

# ROAD LAYOUT

24 M WIDE ROAD

±0.0 M LVL

LEGEND:-

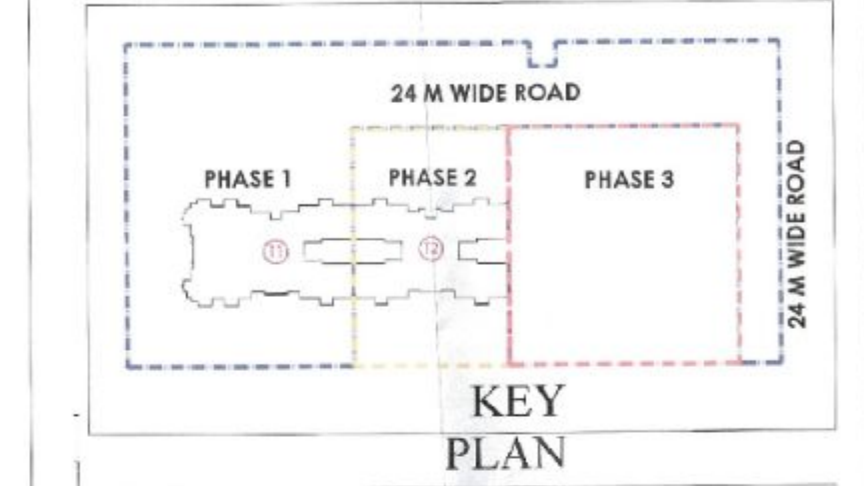
1. 7.5M WIDE ROAD

Note:-

- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE
- WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

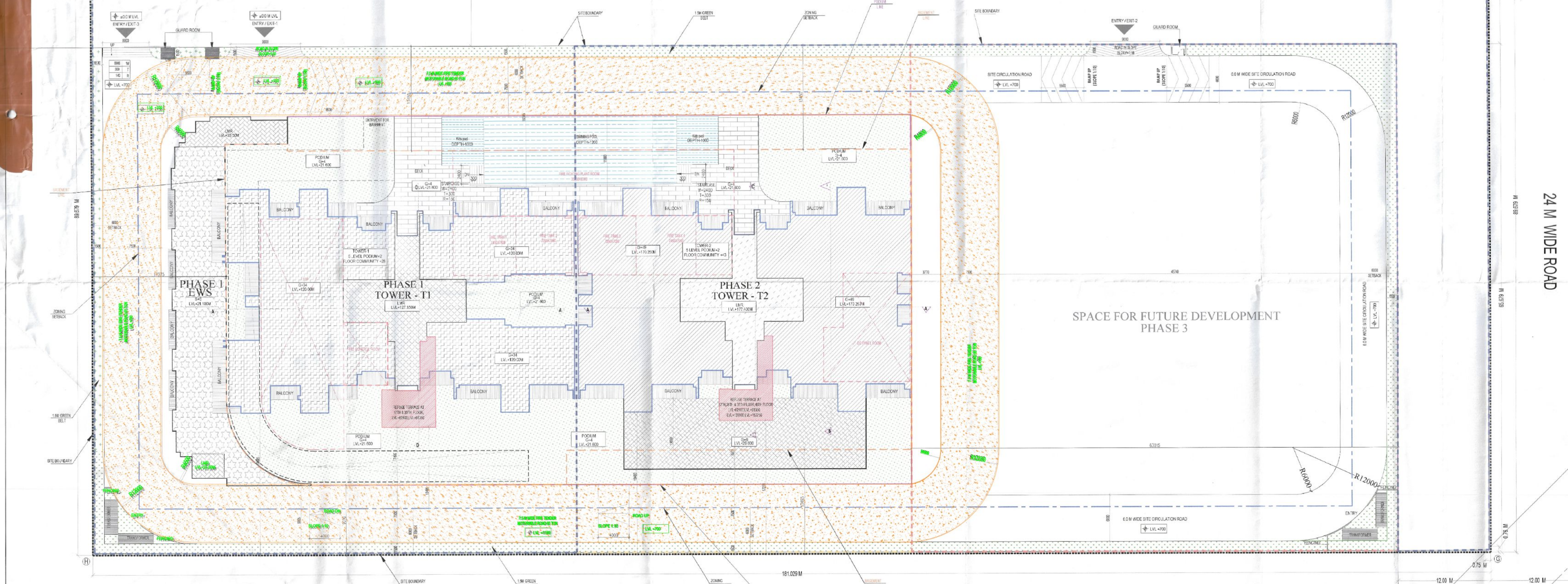
Note:-

"We, hereby, undertake to pay EESDC for 33kV PPS @ Rs 31 Lakh per MW as per notification dated 27th Sept 2023 regulation no. HERC/31/2016/2nd Amendment/2023"



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TENTATIVE / INDICATIVE FAR INTENDED TO BE UTILISED				
Sr. No.	Phase No.	Area in acres	FAR to be utilized	Tentative FAR to be obtained through TDR and GREEN
1	Phase-1	2.270	2428.35	2.90
2	Phase-2	0.988	2428.35	1.90
3	Phase-3	1.023	8763.25	6.00
<b>TOTAL</b>		<b>4.281</b>	<b>5685.95</b>	<b>3.90</b>



TYPE	FLOORS	NO. OF FLOORS	FAR AREA IN SQM/FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR ALL TOWER (RESIDENTIAL)	TOTAL FAR (COMMERCIAL)	TOTAL BUILT-UP AREA OF ALL FLOOR	TOTAL BUILT-UP AREA OF ALL TOWER	TOTAL FAR/ALL FLOOR	TOTAL FAR/ALL TOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONNEL IN ALL TOWERS
TOWER - 1	GROUND FLOOR	1	235.940	235.940	-	-	4158.741	4158.741	3071.825	3071.825	28.800	715.000	4834.81
	TYPICAL FLOOR (7TH-18TH, 18TH-25TH & 27TH-32ND FLOOR)	25	819.716	20492.900	-	-	648.316	21207.900	28.800	715.000	28.800	715.000	108
	TYPICAL FLOOR (17TH-20TH FLOOR) WITH REFUSE FLOOR	2	810.401	1620.802	-	-	839.203	1678.002	28.800	87.300	28.800	87.300	-
	SERVICE FLOOR 34TH FLOOR	1	-	-	-	-	848.194	848.194	28.800	848.194	28.800	848.194	-
TOWER - 2	GROUND FLOOR	1	309.298	309.298	-	-	730.991	1461.992	28.800	715.000	28.800	715.000	4158.741
	TYPICAL FLOOR (7TH-16TH, 18TH-25TH & 27TH-33RD FLOOR)	25	711.261	17783.775	-	-	730.991	1461.992	28.800	87.300	28.800	87.300	150
	TYPICAL FLOOR (17TH-20TH FLOOR) WITH REFUSE FLOOR	2	732.201	1464.402	-	-	730.991	1461.992	28.800	87.300	28.800	87.300	26
	SERVICE FLOOR 34TH FLOOR	1	-	-	-	-	144.421	144.421	28.800	144.421	28.800	144.421	-
COMMUNITY BUILDING	GROUND FLOOR	1	591.740	591.740	-	-	2241.841	2241.841	1650.082	1650.082	230.273	230.273	1860.365
	8TH FLOOR	1	1183.681	1183.681	-	-	1417.164	1417.164	230.273	230.273	230.273	230.273	-
	TYPICAL FLOOR (17TH-20TH FLOOR) WITH REFUSE FLOOR	2	886.803	1773.606	-	-	914.403	1828.806	28.800	209.200	28.800	209.200	-
	TYPICAL FLOOR (18TH FLOOR) WITH REFUSE FLOOR	1	878.290	878.290	-	-	900.900	900.900	28.800	28.800	28.800	28.800	-
EWS	TYPICAL FLOOR (30TH & 40TH TO 44TH FLOOR)	6	800.115	4800.890	-	-	918.715	5512.290	28.800	171.800	28.800	171.800	98
	MUMTY MACHINE ROOM	2	-	-	-	-	144.421	288.842	28.800	288.842	28.800	288.842	-
	8TH FLOOR	1	591.740	591.740	-	-	2241.841	2241.841	1650.082	1650.082	230.273	230.273	1860.365
	GROUND FLOOR	1	78.106	78.106	-	-	355.874	355.874	227.768	227.768	414.292	355.874	98
GUARD ROOM	TYPICAL FLOOR (1ST TO 8TH FLOOR)	8	314.975	2519.800	-	-	337.429	2519.800	22.754	136.524	22.754	136.524	-
	GROUND FLOOR	2	5.280	10.560	-	-	6.280	10.560	10.560	10.560	10.560	10.560	-
	PODIUM - 1	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-
	PODIUM - 2	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-
BASEMENT	PODIUM - 3	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-
	PODIUM - 4	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-
	BASEMENT - 1	-	-	-	-	-	3815.048	3815.048	3815.048	3815.048	3815.048	3815.048	-
	EWS BASEMENT	-	-	-	-	-	249.744	249.744	249.744	249.744	249.744	249.744	-
<b>TOTAL</b>				<b>8822.124</b>	<b>541.658</b>		<b>8868.882</b>		<b>21376.515</b>	<b>4828.178</b>	<b>324</b>	<b>26</b>	
<b>GRAND TOTAL FAR</b>					<b>56563.792</b>								

AREA SUMMARY				
S.NO.	DESCRIPTION	PERMISSIBLE	PROPOSED	REMARKS
1	TOTAL PLOT AREA OF THE SCHEME (4 ACRES)	16287.443		
2	GROUND COVERAGE (60%)	9772.464	4525.175	60% OF TOTAL SITE AREA
3	FAR (E.S.TOD)	56563.792		60% OF TOTAL SITE AREA
4	FAR RESIDENTIAL COMPONENT @ 95% MAXIMUM	56563.792		3.50 OF TOTAL SITE AREA
5	FAR COMMERCIAL COMPONENT @ 1% MAXIMUM	565.638		0.03 OF TOTAL SITE AREA
6	FAR @ 12% GRHHA 4 STAR OF SITE AREA	3942.893		12% OF TOTAL SITE AREA
7	TOTAL FAR RESIDENTIAL COMPONENT @ 95% MAX + GRHHA 4 STAR	58061.979	58022.124	12% OF TOTAL SITE AREA
8	TOTAL FAR COMMERCIAL COMPONENT @ 1%	565.638	565.638	0.03 OF TOTAL SITE AREA
9	PROPOSED MAIN DWELLING UNIT	45.529	258	13% OF TOTAL DWELLING UNITS
10	EWS UNIT (PROPOSED DWELLING UNITS @ 25% 300/85)	45.529	66	15.28% OF TOTAL DWELLING UNITS
11	TOTAL DWELLING UNITS (MDU + EWS)	25.800	28	10% OF MAIN DWELLING UNITS
12	SERVICE PERSONNEL UNIT	317	317	10.85% OF MAIN DWELLING UNITS
13	CAR PARKING	585.580	585.580	AS PER TABLE BELOW
14	CONVENTIONAL SHOPPING AREA MAXIMUM 1% OF FAR	565.638	3635.048	MAXIMUM 1% OF FAR
15	PROPOSED BASEMENT AREA	2428.115	2437.317	MINIMUM 15% OF PLOT AREA
16	ORGANISED GREEN SPACE 15% OF PLOT AREA			PROPOSED 15.65%

UNIT NO.	DENSITY
MAIN UNITS	5 Person / Un 258 1294
SERVICE PERSONNEL UNIT (RPD) 1% OF MAIN UNITS	2 Person / Un 28 68
EWS	2 Person / Un 66 132
<b>TOTAL PROPOSED DENSITY</b>	<b>1478</b>

PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 4 ACRES @ 540 TO 660 PPA	
PROPOSED POPULATION	2169 PERSONS TO 2640 PERSONS
PROPOSED DENSITY	1478 PERSONS
	365.5 PPA

PARKING REQUIREMENT					
S.NO.	DESCRIPTION	REQUIRED	NO OF UNITS	REQUIRED	PROPOSED
1	UP TO 100 SQM OF CARPET AREA OF DWELLING UNIT	0.5 ECS	0	0	0
2	BETWEEN 100 - 150 SQM OF CARPET AREA OF DWELLING UNIT	1.0 ECS	192	192	192
3	ABOVE 150 SQM OF CARPET AREA OF DWELLING UNIT	1.5 ECS	66	66	66
4	EWS - 5% OF REQUIRED ECS	-	-	15	15
5	1 CAR OF 50 SQM ON CARPET AREA OF COMMERCIAL	-	-	11	11
6	TOTAL CAR PARKING	-	-	317	317

NOT - LOT AND GREEN AREA REQUIRED = 2428.11 SQM = 15% OF THE PLOT  
 NOT - LOT AND GREEN AREA PROVIDED = 2437.317 SQM = 15.05% OF THE PLOT

	PERMISSIBLE ECS	PROPOSED NO OF BAYS	CAR PARK FOR EWS
GROUND FLOOR	119	19	28
PODIUM-1	100	65	
PODIUM-2	103	73	
PODIUM-3	103	73	
PODIUM-4	102	73	
<b>TOTAL</b>	<b>537</b>	<b>303</b>	
<b>GRAND TOTAL</b>			<b>331</b>



PROJECT:  
 PROPOSED BUILDING PLAN FOR MIX LAND USE COLONY (99.00% RESIDENTIAL COMPONENT + 1.00% COMMERCIAL COMPONENT) UNDER TOD POLICY DATED 09.02.2016 FOR AN AREA MEASURING 4.00 ACRES (LICENCE NO. 141 OF 2024 DATED 11.11.2024 IN SECTOR 88-A, GURJRAM BEING DEVELOPED BY DEVASVA DEVELOPERS PVT. LTD.

OWNER'S SEAL & SIGNATURE  
 ARCHITECT'S SEAL & SIGNATURE

Sanjay Kumar  
 Member Secretary  
 B.P.A.C.

Rajesh Dutt  
 SO(10)

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 2428.11/25.01.24/125  
 At: Ravinder Kumar  
 CA/2012/55874

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO. DATE: DCC-2024. Scale: 1:50 Drawing No. SITE PLAN