



1 Site Plan (PHE)

Scale: 1:400

S.No.	Item	Project Area Calculation
1	Pilot Area	
2	Permissible Covered Area @ 3:5 F.A.R. (As per T.O.D Policy dated 08.02.2016)	4.8930
3	Permissible Covered Area against Green Building (4 Star) @2% of Pilot Area	16.9790
4	Total Permissible Covered Area	0.3820 17.5570
5	Total Permissible Covered Area for Residential Block@ 70%	
6	Total Permissible Covered Area for Commercial Block@ 30%	
7	Covered Area for Residential Block@ 70%	
8	Covered Area for Commercial Block@ 30%	
9	Ground Coverage @ 60% of Pilot Area	
10	Green Area @ 15% of Pilot Area	
11	Minimum Density for Residential @ 600 ppa (-10%) on 70% of Pilot Area	
12	Maximum Density for Residential @ 600 ppa (+10%) on 70% of Pilot Area	
13	Parking for Residential Block	
14	Visitor's Parking for Residential Block @ 10% of	
15	Parking for Commercial Block	
16	Parking for EWS	
17	Total Nos. of Dwelling Units	
18	EWS @ 15% of Total Dwelling Units	

FAR AREA	Residential Area Allocation				FAR AREA			
	Tower A	Tower B	Tower C	Tower D				
FAR AREA	FAR	Built Up	FAR	Built Up	FAR	Built Up	FAR	Built Up
Ground floor	893.439	753.178	138.609	595.188	149.609	595.188	149.609	595.188
1st Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
2nd Floor	873.124	1058.193	436.471	579.261	446.205	579.100	446.205	579.100
3rd Floor	873.124	1058.193	436.471	579.261	446.205	579.100	446.205	579.100
4th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
5th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
6th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
7th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
8th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
9th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
10th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
11th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
12th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
13th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
14th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
15th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
16th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
17th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
18th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
19th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
20th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
21st Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
22nd Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
23rd Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
24th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
25th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
26th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
27th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
28th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
29th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
30th Floor	873.124	1058.193	436.471	579.261	436.471	579.261	436.471	579.261
TOTAL	24117.388	29817.634	11624.307	15588.219	11643.201	15585.190	11643.201	15585.190

TOTAL TOWER FAR AREA

46995.615

TOWER C (COMMERCIAL BLOCK)		
Floors	FAB Area	Built-up Area
3rd Basement (OVERALL)	0.00	946.43
2nd Basement (OVERALL)	0.00	1550.63
1st Basement (OVERALL)	0.00	1545.15
Ground 1st Floor Tower C (Ret. block)	67.438	674.38
Ground Floor Level	4535.281	5135.35
1st Floor Level	4135.355	4559.52
2nd Floor Level	3821.888	4561.41
3rd Floor Level	2496.249	2861.29
4th Floor Level	1731.050	2739.32
5th Floor Level	1542.075	1735.82
6th Floor Level	916.778	1146.778
7th Floor Level	703.970	703.970
8th Floor Level	703.970	703.970
9th Floor Level	756.935	756.935
Total	21239.01	37011.736

TOWER C (COMMERCIAL BLOCK)		
CANOPY AREA		
Floors		
Ground Floor Level	2793.395	
1st Floor Level	3103.395	
2nd Floor Level	2791.407	
3rd Floor Level	1860.650	
4th Floor Level	1318.146	
5th Floor Level	2138.350	
6th Floor Level	664.000	
7th Floor Level	551.640	

PARKING REQUIREMENT SUMMARY - COMMERCIAL				HC 2017 PARKING REQUIREMENT @ 165 PER 50 SQ. MTR.
ZONE	UNIT TYPE	UNIT CARPET AREA		
COMMERCIAL	RETAIL/OFFICE/MULTIPLE X/RESTAURANT	15403.79		308
TOTAL PARKING REQUIRED				308
PROPOSED PARKING - COMMERCIAL				
ZONE	PRIMARY CARP	MECHANICAL PARKING (TR-2)	TOTAL	
	1st FLOOR/2ND BASEMENT	113	70	183
	3rd BASEMENT	124	25	159
	SITE/OPEN	0	0	0
TOTAL	247	95		342

PARKING REQUIREMENT SUMMARY - RESIDENTIAL				HC 2017 PARKING REQUIREMENT PER UNIT
ZONE	UNIT TYPE	UNIT CARPET AREA	TOTAL Nos. OF UNITS	PARKING REQUIRED
TOWER - B - C	3B31 TYPE A	119.02	82	1.00
	3B31 TYPE A2	114.84	76	1.00
	3B31 TYPE B2	134.35	48	1.00
		142.27	2	2
TOWER A	4B41	184.59	104	1.50
TOTAL	PENT HOUSE	231.67	4	1.50
VISTOR PARKING @ 10% OF TOTAL PARKING REQUIRED				31
TOTAL PARKING REQUIRED			242	347

PROJECT NAME & ADDRESS	APPROVAL OF REVISED BUILDING PLANS OF RESIDENTIAL GROUP HOUSING COLONY UNDER THARIST ORIENTED DEVELOPMENT (70% REDUCED COMMERCIAL) MEASURING 4.85 ACRES (LICENSE NO. 110 OF 2016) GARGUWAN MANEASA URBAN COMPLEX BEING DEVELOPED BY SILVERGLADES INFRASTRUCTURE PVT. LTD.
CLIENT NAME & ADDRESS	GROUP SILVERGLADES 5th FLOOR, THE SQUARE BUILDING, BALUOK, SUSHANT TOWN, HARVANA, INDIA.
ARCHITECT'S SIGN & STAMP	ARCHITECT'S SIGN & STAMP

Sign & Stamp

KEY PLANT

[illegible][illegible]

DRAWING TITLE		Site Plan (PHE)	
SCALE	DRAWING NO.	NORTH	
1:400 ON A1			
DATE			
01-12-2019			
	053		

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