

Checked and found ok for Public Health
(Internal) Service only subject to comments in
in forwarding letter No. SE/102/.../20...

Superintending Engineer (P.O.)
for Chief Engineer-I
Rakesh Bansal
ATP (HQ)

S.T.P.
Member Secretary
B.P.A.C.

Chairman
B.P.A.C.

DDT
MEMBER
BPAC

AD(HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO. :
DATED :

AD(HQ)

TOTAL PLOT AREA		AREA STATEMENT	
PERMISSIBLE COMMERCIAL @ 2% OF 5.3750 ACRE	0.1075 ACRES	21751.8188 SQ. MTRS.	
PERMISSIBLE RESIDENTIAL @ 98% OF 5.3750 ACRE	5.2675 ACRES	436.0364 SQ. MTRS.	
		21316.7824 SQ. MTRS.	
COMMERCIAL PLOT AREA		PERMISSIBLE/REQUIRED	PROPOSED
PERMISSIBLE FAR ON COMMERCIAL		0.1075 ACRES	
COMMERCIAL COVERED AREA		436.0364 SQ. MTRS.	
12% EXTRA FAR FOR IGC GOLD GREEN RATING		781.3137 SQ. MTRS.	
(REG. NO. GAH221172 DATED JUNE 2022) FOR COMMERCIAL		0.12 %	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL		52.264 SQ. MTRS.	1.861 %
TOTAL PERMISSIBLE FAR FOR COMMERCIAL		813.6180 SQ. MTRS.	889.3000 SQ. MTRS.
GROUND COVERAGE FOR COMMERCIAL			889.630 SQ. MTRS.
REMAINING PLOT AREA FOR RESIDENTIAL		5.2675 ACRES	
PERMISSIBLE FAR ON RESIDENTIAL		21316.7824 SQ. MTRS.	
COVERED AREA FOR RESIDENTIAL		47962.7693 SQ. MTRS.	
12% EXTRA FAR FOR IGC GOLD GREEN RATING		0.12 %	
(REG. NO. GAH221172 DATED JUNE 2022) FOR RESIDENTIAL		2658.0139 SQ. MTRS.	2.370 %
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL		50520.7742 SQ. MTRS.	50511.6700 SQ. MTRS.
GROUND COVERAGE FOR RESIDENTIAL			6001.90 SQ. MTRS.
GROUND COVERAGE - RESIDENTIAL + COMMERCIAL		10876.9094 SQ. MTRS.	7071.87 SQ. MTRS. (STILT AREA + COMMERCIAL AREA + AANGANWADI AREA)
+ AANGANWADI + MILK BOOTH + GUARD ROOM + NON FAR			
TOTAL BUILTUP AREA = FAR + COMMERCIAL + AANGANWADI + COMMUNITY + MUMTY		50 %	32.5 %
NO. OF DWELLING UNITS PERMISSIBLE		780-866	780 UNITS
OCCUPANCY PER DWELLING UNIT		6 PER UNIT	6 PERSON PER UNIT
TOTAL POPULATION		3950.62-4830.18 PERSONS	3950 PERSONS
DENSITY		750-900 PPA	757.475 PPA
GREEN AREA		15 % OF THE PLOT	15.276 % OF THE PLOT
TOTAL GREEN AREA		3282.773 SQ. MTRS.	3322.760 SQ. MTRS.
PARKING		6.800 ECS PER DWELLING UNIT, BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING	1152 TWO WHEELERS
TWO WHEELER PARKING REQUIRED		788 TWO WHEELERS	399 ECS
TOTAL ECS REQUIRED		576 ECS	576 ECS
TOTAL ECS PROVIDED		576 ECS	576 ECS
EXTRA ECS AS PER POLICY		185.810 SQ. MTRS.	223.640 SQ. MTRS.
1 NO. OF AANGANWADI		185.810 SQ. MTRS.	223.640 SQ. MTRS.
1 NO. OF COMMUNITY HALL			27.500
MILK + VEGETABLE BOOTH			

PROPOSED AREA FOR HOUSING		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

PROPOSED AREA FOR COMMERCIAL		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

STILT PARKING AREA		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

STILT PARKING AREA		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

STILT PARKING AREA		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

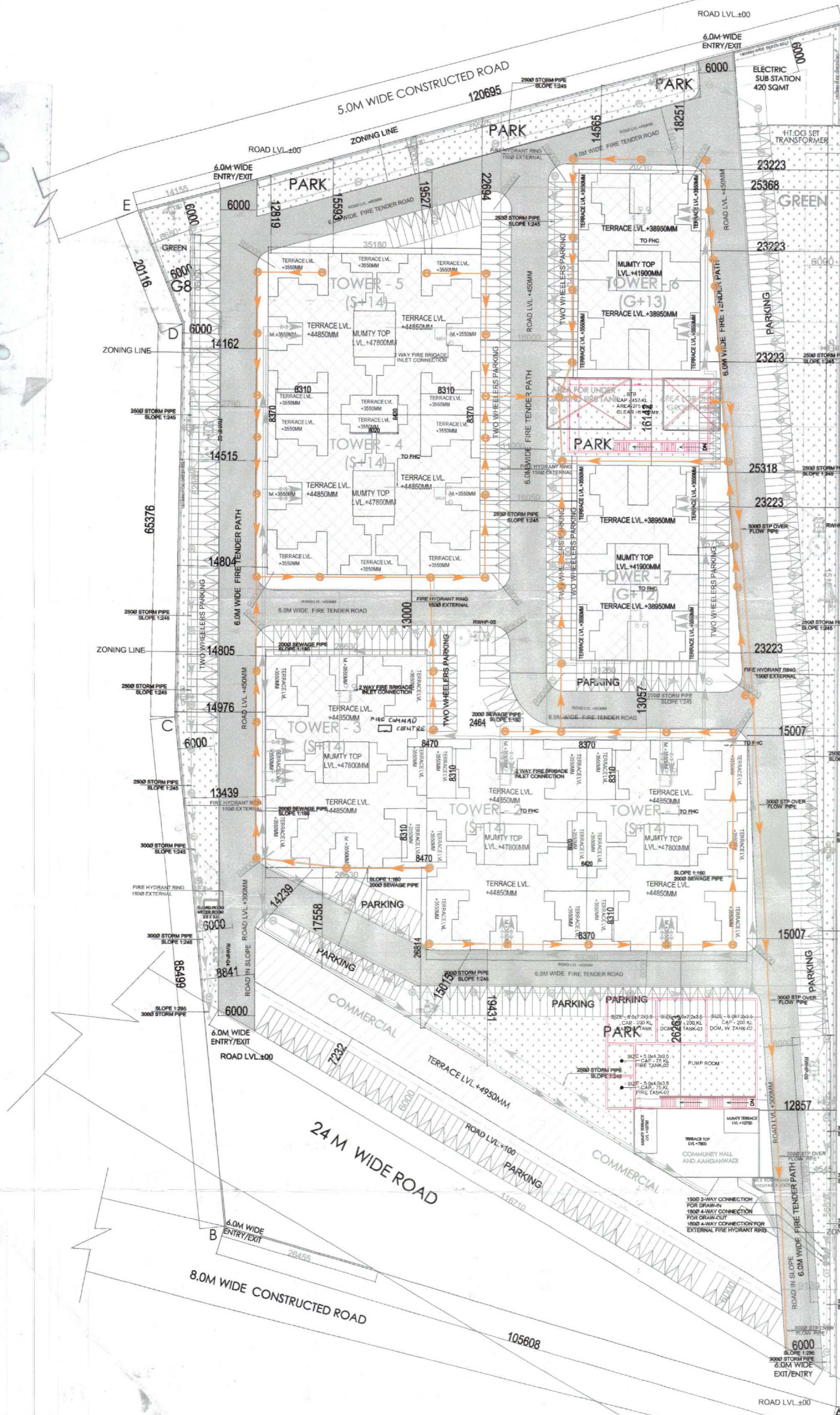
STILT PARKING AREA		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

STILT PARKING AREA		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

STILT PARKING AREA		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

STILT PARKING AREA		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

STILT PARKING AREA		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	



PARKING SUMMARY		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

PARKING SUMMARY		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

PARKING SUMMARY		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

PARKING SUMMARY		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

PARKING SUMMARY		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

- GENERAL NOTES:
- LIFT SERVICES WILL BE INSTALLED WITH 100% POWER BACK UP.
 - THE RESPONSIBILITY OF THE STRUCTURE DESIGN & STRUCTURAL STABILITY OF THE BUILDING AGAINST THE EARTH QUAKE BEARING ENTIRELY OF THE ARCHITECT/ENGINEER.
 - REINFORCEMENT WITH RAILING HAS BEEN PROVIDED IN ALL THE COMMON AREAS.
 - STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL AND SERVICES DRAWING.
 - DO NOT SCALE/PHOTO COPY DIMENSIONS ONLY.
 - ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED.
 - UNLESS SPECIFIED OTHERWISE, ALL LEVELS SHOWN IN STRUCTURAL DRAWINGS ARE STRUCTURAL LEVELS ONLY.
 - FOR GENERAL NOTES AND STANDARD DETAILS REFER STANDARD DBO.
 - COVER
 10. BEAM
 11. SLAB
 12. TOP REIN
 13. BOTTOM REIN
 14. REINFORCEMENT - REIN. STEEL SHALL BE THE DATA OF GRADE/TYPE AS CONTAINED TO THE DBO.
 15. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34 (1975) IS-456 (2000) IS-13920 (1993).
 16. PROVIDE DRY KEN. WHEREVER REQ. AS FOLLOW:-
 - TOP - 100% DRY KEN
 - BOT - 100% DRY KEN

FIRE LEGEND		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

FIRE LEGEND		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

FIRE LEGEND		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

FIRE LEGEND		UNIT SUMMARY	
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR
1	1	(G+14)	GROUND
2	2	(G+14)	GROUND
3	3	(G+14)	GROUND
4	4	(G+14)	GROUND
5	5	(G+14)	GROUND
6	6	(G+13)	GROUND
7	7	(G+12)	GROUND
TOTAL		798	

- CONSTRUCTION DETAILS:-
- THE COLUMNS (RECTANGULAR) OR COLUMN LBS (L SHAPED) SHALL BE SYMMETRICAL ABOUT CENTER LINE.
 - NOT MORE THAN 5% OF BARS SHALL BE LAPPED AT ANY SECTION. LAP LENGTH IN LONGITUDINAL BARS IN COLUMNS SHALL BE EQUAL TO DEVELOPMENT LENGTH IN TENSION.
 - ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT ACCORDING TO C & W DETAIL SPECIFICATIONS, 1996 (VOL. 1) TO VOL. 10 WITH CORRECTION SLIPS AND IS-456-2000.
 - DETAILS OF REINFORCEMENT SHALL BE ACCORDING TO SP-34 (1975) IS-456 (2000) IS-13920 (1993).
 - GATE TO BE PROVIDED AS PER STD. DESIGN.

- LEGEND:-
- SEWAGE LINE
 - STORM WATER LINE
 - MUNICIPAL LINE
 - BORE-WELL LINE
 - DOMESTIC WATER SUPPLY LINE
 - FLUSHING / IRRIGATION LINE
 - STORM MANHOLE
 - SEWAGE MANHOLE

- LEGEND:-
- SEWAGE LINE
 - STORM WATER LINE
 - MUNICIPAL LINE
 - BORE-WELL LINE
 - DOMESTIC WATER SUPPLY LINE
 - FLUSHING / IRRIGATION LINE
 - STORM MANHOLE
 - SEWAGE MANHOLE

- LEGEND:-
- SEWAGE LINE
 - STORM WATER LINE
 - MUNICIPAL LINE
 - BORE-WELL LINE
 - DOMESTIC WATER SUPPLY LINE
 - FLUSHING / IRRIGATION LINE
 - STORM MANHOLE
 - SEWAGE MANHOLE

- LEGEND:-
- SEWAGE LINE
 - STORM WATER LINE
 - MUNICIPAL LINE
 - BORE-WELL LINE
 - DOMESTIC WATER SUPPLY LINE
 - FLUSHING / IRRIGATION LINE
 - STORM MANHOLE
 - SEWAGE MANHOLE

- LEGEND:-
- SEWAGE LINE
 - STORM WATER LINE
 - MUNICIPAL LINE
 - BORE-WELL LINE
 - DOMESTIC WATER SUPPLY LINE
 - FLUSHING / IRRIGATION LINE
 - STORM MANHOLE
 - SEWAGE MANHOLE

- LEGEND:-
- SEWAGE LINE
 - STORM WATER LINE
 - MUNICIPAL LINE
 - BORE-WELL LINE
 - DOMESTIC WATER SUPPLY LINE
 - FLUSHING / IRRIGATION LINE
 - STORM MANHOLE
 - SEWAGE MANHOLE

- LEGEND:-
- SEWAGE LINE
 - STORM WATER LINE
 - MUNICIPAL LINE
 - BORE-WELL LINE
 - DOMESTIC WATER SUPPLY LINE
 - FLUSHING / IRRIGATION LINE
 - STORM MANHOLE
 - SEWAGE MANHOLE

- LEGEND:-
- SEWAGE LINE
 - STORM WATER LINE
 - MUNICIPAL LINE
 - BORE-WELL LINE
 - DOMESTIC WATER SUPPLY LINE
 - FLUSHING / IRRIGATION LINE
 - STORM MANHOLE
 - SEWAGE MANHOLE

- LEGEND:-
- SEWAGE LINE
 - STORM WATER LINE
 - MUNICIPAL LINE
 - BORE-WELL LINE
 - DOMESTIC WATER SUPPLY LINE
 - FLUSHING / IRRIGATION LINE
 - STORM MANHOLE
 - SEWAGE MANHOLE

- LEGEND:-
- SEWAGE LINE
 - STORM WATER LINE
 - MUNICIPAL LINE
 - BORE-WELL LINE
 - DOMESTIC WATER SUPPLY LINE
 - FLUSHING / IRRIGATION LINE
 - STORM MANHOLE
 - SEWAGE MANHOLE

- LEGEND:-
- SEWAGE LINE
 - STORM WATER LINE
 - MUNICIPAL LINE
 - BORE-WELL LINE
 - DOMESTIC WATER SUPPLY LINE
 - FLUSHING / IRRIGATION LINE
 - STORM MANHOLE
 - SEWAGE MANHOLE

- LEGEND:-
- SEWAGE LINE
 - STORM WATER LINE
 - MUNICIPAL LINE
 - BORE-WELL LINE
 - DOMESTIC WATER SUPPLY LINE
 - FLUSHING / IRRIGATION LINE
 - STORM MANHOLE
 - SEWAGE MANHOLE

- LEGEND:-
- SEWAGE LINE
 - STORM WATER LINE
 - MUNICIPAL LINE
 - BORE-WELL LINE
 - DOMESTIC WATER SUPPLY LINE
 - FLUSHING / IRRIGATION LINE
 - STORM MANHOLE
 - SEWAGE MANHOLE

- LEGEND:-
- SEWAGE LINE
 - STORM WATER LINE
 - MUNICIPAL LINE
 - BORE-WELL LINE
 - DOMESTIC WATER SUPPLY LINE
 - FLUSHING / IRRIGATION LINE
 - STORM MANHOLE
 - SEWAGE MANHOLE

- LEGEND:-
- SE