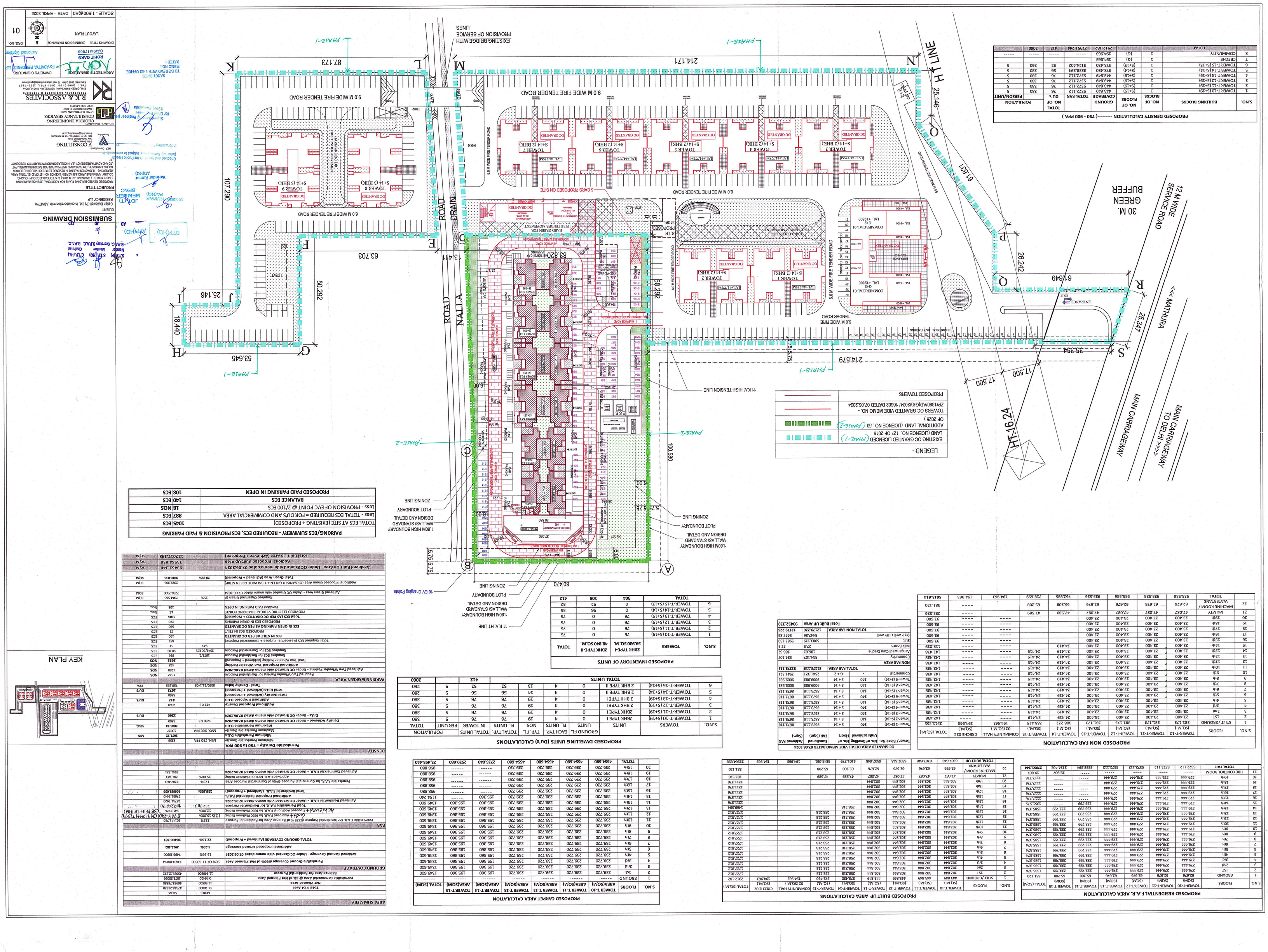
PROPOSED DENSITY CALCULATION ---------(750 - 900 PPA)
S.NO. | BUILDING BLOCKS | NO. OF BLOCKS | NO. OF FLOORS | GROUND COVERAGE | TOTAL BAR DU's | TOTAL NO. OF POPULATION | POPULATION/UNIT
1 | TOWER-1-10 (S+19) | 1 | (S+19) | 443.849 | 5372.112 | 76 | 380 | 5
2 | TOWER-1-11 (S+19) | 1 | (S+19) | 443.849 | 5372.112 | 76 | 380 | 5
3 | TOWER-1-12 (S+19) | 1 | (S+19) | 443.849 | 5372.112 | 76 | 380 | 5
4 | TOWER-1-13 (S+19) | 1 | (S+19) | 443.849 | 5372.112 | 76 | 380 | 5
5 | TOWER-1-14 (S+19) | 1 | (S+19) | 443.849 | 5372.112 | 76 | 380 | 5
6 | TOWER-1-15 (S+13) | 1 | (S+13) | 373.430 | 3124.402 | 52 | 260 | 5
7 | CRECHE | 1 | (G) | 194.963 | ----- | ----- | ----- | -----
8 | COMMUNITY | 1 | (G) | 194.963 | ----- | ----- | ----- | -----
TOTAL | | | | 2912.182 | 27951.244 | 412 | 2060 | -----
PROPOSED NON FAR CALCULATION
S.NO. | FLOORS | TOWER-1-10 (SQ.M.) | TOWER-1-11 (SQ.M.) | TOWER-1-12 (SQ.M.) | TOWER-1-13 (SQ.M.) | TOWER-1-14 (SQ.M.) | TOWER-1-15 (SQ.M.) | COMMUNITY HALL (SQ.M.) | CRECHE 02 (SQ.M.) | TOTAL (SQ.M.)
1 | STILT /GROUND | 381.173 | 381.173 | 381.173 | 381.173 | 308.222 | 288.415 | 194.963 | 194.963 | 2511.255
2 | 1ST | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | ----- | ----- | ----- | 1461.419
3 | 2nd | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
4 | 3rd | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
5 | 4th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
6 | 5th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
7 | 6th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
8 | 7th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
9 | 8th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
10 | 9th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
11 | 10th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
12 | 11th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
13 | 12th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
14 | 13th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
15 | 14th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
16 | 15th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
17 | 16th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
18 | 17th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
19 | 18th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
20 | 19th | 243.400 | 243.400 | 243.400 | 243.400 | 243.419 | 142.438 | ----- | ----- | 1521.576
21 | FIRE CONTROL ROOM | ----- | ----- | ----- | ----- | ----- | ----- | 19.807 | 19.807 | 39.614
22 | MACHINE ROOM / WATERTANK | 47.087 | 47.087 | 47.087 | 47.087 | 47.589 | 47.589 | ----- | ----- | 283.526
TOTAL FAR | | 5372.112 | 5372.112 | 5372.112 | 5372.112 | 5372.112 | 3338.394 | 3124.402 | 2795.244 | 27951.244
PROPOSED BESIDENTIAL F.A.R. AREA CALCULATIONS
S.NO. | FLOORS | TOWER-1-10 (SQM) | TOWER-1-11 (SQM) | TOWER-1-12 (SQM) | TOWER-1-13 (SQM) | TOWER-1-14 (SQM) | TOWER-1-15 (SQM) | TOTAL (SQM)
1 | GROUND | 62.676 | 62.676 | 62.676 | 62.576 | 62.576 | 65.208 | 381.120
2 | 1ST | 279.444 | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 1585.374
3 | 2nd | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
4 | 3rd | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
5 | 4th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
6 | 5th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
7 | 6th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
8 | 7th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
9 | 8th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
10 | 9th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
11 | 10th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
12 | 11th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
13 | 12th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
14 | 13th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
15 | 14th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
16 | 15th | 279.444 | 279.444 | 279.444 | 279.444 | ----- | ----- | 1117.776
17 | 16th | 279.444 | 279.444 | 279.444 | 279.444 | ----- | ----- | 1117.776
18 | 17th | 279.444 | 279.444 | 279.444 | 279.444 | ----- | ----- | 1117.776
19 | 18th | 279.444 | 279.444 | 279.444 | 279.444 | ----- | ----- | 1117.776
20 | 19th | 279.444 | 279.444 | 279.444 | 279.444 | ----- | ----- | 1117.776
21 | MMTY | 47.087 | 47.087 | 47.087 | 47.087 | 47.589 | ----- | 283.523
22 | MACHINE ROOM / WATERTANK | 62.676 | 62.576 | 62.576 | 62.576 | 65.208 | 65.208 | 381.120
TOTAL BUILT UP | | 6307.648 | 6307.648 | 6307.648 | 6307.648 | 6307.648 | 3844.856 | 3124.402 | 2795.244 | 35364.856
PROPOSED BUILT UP AREA CALCULATIONS
S.NO. | FLOORS | TOWER-1-10 (SQM) | TOWER-1-11 (SQM) | TOWER-1-12 (SQM) | TOWER-1-13 (SQM) | TOWER-1-14 (SQM) | TOWER-1-15 (SQM) | COMMUNITY HALL (SQ.M.) | CRECHE 02 (SQ.M.) | TOTAL (SQ.M.)
1 | STILT /GROUND | 443.849 | 443.849 | 443.849 | 443.849 | 373.430 | 353.623 | 194.963 | 194.963 | 2912.182
2 | 1ST | 279.444 | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 194.963 | ----- | 1585.374
3 | 2nd | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | ----- | ----- | 1585.374
4 | 3rd | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | ----- | ----- | 1585.374
5 | 4th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | ----- | ----- | 1585.374
6 | 5th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | ----- | ----- | 1585.374
7 | 6th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | ----- | ----- | 1585.374
8 | 7th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | ----- | ----- | 1585.374
9 | 8th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | ----- | ----- | 1585.374
10 | 9th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | ----- | ----- | 1585.374
11 | 10th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | ----- | ----- | 1585.374
12 | 11th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | ----- | ----- | 1585.374
13 | 12th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | ----- | ----- | 1585.374
14 | 13th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | ----- | ----- | 1585.374
15 | 14th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | ----- | ----- | 1585.374
16 | 15th | 279.444 | 279.444 | 279.444 | 279.444 | ----- | ----- | ----- | ----- | 1117.776
17 | 16th | 279.444 | 279.444 | 279.444 | 279.444 | ----- | ----- | ----- | ----- | 1117.776
18 | 17th | 279.444 | 279.444 | 279.444 | 279.444 | ----- | ----- | ----- | ----- | 1117.776
19 | 18th | 279.444 | 279.444 | 279.444 | 279.444 | ----- | ----- | ----- | ----- | 1117.776
20 | 19th | 279.444 | 279.444 | 279.444 | 279.444 | ----- | ----- | ----- | ----- | 1117.776
21 | MMTY | 47.087 | 47.087 | 47.087 | 47.087 | 47.589 | ----- | ----- | ----- | 283.523
22 | MACHINE ROOM / WATERTANK | 62.676 | 62.576 | 62.576 | 62.576 | 65.208 | 65.208 | ----- | ----- | 381.120
TOTAL BUILT UP | | 6307.648 | 6307.648 | 6307.648 | 6307.648 | 6307.648 | 3844.856 | 3124.402 | 2795.244 | 35364.856
PROPOSED CARPET AREA CALCULATION
S.NO. | FLOORS | TOWER-1-10 (SQM) | TOWER-1-11 (SQM) | TOWER-1-12 (SQM) | TOWER-1-13 (SQM) | TOWER-1-14 (SQM) | TOWER-1-15 (SQM) | TOTAL (SQM)
1 | GROUND | ----- | ----- | ----- | ----- | ----- | ----- | -----
2 | 1st | 279.444 | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 1585.374
3 | 2nd | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
4 | 3rd | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
5 | 4th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
6 | 5th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
7 | 6th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
8 | 7th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
9 | 8th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
10 | 9th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
11 | 10th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
12 | 11th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
13 | 12th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
14 | 13th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
15 | 14th | 279.444 | 279.444 | 279.444 | 279.444 | 279.399 | 279.399 | 1585.374
16 | 15th | 279.444 | 279.444 | 279.444 | 279.444 | ----- | ----- | 1117.776
17 | 16th | 279.444 | 279.444 | 279.444 | 279.444 | ----- | ----- | 1117.776
18 | 17th | 279.444 | 279.444 | 279.444 | 279.444 | ----- | ----- | 1117.776
19 | 18th | 279.444 | 279.444 | 279.444 | 279.444 | ----- | ----- | 1117.776
20 | 19th | 279.444 | 279.444 | 279.444 | 279.444 | ----- | ----- | 1117.776
TOTAL | | 4554.680 | 4554.680 | 4554.680 | 4554.680 | 4554.680 | 2735.040 | 25390.680 | 23493.400
PROPOSED DWELLING UNITS (DU'S) CALCULATIONS
S.NO. | TOWERS | UNITS | GROUND FL. EACH TYP. | TYP. FL. NOS. | TOTAL TYP. FL UNITS | TOTAL UNITS IN TOWER | POPULATION PER UNIT | TOTAL
1 | TOWER-T-10 (S+19) | 2BHK TYPE I | 0 | 4 | 19 | 76 | 5 | 380
2 | TOWER-T-11 (S+19) | 2BHK TYPE I | 0 | 4 | 19 | 76 | 5 | 380
3 | TOWER-T-12 (S+19) | 2 BHK TYPE I | 0 | 4 | 19 | 76 | 5 | 380
4 | TOWER-T-13 (S+19) | 2 BHK TYPE I | 0 | 4 | 19 | 76 | 5 | 380
5 | TOWER-T-14 (S+14) | 2 BHK TYPE II | 0 | 4 | 14 | 56 | 5 | 280
6 | TOWER-T-15 (S+13) | 2 BHK TYPE II | 0 | 4 | 13 | 52 | 5 | 260
TOTAL UNITS | | | | | | 412 | | 2060
PROPOSED INVENTORY OF UNITS
S.NO. | TOWERS | 2BHK TYPE-I 59.930 SQ.M. | 2BHK TYPE-II 48.840 SQ.M. | TOTAL
1 | TOWER-T-10 (S+19) | 76 | 0 | 76
2 | TOWER-T-11 (S+19) | 76 | 0 | 76
3 | TOWER-T-12 (S+19) | 76 | 0 | 76
4 | TOWER-T-13 (S+19) | 76 | 0 | 76
5 | TOWER-T-14 (S+14) | 0 | 56 | 56
6 | TOWER-T-15 (S+13) | 0 | 52 | 52
TOTAL | | 304 | 108 | 412
PARKING/ECS SUMMERY - REQUIRED ECS, ECS PROVISION & PAID PARKING
TOTAL ECS AT SITE (EXISTING + PROPOSED) | 1045 | ECS
Less - TOTAL ECS REQUIRED = FOR DU'S AND COMMERCIAL AREA | 887 | ECS
Less - PROVISION OF ECS POINT @ 2/100 ECS | 18 | NOS
BALANCE ECS | 140 | ECS
PROPOSED PAID PARKING IN OPEN | 108 | ECS
AREA SUMMERY
Total Plot Area | 11,70000 | 4746.7150 | ACRES | SQ.M.
Net Planned Area | 11.62500 | 4693.7888
Permissible Commercial Area @ 5% of Net Planned Area | 0.56420 | 187.95056
Balance Area for Residential Purpose | 11.14080 | 4505.83832
GROUND COVERAGE
Permissible Ground Coverage @50% of Net Planned Area | 50% OF 11.62500 | 2346.88194
Achieved Ground Coverage - Under OC Granted vide memo dated 07.06.2024 | 15.3615 | 7496.13900
Additional Proposed Ground Coverage | 6.20% | 2912.182
TOTAL GROUND COVERAGE (Achieved + Proposed) | 21.16% | 10408.81
FAR
Permissible F.A.R. for Residential Purpose @25% of Balance Area for Residential Purpose | 25% | 1014.6170
Achieved + Proposed Additional F.A.R. for IGBC Platinum Rating | 12.00% | 5410.296 | 5764.1620 (3911.24+1853.91 IHB)
Achieved + Approved F.A.R. for IGBC Platinum Rating | 12.0 % 2006 | 5764.1620
Total Permissible F.A.R. for Residential Purpose | 237.7627 | 10720.210
Achieved Residential F.A.R. - Under OC Granted vide memo dated 07.06.2024 | 7496.13900
Additional Proposed Residential F.A.R. | 2795.2440
Total Residential F.A.R. (Achieved + Proposed) | 236.6391 | 10668.6106
Permissible F.A.R. for Commercial Purpose @5% of Commercial Purpose Area | 17.5% | 937.363
Achieved Commercial F.A.R. - Under OC Granted vide memo dated 07.06.2024 | 15.006 | 381.783 | 2541.321
DENSITY
Permissible Density = 750 to 900 PPA
Minimum Permissible Dwellings D.U.s | 1021.12 | MIN.
Maximum Permissible Dwellings D.U.s | 1305.34 | MAX.
Achieved Dwellings D.U.s | 1260 | DU'S
Additional Proposed Dwellings D.U.s | 2060 | DU'S
Total D.U.s (Achieved + Proposed) | 3320 | DU'S
Total Density (Achieved + Proposed) | 1672 | DU'S
Total Population (Achieved + Proposed) | 8360 | PPA
PARKING & GREEN AREA
Required Total Number of Dwelling Units | 1672 | NOS
Achieved Total Number of Dwelling Units | 1260 | NOS
Additional Proposed Two Wheeler Parking | 428 | NOS
Achieved Two Wheeler Parking - Under OC Granted vide memo dated 07.06.2024 | 1260 | NOS
Total Two Wheeler Parking (Achieved + Proposed) | 1688 | NOS
Required Proposed Two Wheeler Parking | 34.17 | NOS
Required ECS for Residential Purpose | 1672/3 | 836 | ECS
Required ECS for Commercial Purpose | 2541/30 ECS | 50.83 | ECS
Total ECS (AS PER OC GRANTED + Proposed) | 886 | ECS
PROPOSED ECS IN OPEN PARKING | 220 | ECS
ECS IN OPEN PARKING AS PER OC GRANTED | 560 | ECS
PROPOSED ECS IN STILT | 75 | ECS
ECS IN STILT AS PER OC GRANTED | 190 | ECS
Total Required ECS (Residential Purpose + Commercial Purpose) | 887 | ECS
PROVIDED ELECTRIC VEHICAL CHARGING POINTS | 18 | Nos.
TOTAL PAID PARKING IN OPEN | 108 | Nos.
Achieved Green Area - Under OC Granted vide memo dated 07.06.2024 | 7496.13900 | SQM
Required Designated Green @ | 15% | 7044.565 | SQM
Additional Proposed Green Area (ORGANIZED GREEN + 1.5M WIDE GREEN STRIP) | 2029.305 | SQM
Total Green Area (Achieved + Proposed) | 20.89% | 9810.695 | SQM
Achieved Built Up Area - Under OC Granted vide memo dated 07.06.2024 | 93452.340 | SQ.M
Additional Proposed Built Up Area | 33564.858 | SQ.M
Total Built Up Area (Achieved + Proposed) | 127017.198 | SQ.M
KEY PLAN
SUBMISSION DRAWING
PROJECT TITLE
PROPOSED RESIDENTIAL HOUSING COLONY WITH COMMERCIAL AREA
DRAWING TITLE (SUBMISSION DRAWING)
LAYOUT PLAN
SCALE - 1:500@A0
DATE - APRIL 2025
DRG. NO. 01
ARCHITECT'S SIGNATURE
ROHIT GARG
CA/94/17866
OWNER'S SIGNATURE
For ADVITIA RESIDENCY LLP
Authorised Signatory
R.K.A. & ASSOCIATES
GHORIA ENGINEERING CONSULTANCY SERVICES
Structural Consultant
Y CONSULTING
Landscape Consultant
Sanitary & Environmental Engineer
Fire Consultant
Traffic Consultant
Geotechnical Consultant
Checked and Verified by Public Health Engineer
Checked and Verified by Structural Engineer
Checked and Verified by Traffic Engineer
Checked and Verified by Fire Officer
Checked and Verified by Town Planner
Checked and Verified by Architect
Checked and Verified by Chartered Engineer
Checked and Verified by Landscape Consultant
Checked and Verified by Environmental Engineer
Checked and Verified by Geotechnical