RESIDENTIAL AREA

ROAD 24.0 M. R/W.

GATEWAY

RESIDENTIAL AREA

ROAD 9.0 M R/W

LOCAL SHOPPING CENTRE
(ALREADY CONSTRUCTED)

EXISTING
KUSHAL CINEMA

F.O.

E.S.S.

EXISTING TOILET

11.5 M

E.S.S. 10M X 5M

PARKING 21 ECS

9.0 M

ROAD 9.0 M R/W

PARKING 57 ECS

52.5 M

E.S.S 10M X 5M

EXISTING TOILET

BOUNDARY WALL EXISTING

22.1 M

6.0 M

20% DRAIN
(APPX. 1.5 M WIDE)

PARKING 33 ECS
RAMP DN.

RAMP DN.

PARKING 20 ECS
RAMP DN.

28.0 M | 23.0 M | 23.0 M | 16.1 M | 28.0 M | 28.0 M

15.0 M

19.0 M

6.0 M

PLOT NO (1)
SIZE : 28 M X 65 M
AREA : 1820 M²

PLOT NO (2)
SIZE : 28 M X 65 M
AREA : 1820 M²

PLOT NO (3)
SIZE : 28 M X 65 M
AREA : 1820 M²

PLOT NO (4)
SIZE : 28 M X 45 M
AREA : 1260 M²

PLOT NO (5)
SIZE : 28 M X 45 M
AREA : 1260 M²

PLAZA
(NO FSI)

65.0 M

45.0 M

90.5 M

20% WIDE ROAD

PARKING 16 ECS

10.0 M

CLOSE ENVELOP

SOFT LANDSCAPE

20.5 M TP SCHEME CORRIDOR
(MANDATORY) WL+1300

PEDESTRIANS ENTRY
2.0 M WIDE

SOFT LANDSCAPE

PARKING 53 ECS

PARKING 33 ECS WL+150

LEVEL +150

9.0 M

22.5 M

PETROL PUMP
3.0 M X 9.0 M

ENCROACHED AREA

110.0 M

ENCROACHMENT IS TO BE REMOVED

20.5 M | 84.0 M | 13.1 M | 56.0 M | 36.0 M

ROAD 30.0 M R/

RESIDENTIAL AREA.

AREA STATEMENT

- AREA AS PER BAS/SITE = 21580.0 M²
- AREA UNDER ENCROACHMENT = 347.0 M²
- TOTAL AREA OF PLOT UNDER COMMUNITY CENTRE = 21127.0 M²
- PERM. GR. COVERAGE @ 25% = 5281.75 M²
- PROP. GR. AREA ON GR. FLOOR = 5280.0 M²
- TOTAL COVERED AREA ON ALL FLOORS (100) = 22137.0 M²
- TOTAL PROP. COVERED AREA ON ALL FLOORS (100) = 22136.0 M²
- PARKING REQUIRED @ 1 ECS / 100 M² = 370 ECS
- PROPOSED PARKING
  - SURFACE = 265 ECS
  - BASEMENT = 151 ECS
  - TOTAL = 416 ECS

DETAIL OF PLOTS / FACILITIES

- E.S.S. (2 NOS) = 10 M X 5 M (EACH)
- PETROL PUMP = 36 M X 30 M

PLOT NOS	SIZE / AREA OF PLOT	BEN SIZE / AREA OF PLOT	COVERAGE (%AGE)	COVERED AREA ON ALL FLRS (M²)	FAR
1 to 3	28 M X 65 M / 1820 M²	28 M X 30 M / 1400 M²	350	3920	1.5
4 & 5	28 M X 45 M / 1260 M²	28 M X 28 M / 1224 M²	300	3920	1.5
6 to 10	13 M X 12 M / 1560 M²	—	150	7200	1.5

NOTE :
- THE LAYOUT HAS BEEN APPROVED IN THE 228TH SCREENING COMMITTEE MEETING HELD ON 24.12.03 VIDE ITEM NO. 7.1.2 : 2003
- THE PROPOSAL MAY NOT BE EXECUTED DUE TO BEING PART OF SERVICE BUILDING LOCATED IN RESERVATION AT 22.0 M.

COMMUNITY CENTRE
PLANNER'S PURI
223RD / 2004 / 2.2.2

LAYOUT PLAN

SCALE : 1:500 | DATE : DEC 2003

ARCH. ASSTT. | ASSTT. ENGR. | SDE

ARCHITECT

HOUSING & URBAN DEVELOPMENT
WING VIKAS MINAR, NEW DELHI