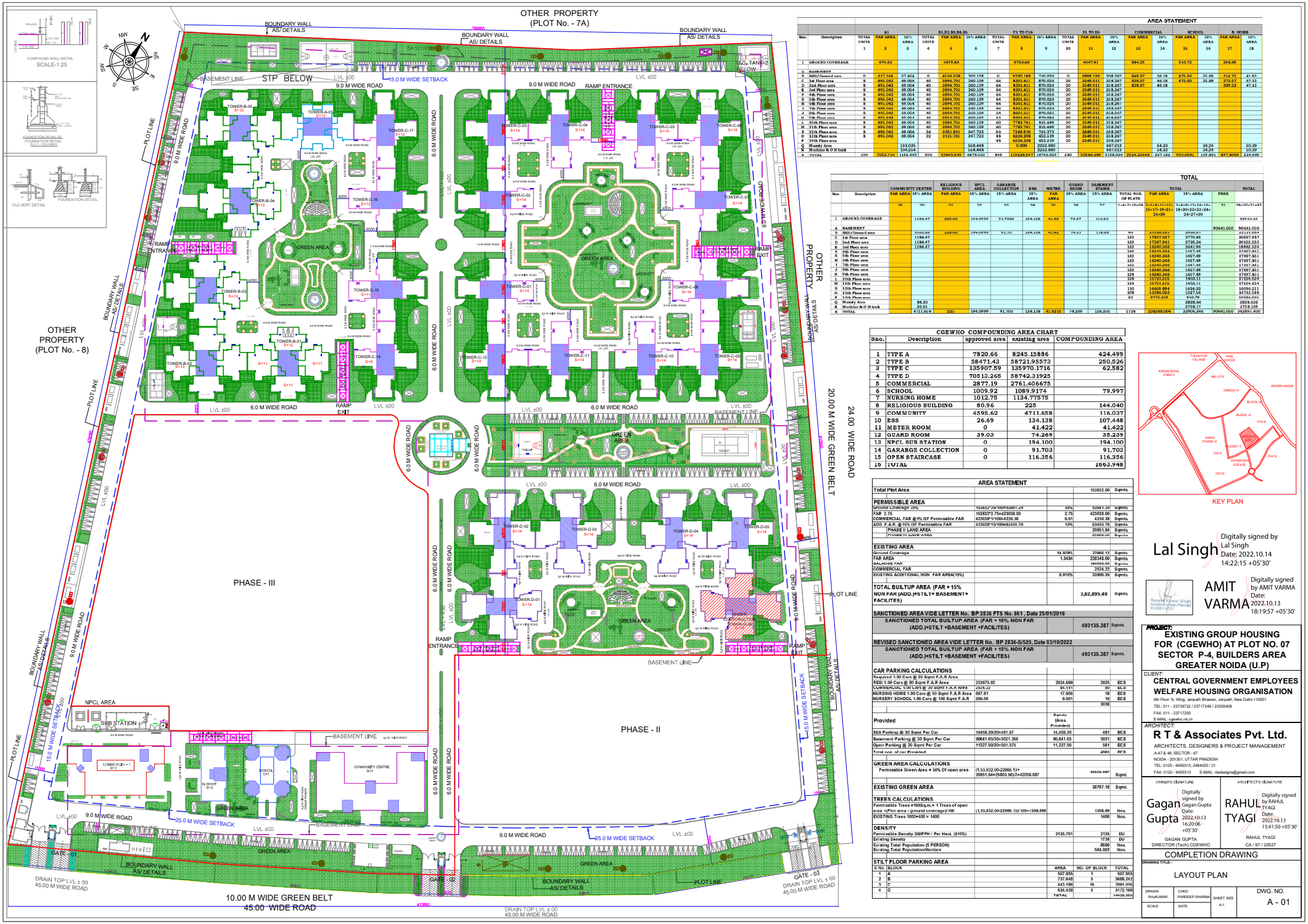

AREA STATEMENT

Sno.	Description	A1 TOTAL UNITS	A1 FAR AREA	A1 15% AREA	B1,B2,B3,B4,B5 TOTAL UNITS	B1,B2,B3,B4,B5 FAR AREA	B1,B2,B3,B4,B5 15% AREA	C1 TO C16 TOTAL UNITS	C1 TO C16 FAR AREA	C1 TO C16 15% AREA	D1 TO D5 TOTAL UNITS	D1 TO D5 FAR AREA	D1 TO D5 15% AREA	COMMERCIAL FAR AREA	COMMERCIAL 15% AREA	SCHOOL FAR AREA	SCHOOL 15% AREA	N. HOME FAR AREA	N. HOME 15% AREA
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	GROUND COVERAGE		674.62			4079.86			9750.66			4047.91		884.25		510.72		356.65	
A	BASEMENT																		
B	Stilt/Ground area	0	617.144	57.454	0	4536.598	709.136	0	9380.188	710.056	0	3868.198	598.567	848.07	46.18	475.08	35.69	314.72	41.93
C	1st Floor area	8	495.042	69.064	40	3894.701	260.139	64	8301.611	870.026	20	3549.011	258.267	838.07	46.18	475.08	35.69	313.57	47.13
D	2nd Floor area	8	495.042	69.064	40	3894.701	260.139	64	8301.611	870.026	20	3549.011	258.267	838.07	46.18	475.08	35.69	309.52	47.13
E	3rd Floor area	8	495.042	69.064	40	3894.701	260.139	64	8301.611	870.026	20	3549.011	258.267						
F	4th Floor area	8	495.042	69.064	40	3894.701	260.139	64	8301.611	870.026	20	3549.011	258.267						
G	5th Floor area	8	495.042	69.064	40	3894.701	260.139	64	8301.611	870.026	20	3549.011	258.267						
H	6th Floor area	8	495.042	69.064	40	3894.701	260.139	64	8301.611	870.026	20	3549.011	258.267						
I	7th Floor area	8	495.042	69.064	40	3894.701	260.139	64	8301.611	870.026	20	3549.011	258.267						
J	8th Floor area	8	495.042	69.064	40	3894.701	260.139	64	8301.611	870.026	20	3549.011	258.267						
K	9th Floor area	8	495.042	69.064	40	3894.701	260.139	64	8301.611	870.026	20	3549.011	258.267						
L	10th Floor area	8	495.042	69.064	40	3894.701	260.139	60	7782.761	815.449	20	3549.011	258.267						
M	11th Floor area	8	495.042	69.064	40	3894.701	260.139	60	7782.761	815.449	20	3549.011	258.267						
N	12th Floor area	8	495.042	69.064	34	3351.931	347.723	56	7263.910	761.272	20	3549.011	258.267						
O	13th Floor area	8	495.042	69.064	32	3155.761	347.723	48	6226.209	652.139	20	3549.011	258.267						
P	14th Floor area							48	6226.209	652.139	20	3549.011	258.267						
Q	Mumty Area			133.035			558.448			0.000	2252.380		567.013		54.33		34.24		50.39
R	Machine & O.H tank			104.254			558.448				2252.380		567.013		54.33		34.24		50.39
S	TOTAL	105	7052.714	1192.445	506	53845.945	4876.010	848	119226.547	10743.625	280	53584.289	5158.020	3224.22	448	237.182	950.0561	129.861	897.8069	236.069

TOTAL

Sno.	Description	COMMUNITY CENTER FAR AREA	COMMUNITY CENTER 15% AREA	RELIGIOUS BUILDING FAR AREA	NPCL AREA 15% AREA	GARABGE COLLECTION FAR AREA	ESS 15% AREA	METER FAR AREA	GUARD ROOM 15% AREA	BASEMENT STAIRS 15% AREA	TOTAL NOS. OF FLATS	TOTAL FAR AREA	TOTAL 15% AREA	FREE	TOTAL
		89	90	91	92	93	94	95	96	97	1+2+3+4+5+6+7+8	15+17+19+21+25+29	16+18+20+22+23+24+26+27+30	31	89+90+91+92
1	GROUND COVERAGE		1164.47	880.00	194.0999	91.7000	104.100	41.42	74.27	116.00					889.60.80
A	BASEMENT													90641.050	90641.050
B	Stilt/Ground area		1000.00	880.00	194.0999	91.70	104.100	41.42	74.27	116.00	08	20100.681	4960.07		20101.884
C	1st Floor area		1184.47								122	17827.087	2770.96		20507.257
D	2nd Floor area		1184.47								122	17387.961	2735.26		20123.223
E	3rd Floor area		1184.47								122	16240.366	2641.96		18882.326
F	4th Floor area										122	16240.366	1457.49		17697.856
G	5th Floor area										122	16240.366	1457.49		17697.856
H	6th Floor area										122	16240.366	1457.49		17697.856
I	7th Floor area										122	16240.366	1457.49		17697.856
J	8th Floor area										122	16240.366	1457.49		17697.856
K	9th Floor area										120	16240.366	1457.49		17697.856
L	10th Floor area										126	15721.515	1403.11		17124.624
M	11th Floor area										124	15721.515	1403.11		17124.624
N	12th Floor area										110	14605.894	1436.22		16094.211
O	13th Floor area										108	13286.023	1327.56		14712.586
P	14th Floor area										20	9772.219	910.79		10683.009
Q	Mumty Area		88.30										3838.64		3838.636
R	Machine & O.H tank		36.61										3758.17		3758.169
S	TOTAL		4711.019	220	194.0999	91.703	104.128	41.4216	74.269	116.356	1728	229248.008	32906.340	90641.050	262890.400

CGEWHO COMPOUNDING AREA CHART

Sno.	Description	approved area	existing area	COMPOUNDING AREA
1	TYPE A	7820.66	8245.15886	424.499
2	TYPE B	58471.43	58721.95573	250.526
3	TYPE C	135907.59	135970.1716	62.582
4	TYPE D	70513.265	58742.31925	
5	COMMERCIAL	2877.19	2761.406675	
6	SCHOOL	1009.92	1089.9174	79.997
7	NURSING HOME	1012.75	1134.77575	
8	RELIGIOUS BUILDING	80.96	225	144.040
9	COMMUNITY	4595.62	4711.658	116.037
10	ESS	26.69	134.138	107.448
11	METER ROOM	0	41.422	41.422
12	GUARD ROOM	39.03	74.269	35.239
13	NPCL SUB STATION	0	194.100	194.100
14	GARABGE COLLECTION	0	91.703	91.703
15	OPEN STAIRCASE	0	116.356	116.356
16	TOTAL			1663.948

AREA STATEMENT

Total Plot Area		153832.00	Sqmts.
PERMISSIBLE AREA			
Ground Coverage 35%	153652.7 35%=53831.69	35%	53831.69 Sqmts.
FAR 2.75	153832*2.75=423038.00	2.75	423038.00 Sqmts.
COMMERCIAL FAR @1% OF Permissible FAR	423038*1/100=4230.38	0.01	4230.38 Sqmts.
ADD. F.A.R. @15% Of Permissible FAR	423038*15/100=63455.70	15%	63455.70 Sqmts.
PHASE II LAND AREA			20951.94 Sqmts.
PHASE III LAND AREA			25099.50 Sqmts.
EXISTING AREA			
Ground Coverage		14.69%	22968.13 Sqmts.
FAR AREA		1.5494	238348.00 Sqmts.
BALANCE FAR			184999.99 Sqmts.
COMMERCIAL FAR			2524.22 Sqmts.
EXISTING ADDITIONAL NON FAR AREA(15%)		8.015%	33808.35 Sqmts.
TOTAL BUILTUP AREA (FAR + 15% NON FAR (ADD.)+STILT+ BASEMENT+ FACILITES)			3,62,895.40 Sqmts.
SANCTIONED AREA VIDE LETTER No. BP 2836 FTS No. 661 , Date 25/01/2016			
SANCTIONED TOTAL BUILTUP AREA (FAR + 15% NON FAR (ADD.)+STILT +BASEMENT +FACILITES)			493135.387 Sqmts.
REVISED SANCTIONED AREA VIDE LETTER No. BP 2836-S/520, Date 03/10/2022			
SANCTIONED TOTAL BUILTUP AREA (FAR + 15% NON FAR (ADD.)+STILT +BASEMENT +FACILITES)			493135.387 Sqmts.
CAR PARKING CALCULATIONS			
Required 1.00 Cars @ 80 Sqmt F.A.R Area			
RESI.1.00 Cars @ 80 Sqmt F.A.R Area	233975.92	2924.699	2925 ECS
COMMERCIAL 1.00 CARS @ 80 SQMT F.A.R AREA	4904.22	61.303	61 ECS
NURSING HOME 1.00 Cars @ 50 Sqmt F.A.R Area	897.81	17.956	18 ECS
NURSERY SCHOOL 1.00 Cars @ 100 Sqmt F.A.R	956.06	9.561	10 ECS
			3038
Provided		3038 Nos. (Area Provided)	
Stilt Parking @ 30 Sqmt Per Car	14459.30/30=481.97	14,459.30	481 ECS
Basement Parking @ 30 Sqmt Per Car	90641.05/30=3021.368	90,641.05	3021 ECS
Open Parking @ 20 Sqmt Per Car	11227.50/20=561.375	11,227.50	561 ECS
Total nos. of car Provided			4063 ECS
GREEN AREA CALCULATIONS			
Permissible Green Area = 50% Of open area	(153,832.00-22966.13)+ 20951.94+25800.56)/2=42056.687		42030.000 Sqmt.
EXISTING GREEN AREA			38767.18 Sqmt.
TREES CALCULATIONS			
Permissible Trees =100Sq.m.s 1 Trees of open area =(Plot area - ground coverage)/ 100	(1,53,832.00-22966. 13)/ 100=1308.666		1308.66 Nos.
EXISTING Trees 1600+400 = 1400			1400 Nos.
DENSITY			
Permissible Density 350PPH / Per Hect. (±15%)		2135.701	2135 DU
Existing Density			1738 DU
Existing Total Population (5 PERSON)			8690 Nos.
Existing Total Population/Hectare			564.902 Nos.
STILT FLOOR PARKING AREA			

S No.	BLOCK	AREA	NO. OF BLOCK	TOTAL
1	A	507.855	1	507.855
2	B	737.648	5	3688.242
3	C	443.188	16	7091.016
4	D	634.438	5	3172.190
	TOTAL			14459.303

KEY PLAN

Lal Singh — Digitally signed by Lal Singh Date: 2022.10.14 14:22:15 +05'30'

Retired Kishor Singh Architect-Urban Planner CA/2014/72

AMIT VARMA — Digitally signed by AMIT VARMA Date: 2022.10.13 18:19:57 +05'30'

PROJECT:
EXISTING GROUP HOUSING FOR (CGEWHO) AT PLOT NO. 07 SECTOR P-4, BUILDERS AREA GREATER NOIDA (U.P)

CLIENT:
CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
6th Floor 'A' Wing, Janpath Bhawan, Janpath, New Delhi-110001
TEL. 011 - 23739722 / 23717249 / 23355408
FAX: 011 - 23717250
E-MAIL: cgewho.nic.in

ARCHITECT:
R T & Associates Pvt. Ltd.
ARCHITECTS, DESIGNERS & PROJECT MANAGEMENT
A-47 & 48, SECTOR - 67
NOIDA - 201301, UTTAR PRADESH
TEL: 0120 - 6495313, 2484020 / 21
FAX: 0120 - 6495313 E-MAIL: rtadesigns@gmail.com

OWNERS SIGNATURE: Gagan Gupta — Digitally signed by Gagan Gupta Date: 2022.10.13 16:20:06 +05'30'
GAGAN GUPTA
DIRECTOR (Tech) CGEWHO

ARCHITECTS SIGNATURE: RAHUL TYAGI — Digitally signed by RAHUL TYAGI Date: 2022.10.13 15:41:50 +05'30'
RAHUL TYAGI
CA / 97 / 22027

COMPLETION DRAWING

DRAWING TITLE:-
LAYOUT PLAN

DRAWN	CHKD	SHEET SIZE	DWG. NO.
RAJKUMAR	PARDEEP SHARMA	A-1	A - 01
SCALE	DATE		