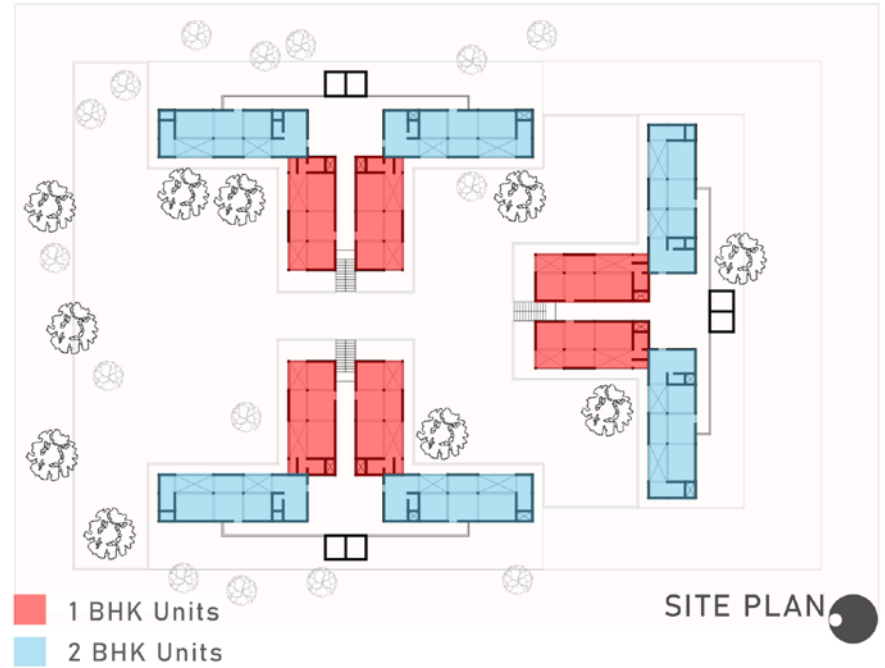
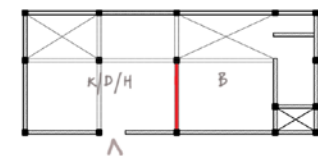
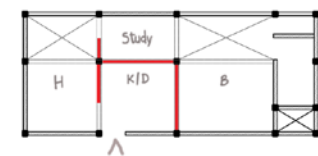
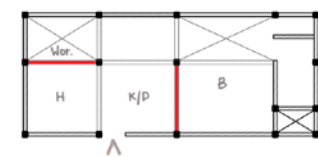
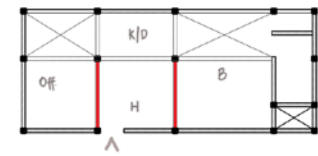
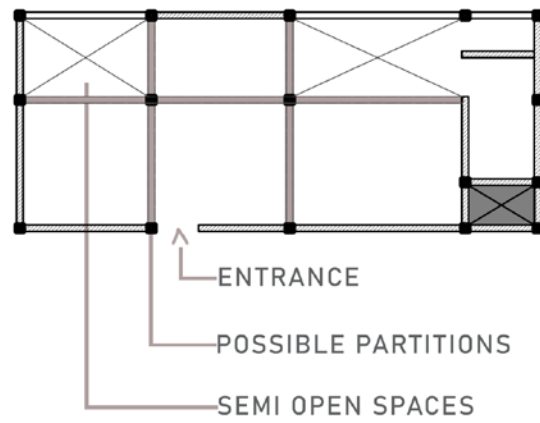
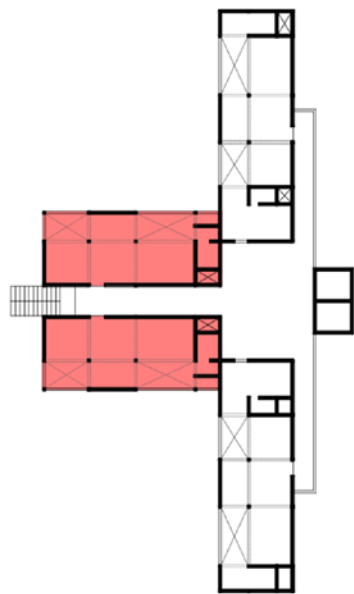


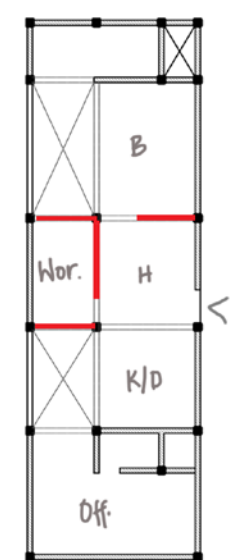
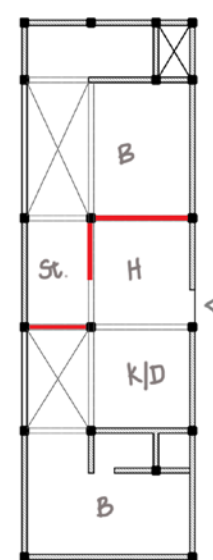
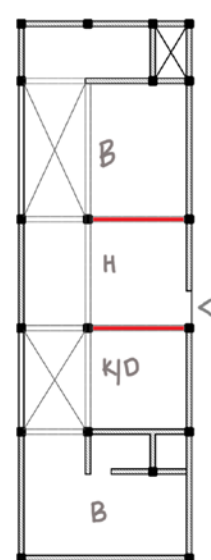
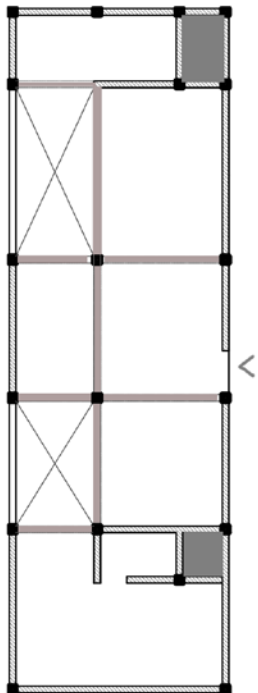
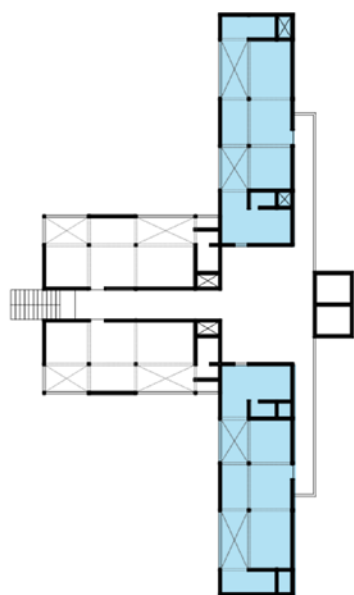


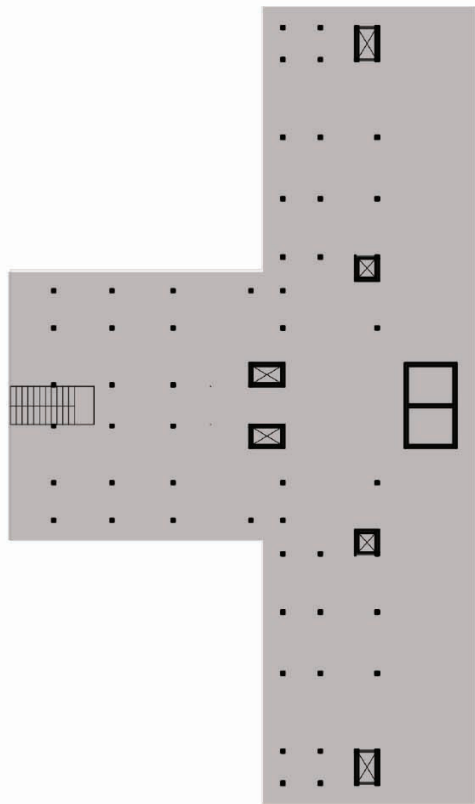
1 BHK Units



LEAST ENCLOSURE, FLEXIBILITY, TAKING IN ACCOUNT SPACES NOT INCLUDED IN 'BHK'
AREA OF 1 UNIT=60 Sqm.

2 BHK Units





GROUND FLOOR- PARKING

CALCULATIONS

CARPET AREA:

1 BHK= 52.5 Sqm
2 BHK= 68 sqm
ONE BUILDING= 3374 sqm
TOTAL CARPET AREA = 11,594 sqm

BUILT UP AREA:

1 BHK= 60 sqm
2 BHK= 78 sqm
ONE BUILDING= 3864 sqm
TOTAL BUILT UP AREA= 11592 sqm

SUPER BUILT UP AREA;

ONE FLOOR= 115 sqm
ONE BUILDING= 1610 sqm
TOTAL SUPER BUILT UP AREA= 16422 sqm

R1 - Residential Zone - Base free
single residential unit per 1.8
plot (ie bays) - to multi-story high bays issuing
multiple residential units.

Floor : site ratio Floor area ratio
Covered floor : area of the plot
FSI - 2.7 FSI
1.8 times - Base free
What can be built?

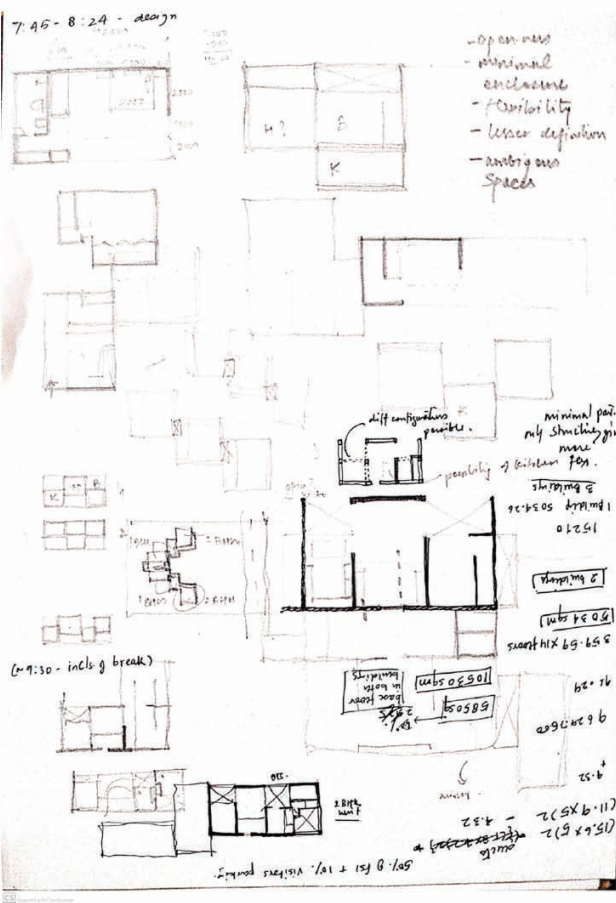
R1 - (C.W.) AS2, AS3, AS4, EDU2, H3, HD2, HD3, M3, SE
Margin from road
6m DW1 - Detached dwelling unit, Clinic not house in-law heat.
6m DW2 - semi detached dwelling unit
→ Row House
→ Tenement
→ Chawls
→ Cottage industry
→ part of bldg. can be used for offices by
advocate, doctors, architects etc.
6m DW3 - Apartment, Hostel, Dharamsala, Pre-school &
Affordable housing

Margin from common plot in all case - 3m → bldg ht. 25m
6m → bldg ht. → 25m

side row → 4.5m
Ht. distance
105 - 3
15-25 - 4
25-45 - 6
45-70 - 8.

18m road
→ max height
45m

5/10 bldg.
15 - 4
15-25 - 6
25-45 - 9
45-70 - 12



Shorter side of the bldg.
Ht(m) side(m)
15 - 1.8
15-25 - 2.5
25-45 - 3
45 - 6

cut margins
→ Build half 10%
on - margins plot
→ built 2.7x @ 65x90
plot

Common plot - ?
100% of the bldg unit
OR 100%
base ment included
3000 sqm
to build

Parking - Plots/ App - 20% of total utilized FSI.
50% @ ground level
Basement - 3.8 mts height. - no habitable use

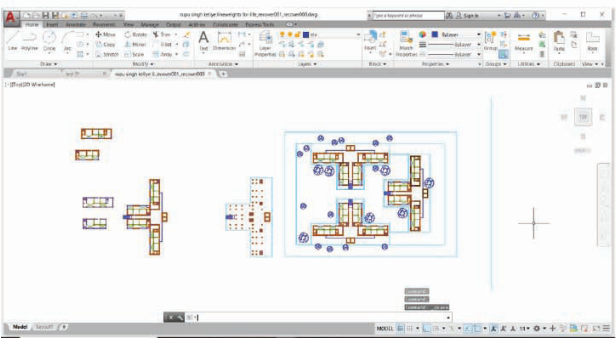
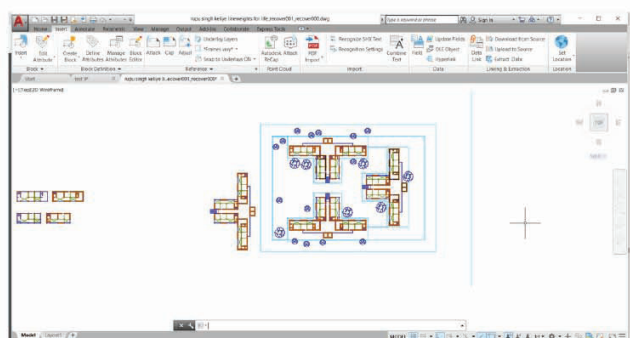
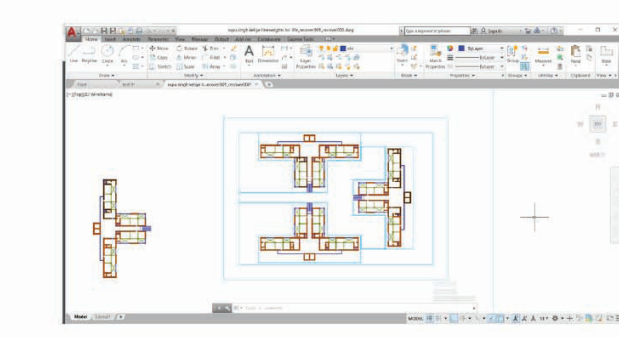
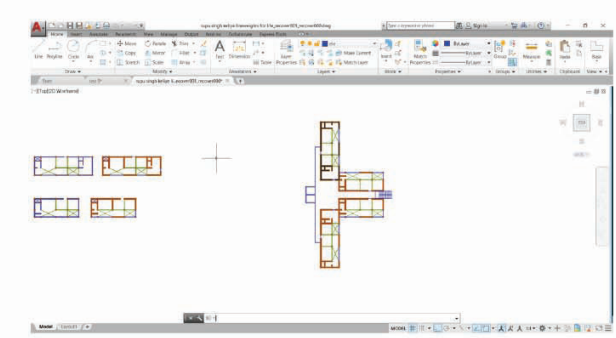
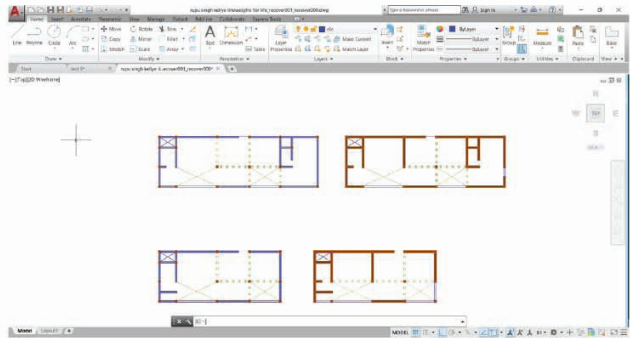
Staircase - ≥ 1.05 m wide
15 30
11.5 steps + landing.

all interiors, courtyard, chawls & ducts - x FSI.
→ staircase, sky walkway -
1 & 2 BHK appts.

margin - 54 x 81
= 4374 sqm
on ground - 2389.5 sqm

10 BHK
Bedroom
Toilet
Hall
point
Kitchen

90 x 65
= 5850 MAX.
5850 x 2.7
= 15795 sqm.
min
= 10530 sqm



Calculations
Build up area
Carpet area = 11594 sqm
Built up area = 11592 sqm
Super built up area = 16422 sqm

Carpet area = 11594 sqm
Built up area = 11592 sqm
Super built up area = 16422 sqm

Carpet area = 11594 sqm
Built up area = 11592 sqm
Super built up area = 16422 sqm

PROCESS