

$$\begin{aligned}\text{Plot area} &= 65\text{m} \times 90\text{m} \\ &= 5850\text{m}^2\end{aligned}$$

$$\text{Base FSI} = 1.8$$

$$\begin{aligned}\text{Total carpet area} &= 1.8 \times 5850 \\ &= 10530 \text{ m}^2\end{aligned}$$

#### Margins

$$\text{Road width} = 18\text{m}$$

$$\text{Therefore, margin from road} = 6\text{m}$$

$$\text{Rear and side margins} = 4.5\text{m from all sides (for firetruck/safety etc.)}$$

Therefore,

$$\text{Building unit area} = 4452\text{m}^2$$

$$50\% \text{ of total buildable area can be paved (including common plot)} = 2226\text{m}^2$$

All parking should be paved.

$$10\% \text{ of buildable area has to be common plot (open to air plot)}$$

$$0.1 \times 4452 = 445.2\text{m}^2 \text{ as open plot}$$

15% of common plot can be built up.

$$15\% \times 445.2 = 66.78 \text{ m}^2 \text{ (can be given to electrical services, watchmans cabin etc.)}$$

$$4452 - 445.2 = 4006.8 \text{ m}^2 \text{ as new buildable area}$$

#### Built up Area

$$1 \text{ unit} = 72.3 \text{ m}^2 \text{ (excluding 1.2 projection of verandah)}$$

Each floor has 2 units

$$\begin{aligned}\text{Area of each floor} &= (72.3 \times 2) \\ &= 144.6 \text{ m}^2\end{aligned}$$

5 buildings in the buildable plot area

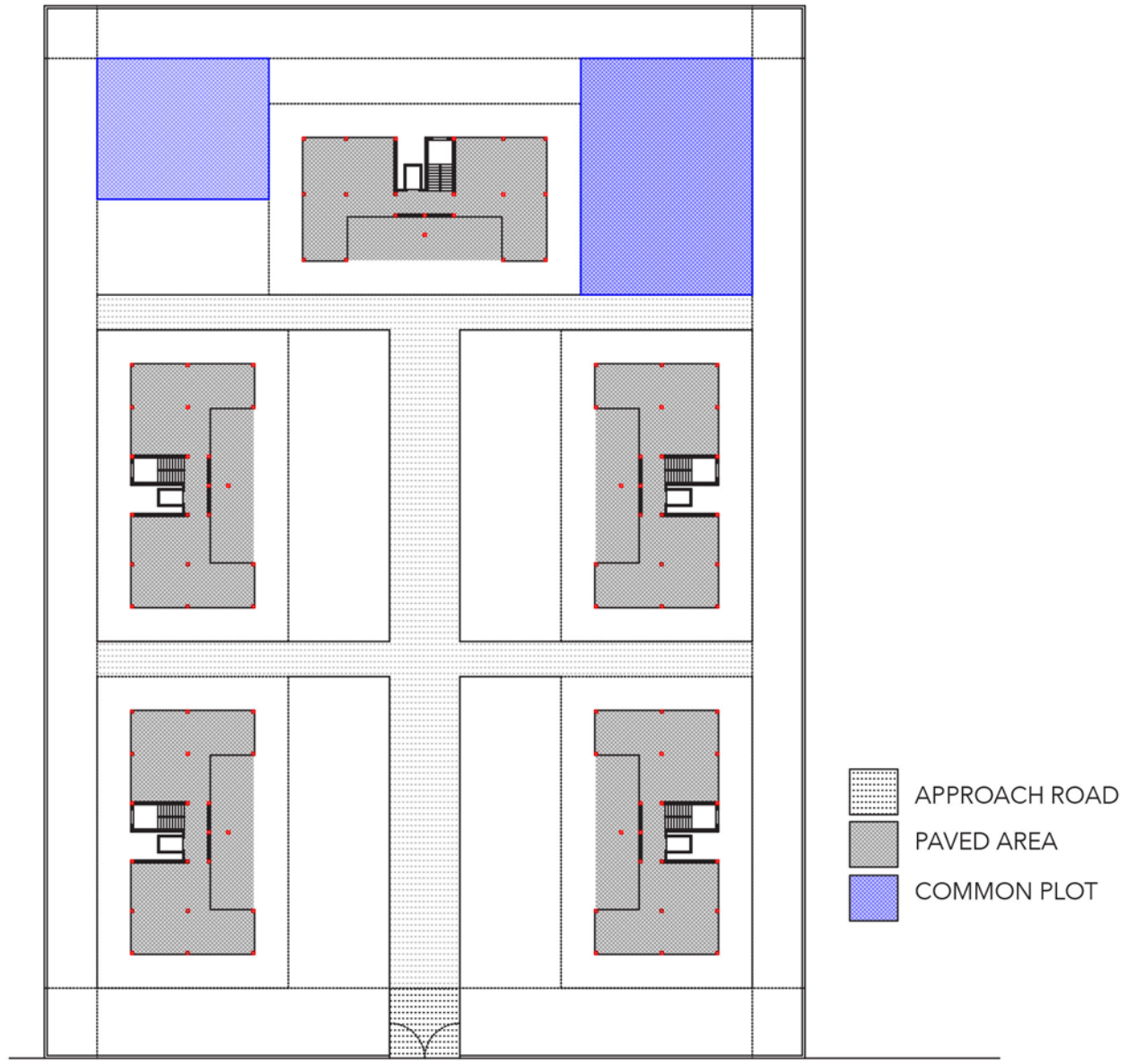
so- 4 buildings - 15 floors    1 building - 13 floor

$$\begin{aligned}\text{Total number of dwellings (flats)} &= (2 \times 4 \times 15) + (2 \times 1 \times 13) \\ &= 120 + 26 \\ &= 146\end{aligned}$$

$$\begin{aligned}\text{Total built up area} &= (144.6 \times 15 \times 4) + (144.6 \times 13 \times 1) \\ &= 8676 + 1880 \\ &= 10556 \text{ m}^2\end{aligned}$$

Length of Internal Road for DW3, has to be taken as more than 45m.

Therefore, width of approach road = 6m



MAIN ROAD: 18M WIDE

