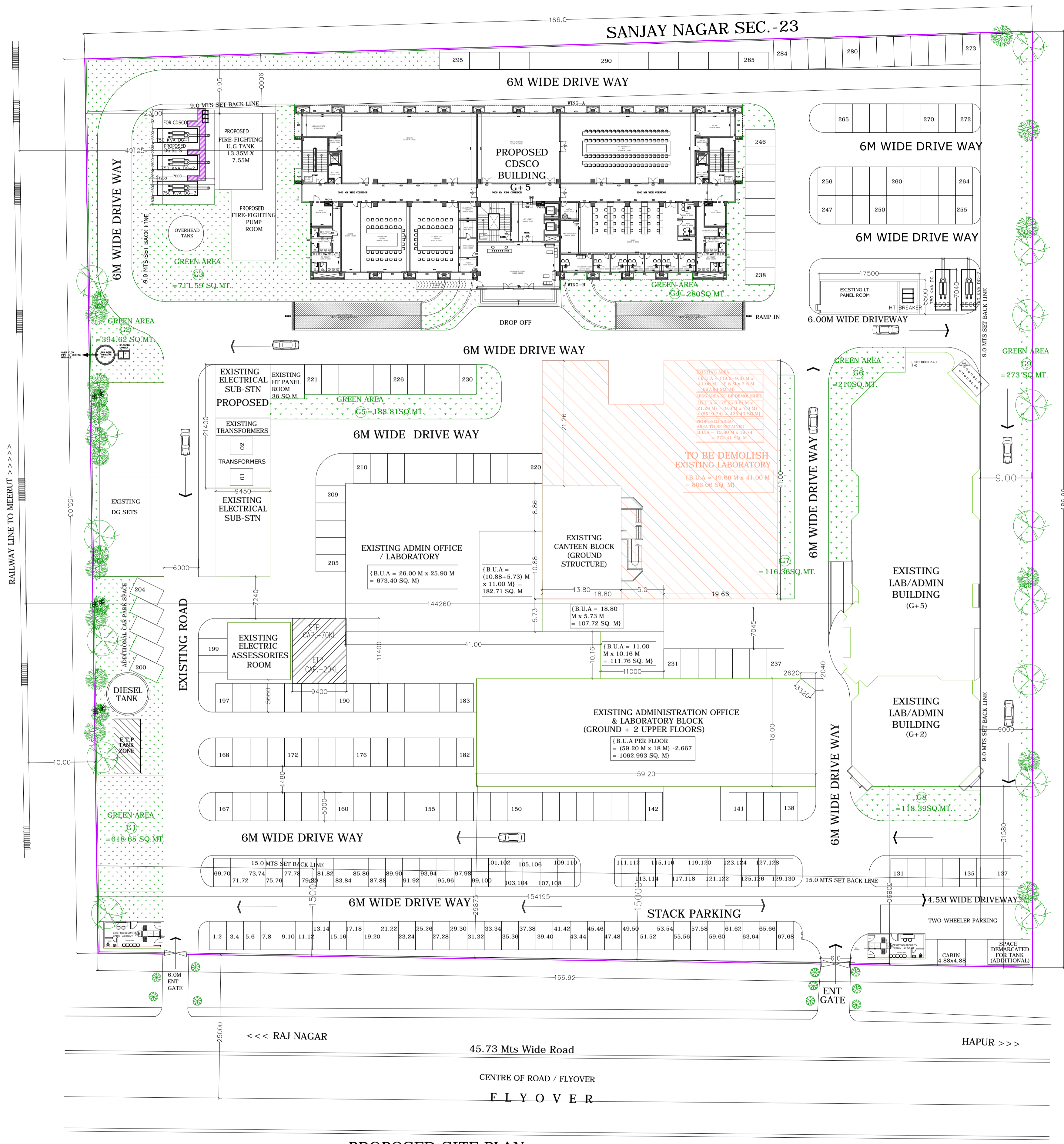


SANJAY NAGAR SEC.-23



PROPOSED SITE PLAN

LEGEND

SYMBOL	PARTICULARS
[Line]	PLOT LINE
[Line]	EXISTING STREET
[Line]	PERMISSIBLE BUILDING LINE
[Line]	EXISTING WORK
[Line]	WORK TO BE DEMOLISHED
[Line]	PROPOSED WORK

NOTES: - DISTANCE BETWEEN THE RAILWAY TRACK AND PROPOSED BUILDING STRUCTURE IS 144 MTS.
 FOR SERVICES / UTILITY AREAS, EQUAL CAR SPACES (ECS) SHALL NOT BE PROVIDED.
 CAR PARKING SPACE: AREA = 16.5 SQ. MTS (ADDITIONAL MANOEUVRING SPACE PROVIDED)

COVERED AREA & F.A.R. CALCULATION

TOTAL PLOT AREA	=	28328.05 SQ.MT
PERMISSIBLE F.A.R. @ 1.50 OF PLOT AREA	=	42492.075 SQ.MT
SANCTIONED F.A.R.	=	11507.08
PROPOSED F.A.R.	=	2087.526
EXISTING + PROPOSED F.A.R.	=	13594.606 SQ.MT
13594.606 + 11826.962	=	25421.568 SQ.MT
F.A.R. CONSUMED	=	58.27 0.897
PROPOSED BUILDING HEIGHT	=	25.7 MTR
PERMISSIBLE GROUND COVERAGE @ 35% OF PLOT AREA	=	9914.818 SQ.MT
TOTAL BUILTUP AREA ON GROUND FLOOR (EXISTING + PROPOSED)	=	5115.873 + 2308.31 = 7424.183 SQ.MT
	=	26.21 %
TOTAL EXISTING + PROPOSED COVERED AREA	=	13907.635 + 17373.969 = 31281.604 SQ.MT
TOTAL SANCTIONED COVERED AREA	=	11507.08 + 13907.635 = 25414.715 SQ.MT

ECS/CAR PARKING AREA CALCULATION

REQUIRED ECS 2ECS/100 SQMT	
REQUIRED CAR PARKING	
EXISTING + PROPOSED F.A.R.	25421.568 SQMT
13594.606 / 100	= 135.946
25421.568 X 2	= 508.43 ECS
SANCTIONED CAR PARKING EXISTING BUILDING	= 250
NO OF CAR PARKING IN BASEMENT -2	50 X 2 = 100 MECHANICAL
NO OF CAR PARKING IN BASEMENT -1	59 X 2 = 118 MECHANICAL
OPEN AREA	= 165 STACK PARKING
TOTAL PARKING PROVIDED	= 513 SURFACE PARKING CARS

LANDSCAPE / GREEN AREA DETAIL

TOTAL PLOT AREA	=	28328.05 SQ.MT
REQUIRED GREEN AREA @ 10% OF PLOT AREA	=	2832.805 SQ.MT
PROVIDED GREEN AREA		
G1	=	618.65
G2	=	394.62
G3	=	711.59
G4	=	280
G5	=	188.81
G6	=	210
G7	=	116.36
G8	=	118.39
G9	=	273
TOTAL GREEN AREA PROVIDED	=	2911.42
2911.42 / 2832.805	=	10.28 %

FLOORWISE COVERED AREA STATEMENT OF PROPOSED BUILDING

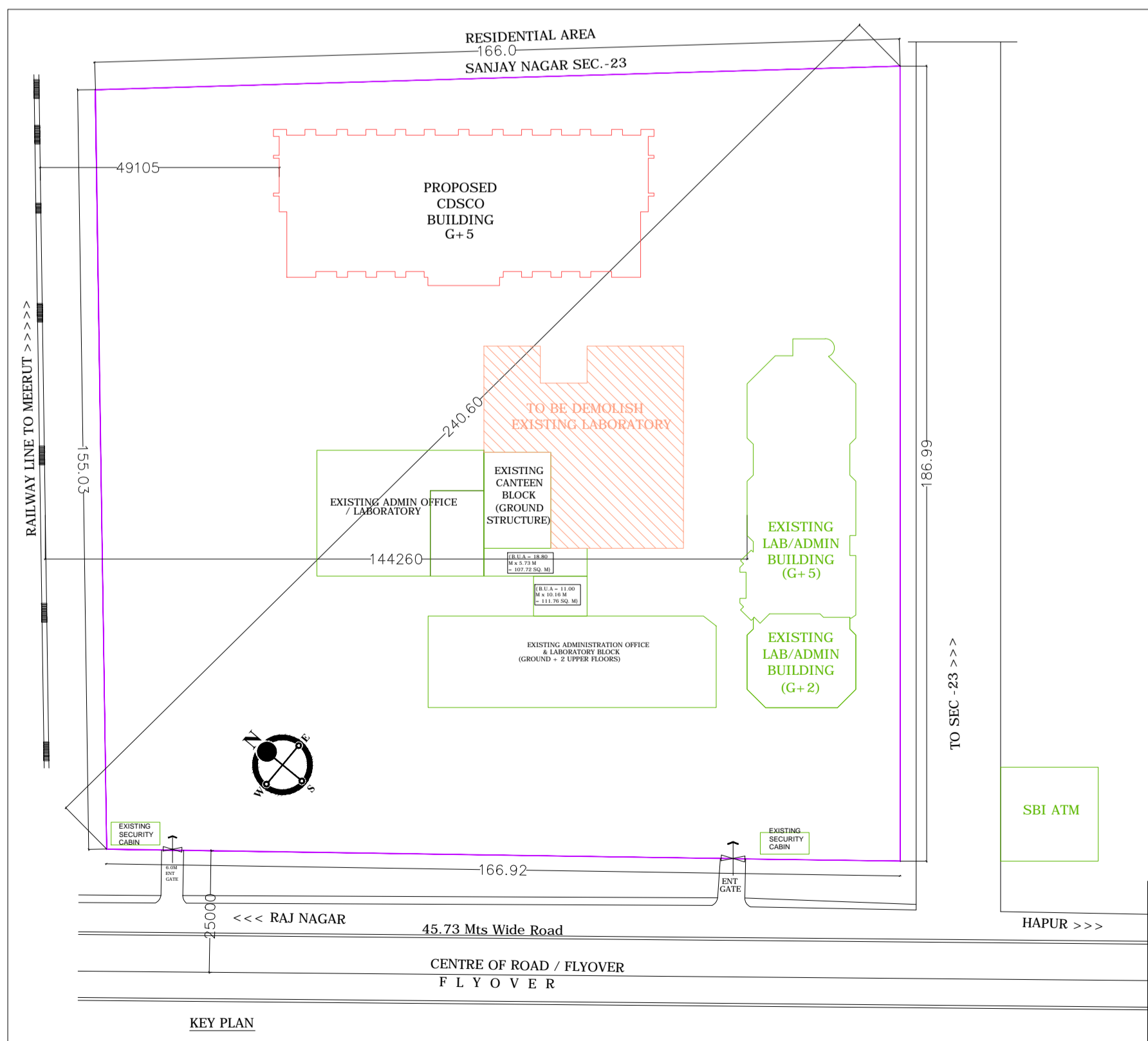
S.NO.	BLOCK	BASEMENT - 2 AREA IN SQ.M	BASEMENT - 1 AREA IN SQ.M	GROUND FLOOR IN SQ.M	1ST FLOOR IN SQ.M	2ND FLOOR IN SQ.M	3RD FLOOR IN SQ.M	4TH FLOOR IN SQ.M	5TH FLOOR IN SQ.M	MUMTY AREA	TOTAL PROPOSED
1	CDSO BUILDING	2193.641	2092.062	2122.50	2081.949	2081.949	2080.633	2080.633	2017.284	212.358	16963.009
2	DG SET ROOM			185.81							185.81
3	U.G. TANK & PUMP ROOM		225.15								225.15
GRAND TOTAL AREA PROPOSED											
				2308.31							17373.969

FLOORWISE COVERED AREA STATEMENT OF ALL BLOCKS (EXISTING)

S.NO.	BLOCK	GROUND FLOOR IN SQ.M	1ST FLOOR IN SQ.M	2ND FLOOR IN SQ.M	3RD FLOOR IN SQ.M	4TH FLOOR IN SQ.M	5TH FLOOR IN SQ.M	MUMTY IN SQ.M	EXISTING	TOTAL EXISTING
1	ADMINISTRATIVE OFFICE+ LAB EXISTING	2138.58	1062.993	1062.993						4264.569
2	DG SET ROOM EXISTING	185.84								185.84
3	PUMP ROOM EXISTING	10.50								10.50
4	ELEC. SUBSTATION EXISTING	202.27								202.27
5	ELEC. ACCESSORIES EXISTING	109.51								109.51
6	LABORATORY BUILDING EXISTING	1588.40	1566.21	1566.21	1158.25	1158.25	1156.856	60	8194.176	
7	MUMTY EXISTING								60	60
8	ELEC. SUBSTATION EXISTING	202.27								202.27
9	CANTEN EXISTING	272.41								272.41
10	DG SET ROOM EXISTING	185.81								185.81
11	LT PANEL ROOM EXISTING	94.18								94.18
12	HT PANEL ROOM EXISTING	36								36
13	SECURITY CABIN EXISTING	80								80
GRAND TOTAL F.A.R. AREA EXISTING										
		5115.873	2629.203	2629.203	1158.25	1158.25	1156.856	60	13907.635	

PROPOSED FAR AREA DETAIL

S.NO.	FLOORS	AREA (IN SQ.MT)
01	GROUND FLOOR	2016.169 SQMT
02	FIRST FLOOR	1975.618 SQMT
03	SECOND FLOOR	1975.618 SQMT
04	THIRD FLOOR	1974.302 SQMT
05	FOURTH FLOOR	1974.302 SQMT
06	FIFTH FLOOR	1910.953 SQMT
TOTAL		11826.962 SQMT



KEY PLAN

CLIENT
INDIAN PHARMACOPOEIA COMMISSION
 RAJNAGAR, GHAZIABAD UTTAR PRADESH.

EXECUTING AGENCY

HITES
 HLL INFRA TECH SERVICES LTD
HLL INFRA TECH SERVICES LIMITED
 B-14A, SEC -62, NOIDA (U.P.) - 201301 INDIA

PROJECT TITLE
CONSTRUCTION OF BUILDING FOR CDSO AND ITS LABS IN IPC COMPLEX AT GHAZIABAD

CLIENT'S SIGNATURE _____ ARCHITECT'S SIGNATURE _____

SANCTION DRAWING
DRAWING TITLE :
PROPOSED SITE PLAN

JOB NO.		NORTH
DATE :		
DEALT BY :		
CHECKED BY :		SHEET NO.
SCALE :	1 : 400	A-CDSO-100