

FAR CALCULATION:

Building type: A2 (RESIDENCE)

Land Area : 200.74 sqm	= 3 Katha
Road Width	= 9.14 m
Basic FAR	= 3.35
Additional FAR For Road	= 0.25
FAR For next Slab	= 3.50
Total Allowable FAR	= 3.50

Construction Area according to FAR :

$$(200.74 \text{ sqm} \times 3.50) = 702.59 \text{ sqm.}$$

1. GROUND FLOOR (As Per Rule)

x) Allowable Ground Coverage : (200.74 sqm X 55%)	= 110.48 sqm.
y) Additional Covered & Paved Area : (200.74 sqm X 17.5%)	= 35.12 sqm.
z) Mandatory Green Area : (200.74 sqm X 17.5%)	= 35.12 sqm.

Actual Ground Coverage :	= 125.24 sqm. < x
Actual Green Area	= 48.00 sqm. > z

Ground Floor Area :

Including FAR = 23.82 sqm.

Excluding FAR = 125.52 sqm.

Total = 149.14 sqm.

2. FLOOR AREA : (1st to 6th)

Including FAR = 113.16 sqm.

Excluding FAR = (4.87 + 2.29 + 2.83) 9.99 sqm.

Total = 123.15 sqm

EXPLANATION OF FAR WAIVER :

01.

Total Parking and Drive way	= 108.06 sqm
Driver's Room & Toilet Actual Size	= 5.3 sqm
Electro-Mech. Room	= 09.18 sqm
Guard Room	= 5.0 sqm. < 5 sqm
Total	= 125.52 sqm

2.	a) 2.5% of 113.16 sqm	= 2.83 sqm
	b) 30% of 7.55 m. (north side)	= 2.29 sqm
	c) 30% of 16.26 m. (east side)	= 4.87 sqm
	Total	= 9.99 sqm

03. Machine Room & Stair at Roof = 23.82 sqm

AREA ANALYSIS

Floor	FAR Including	Area/FAR Excluding	Area Total
Ground Floor	23.82 sqm.	125.52 sqm. (01)	149.14 sqm.
1st to 6th Floor	113.16 x 5 = 678.95 sqm.	9.99 x 5 = 59.94 sqm. (02)	738.90 sqm.
Machine Room & Lobby at Roof	_____	23.82 sqm. (03)	23.82 sqm.
Total	702.58 sqm.	209.08 sqm.	911.56 sqm.

CAR PARKING :

Area of Unit = 123.15 sqm. (No. of Units 6)

*90sqm. to Less Than 140 sqm. (Flat (1 Car Parking For Every 2 Units)

Min. Required No. of Parking = (6x1/2) = 3 Number of Cars

Max No. of Car Parking = 4 No. of Cars

Actual Parking = 4 No. of Cars

