOTAL AREA (FAR + NON FAR)	34208.66	sqm.	12930.20	sqm.	47138.86	sqm.

PROJECT TITLE

(SAGA CRESENT PARC, GHAZIABAD)

ADDITIONAL BLOCK AT INTEGRATED TOWNSHIP
AT VILLAGE SHAHPUR BAMHETA
(PROPOSED GROUP HOUSING AT PLOT NO.- G.H - 2)

Client
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ARCHITECT
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GENERAL NOTES
1. ALL DIMENSIONS ARE IN MM

N

RAJIV KHANNA
ARCHITECT CA/80/6037

ARCHITECT SIGNATURE

RAJIV KHANNA & ASSOCIATES(P). LTD.
727 Sec-15 (II), Gurgaon
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Saamag Construction Ltd.
Director

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DRAWING TITLE

SITE PLAN

SCALE:	DRAWING NO.
1:450	1/9