TABLE-1

PHASE-2-PART (BUILDING PLANS ALREADY SANCTIONED VIDE MEMO NO. 21871 DATED 24.07.2018)

TYPES	FLOORS	NO. OF FLOORS	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA/ ONE TOWER	TOTAL BUILT-UP AREA/ ALL TOWERS	TOTAL GROUND COVERAGE OF ONE TOWER	TOTAL GROUND COVERAGE OF ALL TOWERS	BLDG. HEIGHT EXCLD. MACHINE ROOM (IN METERS)
COMMUNITY BUILDING-2	GROUND FLOOR	1	1231.442	1231.442	2432.498	2432.498	1231.442	1231.442	13.800
	1ST FLOOR	1	600.528	600.528					
	2nd FLOOR	1	600.528	600.528					
HIGH SCHOOL	GROUND FLOOR	1	980.481	980.481	2561.703	2561.703	980.481	980.481	13.800
	1ST FLOOR	1	790.611	790.611					
	MUMTY & M.ROOM	1	790.611	790.611					
RELIGIOUS BUILDING	GROUND FLOOR	1	220.900	220.900	220.900	220.900	220.900	220.900	-
TOTAL	-	-	-	-	-	5215.101	-	2432.823	-

TABLE-2

PHASE-2-PART (BUILDING PLANS ALREADY SANCTIONED VIDE MEMO NO. 21871 DATED 24.07.2018)

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM/ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ONE TOWER	NO. OF TOWERS	TOTAL FAR/ ALL TOWERS	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA/ ONE TOWER	TOTAL BUILT-UP AREA/ ALL TOWERS	TOTAL GROUND COVERAGE OF ONE TOWER	TOTAL GROUND COVERAGE OF ALL TOWERS	TOTAL NO. OF UNIT IN ONE TOWERS	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVANT ROOM IN ONE TOWER	TOTAL NO. OF SERVANT ROOM IN ALL TOWERS	BLDG. HEIGHT EXCLD. MACHINE ROOM (IN METERS)	ABOVE 100 SQM UNITS	BELOW 100SQM UNITS
TOWER - 1	GROUND FLOOR	1	430.708	430.708	16155.857	1	16155.857	482.936	482.936	16208.085	16208.085	482.936	482.936	144	144	6	6	113.300	72	72
	1st FLOOR	1	354.959	354.959				354.959	354.959											
	2nd TO19th,21stTO29th & 31st TO 36th	33	440.795	14546.235				440.795	14546.235											
	20th & 30th FLOOR	2	331.677	663.354				331.677	663.354											
	37th FLOOR	1	160.601	160.601				160.601	160.601											
TOWER - 2 & 3	GROUND FLOOR	1	526.343	526.343	14663.675	2	29327.350	577.954	577.954	14713.286	29426.572	577.954	1155.908	159	318	12	12	83.800	-	318
	1st TO19th,21stTO26th	25	539.100	13477.500				539.100	13477.500											
	20TH FLOOR	1	467.242	467.242				467.242	467.242											
	27TH FLOOR	1	190.590	190.590				190.59	190.590											
TOWER - 4 & 5	GROUND FLOOR	1	430.708	430.708	15715.062	2	31430.124	482.935	482.935	15767.289	31534.578	482.935	965.870	140	280	12	12	110.350	140	140
	1st FLOOR	1	354.959	354.959				354.959	354.959											
	2nd TO19th,21stTO29th & 31st TO 35th	32	440.795	14105.44				440.795	14105.440											
	20th & 30th FLOOR	2	331.677	663.354				331.677	663.354											
	36TH FLOOR	1	160.601	160.601				160.601	160.601											
TOWER - 6	GROUND FLOOR	1	436.000	436.000	14439.768	1	14439.768	577.954	577.954	14581.722	14581.722	577.954	577.954	157	157	6	6	83.800	-	157
	1st FLOOR	1	407.536	407.536				407.536	407.536											
	2nd TO19th,21stTO26th	24	539.100	12938.400				539.100	12938.400											
	20TH FLOOR	1	467.242	467.242				467.242	467.242											
	27TH FLOOR	1	190.590	190.590				190.590	190.590											
TOWER - 7	GROUND FLOOR	1	430.708	430.708	15715.062	1	15715.062	482.936	482.936	17115.802	17115.802	482.936	482.936	140	140	6	6	110.350	70	70
	1st FLOOR	1	354.959	354.959				354.959	354.959											
	2nd TO19th,21stTO29th & 31st TO 35th	32	440.795	14105.44				482.936	15453.952											
	20th & 30th FLOOR	2	331.677	663.354				331.677	663.354											
	36TH FLOOR	1	160.601	160.601				160.601	160.601											
COMMUNITY BUILDING-1	GROUND FLOOR	1	626.264	626.264	1684.097	1	1684.097	676.214	676.214	1734.047	1734.047	676.214	676.214	-	-	-	-	13.800	-	-
	1ST FLOOR	1	474.759	474.759				474.759	474.759											
	2nd FLOOR	1	540.784	540.784				540.784	540.784											
	3rd FLOOR	1	42.290	42.290				42.290	42.290											
SUBPOST OFFICE WITH CONVENIENT SHOPPING-2	GROUND FLOOR	1	-	-	-	1	-	50.715	50.715	50.715	50.715	50.715	50.715						-	-
CONVENIENT SHOPPING - 1	GROUND FLOOR	1	324.000	324.000	324.000	1	324.000	324.000	324.000	324.000	324.000	324.000	324.000					4.000	-	-
CONVENIENT SHOPPING - 2	GROUND FLOOR	1	273.285	273.285	273.285	1	273.285	273.285	273.285	273.285	273.285	273.285	273.285	-	-	-	-	4.000		
CONNECTION BETWEEN COMMUNITY BUILDING & TOWER-5	GROUND FLOOR	1	28.050	28.050	28.050	1	28.050	28.050	28.050	28.050	28.050	28.050	28.050	-	-	-	-	4.000		
CONNECTION BETWEEN CONVENIENT SHOPPING - 1 & TOWER-8	GROUND FLOOR	1	15.070	15.070	15.070	1	15.070	15.070	15.070	15.070	15.070	15.070	15.070	-	-	-	-	4.000		
CONNECTION BETWEEN CONVENIENT SHOPPING - 2& TOWER-7	GROUND FLOOR	1	22.972	22.972	22.972	1	22.972	22.972	22.972	22.972	22.972	22.972	22.972	-	-	-	-	4.000		
GUARD ROOM	GROUND FLOOR							32.000	32.000	32.000	32.000	32.000	32.000						-	-
HT PANEL ROOM	GROUND FLOOR							35.545	35.545	35.545	35.545	35.545	35.545							
METER ROOM	GROUND FLOOR							18.576	18.576	18.576	18.576	18.576	18.576							
TOTAL						-	109415.635	-	-	-	111401.019	-	5142.031	-	1039	-	42	-	282	757

TABLE-3

PHASE-2-PART (REVISED PROPOSAL- BEING DEVELOPED BY M/S VIKAS PARKS PVT. LTD. HAVING JOINT DEVELOPMENT RIGHTS FOR AN AREA MEASURING 9.053 ACRES GRANTED VIDE MEMO NO.17086 DATED 18.07.2017)

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM/ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ONE TOWER	NO. OF TOWERS	TOTAL FAR/ ALL TOWERS	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA/ ONE TOWER	TOTAL GROUND COVERAGE OF ONE TOWER	TOTAL GROUND COVERAGE OF ALL TOWERS	TOTAL NO. OF UNIT IN ONE TOWERS	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVANT ROOM IN ONE TOWER	TOTAL NO. OF SERVANT ROOM IN ALL TOWERS	BLDG. HEIGHT EXCLD. MACHINE ROOM (IN METERS)	ABOVE 100 SQM UNITS
TOWER - 8	GROUND FLOOR	1	465.701	465.701	18045.278	1	18045.278	612.656	612.656	19278.236	612.656	612.656	105	105	73	73	107.200	105
	1st FLOOR	1	369.778	369.778				398.905	398.905									
	2nd to 20th,22nd to 30th & 32nd to 34th floor	31	511.704	15862.824				540.831	16765.761									
	21st & 31st floor	2	496.873	993.746				526.000	1052.000									
	35th floor	1	353.229	353.229				382.357	382.357									
	MUMTY MACHINE ROOM	1	-	-	-	-	-	66.557	66.557									
EWS	GROUND FLOOR	1	873.649	873.649	4870.214	1	4870.214	873.649	873.649	5086.878	873.649	873.649	202	202	-	-		-
	1ST TO 4TH FLOOR	4	807.758	3231.032				840.108	3360.432									
	5TH FLOOR	1	765.533	765.533				797.833	797.833									
	MUMTY MACHINE ROOM	-	-	-				54.964	54.964									
BASEMENT - 1	-	-	-	-	-	-	-	-	-	28034.595	-	-	-	-	-	-	-	-
BASEMENT - 2	-	-	-	-	-	-	-	-	-	28666.969	-	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	22915.492	-	-	81066.678	-	1486.305	-	307	-	73	-	105

TOTAL SITE AREA = 34.0229 Acres or 137685.572 Sqm
SITE AREA AS PER ZONING = 33.95945 Acres or 137428.800 sqm
PLOT AREA IN INTENSE TOD ZONE = 32.5224 Acres or 131613.274 Sqm
PLOT AREA IN TRANSITION ZONE = 1.437 Acres or 5815.323 Sqm.
PERMISSIBLE FAR IN INTENSE TOD ZONE (@300) = 394839.823 Sqm.
PERMISSIBLE FAR IN TRANSITION ZONE (@250) = 14538.308 Sqm.
~~PERMISSIBLE GREEN FAR @ 12 (IGBC GOLD RATING) ON PART AREA (9.053 ACRE)~~
~~AS PER IGBC PRE CERTIFICATION (IGBC REGION NO. GM190127)~~
TOTAL PERMISSIBLE FAR = 409378.131 ~~+ 4396.34 Sqm.~~
= ~~413774.471 SQM.~~

FAR ACHIEVED = 85295.148 (ALREADY SANCTIONED PHASE-1 REFER TABLE -4)+109415.635 (ALREADY SANCTIONED PHASE-2 REFER TABLE -2) = 194710.783 SQM
= 194710.783 SQM + 22915.492(PROPOSED PHASE-2 REFER TABLE -3) = 217626.275 Sqm.
= 54971.520 Sqm.

PERMISSIBLE GROUND COVERAGE @40%
PROPOSED GROUND COVERAGE = 5654.739 (ALREADY SANCTIONED PHASE-1 REFER TABLE -4)+2432.823 (ALREADY SANCTIONED PHASE-2 REFER TABLE -1)
+5142.031 (ALREADY SANCTIONED PHASE-2 REFER TABLE -2) +1486.305 (PROPOSED PHASE-2 REFER TABLE -3)
= 14715.898 Sqm. OR 14715.898 X 100 / 137428.800 = 10.708%

PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @ 300 ON 0.5% AREA OF 32.5224 ACRES = (131613.274X0.5/100)X3 = 1974.199 sqm.
PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @ 250 ON 0.5% AREA OF 1.437 ACRES = (5815.323X0.5/100)X2.5 = 72.691 sqm.
TOTAL PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING = 2046.890 SQM.
PROPOSED FAR AREA OF CONVENIENT SHOPPING = 105.002 (ALREADY SANCTIONED PHASE-1)+597.285 (ALREADY SANCTIONED PHASE-2)
= 702.287 SQM.

PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 32.5224 ACRES @ 540 TO 660 PPA = 17562 PERSONS TO 21465 PERSONS
PERMISSIBLE DENSITY IN TRANSITION TOD ZONE OF 1.437 ACRES @ 387 TO 473 PPA = 556 PERSONS TO 680 PERSONS
TOTAL PERMISSIBLE DENSITY = 18118 PERSONS TO 22145 PERSONS
PROPOSED DENSITY = 10690 PERSONS OR 314.79 PPA

Required organized green area = 20614.32 Smt (15%)
Proposed organized green area = 20798.47 Smt (15.13%)

REQUIRED PUBLIC AMENITIESPUBLIC AMENITIES

NURSERY SCHOOL – = 2 NOS. OF 0.2 ACRE EACH
CRECHE = 1 NOS. OF 0.2 ACRE
PRIMARY SCHOOL = 1 NOS. OF 0.5 ACRE
HIGH SCHOOL = 1 NOS. OF 2.0 ACRE
RELIGIOUS BUILDING = 1 NOS. OF 0.2 ACRE
COMMUNITY SITE = 1 NOS. OF 2 ACRE
DISPENSARY = 1 NOS. OF 1.25 ACRE
SUBPOST OFFICE = 40 SQM

PROPOSED PUBLIC AMENITIES
NURSERY SCHOOL – 2 NOS. NS1 =336.451 SQM (UNDER EWS BUILDING–ALREADY SANCTIONED)
NS2 =183.068 SQM (UNDER TOWER-6 REVISED)
CRECHE = 310.210 SQM (UNDER EWS BUILDING)
RELIGIOUS BUILDING = 0.2 ACRE
PRIMARY SCHOOL = 0.5 ACRE
HIGH SCHOOL = 2 ACRE
COMMUNITY SITE = 2 ACRE
SUBPOST OFFICE = 50.715 SQM
DISPENSARY = 1.25 ACRE
ALREADY SANCTIONED

REQUIRED EWS UNITS = 15% OF TOTAL UNITS (MAIN+EWS)
= 1031 (ALREADY SANCTIONED PHASE-1 REFER TABLE -4) + 1039 (ALREADY SANCTIONED PHASE-2 REFER TABLE -2)+ 307 (PROPOSED PHASE-2 REFER TABLE -3)
= 15X2377/100 = 356.55 TO SAY 357 NOS.

PROPOSED EWS UNITS = 321 NOS.(ALREADY SANCTIONED PHASE-1 REFER TABLE -4) + 202 (PROPOSED PHASE-2 REFER TABLE -3)
= 523X100/2377 = 22.00%

REQUIRED SERVANT ROOMS = 10% OF MAIN UNITS
= 710 (MDU ALREADY SANCTIONED PHASE-1 REFER TABLE -4) + 1039 (MDU ALREADY SANCTIONED PHASE-2 REFER TABLE -2) + 105 (MDU REVISED/PROPOSED PHASE-2 REFER TABLE -3)
= 10X1854/100 = 185.4 TO SAY 185 NOS.

PROPOSED SERVANT ROOMS = 72 NOS.(ALREADY SANCTIONED PHASE-1 REFER TABLE -4) +42 NOS.(ALREADY SANCTIONED PHASE-2 REFER TABLE -2)+ 73 (PROPOSED PHASE-2 REFER TABLE -3)
= 187 NOS. OR 187X100/1854 = 10.086%

TOTAL BUILT-UP AREA (PHASE-1)	=	TABLE-1	+	TABLE-2	+	TABLE-3	+	TABLE-4	
TOWER-A TO G, EWS, COMMUNITY BUILDINGS UNDER A TO G,DISPENSARY,NURSERY SCHOOL,PRIMARY SCHOOL,CRECHE,CONVENIENT SHOPPING, SECURITY CABIN,SURFACE STAIRCASE,LOWER BASEMENT & UPPER BASEMENT (PHASE-II)	=	5215.101	+	111401.019	+	81066.678	+	123389.637	SQM
TOWER-1 TO 8,COMMUNITY BUILDING-1 & 2,SUBPOST OFFICE,CONVENIENT SHOPPING - 1 & 2,CONNECTION BETWEEN COMMUNITY BUILDING & TOWER-5, CONNECTION BETWEEN CONVENIENT SHOPPING - 1 & TOWER-8,CONNECTION BETWEEN CONVENIENT SHOPPING - 2& TOWER-7, GUARD ROOM,HT PANEL ROOM,METER ROOM,HIGH SCHOOL,RELIGIOUS BUILDING,EWS,BASEMENT-1 & 2 (PHASE-II)	=	321072.435							SQM

POPULATION CALCULATIONCALCULATION

MAIN UNITS 710 (ALREADY SANCTIONED PHASE-1 REFER TABLE -4) + 1039 (ALREADY SANCTIONED PHASE-2 REFER TABLE -2) +105 (REVISED/PROPOSED PHASE-2 REFER TABLE -3) = 1854 X 5= 9270
EWS 321 (ALREADY SANCTIONED PHASE-1 REFER TABLE -4) + 202(PROPOSED REFER TABLE -3) = 523 X2 =1046
SERVANTS 72 (ALREADY SANCTIONED PHASE-1 REFER TABLE -4)+42 (ALREADY SANCTIONED PHASE-2 REFER TABLE -2) + 73 (REVISED/PROPOSED PHASE-2 REFER TABLE -3) = 187X2 = 374
TOTAL = 10690

TOT – LOT AND GREEN AREA REQUIRED = 20614.2289 SQM = @15% OF THE PLOT AREA
TOT – LOT AND GREEN AREA PROVIDED = 1585.863 SQM.(ALREADY SANCTIONED PHASE-1)+20798.470 sqm(PROPOSED PHASE-2)
= 22384.333 or 16.287% OF THE PLOT

CAR PARKINGPARKING

REQUIRED CAR PARKING FOR MAIN UNITS = 0.5 CAR PER MAIN UNIT under 100sqm
= 1.0 CAR PER MAIN UNIT over 100sqm
= 623 (BELOW 100sqm) x 0.5 = 312 CARS PAHSE-1
= 87 (ABOVE 100sqm) x 1.0 = 87 CARS PAHSE-1
= 757 (BELOW 100sqm) x 0.5 = 379 CARS PAHSE-2
= 387 (ABOVE 100sqm) x 1.0 = 387 CARS PAHSE-2
=1165 CARS

TOTAL REQUIRED CAR PARKING FOR MAIN UNITS
PROPOSED CAR PARKING FOR MAIN UNITS =714 (ALREADY SANCTIONED PHASE-1) + 1332 CARS (PROPOSED PHASE-2)
= 2046 CARS

PROPOSED CARS	
SURFACE	63
BASEMENT-1	615
BASEMENT-2	654
TOTAL	1332

CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS = @5% OF 1165 CARS = 58.25 OR 58 CARS
PROPOSED CAR PARKING FOR EWS UNITS PHASE-1 = 58 CARS ALREADY SANCTIONED
PROPOSED CAR PARKING FOR EWS UNITS PHASE-2 = 41 CARS
TOTAL = 41+58 = 99 CARS

TABLE-4

PHASE-1 (REVISED BUILDING PLAN SANCTIONS ARE UNDER PROCESS AND IN PRINCIPLE APPROVAL IS AWAITED)

BLOCK TYPE (1)	FLOOR (2)	NO. OF FLOORS (3)	AREA IN SQM/ ONE FLOOR (4)	AREA IN SQM. OF ALL FLOORS (3X4) (5)	TOTAL FAR OF ONE TOWER (6)	NO. OF TOWERS (7)	TOTAL FAR OF ALL TOWERS(6X7) (8)	TOTAL BUILT-UP OF ONE FLOOR (9)	TOTAL BUILT-UP OF ALL FLOORS(3X9) (10)	TOTAL BUILT-UP AREA OF ONE TOWER (11)	TOTAL BUILT-UP AREA OF ALL TOWERS(7X11) (12)	TOTAL GROUND COVERAGE OF ONE TOWER (13)	TOTAL GROUND COVERAGE OF ALL TOWERS (14)	TOTAL NO. OF UNITS IN ONE TOWERS (17)	TOTAL NO. OF UNITS IN ALL TOWERS (18)	NON FAR AREA ON STILT FLOOR	TOTAL NO. OF SERVANT IN ONE TOWER (19)	TOTAL NO. OF SERVANT ROOMS IN ALL TOWERS (20)	BLDG. HEIGHT EXCLD. MACHINE ROOM (IN METERS) (21)	ABOVE 100 SQM UNITS	BELOW 100 SQM UNITS
TOWER-A	GROUND FLOOR	1	134.034	134.034	4567.288	1	4567.288	423.624	423.624	4976.892	4976.892	423.624	423.624	36	36	184.102	-	-	G+14	9	27
	1ST FLOOR	1	282.629	282.629				282.629	282.629												
	2ND TO 8TH FLOOR	7	371.482	2600.374				371.482	2600.374												
	9TH FLOOR	1	364.136	364.136				364.136	364.136												
	10TH TO 14TH FLOOR	5	237.223	1186.115				237.223	1186.115												
	MUMTY MACHINE ROOM AREA		-	-				120.014	120.014												
TOWER-B	GROUND FLOOR	1	129.013	129.013	8721.771	1	8721.771	464.745	464.745	9057.503	9057.503	464.745	464.745	83	83	[illegible]	36	36	G+23	-	83
	1st FLOOR	1	339.086	339.086				339.086	339.086												
	2ND TO 19TH FLOOR	18	408.914	7360.452				408.914	7360.452												
	20TH TO 23RD FLOOR	4	223.305	893.22				223.305	893.220												
	MUMTY MACHINE ROOM AREA		-	-				133.679													
TOWER-C	GROUND FLOOR	1	155.084	155.084	12367.759	1	12367.759	471.206	471.206	12778.030	12778.03	471.206	471.206	117	117	96.668	36	36	G+31	-	117
	1st FLOOR	1	341.813	341.813				341.813	341.813												
	2ND TO 28TH FLOOR	27	414.655	11195.685				414.655	11195.685												
	29TH TO 31ST FLOOR	3	225.059	675.177				225.059	675.177												
	MUMTY MACHINE ROOM AREA		-	-				94.149	94.149												
TOWER-D	GROUND FLOOR	1	182.899	182.899	16404.552	1	16404.552	546.089	546.089	16870.384	16870.384	[illegible]	[illegible]	139	139	136.624	-	-	G+35	70	69
	1st FLOOR	1	378.445	378.445				378.445	378.445												
	2ND & 3RD FLOOR	2	468.453	936.906				468.453	936.906												
	4TH TO 19TH & 21ST TO 29TH & 31ST FLOOR	26	467.190	12146.94				467.190	12146.940												
	20TH & 30TH FLOOR	2	445.207	890.414				445.207	890.414												
	32ND TO 35TH FLOOR	4	467.237	1868.948				467.237	1868.948												
	MUMTY MACHINE ROOM AREA		-	-				102.642	102.642												
TOWER-E	GROUND FLOOR	1	144.110	144.110	18314.986	1	18314.986	612.651	612.651	18890.522	18890.522	612.651	612.651	201	201	216.447	-	-	G+35	-	201
	1st FLOOR	1	462.505	462.505				462.505	462.505												
	2ND & 3RD FLOOR	2	535.991	1071.982				535.991	1071.982												
	4TH TO 6TH FLLOR	3	536.622	1609.866				536.622	1609.866												
	7TH TO 19TH, 21ST TO 29TH FLOOR	22	540.851	11898.722				540.851	11898.722												
	20TH FLLOR	1	465.879	465.879				465.879	465.879												
	30TH FLLOR	1	472.379	472.379				472.379	472.379												
	31ST & 32ND FLLOR	2	536.551	1073.102				536.551	[illegible]												
	33RD TO 35TH FLOOR	3	372.147	1116.441				372.147	[illegible]												
	MUMTY MACHINE ROOM AREA		-	-				106.995	[illegible]												
TOWER-F	GROUND FLOOR	1	138.568	138.568	10094.198	1	10094.198	475.466	[illegible]	10528.866	10528.866	475.466	475.466	95	95	42.167	-	-	G+26	-	95
	1st FLOOR	1	343.399	343.399				343.399	[illegible]												
	2ND TO 22ND FLOOR	21	414.547	8705.487				[illegible]	[illegible]												
	23RD TO 26TH FLOOR	4	226.686	906.744				[illegible]	906.744												
	MUMTY MACHINE ROOM AREA		-	-				[illegible]	97.770												
TOWER-G	GROUND FLOOR	1	79.871	79.871	4832.661	1	[illegible]	[illegible]	420.514	5293.223	5293.223	420.514	420.514	39	39	65.502	-	-	G+16	8	31
	1ST FLOOR	1	285.721	285.721				[illegible]	285.721												
	2ND & 3RD FLOOR	2	371.465	742.93				[illegible]	742.930												
	4TH TO 8TH FLOOR	5	370.415	1852.075				370.415	1852.075												
	9TH TO 16TH FLOOR	8	234.008	1872.064				234.008	1872.064												
	MUMTY MACHINE ROOM AREA		-	-				119.919	119.919												
EWS	GROUND FLOOR	1	169.969	169.969	8287.866	1	8287.866	817.859	817.859	8954.409	8954.409	817.859	817.859	321	321	-	-	-	G+12	-	-
	1ST FLOOR	1	629.500	629.500				629.500	629.500												
	2ND TO 5TH FLOOR	4	750.710	3002.84				750.710	3002.840												
	6TH FLOOR	1	681.941	[illegible]				681.941	681.941												
	7TH TO 12TH FLOOR	6	633.936	3803.616				633.936	3803.616												
	MUMTY MACHINE ROOM AREA		-					18.653	18.653												
COMMUNITY BUILDING (UNDER TOWER-A)	GROUND FLOOR	1	[illegible]	[illegible]	105.488	1	105.488	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMUNITY BUILDING (UNDER TOWER-B)	GROUND FLOOR	1	[illegible]	225.591	225.591	1	225.591	-	-	-	-	-	-	-	-	-	-	-	-		
COMMUNITY BUILDING (UNDER TOWER-C)	GROUND FLOOR		[illegible]	[illegible]	219.454	1	219.454	-	-	-	-	-	-	-	-	-	-	-	-		
COMMUNITY BUILDING (UNDER TOWER-D)	GROUND FLOOR	1	226.566	226.566	226.566	1	226.566	-	-	-	-	-	-	-	-	-	-	-	-		
COMMUNITY BUILDING (UNDER TOWER-E)	GROUND FLOOR		252.094	252.094	252.094	1	252.094	-	-	-	-	-	-	-	-	-	-	-	-		
COMMUNITY BUILDING (UNDER TOWER-F)	GROUND FLOOR	1	[illegible]	294.731	294.731	1	294.731	-	-	-	-	-	-	-	-	-	-	-	-		
COMMUNITY BUILDING (UNDER TOWER-G)	GROUND FLOOR	1	275.141	275.141	275.141	1	275.141	-	-	-	-	-	-	-	-	-	-	-	-		
DISPENSARY	LOWER GROUND FLOOR	1						919.644	919.644	2096.764	2096.764	1245.390	1245.390	-	-	-	-	-		-	-
	UPPER GROUND FLOOR	1						1177.120	1177.120					-	-	-	-	-			
NURSERY SCHOOL	GROUND FLOOR	1						277.498	277.498	338.066	338.066	-	-	-	-	-	-	-			
	1ST FLOOR	1						60.568	60.568					-	-	-	-	-			
PRIMARY SCHOOL	GROUND FLOOR	1						516.329	516.329	1024.508	1024.508										
	1ST FLOOR	1						508.179	508.179												
	MUMTY MACHINE ROOM AREA		-	-				68.862	68.862												
CRECHE	GROUND FLOOR	1						248.028	248.028	307.931	307.931	-	-	-	-	-	-	-			
	1ST FLOOR	1						59.903	59.903					-	-	-	-	-			
CONVENIENT SHOPPING	GROUND FLOOR	1	105.002	105.002	105.002	1	105.002	124.203	124.203	124.203	124.203	124.203	124.203	-	-	-	-	-			
SECURITY CABIN	GROUND FLOOR	1						18.228	18.228	18.228	18.228	18.228	18.228	-	-	-	-	-			
SURFACE STAIRCASE	-	-	-	-	-	-	-	34.764	34.764	34.764	34.764	34.764	34.764	-	-	-	-	-	-		
LOWER BASEMENT	-	-	-	-	-	-	-	-	-	-	16105.081	-	-	-	-	-	-	-	-		
UPPER BASEMENT	-	-	-	-	-	-	-	-	-	-	15990.263	-	-	-	-	-	-	-	-		
TOTAL	-	-	-	-	-	-	88295.148	-	-	-	123389.637		5654.739	-	1031	851.651	-	72	-	87	623

BUILDINGS LOCATED IN SITE-2

TOTAL SITE AREA = 34.0229 Acres or 137685.572 Sqm
SITE AREA AS PER ZONING = 33.95945 Acres or 137428.800 sqm
PLOT AREA IN INTENSE TOD ZONE = 32.5224 Acres or 131613.274 Sqm
PLOT AREA IN TRANSITION ZONE = 1.437 Acres or 5815.323 Sqm.
PERMISSIBLE FAR IN INTENSE TOD ZONE (@3.0) = 394839.823 Sqm.
PERMISSIBLE FAR IN TRANSITION ZONE (@2.5) = 14538.308 Sqm.
TOTAL PERMISSIBLE FAR = 409378.131 sqm.
FAR ACHIEVED = 127351.709(ALREADY SANCTIONED) −5246.294 (EWS BLOCK EARLIEAR APPROVED BUT NOT MAINTANED IN REVISION + 85295.148 (PROPOSED)
= 207400.563 Sqm.
= 54971.520 Sqm.

PERMISSIBLE GROUND COVERAGE @40%

PROPOSED GROUND COVERAGE = 8382.916 (ALREADY SANCTIONED) −415.343 (EWS BLOCK EARLIEAR APPROVED BUT NOT MAINTANED IN REVISION + 5654.739 (PROPOSED)
= 13622.312 Sqm. OR 13622.312 X 100 / 137428.800 = 9.912%

PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @ 300 ON 0.5% AREA OF 32.5224 ACRES = (131613.274X0.5/100)X3 = 1974.199 sqm.
PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @ 250 ON 0.5% AREA OF 1.437 ACRES = (5815.323X0.5/100)X2.5 = 72.691 sqm.
TOTAL PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING = 2046.890 SQM.
PROPOSED FAR AREA OF CONVENIENT SHOPPING = 597.285(ALREADY SANCTIONED)+ 105.002 (PROPOSED)
= 702.287 SQM.

PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 32.5224 ACRES @ 540 TO 660 PPA = 17562 PERSONS TO 21465 PERSONS
PERMISSIBLE DENSITY IN TRANSITION TOD ZONE OF 1.437 ACRES @ 387 TO 473 PPA = 556 PERSONS TO 680 PERSONS
TOTAL PERMISSIBLE DENSITY = 18118 PERSONS TO 22145 PERSONS
PROPOSED DENSITY = 6195 (ALREADY SANCTIONED)+ 3896 PERSONS
= 10091 PERSONS

REQUIRED PUBLIC AMENITIES

NURSERY SCHOOL – = 2 NOS. OF 0.2 ACRE EACH
CRECHE = 1 NOS. OF 0.2 ACRE
PRIMARY SCHOOL = 1 NOS. OF 0.5 ACRE
HIGH SCHOOL = 1 NOS. OF 2 ACRE
RELIGIOUS BUILDING = 1 NOS. OF 0.2 ACRE
COMMUNITY BUILDING = 1 NOS. OF 2 ACRE
DISPENSARY = 1 NOS. OF 1.25 ACRE
SUBPOST OFFICE = 40 SQM

PROPOSED PUBLIC AMENITIES
NURSERY SCHOOL – 2 NOS.
NS1 = 336.451 SQM (UNDER EWS BUILDING)
NS2 = [illegible] SQM (UNDER TOWER-6)
CRECHE = [illegible] SQM (UNDER EWS BUILDING)
PRIMARY SCHOOL = 0.5 ACRE
HIGH SCHOOL = 2 ACRE (ALREADY SANCTIONED)
RELIGIOUS BUILDING = 0.2 ACRE(ALREADY SANCTIONED)
COMMUNITY SITE = 2 ACRE(ALREADY SANCTIONED)
SUBPOST OFFICE = 50.715 SQM (ALREADY SANCTIONED)
DISPENSARY = 1.25 ACRE

REQUIRED EWS UNITS = 15% OF TOTAL UNITS (MAIN+EWS)
= 1327 (ALREADY SANCTIONED) + 811 (PROPOSED)
= 15X2138/100 = 320.7 TO SAY 321 NOS

PROPOSED EWS UNITS = 321(PROPOSED)
= 321X100/2138 = 15.014%

REQUIRED SERVANT ROOMS = 10% OF MAIN UNITS
= 1107 (ALREADY SANCTIONED) + 710 (PROPOSED)
= 10X1817/100 = 182 NOS.

PROPOSED SERVANT ROOMS = 110 NOS.(ALREADY SANCTIONED) + 72 (PROPOSED)
= 182 NOS. OR 180X100/1798 = 10%

POPULATION CALCULATIONCALCULATION

MAIN UNITS = 710 X 5 = 3550
EWS (321–220) = 101 X 2 = 202
SERVANTS = 72 X 2 = 144
TOTAL = 3896

TOT – LOT AND GREEN AREA REQUIRED = 20614.2289 SQM = @15% OF THE PLOT AREA
TOT – LOT AND GREEN AREA PROVIDED = 26090.550 SQM.(ALREADY SANCTIONED)+1585.863 sqm(PROPOSED)
= 27676.413 SQM = 20.138% OF THE PLOT

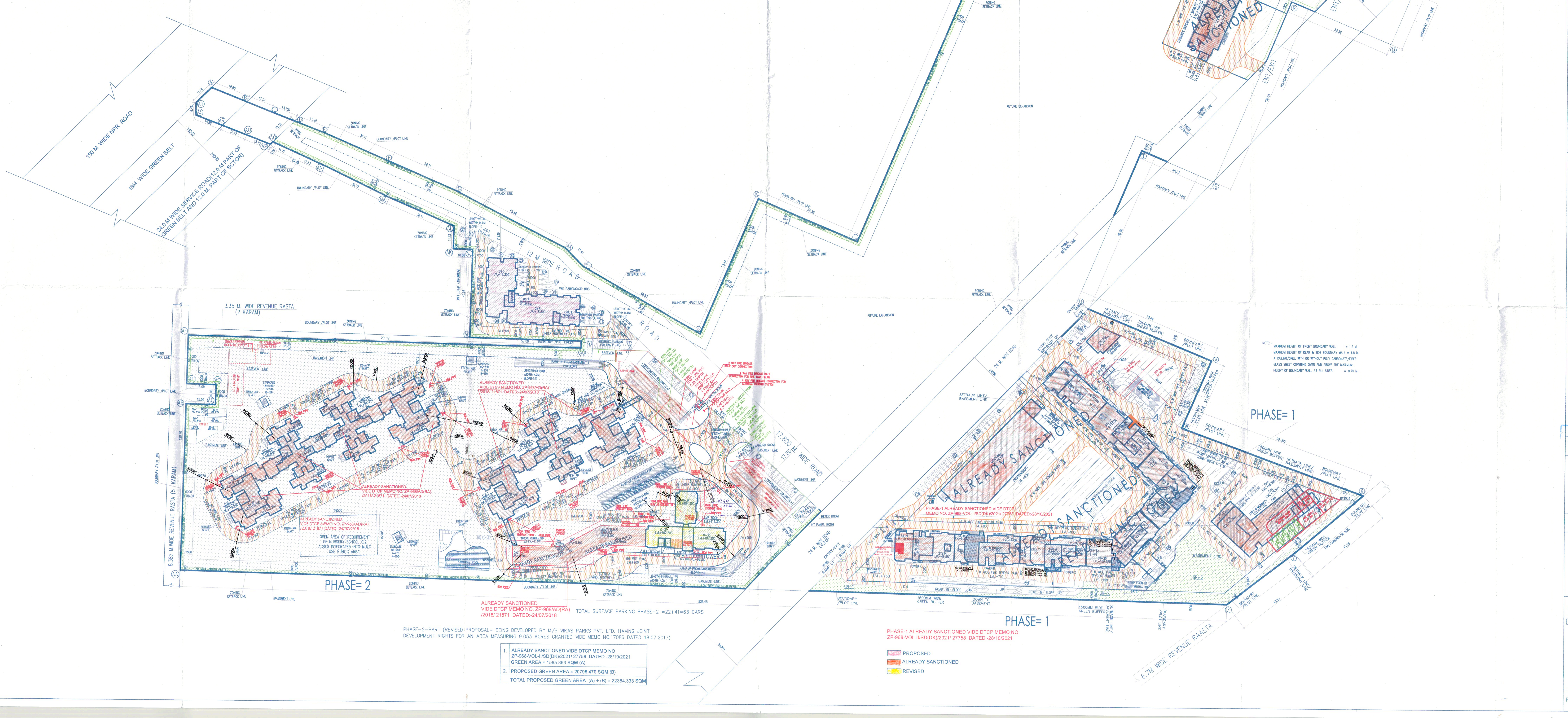
CAR PARKINGPARKING

REQUIRED CAR PARKING FOR MAIN UNITS = 0.5 CAR PER MAIN UNIT UNDER 100sqm
= 1.0 CAR PER MAIN UNIT OVER 100sqm
= 583 (UNDER 100sqm) x 0.5 = 291 CARS
= 87(ABOVE 100sqm) x 1.0 = 87 CARS
= 768 (ALREADY SANCTIONED REQUIRED) + 378 CARS
= 1146 CARS

TOTAL REQUIRED CAR PARKING FOR MAIN UNITS
PROPOSED CAR PARKING FOR MAIN UNITS = 1262 (ALREADY SANCTIONED) + 714 (PROPOSED)
=1976 CARS

CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS = @5% OF 1146 CARS = 57.3 OR 57 CARS
PROPOSED CAR PARKING FOR EWS UNITS = 58 CARS

ALREADY SANCTIONED PROPOSED CARS	
STILT	30
SURFACE	68
BASEMENT–1	286
BASEMENT–2	330
TOTAL	714



TOTAL SURFACE PARKING PHASE-2 =22+41=63 CARS

PHASE-2-PART (REVISED PROPOSAL- BEING DEVELOPED BY M/S VIKAS PARKS PVT. LTD. HAVING JOINT DEVELOPMENT RIGHTS FOR AN AREA MEASURING 9.053 ACRES GRANTED VIDE MEMO NO.17086 DATED 18.07.2017)

1.	ALREADY SANCTIONED VIDE DTCP MEMO NO ZP-968-VOL-II/SD(DK)/2021/ 27758 DATED -28/10/2021 GREEN AREA = 1585.863 SQM.(A)
2.	PROPOSED GREEN AREA = 20798.470 SQM.(B)
	TOTAL PROPOSED GREEN AREA (A) + (B) = 22384.333 SQM

PHASE-1 ALREADY SANCTIONED VIDE DTCP MEMO NO. ZP-968-VOL-II/SD(DK)/2021/ 27758 DATED:-28/10/2021

PROPOSED
ALREADY SANCTIONED
REVISED

Note :-

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EAR TH QUAKE RESISTANCE.
2. BUILDING IS HAS AUTOMATIC SPRINKLER SYSTEM ON ALL FLOORS.

LEGEND:-

Project:

REVISED BUILDING PLAN (ADDITION/ALTERATION) OF **TOWER- 8, BASEMENTS UNDER TOWER-1 TO 8 AND EWS OF GROUP HOUSING COLONY** FOR AN AREA MEASURING 34.0229 ACRES (LICENSE NO.246 OF 2007 DATED 29.10.2007,LICENSE NO.56 OF 2011 DATED 23.06.2011 ,LICENSE NO. 37 OF 2012 DATED 22.04.2012,LICENSE NO.66 OF 2012 DATED 21.06.2012,LICENSE NO. 67 OF 2012 DATED 21.06.2012,LICENSE NO. 43 OF 2014 DATED 16.06.2014 AND LICENSE NO.44 OF 2014 DATED 16.06.2014) UNDER TOD POLICY DATED 09.02.2013 IN SECTOR-104,GURUGRAM MANEASR URBAN COMPLEX BEING DEVELOPED BY **JUVENTUS ESTATE LTD. AND OTHERS.**

Associate Architects

RSMS ARCHITECTS

RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj (Behind D2), Vasant Kunj, New Delhi-110070.
Tel.:011-26898616,26898617
www.rsms-arch.com

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

A.T.P.(HQ) STP(HQ) Member Secretary BPAC
J.D. P.A. A.T.P.
DDT(HQ) Member BPAC

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

JUNE.-2021. | Scale : 1:600

Drawing Title:- SITE LAYOUT PLAN (PHASE-01,02,)

Drawing No:- ST-01

R1-SUB. | NORTH | HERO RESI. SEC.-104