

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

DETAIL OF AREA
 TOTAL PLOT AREA = 17,146.50 SQM.
 PERM. F.A.R. AT 175% OF Total Plot Area = 30,006.375 SQM.
 F.A.R. ALREADY UTILIZED = 16,701.920 SQM.
 (FOR TOWER No. A, B, C AND COMMUNITY BUILDING WITH SWIMMING POOL)
 AS / COMPLETION DRAWINGS MEMO No.: ZP-187/SD/DK/2014/11147 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 AT 35% = 6,001.275 SQM.
EXISTING GROUND COVERAGE = 1,490.244 SQM.
 (FOR TOWER No. A, B, C AND COMMUNITY BUILDING WITH SWIMMING POOL)
EXISTING GROUND COVERAGE (FOR TOWER No. B-1)
 COMPLETION AWAITED = 538.268 SQM.
TOTAL EXISTING GROUND COVERAGE
 = 1,490.244 + 538.268 = 2,028.512 SQM.
BALANCE GROUND COVERAGE
 = 6,001.275 - 2,028.512 = 3,972.763 SQM.
 AS / COMPLETION DRAWINGS MEMO No.: ZP-187/SD/DK/2014/11147 DATED 28.05.2014
PROPOSED GROUND COVERAGE = 637.189 SQM.
TOTAL GROUND COVERAGE = 2,028.512 + 637.189
 = 2,665.701 SQM. or 15.47 %

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 QUOTED IN F.A.R.)

TYPE / FLOOR	AREA IN SQM.	TYPE "1" & 2 I/C CIRCULATION	TYPE "EWS"/SHOPPING
GROUND FLOOR	98,250	309,377	85,275
1st FL.	586,535	-	-
2nd FL.	586,535	-	-
3rd FL.	586,535	-	-
4th FL.	586,535	-	-
5th FL.	586,535	-	-
6th FL.	586,535	-	-
7th FL.	586,535	-	-
8th FL.	586,535	-	-
9th FL.	586,535	-	-
10th FL.	586,535	-	-
11th FL.	294,569	-	-
TOTAL	6,258,189	309,377	85,275

TOTAL F.A.R. ACHIEVED = 6,258,189 + 309,377 + 85,275
 = 6,652,841 SQM.

PROPOSED COVERAGE AT GROUND FLOOR:-
 E.W.S. AREA = 309,377 SQM.
 GROUND FLOOR CIRCULATION AREA = 88,250 SQM.
REQUIRED AREA OF COMMERCIAL AT 6.5 %
 = 0.005 x 17,146.50 = 85.73 SQM.
PROPOSED AREA OF COMMERCIAL = 85.275 SQM.
 NON F.A.R. AREA = 144,287 SQM.
TOTAL = 309,377 + 88,250 + 85.275 + 144,287 = 637,189 SQM.
GROUND COVERAGE ACHIEVED = 637,189 SQM.

AREA DETAIL (NON - F.A.R.)
 AREA OF MIXTITY = 2 x 52,808 = 105,616 SQM.
 AREA OF MACHINE ROOM / O.H.T. = 2 x 52,808 = 105,616 SQM.
 STILT AREA = 144,287 SQM.
 AREA OF BASEMENT = 3,788,139 SQM.
TOTAL NON - F.A.R. AREA = 105,616 + 105,616 + 144,287
 = 3,788,139 = 4,143,658 SQM.
TOTAL COVERED AREA:- = F.A.R. + NON - F.A.R. AREA
 = 6,652,841 + 4,143,658 = 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/2014/11147 DATED 28.05.2014
LANDSCAPED AREA TO PROVIDE = 957,975 - 2,144.00
 = 457,975 SQM.
GREEN AREA PROVIDED = 2,146.792 SQM.

CALCULATION FOR GREEN AREA

Shape	Type	FORMULA	No	Length	Width	Area	UNIT
G1	RECTANGLE	L x W	1	23,232	4,000	92,940	SQM.
G2	RECTANGLE	L x W	1	13,132	29,944	393,341	SQM.
G3	QUARTER CIRCLE	1/4 x R x R	2	4,710	6,000	56,520	SQM.
G4	RECTANGLE	L x W	1	6,000	17,962	107,772	SQM.
G5	RECTANGLE	L x W	1	8,890	4,000	35,560	SQM.
G6	RECTANGLE	L x W	1	8,815	8,962	78,973	SQM.
G7	TRIANGLE	(L x W) / 2	1	7,000	3,515	12,351	SQM.
G8	RECTANGLE	L x W	1	3,615	63,790	230,306	SQM.
G9	RECTANGLE	L x W	1	6,000	14,390	86,340	SQM.
G10	RECTANGLE	L x W	2	4,105	5,200	21,011	SQM.
G11	RECTANGLE	L x W	2	4,000	1,300	10,550	SQM.
G12	RECTANGLE	L x W	3	1,915	3,000	17,580	SQM.
G13	RECTANGLE	L x W	3	4,105	5,890	73,722	SQM.
G14	RECTANGLE	L x W	1	1,400	52,645	73,700	SQM.
G15	TRAPEZIUM	(L1+L2) x H	1	4,925	25,320	124,701	SQM.
G16	RECTANGLE	L x W	1	1,000	29,946	29,946	SQM.
TOTAL						2,146.792	SQM.
NET GREEN AREA = 2,146.792 SQM.							

SCALE N.T.S. **DRAWING TITLE:** LAYOUT PLAN
 DATE: MAR. 2015
 DEALT: SAXENA L.K.
 CHECKED: NARENDER S.
 OWNER: VIRENDER SINGH
 C.A. No. CARR-20017
 NEW DELHI, INDIA
 REG. NO. 020001907
 TEL: 011-26464111
 ARCHITECT: VIRENDER ASSOCIATES
 110, GREEN PARK MAIN, NEW DELHI - 110016
 TEL: 011-26464111, FAX: 011-26464112
02 / 14

DETAIL OF DWELING UNITS.

UNIT TYPE	TYPE "1"	TYPE "2"	TYPE "EWS"	SHOPPING
GROUND FLOOR	-	-	15	(4 SHOPS)
1st FLOOR	4	4	-	-
2nd FLOOR	4	4	-	-
3rd FLOOR	4	4	-	-
4th FLOOR	4	4	-	-
5th FLOOR	4	4	-	-
6th FLOOR	4	4	-	-
7th FLOOR	4	4	-	-
8th FLOOR	4	4	-	-
9th FLOOR	4	4	-	-
10th FLOOR	4	4	-	-
11th FLOOR	2	2	-	-
TOTAL	42	42	15	4 SHOPS

TOTAL NO. OF DWELING UNITS = 84 DU'S
TOTAL NO. OF EWS UNITS = 15 DU'S
TOTAL NO. OF SHOPS = 4 SHOPS

DENSITY CALCULATION
 TOTAL PLOT AREA - 4.237 ACRES = 17,146.50 SQM.
EXISTING DENSITY
 NO. OF EXISTING UNITS = 54 + 48 + 38 = 138 UNITS
 (IN TOWER No. A-1, B-2 & C)
 AS / COMPLETION DRAWINGS MEMO No.: ZP-187/SD/DK/2014/11147 DATED 28.05.2014
 NO. OF OCCUPANTS AT 5 PERSONS / UNIT = 5 x 138 = 690 PERSONS
NO. OF UNITS IN TOWER B-1 (COMPLETION AWAITED) = 48 UNITS
 NO. OF OCCUPANTS AT 5 PERSONS / UNIT = 5 x 48 = 240 PERSONS
NO. OF EXISTING EWS (IN TOWER A & C) = 23 EWS UNITS
 AS / COMPLETION DRAWINGS MEMO No.: ZP-187/SD/DK/2014/11147 DATED 28.05.2014
 NO. OF EXISTING EWS IN TOWER B-1 (COMPLETION AWAITED) = 11 EWS UNITS
TOTAL NO. OF EXISTING EWS = 23 + 11 = 34 EWS UNITS
 NO. OF EXISTING OCCUPANTS AT 2 PERSONS / EWS UNIT = 2 x 34 = 68 PERSONS
NO. OF EXISTING SERVANTS = 2 x 24 = 48 PERSONS
TOTAL NO. OF EXISTING OCCUPANTS = 690 + 240 + 48 + 48 = 1,048 PERSONS

PROPOSED DENSITY
TOTAL NO. OF PROPOSED UNITS = 84 UNITS
 NO. OF OCCUPANTS AT 5 PERSONS / UNIT = 5 x 84 = 420 PERSONS
TOTAL NO. OF PROPOSED EWS = 15 EWS UNITS
 NO. OF OCCUPANTS AT 2 PERSONS / EWS UNIT = 2 x 15 = 30 PERSONS
NO. OF SERVANTS = 2 x 24 = 48 PERSONS
TOTAL NO. OF PERSONS SAY 4 x 5 PERSONS = 416.00 PERSONS SAY 4 x 5 PERSONS
NET TOTAL NO. OF OCCUPANTS EXISTING + PROPOSED = 1048 + 456 = 1,504 PERSONS.
HENCE DENSITY = 1504 / 4237 = 354.89 SAY 354.89 P.P.A.

POPULATION FOR COMMERCIAL @ 3 SQM / PERSON
 = 85,275 / 3 = 29 PERSONS
PERMANENT POPULATION FOR COMMERCIAL @ 35 % OF TOTAL
 = 10 PERSONS
FLOATING POPULATION FOR COMMERCIAL @ 65 % OF TOTAL
 = 19 PERSONS

CAR PARKING DETAILS
EXISTING PARKING DETAILS
 163 ECS IN BASEMENT AND 34 ECS IN STILTS & 46 ECS IN OPEN
TOTAL NUMBER OF ECS PROVIDED
 = 163 + 34 + 197 + 46 = 440 ECS.
REQUIRED CAR PARKING
 TOTAL No. OF PROPOSED FLATS = 84 UNITS
 REQUIRED CAR PARKING AT 1.0 E.C.S. PER FLAT = 84 x 1.0 = 84 E.C.S.
REQUIRED MINIMUM COVERED CAR PARKING AT 75 % OF 84
 = 84 x 0.75 = 63 E.C.S. SAY 63 E.C.S.

PROVISION OF CAR PARKING IN BASEMENT
 (1 E.C.S. = 35.0 SQM. FOR BASEMENT PARKING)
BASEMENT AREA = 3,411.874 SQM.
NO. OF E.C.S. IN BASEMENT (AS / AREA)
 = 3,411.874 / 35 = 97.482 E.C.S.
SAY 97 E.C.S.
ACTUAL No. OF E.C.S. PROVIDED IN BASEMENT = 97 E.C.S.

OPEN CAR PARKING DETAILS
CALCULATION FOR OPEN PARKING

Shape	Type	FORMULA	No	Length	Width	Area	UNIT
P1	RECTANGLE	L x W	1	28,800	11,800	339,840	SQM.
P2	RECTANGLE	L x W	1	11,000	11,800	129,800	SQM.
SUB TOTAL						469,640	SQM.
NET TOTAL AREA						765,600	SQM.

NO. OF E.C.S. IN OPEN = 765,600 / 25 = 30,624 E.C.S.
SAY 30 E.C.S.
ACTUAL No. OF E.C.S. PROVIDED IN OPEN = 29 E.C.S.
TOTAL NO. OF CAR PARKING PROVIDED
 IN BASEMENT = 97 E.C.S.
 IN OPEN AREA = 29 E.C.S.
TOTAL NO. OF PARKING PROVIDED = 97 + 29 = 126 E.C.S.
TOTAL NO. OF CAR PARKING = 126 + 196 = 322 CAR.

DETAIL OF DENSITY

DESCRIPTION	EXISTING UNIT	PROPOSED UNIT	TOTAL	POPULATION
MAIN UNIT	581	94	675	1500
SERVANT	124	27	151	54
EWS	34	15	49	98
TOTAL	739	136	875	1652

DETAIL OF PARKING

DESCRIPTION	ALREADY APPROVED	PROPOSED	TOTAL
STILT	34	NO	34
BASEMENT	313	97	410
OPEN	66	29	95
TOTAL	413	126	539

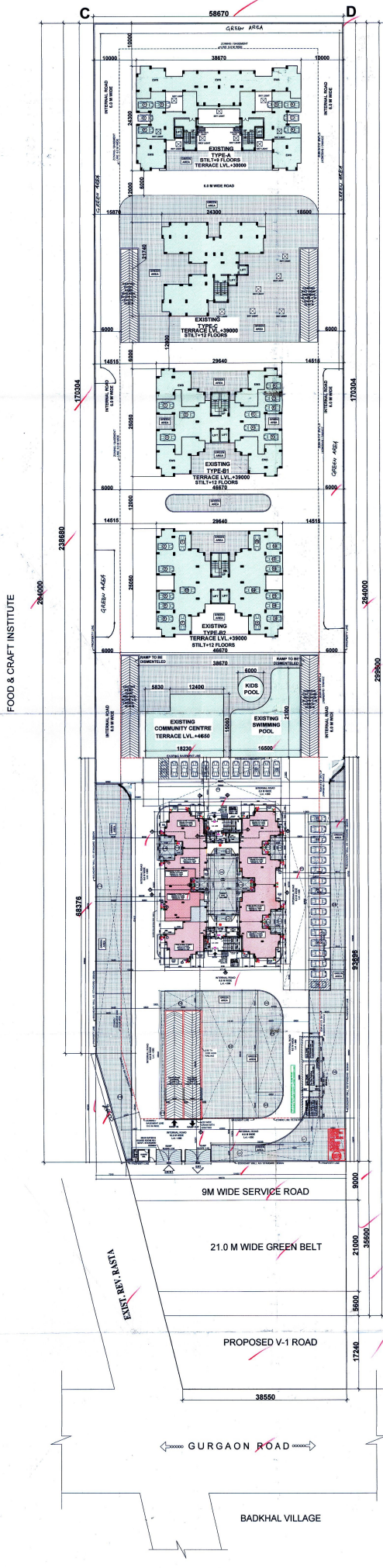
DETAIL OF DENSITY
 DESCRIPTION: MAIN UNIT, SERVANT, EWS, TOTAL, POPULATION
DETAIL OF PARKING
 DESCRIPTION: STILT, BASEMENT, OPEN, TOTAL

STRUCTURE STABILITY CERTIFICATE:
 1. CERTIFIED THAT THE BUILDING PLANS FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS AS STIPULATED UNDER CLAUSE 18 OF BUILDING BYE LAWS, 1988 AND THE INFORMATION GIVEN THEREIN IS ACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
 2. IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS BASED ON THE SOIL CONDITION HAS BEEN DULY INCORPORATED IN THE DESIGN OF BUILDING AND THESE PROVISIONS SHALL BE ADHERED TO DURING CONSTRUCTION.

NOTE FOR WATER HARVESTING:
 CERTIFIED THAT THE BUILDING PLANS FOR APPROVAL SATISFY THE REQUIREMENTS AS WELL AS MINIMUM ANTICIPATED DISCHARGE OF WASTE WATER AND THE INFORMATION GIVEN THEREIN IS ACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.

NOTE FOR SOLAR WATER HEATING SYSTEM:
 CERTIFIED THAT THE BUILDING PLANS FOR APPROVAL HAS BEEN PROVIDED WITH SOLAR WATER HEATING SYSTEM AS / STANDARDS.

- LEGEND:**
- EXISTING BLOCKS
 - PROPOSED BLOCK
- LEGEND FOR FIRE FIGHTING:**
- FIRE HOSE CABINET
 - CO2 TYPE FIRE EXTINGUISHER
 - ARC TYPE FIRE EXTINGUISHER
 - FIRE ALARM
 - F.C.D. FIRE CHECK DOOR (HIGHLIGHT)
 - TWO WAY EXIT SIGNAGE
- PLUMBING LEGEND**
- 100 Ø SWP
 - 100 Ø WWP
 - 100 Ø RWP
 - 32 Ø CWS DOWN CORNER
 - 32 Ø FLUSHING DOWN CORNER



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