F.A.R CALCULATION

FLOOR LEVEL	B/U AREA
LOWER BASEMENT	24-38 SQ.M
UPPER BASEMENT	20-29 SQ.M
GROUND FLOOR	651.70 SQ.M
FIRST FLOOR	649.95 SQ.M
SECOND FLOOR	651.61 SQ.M
THIRD FLOOR	699.02 SQ.M
FOURTH FLOOR	699.02 SQ.M
FIFTH FLOOR	699.02 SQ.M
SIXTH FLOOR	209.76 SQ.M

TOTAL B/U AREA 4284.65 SQ.M

TOTAL PLOT AREA AS PER DEED = 1781.36 SQ.M

TOTAL PLOT AREA AS PER SITE = 1714.23 SQ.M

GRAND TOTAL B/U AREA = 4284.65 SQ.M

F.A.R = 4284.65/1714.23 = 2.499

SETBACK DETAILS

FOR COMMERIAL BUILDING UPTO 27 M IN HT.

AS PER BY-LAWS
(FOR BUILDING HEIGHT UPTO 27M .)

FRONT SETBACK = 9.0 M
REAR SETBACK = 6.0 M
& SIDE SETBACKS = 6.0 M

PARKING CALCULATION

COMMERCIAL BUILDING

30% OF COMMERIAL B/U AREA = 0.30 X 4284.65 = 1285.39 SQ.M

TOTAL REQUIRED PARKING AREA = 1285.39 SQ.M

PROVIDED PARKING AREA IN LOWER BASEMENT FLOOR = 643.33 SQ.M
PROVIDED PARKING AREA IN UPPER BASEMENT FLOOR = 661.83 SQ.M

TOTAL PROVIDED PARKING AREA = 1305.16 SQ.M

SEPTIC TANK CALCULATION

TOTAL NO OF PERSONS ON ALL THE FLOORS = 360 PERSONS
1 PERSON NEED 0.085 CUM CAPACITY OF SEPTIC TANK

TOTAL PERSONS NEED = 360 X 0.085 = 30.60 CU. M (REQ.)

PROVIDED SEPTIC TANK OF SIZE = 5.0 x 2.5 x 2.5 = 31.25 CU. M

GREEN AREA CALCULATION

REQUIRED GREEN AREA = 10% OF TOTAL PLOT AREA
= 0.10 X 1714.23 M2
= 171.41 SQ. M

PROVIDED GREEN AREA ON GROUND = 87.35 X 2.00 = 174.70 SQ.M

POPULATION DENSITY CALCULATION

COMMERCIAL
TOTAL B/U AREA = 4284.65 SQ.M
TOTAL CARPET AREA = 4284.65/2 = 2142.78 SQ.M

TAKING DENSITY OF 6 SQ.M PER PERSON = 2142.32/6
= 357.05 = SAY 360 PERSON

TOTAL NO. OF PERSONS = 360 PERSONS

EMERGENCY EVACUATION ASSEMBLY AREA CALCULATION

ASSUMING OCCUPANCY 60 % FOR COMMERCIAL
= 60 % OF 360 = 216 PERSONS

AREA REQUIRED FOR 1 PERSON TO STAND = 4 SQ.FT OR 0.3 SQ.M
AREA REQUIRED FOR 216 PERSONS TO STAND = 64.80 SQ.M

PROVIDED EMERGENCY EVACUATION ASSEMBLY AREA = 67.91 SQ.M

TOTAL PROVIDED AREA = 67.01 SQ.M

WATER TANK CALCULATION

ACCORDING TO N.B.C WATER REQUIREMENT FOR RESIDENCIAL OCCUPANCY = 45 LTRS/ HEAD/ DAY

TOTAL NO. OF PERSON OCCUPYING THE FLOOR = 360 PERSONS

TOTAL WATER REQ.(COMMERCIAL) = 360 X 45
= 16,200 LTRS

FOR FIRE FIGHTING
REQ. OVERHEAD TEPRACE TANK = 20,000 LTRS

TOTAL REQUIREMENT = 16,200+20,000=36,200 LTRS

PROVIDED OVER HEAD WATER TANK
=5650X5700X1200(+150 FB)=38.646 LTRS

RAINWATER HARVESTING SUMP CALCULATION

TERRACE FLOOR MAX. AREA = 899.62 sqm

RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 S.M. TERRACE AREA

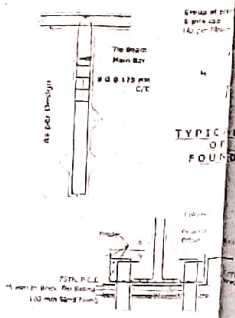
REQ. CAPACITY OF SUMP = 7.09 x 6 = 42.60 CUM.

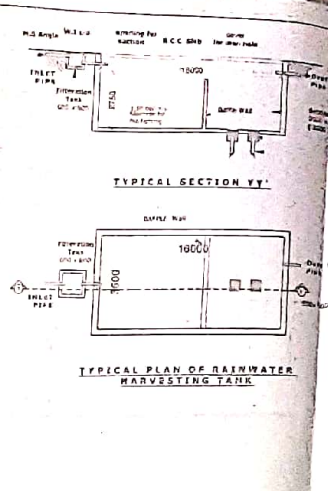
PROVIDED UNDERGROUND WATER HARVESTING TANK SIZE
= 16.00x3.50x2.75 =158.40 CUM

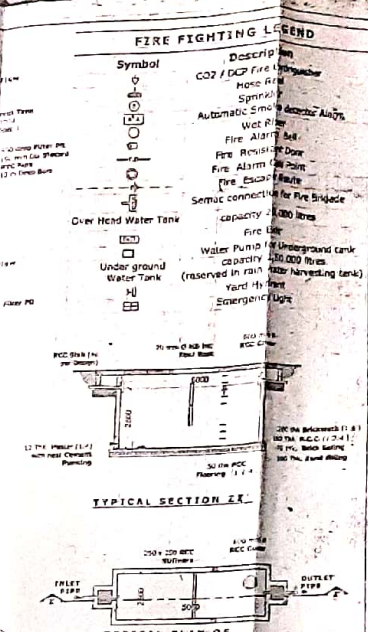
1,50,000 LTRS RESERVED FOR FIRE FIGHTING

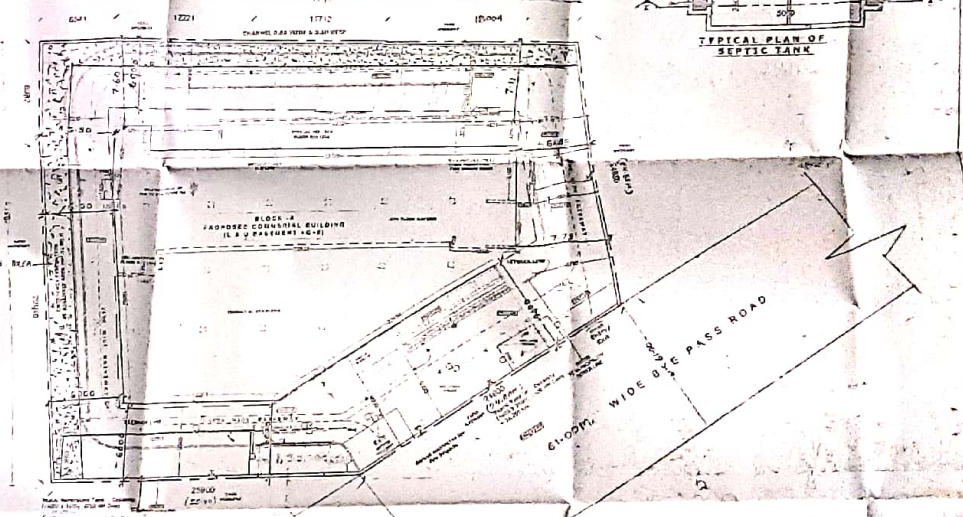
TOTAL PROVIDED CAPACITY OF UNDERGROUND WATER HARVESTING TANK = 1,58,400 LTRS

& TRENCH VOLUME (0.60m deep & 0.60 m wide) =20.59 cum
HENCE, TOTAL VOLUME OF SUMP PROVIDED = (158.40+20.59) CUM. = 178.99 cu.m.

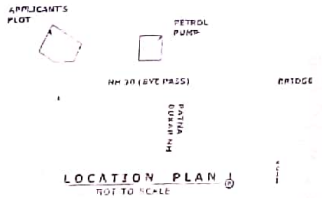




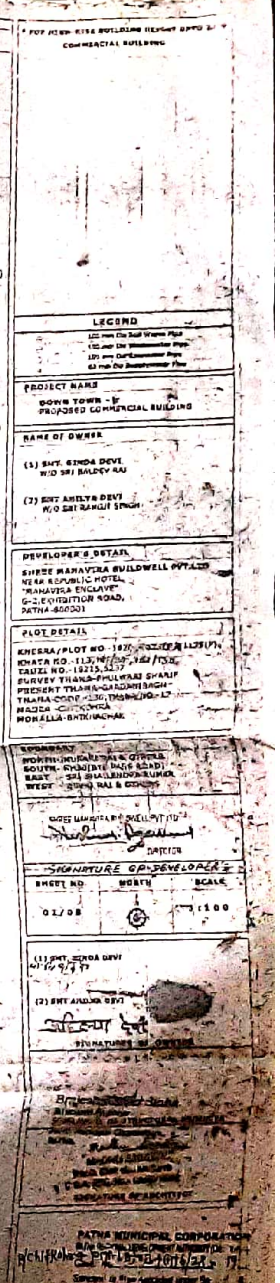




SITE PLAN
SCALE 1:200



LOCATION PLAN
NOT TO SCALE



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