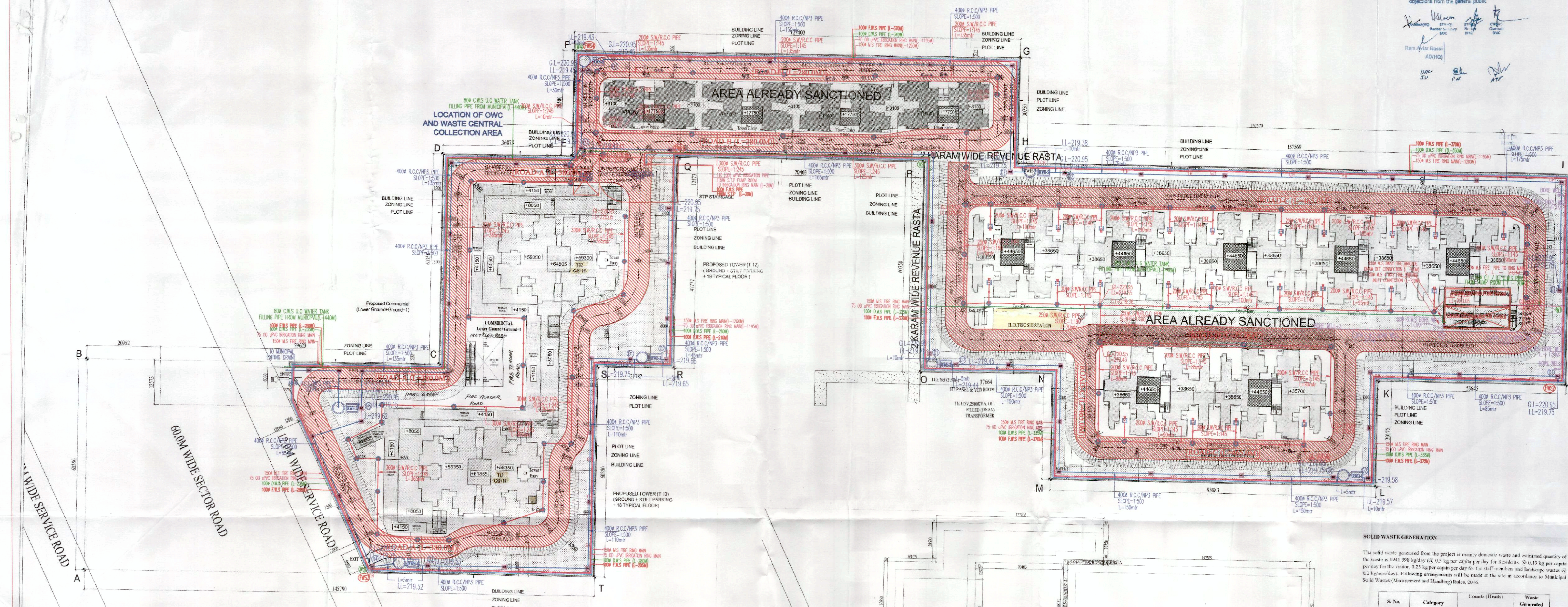
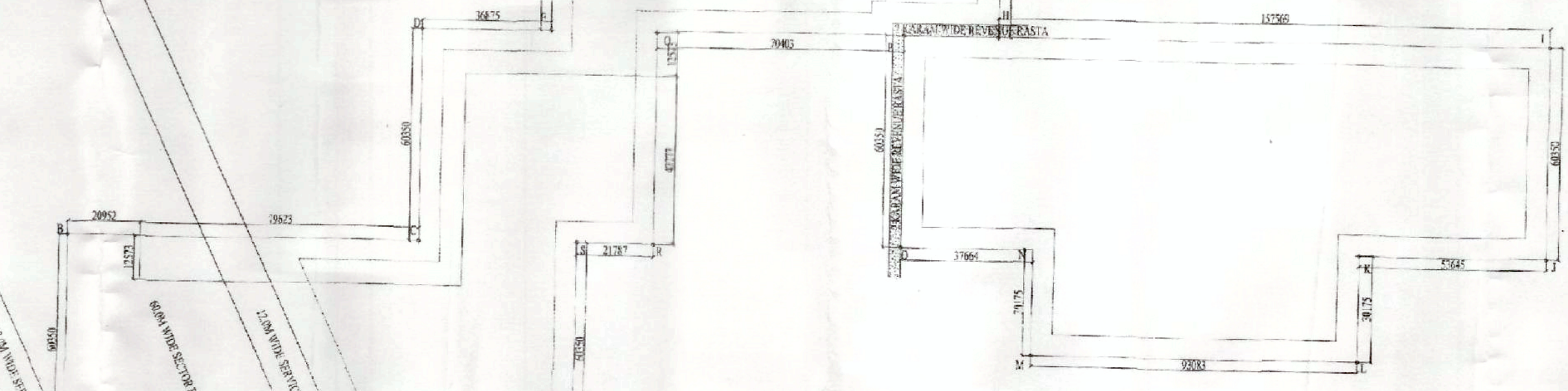


This is a PROVISIONAL BUILDING PLAN approved only for the purpose of inviting objections from the general public.

Handwritten signatures and initials: Ram (for Basal), AD(HQ), and others.



1 SITE PLAN @ TERRACE LVL. Scale: 1:500



2 ZONING PLAN

SOLID WASTE GENERATION

The solid waste generated from the project is mainly domestic waste and estimated quantity of the waste is 1941.398 kg/day @ 0.5 kg/capita per day for the residents, @ 0.15 kg per capita per day for the staff, 18kg @ 0.25 kg/day for the staff members and landscape wastes @ 0.2 kg/day. Following arrangements will be made at the site in accordance to Municipal Solid Wastes (Management and Handling) Rules, 2016.

S. No.	Category	Count (Heads)	Waste Generated (kg/day)
1.	Residents	2680 @ 0.5 kg/day	1340
2.	Visitors	368 @ 0.15 kg/day	55.2
3.	Staff	18 @ 0.25 kg/day	4.5
4.	Landscape Waste (1.67 acres)	@ 20 kg/sq.m/day	0.198
<b>Total Solid Waste Generated</b>			<b>1941.398</b>

NOTE :-

- ALL EXTERNAL WALL IS 150 MM THICK R.C.C. WALL.
- ALL INTERNAL WALL IS 90 MM THICK R.C.C. WALL.

PROJECT REVISED BUILDING PLAN OF AFFORDABLE GROUP HOUSING DEVELOPMENT FOR AN AREA MEASURING 5.00 ACRES (APPROX. NO. 15 OF 2018 DATED 13/02/2018) IN SECTOR-37C, GURURAM MANEER URBAN COMPLEX BEING DEVELOPED BY RENUKA TRADERS PVT.LTD. (LC - 3014) PRINCIPAL ARCHITECT

DESIGN FORUM INTERNATIONAL  
K-47, KAILASH COLONY, NEW DELHI-110048  
PHONE NO: 011-48866600

DRG. TITLE

SITE PLAN

COORDINATION LAYOUT

OWNER'S SIGN  
For RENUKA TRADERS PVT. LTD.  
For RENUKA TRADERS PVT. LTD.

ARCHITECT'S SIGN  
ANAND TEVATA  
ANAND TEVATA  
CA/95/18789

SCALE - AS MARKED SHEET NO.

DATE - 30.03.2021 01

SUMMARY OF EARLIER SANCTIONED AREAS

IMPERIALLY AFFORDABLE HOUSING, GERGAON - AREA SUMMARY			
PLOT AREA DETAILS			
	ACRE	SQ. M.	
TOTAL PLOT AREA	7.5212	3177.8388	
NET PLOT PLANNED AREA	7.1807	2906.6632	
PLOT AREA FOR PHASE - 1	4.9470	2006.7032	
PLOT AREA FOR PHASE - 2	2.2437	909.9600	
TOTAL COMMERCIAL F.A.R. (ALREADY SANCTIONED)	0.5765	2309.1715	
REMAINING COMMERCIAL F.A.R.	6.5622	2655.1478	
SUMMARY OF F.A.R.			
	PERMISSIBLE	PROPOSED	UNITS
COMMERCIAL F.A.R. (1.75 %)	4941.105	-	SQ.M.
ADDITIONAL F.A.R. (10% OF COMMERCIAL PLOT AREA)	27.119	-	SQ.M.
TOTAL PERMISSIBLE COMMERCIAL F.A.R. (187 %)	4968.224	-	SQ.M.
TOTAL COMMERCIAL F.A.R. (ALREADY SANCTIONED)	-	3344.430	SQ.M.
TOTAL COMMERCIAL F.A.R. CONSUMED IN PHASE 1 & PHASE 2 (187 %)	-	4318.252	SQ.M.
REMAINING COMMERCIAL F.A.R.	-	6.171	SQ.M.
RESIDENTIAL F.A.R. (2.25 %)	59753.981	-	SQ.M.
ADDITIONAL F.A.R. (10% OF RESIDENTIAL PLOT AREA)	3186.838	-	SQ.M.
TOTAL PERMISSIBLE RESIDENTIAL F.A.R. (2.75 %)	62940.819	-	SQ.M.
TOTAL RESIDENTIAL F.A.R. CONSUMED IN PHASE 1 (TOWERS 7 TO 11)	-	4389.087	SQ.M.
TOTAL RESIDENTIAL F.A.R. CONSUMED IN PHASE 2 (TOWERS 12 TO 14)	-	1861.264	SQ.M.
TOTAL ACHIEVED RESIDENTIAL F.A.R. (28 %)	-	6250.351	SQ.M.
REMAINING RESIDENTIAL F.A.R.	-	137.467	SQ.M.
RESIDENTIAL F.A.R. DETAILS			
T-12 (Ground+10)	3720.687	-	SQ.M.
T-13 (Ground+10)	2528.380	-	SQ.M.
BUILT UP AREA DETAILS			
		53139.934	SQ.M.
COMBILIT (A)		1176.181	SQ.M.
T-12 (Ground+10)		15599.568	SQ.M.
T-13 (Ground+10)		10674.294	SQ.M.
STP		801.417	SQ.M.
ENTRANCE		881.390	SQ.M.
LANDSCAPE AND SOIL WASTE MANAGEMENT		1016.688	SQ.M.
ISS		389.277	SQ.M.
TOTAL BUILT UP AREA		86248.897	SQ.M.

SUMMARY OF GROUND COVERAGE			
AREA	PERMISSIBLE	PROPOSED	UNITS
PERCENTAGE	14133.222	7500.658	SQ.M.
50%	50%	26.70%	
GROUND COVERAGE AREA DETAILS			
Commercial	5093.822	5093.822	SQ.M.
T-12 (Ground+10)	1241.316	1241.316	SQ.M.
T-13 (Ground+10)	1241.316	1241.316	SQ.M.
CRUISE & COMMUNITY AREA SUMMARY	183.81	158.086	SQ.M.
COMMUNITY HALL AREA	183.81	158.086	SQ.M.
GREEN AREA SUMMARY			
	4329.970	4615.820	SQ.M.
15%	15%	15.04%	
DENSITY AT CELLATION			
PERMISSIBLE DENSITY	750 TO 900	PPA	
TOTAL NO. OF UNITS	992	N/A	
NO. OF PERSONS IN 2 BHK @ 5 PERSONS/UNIT	4960	N/A	
NO. OF PERSONS IN 3 BHK @ 5 PERSONS/UNIT	6742.244	N/A	
PERSONS IN BHK	775.813	PPA	
SAV	756	PPA	
PLOT AREA SUMMARY			
Total Site Area	2655.1478	3177.8388	% PL 100.00%
Net Plot Area	2906.6632	3177.8388	% PL 100.00%
Area of Plot Area	2906.6632	3177.8388	% PL 100.00%
Area of Plot Area	2906.6632	3177.8388	% PL 100.00%
Area of Plot Area	2906.6632	3177.8388	% PL 100.00%
CARPET AREA SUMMARY			
TYPICALITY			
CARPET AREA	53139.934	53139.934	SQ.M.
UNIT	38	2472.731	SQ.M.
2BHK (Type-A) (Tower 1 to 11)	334	17921.813	SQ.M.
2BHK (Type-B) (Tower 1 to 11)	334	15922.708	SQ.M.
2BHK (Type-C) (Tower 1 to 11)	60	4828.996	SQ.M.
3BHK (Type-C) (Tower 1 to 11)	45	4275.617	SQ.M.
TOTAL CARPET AREA	992	84416.040	Sq.M.
		58778.821	Sq.Ft.
		89255	Sq.Ft. (ACT)

POPULATION STATEMENT						
BUILDING DESCRIPTION						
S.No.	Block Type	Description	No. of Floors	Typology	Occupied Floors	Total No. of Apartments
1	T1	(8-1) Apartments	3	2BHK Type-A	3	12
2	T2	(8-1) Apartments	3	2BHK Type-A	3	12
3	T3	(8-1) Apartments	3	2BHK Type-A	3	12
4	T4	(8-1) Apartments	3	2BHK Type-A	3	12
5	T5	(8-12) 2BHK Type-A	12	2BHK Type-A	12	48
6	T6	(8-12) 2BHK Type-B	12	2BHK Type-B	12	48
7	T7	(8-12) 2BHK Type-C	12	2BHK Type-C	12	48
8	T8	(8-12) 2BHK Type-D	12	2BHK Type-D	12	48
9	T9	(8-12) 2BHK Type-E	12	2BHK Type-E	12	48
10	T10	(8-12) 2BHK Type-F	12	2BHK Type-F	12	48
11	T11	(14-16 to 16th Floor)	3	3BHK Type-A	3	12
12	T12	(14-16 to 16th Floor)	3	3BHK Type-B	3	12
13	T13	(14-16 to 16th Floor)	3	3BHK Type-C	3	12
14	T14	(14-16 to 16th Floor)	3	3BHK Type-D	3	12
15	T15	(14-16 to 16th Floor)	3	3BHK Type-E	3	12
16	T16	(14-16 to 16th Floor)	3	3BHK Type-F	3	12
17	T17	Commercial	1	Commercial	1	1
18	T18	Community Hall	1	Community Hall	1	1
19	T19	Landscaping	1	Landscaping	1	1
Grand Total						992

PARKING SUMMARY	
PARKING AREA DETAILS	
TOTAL COVERED PARKING AREA	1806.887 SQ.M.
TOTAL OPEN TO SKY PARKING AREA	8261.963 SQ.M.
STREET PARKING AREA OF TYPICAL TOWER (T-5 TO T-11)	521.87 SQ.M.
GROUND COVERAGE	76.48 SQ.M.
AREA OF COMMUNITY AT GROUND FLOOR	183.81 SQ.M.
AREA OF CRUISE AT GROUND FLOOR	183.81 SQ.M.
TOTAL PARKING AREA ON SITE OF TOWER (T-5 TO T-11)	785.56 SQ.M.
GROUND COVERAGE	531.399 SQ.M.
GROUND FLOOR	5.14 SQ.M.
TOTAL PARKING AREA ON SITE OF TOWER (T-12)	15.075 SQ.M.
GROUND COVERAGE	516.129 SQ.M.
GROUND FLOOR	30.51 SQ.M.
TOTAL PARKING AREA ON SITE OF TOWER (T-13)	496.092 SQ.M.
GROUND COVERAGE	516.129 SQ.M.
GROUND FLOOR	30.51 SQ.M.
PARKING NUMBER DETAILS	
TOTAL NO. OF APARTMENTS	992 Nos.
PARKING REQUIRED @ 0.5 PER DU	496 FCS
PROPOSED OPEN PARKING AREA	750 FCS
FCS PROVIDED FOR OPEN PARKING @ 2/250M FCS	150 FCS
PROPOSED WHEELER PARKING AREA	700 FCS
FCS PROVIDED FOR WHEELER PARKING @ 2/250M FCS	140 FCS
TOTAL FCS PROVIDED	476 FCS
2 WHEELERS PROVIDED ON SITE - Tower 5 to 11	392 Nos.
2 WHEELERS PROVIDED ON SITE - Tower 12 & 13	84 Nos.
2 WHEELERS PROVIDED ON SITE - Tower 14 & 15	105 Nos.
2 WHEELERS PROVIDED ON SITE - Tower 16 & 17	84 Nos.
2 WHEELERS PROVIDED ON SITE - Tower 18 & 19	84 Nos.
TOTAL 2 WHEELERS PROVIDED	749 Nos.