



**DEVIATION/AS BUILT**  
**LAYOUT PLAN**  
**SITE PLAN**  
**02/14**

**PROJECT**  
**PROPOSED ADDITIONS FOR LAKE VIEW APARTMENTS AT SECTOR - 48, FAKDABAD FOR M/S ZION PROMOTERS & DEVELOPERS PVT. LTD.**

**DETAIL OF AREA**  
 TOTAL PLOT AREA = 17,146.50 SQM  
 PERM F.A.R. @ 175% of Total Plot Area = 30,006.375 SQM  
 F.A.R. ALREADY UTILIZED = 16,701.920 SQM  
 (FOR TOWER NO. A, B2, C AND COMMUNITY BUILDING WITH SWIMMING POOL)  
 AS / COMPLETION DRAWINGS MEMO NO.: ZP-187/SD/DK/2014/1147 DATED 28.05.2014  
 F.A.R. FOR TOWER NO. B-1 COMPLETION AWAITED = 6,571.717 SQM  
 TOTAL F.A.R. ALREADY UTILIZED = 16,701.920 + 6,571.717 = 23,273.637 SQM  
 BALANCE F.A.R. = 30,006.375 - 23,273.637 = 6,732.738 SQM  
 PROPOSED F.A.R.: = 6,652.841 SQM  
 TOTAL F.A.R. = 23,273.637 + 6,652.841 = 29,926.478 SQM or 174.534 %  
 PERM. GROUND COVERAGE @ 3% = 5,101.275 SQM  
 EXISTING GROUND COVERAGE (FOR TOWER NO. A, B2, C & COMMUNITY BUILDING WITH SWIMMING POOL) = 1,490.244 SQM  
 EXISTING GROUND COVERAGE (FOR TOWER NO. B-1) = 538.288 SQM  
 TOTAL EXISTING GROUND COVERAGE = 2,028.532 SQM  
 BALANCE GROUND COVERAGE = 6,001.275 - 2,028.532 = 3,972.743 SQM  
 AS / COMPLETION DRAWINGS MEMO NO.: ZP-187/SD/DK/2014/1147 DATED 28.05.2014  
 PROPOSED GROUND COVERAGE = 637.189 SQM  
 TOTAL GROUND COVERAGE = 2,028.532 + 637.189 = 2,665.721 SQM or 15.547 %

**DETAIL OF F.A.R.:-**  
 REF. SHEET NO.: 06/14, 07/14, 08/14, 09/14  
**DETAIL OF GROUND COVERAGE:-**  
 REF. SHEET NO.: 06/14  
**DETAIL OF PARKING:-**  
 REF. SHEET NO.: 02/14 & 04/14

**AREA DETAIL (AS COUNTED IN F.A.R.)**

TYPE / FLOOR	AREA IN SQM
GROUND FLOOR	96,290
1st FL.	596,535
2nd FL.	596,535
3rd FL.	596,535
4th FL.	596,535
5th FL.	596,535
6th FL.	596,535
7th FL.	596,535
8th FL.	596,535
9th FL.	596,535
10th FL.	596,535
11th FL.	596,535
12th FL.	596,535
13th FL.	596,535
14th FL.	596,535
15th FL.	596,535
16th FL.	596,535
17th FL.	596,535
18th FL.	596,535
19th FL.	596,535
20th FL.	596,535
21th FL.	596,535
22th FL.	596,535
23th FL.	596,535
24th FL.	596,535
25th FL.	596,535
26th FL.	596,535
27th FL.	596,535
28th FL.	596,535
29th FL.	596,535
30th FL.	596,535
31th FL.	596,535
32th FL.	596,535
33th FL.	596,535
34th FL.	596,535
35th FL.	596,535
36th FL.	596,535
37th FL.	596,535
38th FL.	596,535
39th FL.	596,535
40th FL.	596,535
41th FL.	596,535
42th FL.	596,535
43th FL.	596,535
44th FL.	596,535
45th FL.	596,535
46th FL.	596,535
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67th FL.	596,535
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98th FL.	596,535
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100th FL.	596,535
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193th FL.	596,535
194th FL.	596,535
195th FL.	596,535
196th FL.	596,535
197th FL.	596,535
198th FL.	596,535
199th FL.	596,535
200th FL.	596,535

**PROPOSED COVERAGE AT GROUND FLOOR:-**  
 E.W.S. AREA = 399.377 SQM  
 REQUIRED FLOOR CIRCULATION AREA = 98,259 SQM  
 REQUIRED AREA OF COMMERCIAL @ 0.5% = 98,259 SQM  
 = 0.005 x 17,146.50 = 85,732.75 SQM  
 PROPOSED AREA OF COMMERCIAL = 637.189 SQM  
 TOTAL F.A.R. = 144,287 SQM  
 TOTAL = 399.377 + 98,259 + 144,287 = 637,189 SQM  
 GROUND COVERAGE ACHIEVED = 637,189 SQM

**AREA DETAIL (NON - F.A.R.)**  
 AREA OF MUDRY = 2 x 52,800 = 105,616 SQM  
 AREA OF MACHINE ROOM / O.H.T. = 2 x 52,800 = 105,616 SQM  
 AREA OF BASEMENT = 144,287 SQM  
 TOTAL NON - F.A.R. AREA = 105,616 + 105,616 + 144,287 = 355,519 SQM  
 = 3,788.130 % of 9,387.500  
 TOTAL COVERED AREA:- = F.A.R. + NON - F.A.R. AREA = 6,652.841 + 4,143,658 SQM = 10,796,499 SQM

**DETAIL OF LANDSCAPED AREA:-**  
 TOTAL REQUIRED LANDSCAPED AREA:- = 15% OF PLOT AREA = 17,146.500 x 0.15 = 2,571.975 SQM  
 GREEN AREA ALREADY PROVIDED = 2,144.00 SQM  
 AS / COMPLETION DRAWINGS MEMO NO.: ZP-187/SD/DK/2014/1147 DATED 28.05.2014  
 LANDSCAPED AREA TO PROVIDE = 2,571.975 - 2,144.00 = 427.975 SQM  
 GREEN AREA PROVIDED = 2,144.792 SQM

**CALCULATION FOR GREEN AREA**

Shape	Type	Formula	Length	Width	Area	UNIT
G1	RECTANGULAR	L x W	11.235	1.000	11.235	SQM
G2	RECTANGULAR	L x W	13.135	1.250	16.419	SQM
G3	CIRCLE	π r <sup>2</sup>	1.440	0.000	6.500	SQM
G4	RECTANGULAR	L x W	1.000	17.262	17.262	SQM
G5	RECTANGULAR	L x W	1.000	4.000	4.000	SQM
G6	RECTANGULAR	L x W	1.000	30.905	30.905	SQM
G7	TRIANGULAR	1/2 x B x H	1.000	30.905	15.452	SQM
G8	RECTANGULAR	L x W	1.000	24.710	24.710	SQM
G9	RECTANGULAR	L x W	1.000	19.500	19.500	SQM
G10	RECTANGULAR	L x W	2.000	3.200	6.400	SQM
G11	RECTANGULAR	L x W	2.000	3.200	6.400	SQM
G12	RECTANGULAR	L x W	3.000	1.500	4.500	SQM
G13	RECTANGULAR	L x W	3.000	1.500	4.500	SQM
G14	RECTANGULAR	L x W	1.000	65.416	65.416	SQM
G15	TRIANGULAR	1/2 x B x H	1.000	20.300	10.150	SQM
G16	RECTANGULAR	L x W	1.000	20.300	20.300	SQM
TOTAL					214,792	SQM

NET GREEN AREA = 214,792 SQM  
**GREEN AREA ACHIEVED = 2102,731 SQM**

**LAYOUT PLAN**  
**SITE PLAN**

**OWNER**  
 Zion Promoters & Developers Pvt. Ltd.  
**ARCHITECT**  
 VIRENDER ASSOCIATES  
 PLOT NO. 11, SECTOR 48, FAKDABAD, GURGAON, HARYANA  
 Ph: 9810055110, 9810055111, 9810055112, 9810055113, 9810055114, 9810055115, 9810055116, 9810055117, 9810055118, 9810055119, 9810055120, 9810055121, 9810055122, 9810055123, 9810055124, 9810055125, 9810055126, 9810055127, 9810055128, 9810055129, 9810055130, 9810055131, 9810055132, 9810055133, 9810055134, 9810055135, 9810055136, 9810055137, 9810055138, 9810055139, 9810055140, 9810055141, 9810055142, 9810055143, 9810055144, 9810055145, 9810055146, 9810055147, 9810055148, 9810055149, 9810055150, 9810055151, 9810055152, 9810055153, 9810055154, 9810055155, 9810055156, 9810055157, 9810055158, 9810055159, 9810055160, 9810055161, 9810055162, 9810055163, 9810055164, 9810055165, 9810055166, 9810055167, 9810055168, 9810055169, 9810055170, 9810055171, 9810055172, 9810055173, 9810055174, 9810055175, 9810055176, 9810055177, 9810055178, 9810055179, 9810055180, 9810055181, 9810055182, 9810055183, 9810055184, 9810055185, 9810055186, 9810055187, 9810055188, 9810055189, 9810055190, 9810055191, 9810055192, 9810055193, 9810055194, 9810055195, 9810055196, 9810055197, 9810055198, 9810055199, 9810055200, 9810055201, 9810055202, 9810055203, 9810055204, 9810055205, 9810055206, 9810055207, 9810055208, 9810055209, 9810055210, 9810055211, 9810055212, 9810055213, 9810055214, 9810055215, 9810055216, 9810055217, 9810055218, 9810055219, 9810055220, 9810055221, 9810055222, 9810055223, 9810055224, 9810055225, 9810055226, 9810055227, 9810055228, 9810055229, 9810055230, 9810055231, 9810055232, 9810055233, 9810055234, 9810055235, 9810055236, 9810055237, 9810055238, 9810055239, 9810055240, 9810055241, 9810055242, 9810055243, 9810055244, 9810055245, 9810055246, 9810055247, 9810055248, 9810055249, 9810055250, 9810055251, 9810055252, 9810055253, 9810055254, 9810055255, 9810055256, 9810055257, 9810055258, 9810055259, 9810055260, 9810055261, 9810055262, 9810055263, 9810055264, 9810055265, 9810055266, 9810055267, 9810055268, 9810055269, 9810055270, 9810055271, 9810055272, 9810055273, 9810055274, 9810055275, 9810055276, 9810055277, 9810055278, 9810055279, 9810055280, 9810055281, 9810055282, 9810055283, 9810055284, 9810055285, 9810055286, 9810055287, 9810055288, 9810055289, 9810055290, 9810055291, 9810055292, 9810055293, 9810055294, 9810055295, 9810055296, 9810055297, 9810055298, 9810055299, 9810055300, 9810055301, 9810055302, 9810055303, 9810055304, 9810055305, 9810055306, 9810055307, 9810055308, 9810055309, 9810055310, 9810055311, 9810055312, 9810055313, 9810055314, 9810055315, 9810055316, 9810055317, 9810055318, 9810055319, 9810055320, 9810055321, 9810055322, 9810055323, 9810055324, 9810055325, 9810055326, 9810055327, 9810055328, 9810055329, 9810055330, 9810055331, 9810055332, 9810055333, 9810055334, 9810055335, 9810055336, 9810055337, 9810055338, 9810055339, 9810055340, 9810055341, 9810055342, 9810055343, 9810055344, 9810055345, 9810055346, 9810055347, 9810055348, 9810055349, 9810055350, 9810055351, 9810055352, 9810055353, 9810055354, 9810055355, 9810055356, 9810055357, 9810055358, 9810055359, 9810055360, 9810055361, 9810055362, 9810055363, 9810055364, 9810055365, 9810055366, 9810055367, 9810055368, 9810055369, 9810055370, 9810055371, 9810055372, 9810055373, 9810055374, 9810055375, 9810055376, 9810055377, 9810055378, 9810055379, 9810055380, 9810055381, 9810055382, 9810055383, 9810055384, 9810055385, 9810055386, 9810055387, 9810055388, 9810055389, 9810055390, 9810055391, 9810055392, 9810055393, 9810055394, 9810055395, 9810055396, 9810055397, 9810055398, 9810055399, 9810055400, 9810055401, 9810055402, 9810055403, 9810055404, 9810055405, 9810055406, 9810055407, 9810055408, 9810055409, 9810055410, 9810055411, 9810055412, 9810055413, 9810055