

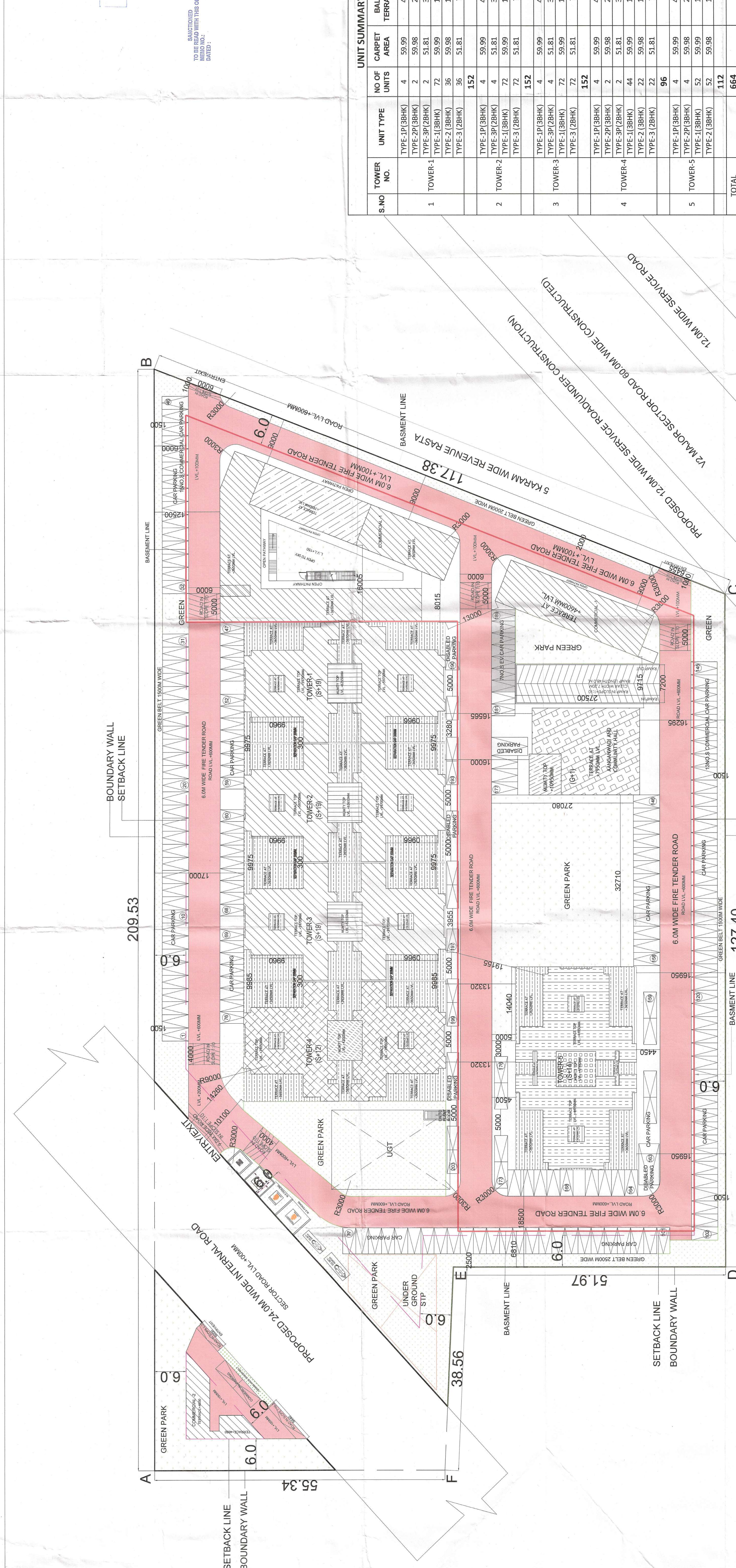
Sanctioned
MEMO NO. 1
DATED: 09/04/2024

APPROVED
MEMO NO. 2
DATED: 09/04/2024

APPROVED
MEMO NO. 3
DATED: 09/04/2024

APPROVED
MEMO NO. 4
DATED: 09/04/2024

APPROVED
MEMO NO. 5
DATED: 09/04/2024



S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	BALCONY / TERRACE AREA	TOTAL CARPET AREA	TOTAL BALCONY / TERRACE AREA
1	TOWER-1	TYPE-1P(3BHK)	4	48.92	239.96	195.68
		TYPE-2P(2BHK)	2	59.98	119.96	40.06
		TYPE-3P(2BHK)	2	51.81	103.62	60.82
		TYPE-1(3BHK)	72	59.99	1375	4319.28
		TYPE-2(3BHK)	36	59.98	1028	2159.28
2	TOWER-2	TYPE-1P(3BHK)	4	59.99	239.96	195.68
		TYPE-2P(2BHK)	4	51.81	103.62	60.82
		TYPE-3P(2BHK)	2	59.98	119.96	40.06
		TYPE-1(3BHK)	72	59.99	1375	4319.28
		TYPE-2(3BHK)	36	59.98	1028	2159.28
3	TOWER-3	TYPE-1P(3BHK)	4	59.99	239.96	195.68
		TYPE-2P(2BHK)	4	51.81	103.62	60.82
		TYPE-3P(2BHK)	2	59.98	119.96	40.06
		TYPE-1(3BHK)	72	59.99	1375	4319.28
		TYPE-2(3BHK)	36	59.98	1028	2159.28
4	TOWER-4	TYPE-1P(3BHK)	4	59.99	239.96	195.68
		TYPE-2P(2BHK)	4	51.81	103.62	60.82
		TYPE-3P(2BHK)	2	59.98	119.96	40.06
		TYPE-1(3BHK)	72	59.99	1375	4319.28
		TYPE-2(3BHK)	36	59.98	1028	2159.28
5	TOWER-5	TYPE-1P(3BHK)	4	59.99	239.96	195.68
		TYPE-2P(2BHK)	4	51.81	103.62	60.82
		TYPE-3P(2BHK)	2	59.98	119.96	40.06
		TYPE-1(3BHK)	72	59.99	1375	4319.28
		TYPE-2(3BHK)	36	59.98	1028	2159.28
TOTAL			112		38081.66	8378.76

OPEN SITE PROPOSED PARKING		BASEMENT PROPOSED PARKING	
PROPOSED OPEN PARKING AREA	5995.46 SQMT	BASEMENT PROPOSED PARKING AREA	6696.92 SQMT
SITE OPEN PARKING (@23)	234.59 ECS	BASEMENT PARKING (@32)	209.28 ECS
Nr. of Bays: PROVIDED ON OPEN SITE	235	Bays: PROVIDED ON BASEMENT CAR PARKING	209
	203		253
TOTAL		TOTAL	
	590		590

S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	GROUND FLOOR AREA	TOTAL FAR AREA	NO OF FLOORS	GROUND COVERAGE	HEIGHT	NON FAR AREA	BUILTUP AREA
1	TOWER-1	TYPE-1P(3BHK)	4	195.68	195.68	1	100%	11.00	0	195.68
		TYPE-2P(2BHK)	2	40.06	40.06	1	100%	11.00	0	40.06
		TYPE-3P(2BHK)	2	60.82	60.82	1	100%	11.00	0	60.82
		TYPE-1(3BHK)	72	4319.28	4319.28	1	100%	11.00	0	4319.28
		TYPE-2(3BHK)	36	2159.28	2159.28	1	100%	11.00	0	2159.28
2	TOWER-2	TYPE-1P(3BHK)	4	195.68	195.68	1	100%	11.00	0	195.68
		TYPE-2P(2BHK)	4	60.82	60.82	1	100%	11.00	0	60.82
		TYPE-3P(2BHK)	2	40.06	40.06	1	100%	11.00	0	40.06
		TYPE-1(3BHK)	72	4319.28	4319.28	1	100%	11.00	0	4319.28
		TYPE-2(3BHK)	36	2159.28	2159.28	1	100%	11.00	0	2159.28
3	TOWER-3	TYPE-1P(3BHK)	4	195.68	195.68	1	100%	11.00	0	195.68
		TYPE-2P(2BHK)	4	60.82	60.82	1	100%	11.00	0	60.82
		TYPE-3P(2BHK)	2	40.06	40.06	1	100%	11.00	0	40.06
		TYPE-1(3BHK)	72	4319.28	4319.28	1	100%	11.00	0	4319.28
		TYPE-2(3BHK)	36	2159.28	2159.28	1	100%	11.00	0	2159.28
4	TOWER-4	TYPE-1P(3BHK)	4	195.68	195.68	1	100%	11.00	0	195.68
		TYPE-2P(2BHK)	4	60.82	60.82	1	100%	11.00	0	60.82
		TYPE-3P(2BHK)	2	40.06	40.06	1	100%	11.00	0	40.06
		TYPE-1(3BHK)	72	4319.28	4319.28	1	100%	11.00	0	4319.28
		TYPE-2(3BHK)	36	2159.28	2159.28	1	100%	11.00	0	2159.28
5	TOWER-5	TYPE-1P(3BHK)	4	195.68	195.68	1	100%	11.00	0	195.68
		TYPE-2P(2BHK)	4	60.82	60.82	1	100%	11.00	0	60.82
		TYPE-3P(2BHK)	2	40.06	40.06	1	100%	11.00	0	40.06
		TYPE-1(3BHK)	72	4319.28	4319.28	1	100%	11.00	0	4319.28
		TYPE-2(3BHK)	36	2159.28	2159.28	1	100%	11.00	0	2159.28
TOTAL			664	42421.23	42421.23	664	17.5%	7.85	25.00	1340.37

AREA STATEMENT		PROPOSED	
TOTAL FLOT AREA	4.5500 ACRES 18415.1675 SQ. MTRS.		
PERMISSIBLE COMMERCIAL @ 4% OF 4.55 ACRE	0.1820 ACRES 736.8277 SQ. MTRS.		
PERMISSIBLE RESIDENTIAL @ 80% OF 4.55 ACRE	4.3680 ACRES 17676.4488 SQ. MTRS.		
COMMERCIAL PLOT AREA	0.182000 ACRES 736.8277 SQ. MTRS.	PERMISSIBLE REQUIRED	
PERMISSIBLE FAR ON COMMERCIAL	1.75 SQ. MTRS. 116.479		
15% EXTRA FAR FOR GREEN PLATINUM GREEN RATING	1.895 SQ. MTRS. 1395.35		
15% EXTRA FAR FOR GREEN PLATINUM GREEN RATING (REG. NO. GAH2020069) FOR COMMERCIAL	1.90 SQ. MTRS. 1398.461		
TOTAL PERMISSIBLE FAR FOR COMMERCIAL	3.745 SQ. MTRS. 2564.811		
GROUND COVERAGE FOR COMMERCIAL	19.51 %		
REMAINING PLOT AREA FOR RESIDENTIAL	4.3680 ACRES 17676.4488 SQ. MTRS.		
PERMISSIBLE FAR ON RESIDENTIAL	3.4944 ACRES 13977.244 SQ. MTRS.		
15% EXTRA FAR FOR GREEN PLATINUM GREEN RATING (REG. NO. GAH2020069) FOR RESIDENTIAL	0.15 ACRES 116.479 SQ. MTRS.		
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL	3.6444 ACRES 14143.723 SQ. MTRS.		
GROUND COVERAGE FOR RESIDENTIAL	2.40 SQ. MTRS. 1631.57		
PERMISSIBLE FAR ON COMMERCIAL+COMMUNITY	906.838 SQ. MTRS. 64.22 %		
TOTAL BUILTUP AREA - RESIDENTIAL+COMMERCIAL+ANGANWADI+COMMUNITY+BASEMENT	49301.71 SQ. MTRS.		
NO. OF DWELLING UNITS PERMISSIBLE	664		
OCCUPANCY PER DWELLING UNIT	6		
TOTAL POPULATION (39,840)	3320		
DENSITY	760.073 PPA		
GREEN AREA	15 % OF THE PLOT 683.02 SQ. MTRS.		
PARKING	2815.860 SQ. MTRS.		
TWO WHEELER PARKING REQUIRED	664		
TOTAL ECS PROVIDED	590		
NO. OF DWELLING UNITS PERMISSIBLE	664		
PER PERSON PER UNIT	6		
TOTAL POPULATION (39,840)	3320		
DENSITY	760.073 PPA		
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PARKING	2815.860 SQ. MTRS.		
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