

AREA STATEMENT		
SITE AREA AVAILABLE AS PER ZONING	SQM	ACRES
20153.313	4.980	
SITE AREA AVAILABLE FOR DEVELOPMENT AS PER ZONING		
17948.632	4.4105	
17134.714	4.23408	
PERMISSIBLE F.A.R. FOR RESIDENTIAL		
2.250		
38553.106		
SITE AREA FOR COMMERCIAL		
713.945	0.17642	
PERMISSIBLE F.A.R. FOR COMMERCIAL		
1.750		
1249.404		
PROPOSED F.A.R. AREA FOR RESIDENTIAL		
38313.508	2.236	AGAINST
PROPOSED F.A.R. AREA FOR COMMERCIAL		
1090.172	1.527	AGAINST
PERMISSIBLE GROUND COVERAGE @ 50% OF SITE AREA		
8924.316		
PROPOSED GROUND COVERAGE		
3200.557	17.932%	
REQUIRED OPEN GREEN @ 15% OF SITE AREA		
2677.286		
PROPOSED OPEN GREEN		
3174.177	17.784%	
MINIMUM COVERED AREA REQUIRED FOR COMMUNITY HALL		
185.810		
PROPOSED COVERED AREA FOR COMMUNITY HALL		
202.090		
MINIMUM COVERED AREA REQUIRED FOR ANGANWADI CUM CRECHE		
185.810		
PROPOSED COVERED AREA FOR ANGANWADI CUM CRECHE		
202.090		

CALCULATION OF DWELLING UNIT		
FLOORS	3BHK TOWER TOWER -T1, T2, T3 & T5 S+28	1BHK TOWER TOWER -T4 S+12
GROUND /STILT	0 X 4 = 0	0 X 1 = 0
1ST FLOOR	4 X 4 = 16	4 X 1 = 4
2nd FLOOR	4 X 4 = 16	4 X 1 = 4
3rd FLOOR	4 X 4 = 16	4 X 1 = 4
4th FLOOR	4 X 4 = 16	4 X 1 = 4
5th FLOOR	4 X 4 = 16	4 X 1 = 4
6th FLOOR	4 X 4 = 16	4 X 1 = 4
7th FLOOR	4 X 4 = 16	4 X 1 = 4
8th FLOOR	4 X 4 = 16	4 X 1 = 4
9th FLOOR	4 X 4 = 16	4 X 1 = 4
10th FLOOR	4 X 4 = 16	4 X 1 = 4
11th FLOOR	4 X 4 = 16	4 X 1 = 4
12th FLOOR	4 X 4 = 16	4 X 1 = 4
13th FLOOR	4 X 4 = 16	4 X 1 = 4
14th FLOOR	4 X 4 = 16	4 X 1 = 4
15th FLOOR	4 X 4 = 16	4 X 1 = 4
16th FLOOR	4 X 4 = 16	4 X 1 = 4
17th FLOOR	4 X 4 = 16	4 X 1 = 4
18th FLOOR	4 X 4 = 16	4 X 1 = 4
19th FLOOR	4 X 4 = 16	4 X 1 = 4
20th FLOOR	4 X 4 = 16	4 X 1 = 4
21st FLOOR	4 X 4 = 16	4 X 1 = 4
22nd FLOOR	4 X 4 = 16	4 X 1 = 4
23rd FLOOR	4 X 4 = 16	4 X 1 = 4
24th FLOOR	4 X 4 = 16	4 X 1 = 4
25th FLOOR	4 X 4 = 16	4 X 1 = 4
26th FLOOR	4 X 4 = 16	4 X 1 = 4
27th FLOOR	4 X 4 = 16	4 X 1 = 4
28th FLOOR	4 X 4 = 16	4 X 1 = 4
TOTAL	448	192
TOTAL	640	192
TOTAL NO. OF 3 BHK FLATS	= 448	
TOTAL NO. OF 1 BHK FLATS	= 192	

CALCULATION OF FLOOR F.A.R. AREA		
FLOORS	3BHK TOWER TOWER -T1, T2, T3 & T5 S+28	1BHK TOWER TOWER -T4 S+12
GROUND /STILT	62.250 X 4 = 249.040	62.700 X 1 = 62.700
1ST FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
2nd FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
3rd FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
4th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
5th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
6th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
7th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
8th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
9th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
10th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
11th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
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13th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
14th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
15th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
16th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
17th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
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26th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
27th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
28th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
TOTAL	31144.576	7156.932
GUARD ROOM F.A.R.	12.000	
TOTAL	38313.508	

CALCULATION FOR GROUND COVERAGE		
COVID AREA UNDER TOWER	1896.296	SQ.M.
COMMERCIAL COMPLEX-1 AREA	383.746	SQ.M.
COMMERCIAL COMPLEX-2 AREA	706.424	SQ.M.
COMMUNITY HALL+ ANGANWADI	202.090	SQ.M.
GUARD ROOM	12.000	SQ.M.
GRAND TOTAL	3200.557	SQ.M.

CALCULATION OF DENSITY		
PERMISSIBLE DENSITY	750 TO 900	PPA
TOTAL NO. OF FLATS	640	NOS.
NO. OF OCCUPANTS IN MAIN D.U. AT 6 PERSONS PER D.U.	3200	NOS.
AREA IN ACRES	4.23408	NOS.
ACHIEVED DENSITY - PERSONS PER ACRE	755.77	PPA

TOTAL BUILT UP AREA DETAIL		
TOTAL GROUND COVERAGE	3200.557	SQM.
TYPICAL FLOOR F.A.R. AREA OF RESIDENTIAL	1694.598	SQM.
BASEMENT AREA	8821.360	SQM.
COVERED AREA OF MUMTY & MACHINE ROOM	367.100	SQM.
BUILT UP AREA OF STAIRCASE	3250.296	SQM.
GUARD ROOM	12.000	SQM.
TOTAL	17335.87	SQM.

PARKING CALCULATION		
TOTAL NO. OF FLATS	= 640	NOS.
REQUIRED PARKING @ 0.5 ECS	= 320	NOS.
TOTAL NO. OF ECS REQUIRED	= 320	NOS.
AREA AVAILABLE FOR OPEN PARKING	= 4459.445	SQM.
ECS IN OPEN SURFACE	= 23	SQM.
NO. OF ECS THAT CAN BE PARKED IN OPEN SURFACE	= 193.888	NOS.
NO. OF ECS PROVIDED IN OPEN SURFACE	= 194	NOS.
AREA AVAILABLE IN STILT UNDER TOWERS (without core area)	= 1384.89	SQM.
ECS IN STILT AREA	= 28	SQM.
NO. OF ECS THAT CAN BE PARKED IN STILT AREA	= 49.460	NOS.
NO. OF ECS PROVIDED IN STILT AREA	= 49	NOS.
AREA AVAILABLE IN BASEMENT (without core area)	= 8510	SQM.
ECS IN BASEMENT AREA	= 32	SQM.
NO. OF CARS THAT CAN BE PARKED IN BASEMENT AREA	= 266	NOS.
NO. OF CARS PROVIDED IN BASEMENT AREA	= 266	NOS.
TOTAL NO. OF ECS PROVIDED	= 509	NOS.
REQUIRED TWO WHEELER PARKING	= 640	NOS.
NO. OF TWO WHEELERS PROVIDED IN STILT AREA	= 242	NOS.
NO. OF TWO WHEELERS PROVIDED IN BASEMENT AREA	= 332	NOS.
NO. OF TWO WHEELERS PROVIDED IN OPEN SURFACE	= 242	NOS.
TOTAL NO. OF TWO WHEELERS PROVIDED	= 817	NOS.

LEGEND		
1	150 MM Ø SWP	
2	100 MM Ø SWP	
3	150 MM Ø RWP	
4	50 MM Ø GIP UP F.W.S	
5	50 MM Ø GIP DN F.W.S	
6	40 MM Ø GIP DN D.W.S	
7	200 MM Ø RCC MAIN SEWER PIPE	
8	300 MM Ø RCC RAIN WATER PIPE	
9	FLUSHING WATER SUPPLY TANK	

WATER DEMAND CALCULATION						
S.NO.	NAME OF THE BUILDING	NO. OF UNIT/AREA	NO. OF PERSON/UNIT	TOTAL NO. OF PERSON	WATER REQ. PER PERSON/DAY	TOTAL WATER REQ. PER DAY
1	TOWER-T1	112	5	560	172.5	96600.0
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					31395.0
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					16905.0
2	TOWER-T2	112	5	560	172.5	96600.0
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					31395.0
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					16905.0
3	TOWER-T3	112	5	560	172.5	96600.0
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					31395.0
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					16905.0
4	TOWER-T4	192	5	960	172.5	165600.0
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					53820.0
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					28980.0
5	TOWER-T5	112	5	560	172.5	96600.0
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					31395.0
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					16905.0
9	COMMERCIAL	1395.17	5	6975.85	45	16,552.6
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					6000
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					4000
10	COMMUNITY HALL	202.09	1.5	134.73	70	9430.9
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					3000
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					2000
11	ANGANWADI	202.09	1.5	134.73	70	9430.9
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					3000
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					2000
12	COMMUNITY HALL	202.09	1.5	134.73	70	9430.9
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					3000
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					2000
13	COMMUNITY HALL	202.09	1.5	134.73	70	9430.9
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					3000
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					2000
	COMMUNITY HALL	202.09	1.5	134.73	70	9430.9
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	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					2000
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