TOWER - 1	SOUTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
TOWER - 2	NORTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
TOWER - 3	SOUTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
TOWER - 4	NORTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
TOWER - 5	SOUTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
TOWER - 6	NORTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
TOWER - 7	SOUTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
TOWER - 8	NORTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
TOWER - 9	SOUTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
TOWER - 10	NORTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
TOWER - 11	SOUTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
TOWER - 12	NORTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
TOWER - 13	SOUTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
TOWER - 14	NORTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
TOWER - 15	SOUTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
TOWER - 16	NORTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
COMMUNITY BUILDING	SOUTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
	NORTH WING	1	186.384	186.384	2	372.768	372.768	2	372.768	372.768	372.768	372.768	372.768	114
	SETBACK													
	30% FLOAT(30% SOLD, 30% AFFO, 30% SHARE, 10% SERVICE)	10	352.384	3523.84	30	10570.92	10570.92	30	10570.92	10570.92	10570.92	10570.92	10570.92	
	20% SOLD(70% AFFO, 30% SHARE)	10	304.384	3043.840		6087.68	6087.68		6087.68	6087.68				
	50% SOLD(50% AFFO, 50% SHARE)	10	186.384	1863.840		1863.840	1863.840		1863.840	1863.840				
	2ND FLOOR	1	186.384	186.384		186.384	186.384		186.384	186.384				
	3RD FLOOR	1	186.384	186.384	1279.104	186.384	186.384		186.384	186.384	186.384	186.384	186.384	186
	4TH FLOOR	1	186.384	186.384		186.384	186.384		186.384	186.384				
	5TH FLOOR	1	186.384	186.384		186.384	186.384		186.384	186.384				
	ROOF MACHINE ROOM	1	186.384	186.384		186.384	186.384		186.384	186.384				
BASEMENT FLOOR - 1 (UNDER FLOW)	BASEMENT FLOOR	1	-	-	-	1.750	1.750		1.750	1.750				
	ROOF FLOOR	1	-	-	-	187.884	187.884		187.884	187.884	187.884			
BASEMENT FLOOR - 2 (UNDER FLOW)	GROUND FLOOR	1	-	-	-	186.384	186.384		186.384	186.384	186.384			
	FIRST FLOOR	1	-	-	-	186.384	186.384		186.384	186.384				
TRANSFORMER ROOM (UNDER FLOW)	GROUND FLOOR	1	-	-	-	186.384	186.384		186.384	186.384	186.384			
	FIRST FLOOR	1	-	-	-	186.384	186.384		186.384	186.384				
MUMTY FLOOR		1	-	-	-	-	-		1.000	1.000	1.000			
OVERHEAD STORAGE TANK		1	-	-	-	-	-		135.000	135.000	135.000			
U.G WATER & FIRE WATER TANK		1	-	-	-	-	-		1.000	1.000	1.000			
		1	-	-	-	-	-		4.000	4.000				
		1	-	-	-	-	-		3.000	3.000				
		1	-	-	-	-	-		1.000	1.000				
		1	-	-	-	-	-		1.000	1.000				
		1	-	-	-	-	-		1.000	1.000				
		1	-	-	-	-	-		1.000	1.000				
TOTAL					1279.104				24.000	24.000	1671.984			1686

AREA SUMMARY

	ACRES	Sq.M.
LICENSED ARE OF SITE	15.19375	61724.387
AREA OF RESIDENTIAL SITE AS PER ZONING	15.94625	64832.082
PLOT AREA IN INTENSE TOD ZONE	15.58125	63359.667
PLOT AREA IN TRANSITION ZONE	0.365	1472.416

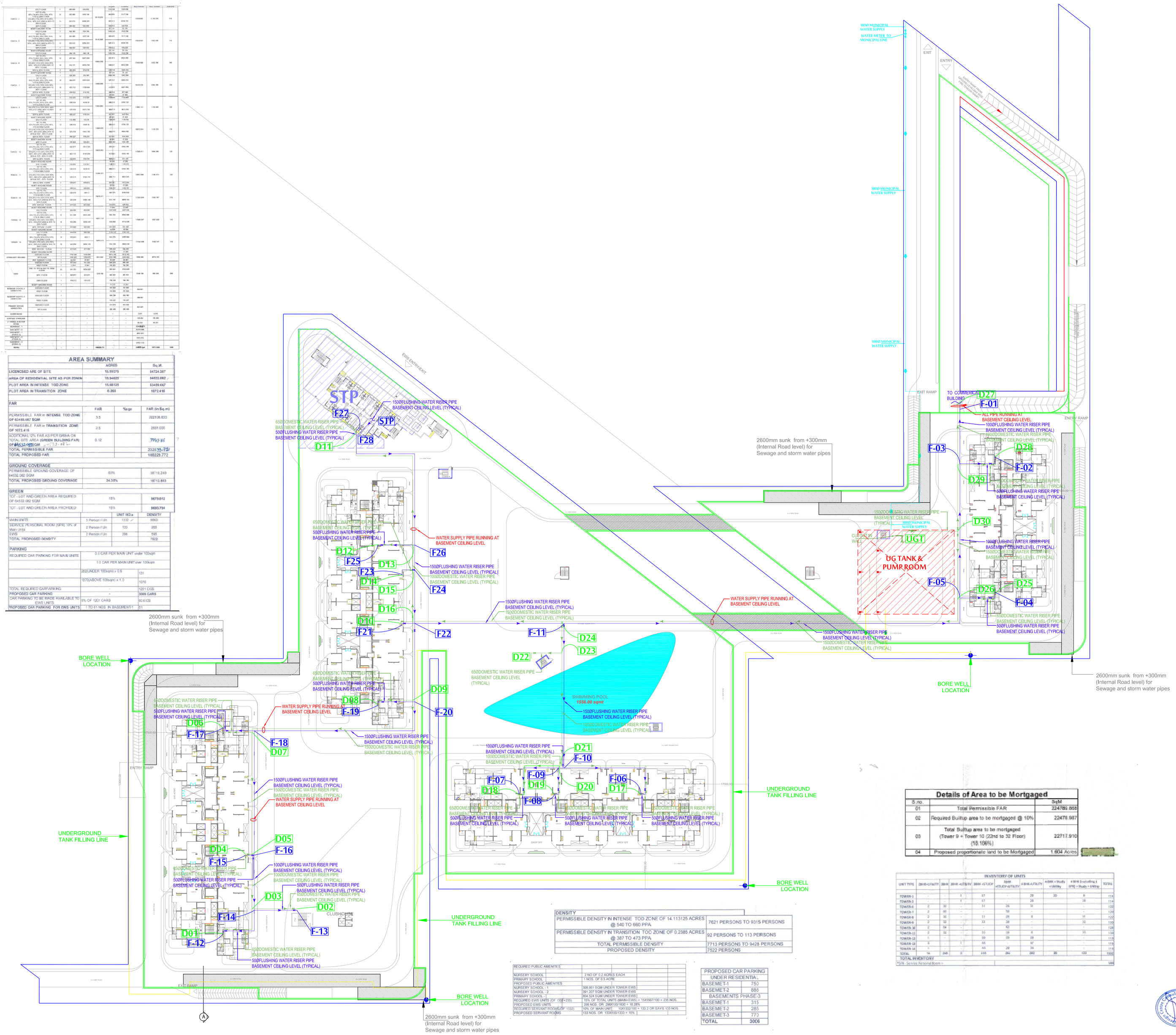
FAR	FAR	%age	FAR (in Sq.m)
PERMISSIBLE FAR in INTENSE TOD ZONE OF 63359.667 SQM	3.5		221708.833
PERMISSIBLE FAR in TRANSITION ZONE OF 1472.416	2.5		3681.039
ADDITIONAL 12% FAR AS PER GRIHA ON TOTAL SITE AREA (GREEN BUILDING FAR) OF 64832.082SQM ~ 7.2 - 4.5 =	0.12		7779.85
TOTAL PERMISSIBLE FAR			232169.721
TOTAL PROPOSED FAR			188226.772

GROUND COVERAGE		
PERMISSIBLE GROUND COVERAGE OF 64832.082 SQM	50%	32416.249
TOTAL PROPOSED GROUND COVERAGE	24.59%	16713.663

GREEN		
TOT - LOT AND GREEN AREA REQUIRED OF 64832.082 SQM	15%	9729.812
TOT - LOT AND GREEN AREA PROVIDED	15%	9893.794

			UNIT NO.s	DENSITY
MAIN UNITS	5 Person / Un	1332		6660
SERVICE PERSONAL ROOM (SPR) 10% of Main UNIS	2 Person / Un	133		266
EWS	2 Person / Un	266		532
TOTAL PROPOSED DENSITY				7522

PARKING		
REQUIRED CAR PARKING FOR MAIN UNITS	0.1 CAR PER MAIN UNIT under 100sqm	
	1.0 CAR PER MAIN UNIT over 100sqm	
	25%UNDER 100sqm) x 0.5	131
	75%(ABOVE 100sqm) x 1.0	1332
TOTAL REQUIRED CARPARKING	=	1201 ECS
PROPOSED CAR PARKING	=	3006 CARS
CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS	5% OF 1201 CARS	60 ECS
PROPOSED CAR PARKING FOR EWS UNITS	1 TO 41 NOS IN BASEMENT-1	61



DENSITY	
PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 14.113125 ACRES @ 540 TO 660 PPA	7621 PERSONS TO 9315 PERSONS
PERMISSIBLE DENSITY IN TRANSITION TOD ZONE OF 0.2385 ACRES @ 387 TO 473 PPA	92 PERSONS TO 113 PERSONS
TOTAL PERMISSIBLE DENSITY	7713 PERSONS TO 9428 PERSONS
PROPOSED DENSITY	7522 PERSONS

REQUIRED PUBLIC AMENITIES		
NURSERY SCHOOL	2 NO.OF 0.2 ACRES EACH	
PRIMARY SCHOOL	1 NOS. OF 0.5 ACRE	
PROPOSED PUBLIC AMENITIES		
NURSERY SCHOOL - 1	305.861 SQM UNDER TOWER EWS	
NURSERY SCHOOL - 2	361.207 SQM UNDER TOWER EWS	
PRIMARY SCHOOL - 1	804.524 SQM UNDER TOWER EWS	
REQUIRED EWS UNITS (OF 1332*235)	15% OF TOTAL UNITS (MAIN+EWS) = 1501/501/100 = 235 NOS	
PROPOSED EWS UNITS	266 NOS. OR 266/100/1500 = 18.28%	
REQUIRED SERVANT ROOMS (OF 1332)	10% OF MAIN UNIT 1331/332/100 = 133.2 OR SAYE 133 NOS	
PROPOSED SERVANT ROOMS	133 NOS. OR 133/000/133 = 10%	

PROPOSED CAR PARKING UNDER RESIDENTIAL	
BASEMET-1	750
BASEMET-2	885
BASEMENTS PHASE-3	
BASEMET-1	315
BASEMET-2	285
BASEMET-3	772
TOTAL	3006

Details of Area to be Mortgaged

S.no.		SqM
01	Total Permissible FAR	224789.868
02	Required Builtup area to be mortgaged @ 10%	22478.987
03	Total Builtup area to be mortgaged (Tower 9 + Tower 10 (22nd to 32 Floor) (10.106%)	22717.910
04	Proposed proportionate land to be Mortgaged	1.604 Acres

INVENTORY OF UNITS												
UNIT TYPE	2BHK+UTILITY	2BHK	3BHK+UTILITY	3BHK	3BHK+UTILITY+STUDY	3BHK+STUDY+UTILITY	4BHK+UTILITY	4BHK+Study +Utility	4 BHK Duplex(Living & SPR) + Study + Utility	TOTAL		
TOWER-1	-	-	1	57			28	20	8	114		
TOWER-2	-	-	1	57			28		28	114		
TOWER-3	2	30	-	51	26	9	-		-	120		
TOWER-4	2	30	-	51	26	9	-		-	120		
TOWER-5	2	30	-	51	26	9	-		-	120		
TOWER-6	2	30	-	51	26	9	-		-	120		
TOWER-7	2	30	-	51	26	9	-		-	120		
TOWER-8	2	30	-	51	26	9	-		-	120		
TOWER-9	2	30	-	51	26	9	-		-	120		
TOWER-10	2	30	-	51	26	9	-		-	120		
TOWER-11	2	30	-	51	26	9	-		-	120		
TOWER-12	1	-	-	55	29	29	-		-	114		
TOWER-13	1	-	-	55	29	29	-		-	114		
TOWER-14	1	-	1	55		57	-		-	114		
TOWER-15	1	-	-	55	29	29	-		-	114		
TOWER-16	1	-	-	55	29	29	-		-	114		
TOTAL	24	240	3	648	264	262	28	20	8	1686		
TOTAL INVENTORY										1686		

*28 - Service Personal Room

BTP (HQ) Member B.P.A.C. | S.T.P (HQ) Member Secretary B.P.A.C. | S.T.P (P) Member Secretary B.P.A.C. | A.T.P (HQ) | NARINDER KUMAR JD(HQ)

OWNER'S SEAL & SIGNATURE

A.T.P.

ARCHITECT'S SEAL & SIGNATURE

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.: 2350
DATED: 27/01/2023

AMIT GUPTA
Architect
CA/20... 3314

DEC.-2022. | Scale : 1:600

Drawing Title:- SITE PLAN

Drawing No:- ST-01

WATER SUPPLY LAYOUT FOR SUBMISSION

Checked and found ok for Public Health (Internal) Service only subject to comments in inserting Utility No. 3/PHE/... dt. 30/11/2022

Superintending Engineer (HQ) for Chief Engineer I HSVP

LEGENDS:-		
S.NO	SYM.	DESCRIPTION
1.		DOMESTIC WATER SUPPLY RISER PIPE
2.		FLUSHING WATER SUPPLY RISER PIPE
3.		PIPE FLOW DIRECTION
4.		WATER SUPPLY CONTROL VALVE
5.		SOIL PIPE (IN CEILING)
6.		WASTE PIPE (IN CEILING)
7.	GH	GARDEN HYDRANT
8.		80Ø IRRIGATION WATER SUPPLY LINE
9.		EXTERNAL SEWERAGE WATER PIPE
10.		SEWERAGE MANHOLE
11.		EXTERNAL STORM WATER PIPE
12.		CATCH BASIN
13.		STORM WATER MANHOLE
14.		DE-SILTING CHAMBER
15.		RAIN WATER HARVESTING