

Approved in 14.8.18 Project Committee
Held on dated 13.8.2018
Agenda Item No. 3.3

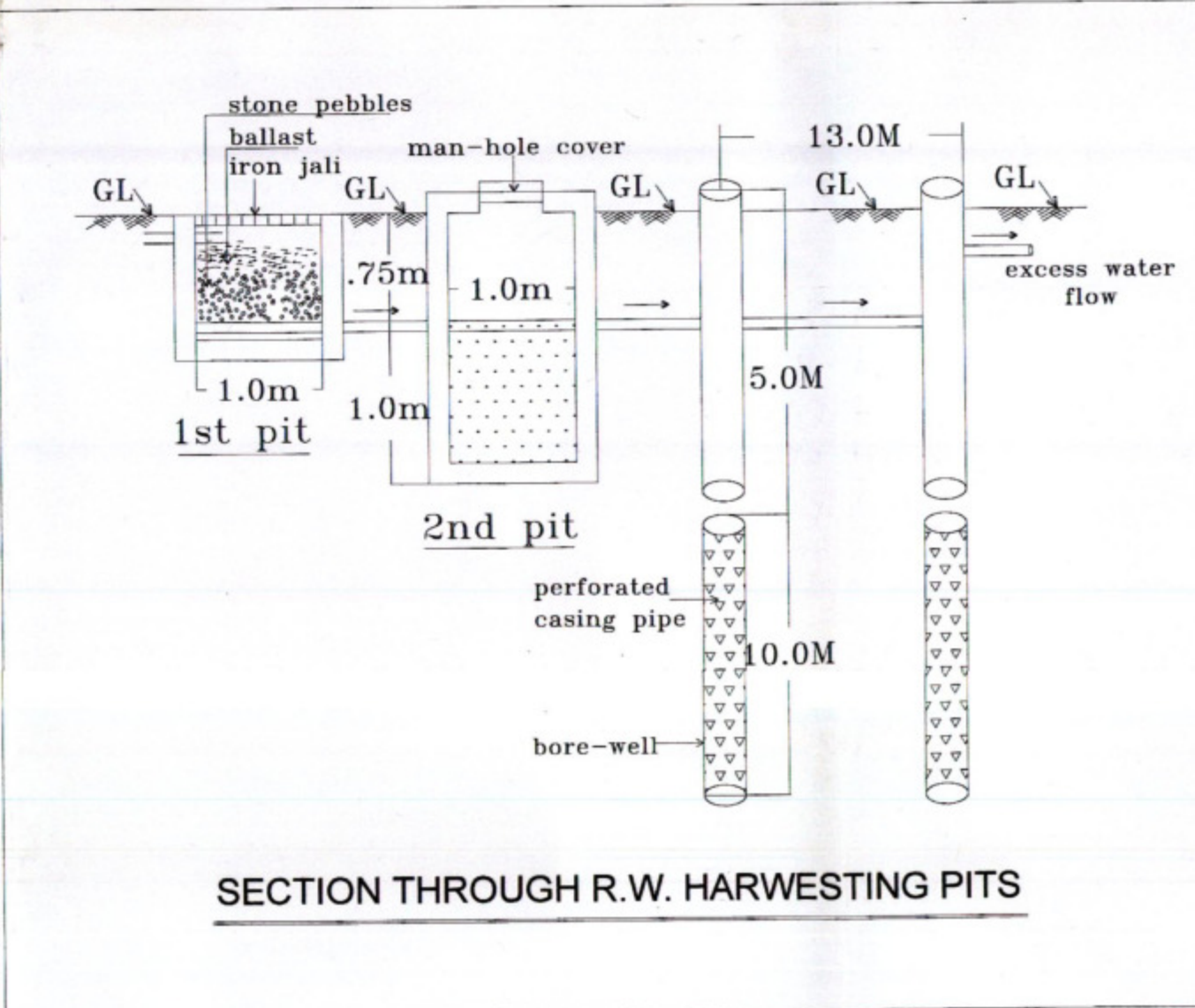
अनुमोदित
Assistant Architect
Rajasthan Housing Board
JAIPUR

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अतिरिक्त मुख्य नगर निरीक्षक
राजस्थान नगरपालिका
जायपुर

अतिरिक्त मुख्य नगर निरीक्षक
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Plot Area = 7649 sq.m.
No.of flat = 189



F.A.R. = $\frac{20956.71}{7649.00} = 2.739$
Height = Stilt + 36.00 mtr.
Total height = 40.00 mtr. from road lvl.
Set backs
Front = 15.00 mtr.
Side 1st = 9.91 mtr.
Side 2nd = 13.07 mtr.
Back = 12.36 mtr.

No. Floors	Built up Area (sq.m.)	Gross Built Up Area (sq.m.)	Deductions for F.A.R. (sq.m.)	F.A.R. (sq.m.)
01. Basement	Block area Including ramp open(-) 18.80 = 5720.88	Block area Including ramp open(-) 18.80 = 5720.88	Parking = 5720.88	NIL
02. Stilt Floor	Block area = 2428.51	Block area = 2428.51	Parking = 2407.41 Toilet handicapped = 10.82 Guard rm. = 6.25 Total = 2671.37	NIL
03. First Floor to 11th Floor (11 floors)	Block area (-)open= 151.28 = 2130.44 2130.44x11 = 23434.84	Block area (-)open= 151.28 = 2130.44 2130.44x11 = 23434.84	Store = 40.32 Lift = 41.20 Corridor = 255.32 Total = 356.84 Balcony = 135.76 Fire stair = 25.24 wardrobe = 14.36 Total = 2305.80 2305.80 x 11 = 25363.80	1773.60 1773.60 x 11 = 19509.60
04. 12th Floor	Block area 1909.97 (-)open= 113.49 = 1796.48	Block area 1909.97 (-)open= 113.49 = 1796.48	Store = 32.85 Stair = 41.20 Lift = 20.00 Corridor = 255.32 Total = 349.37 Balcony = 111.06 Fire stair = 25.24 wardrobe = 11.77 Total = 1944.55	1447.11
05. Terrace Floor	stairs mummy + lift machine rm. 128.10 over head water tank = 75.44 Total = 203.54	stairs mummy + lift machine rm. 128.10 over head water tank = 75.44 Total = 203.54	stairs mummy + lift machine rm. 128.10 over head water tank = 75.44 Total = 203.54	NIL
Total	33584.25	35904.14	12627.54	20956.71

Plot area = 7649
Permissible corridor area 15% of F.A.R.
20956.71 X 15 = 3143.50
Achieved corridor area = 3063.84 sq.m.
Exceed area =
Permissible store area 3% of F.A.R.
20956.71 X 3 = 628.70
Achieved store area = 476.37 sq.m.
Exceed area =
Total F.A.R. = 20956.71
Parking required residential F.A.R. = $\frac{20956.71}{75} = 279.42$
25% Extra for (visitors parking) = 69.85
Total E.C.U. = 349.27 say 350 E.C.U.
75% car = 262.50 Say 263
25% scooters = 87.5 X 3 = 262.5 Say 263
Proposed parking 362.00 E.C.U.
273 cars (139 cars in basement + at stilt floor 56 cars in open + 78 cars in covered)
267 scooters (78 in basement + at stilt floor 35 scooters in covered + at stilt floor 154 scooters in open)

Resident Engineer
R.H.B. District
JAIPUR