



Note:-

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

Note:-

"We, hereby, undertake to pay EESDC for 33kV PPA @ Rs.31 Lakh per MVA as per notification dated 27th Sept 2023 regulation no. HRC/34/2016/2nd Amendment/2023"

KEY PLAN

NOTE:-

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Sl. No.	Phase No.	Area in acres	FAR to be utilized	Transferrable FAR to be obtained through TDR and GREEN
1	Phase 1	2.279	24281.30	3.50
2	Phase 2	0.688	24281.30	1.50
3	Phase 3	1.033	8093.70	0.50
TOTAL	4.00	36696.30	3.50	

TYPES	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 ONE FLOOR	TOTAL BUILT-UP ALL FLOORS	TOTAL BUILT-UP AREA OF ALL TOWER	NON FARV ONE FLOOR	NON FARV ALL FLOORS	NON FAR AREA OF ALL TOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS
TOWER - 1	GROUND FLOOR	1	235.840	235.840			4158.741	4158.741		3077.825	3079.875				
	TYPICAL FLOOR (7TH-16TH, 18TH-25TH & 27TH-32ND FLOOR)	25	819.716	20492.900			848.316	21207.900		26.800	715.000				
	TYPICAL FLOOR (17TH-26TH FLOOR WITH REFUGE FLOOR)	2	810.421	1620.802	22349.642	301.857	839.005	1678.002	28032.258	26.800	67.200	4934.01		108	
	SERVICE FLOOR (34TH FLOOR)	1	-	-			840.194	840.194		840.194	840.194				
	MINUTY MACHINE ROOM	1	-	-			144.421	144.421		144.421	144.421				
TOWER - 2	GROUND FLOOR	1	309.268	309.268			730.961	1849.775		26.800	715.000				
	TYPICAL FLOOR (7TH-16TH, 18TH-25TH & 27TH-32ND FLOOR)	25	711.261	17783.275			730.961	1849.775		26.800	67.200				
	TYPICAL FLOOR (17TH-26TH FLOOR WITH REFUGE FLOOR)	2	702.291	1404.522	31917.126	238.801	730.961	1444.211	33953.672	26.800	739.961	2345.81		150	28
	SERVICE FLOOR (34TH FLOOR)	1	-	-			144.421	144.421		144.421	144.421				
	35TH FLOOR	1	-	-			914.403	840.821		26.800	200.200				
COMMUNITY BUILDING	GROUND FLOOR	1	861.749	861.749			144.421	288.842		144.421	288.842				
	5TH FLOOR	1	1196.891	1196.891	1778.640		2241.841	2241.841	2659.005	1805.092	1650.092	1880.365			
	TYPICAL FLOOR	1	78.106	78.106			1417.164	1417.164		230.273	230.273				
	TYPICAL FLOOR (18TH-40TH FLOOR WITH REFUGE FLOOR)	8	314.675	1888.500			305.874	305.874	2380.443	277.768	277.768	414.282	305.674	66	
	GUARD ROOM & METER ROOM	2	5.280	10.560			337.429	2024.574		22.754	135.524				
EWS	GROUND FLOOR	1	-	-			4158.741	4158.741	4158.741	4158.741	4158.741				
	TYPICAL FLOOR (18TH-40TH FLOOR)	8	-	-			4158.741	4158.741	4158.741	4158.741	4158.741				
	PODIUM-1	-	-	-			4158.741	4158.741	4158.741	4158.741	4158.741				
	PODIUM-2	-	-	-			4158.741	4158.741	4158.741	4158.741	4158.741				
	PODIUM-3	-	-	-			4158.741	4158.741	4158.741	4158.741	4158.741				
BASEMENT	BASEMENT-1	-	-	-			4158.741	4158.741	4158.741	4158.741	4158.741				
	BASEMENT-2	-	-	-			3615.046	3615.046	3615.046	3615.046	3615.046				
	BASEMENT-3	-	-	-			249.744	249.744	249.744	249.744	249.744				
	BASEMENT-4	-	-	-			249.744	249.744	249.744	249.744	249.744				
	GRAND TOTAL FAR				58022.124	541.858			88663.682		21976.515	4828.175	324	28	

S.NO.	DESCRIPTION	PERMISSIBLE	PROPOSED	UNIT	PERMISSIBLE	REMARKS	PROPOSED
1	TOTAL PLOT AREA OF THE SCHEME (4 ACRES)	16187.840		SQM			
2	GROUND COVERAGE (60%)	9712.864	4525.175	SQM	60% OF TOTAL SITE AREA	27.99% OF TOTAL SITE AREA	
3	FAR (3.500)	56655.040		SQM	3.50 OF TOTAL SITE AREA		
4	FAR RESIDENTIAL COMPONENT (99% MAXIMUM)	56091.480		SQM	3.865 OF TOTAL SITE AREA		
5	FAR COMMERCIAL COMPONENT (1% MAXIMUM)	566.560		SQM	0.035 OF TOTAL SITE AREA		
6	FAR (12% GRIHA 4 STAR OF SITE AREA)	1942.493		SQM	12% OF TOTAL SITE AREA		
7	TOTAL FAR RESIDENTIAL COMPONENT (99% MAX + GRIHA 4 STAR)	56091.973	58022.124	SQM	3.865 OF TOTAL SITE AREA	3.584	
8	TOTAL FAR COMMERCIAL COMPONENT (1%)	566.560	543.658	SQM	0.035 OF TOTAL SITE AREA	0.033	
9	PROPOSED MAIN DWELLING UNIT		258	NOS.			
10	EWS UNIT (PROPOSED DWELLING UNITS x 15% MAX + GRIHA 4 STAR)	45.529	66	NOS.	15% OF TOTAL DWELLING UNITS	15.28% OF TOTAL DWELLING UNITS	
11	TOTAL DWELLING UNITS (EWS + EWS)		324	NOS.			
12	SERVICE PERSONNEL UNIT	25.800	28	NOS.	10% OF MAIN DWELLING UNITS	10.85% OF MAIN DWELLING UNITS	
13	CAR PARKING	317	317	NOS.	AS PER TABLE BELOW		
14	CONVENEIENT SHOPPING AREA MAXIMUM 1% OF FAR	566.560	566.560	SQM	MAXIMUM 1% OF FAR		
15	PROPOSED BASEMENT AREA		3615.046	SQM			
16	ORGANISED GREEN SPACE 15% OF PLOT AREA	2428.116	2437.317	SQM	MINIMUM 15% OF PLOT AREA	PROPOSED 15.05%	

UNIT NO x DENSITY	UNIT NO	DENSITY
MAIN UNITS	1 Person / Unit	238
SERVICE PERSONNEL UNIT (SPU)	2 Person / Unit	28
EWS	2 Person / Unit	66
TOTAL PROPOSED DENSITY		1478

PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 4 ACRES @ 540 TO 560 PPA
 2160 PERSONS TO 2640 PERSONS

PROPOSED POPULATION
 1478 PERSONS

PROPOSED DENSITY
 369.5 PPA

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	15
5	1 CAR OF 50 SQM ON CARPET AREA OF COMMERCIAL		11	11	11
6	TOTAL CAR PARKING		317	317	317

TOT - LOT AND GREEN AREA REQUIRED = 2438.11 SQM = 15% OF THE PLOT
 TOT - 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	
TOTAL	537	303	
GRAND TOTAL			331

66KV. HT. LINE

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter to 2024/43 DW 24/1/23
 At, Ravihwar Kumar
 GAZ2012/56971

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