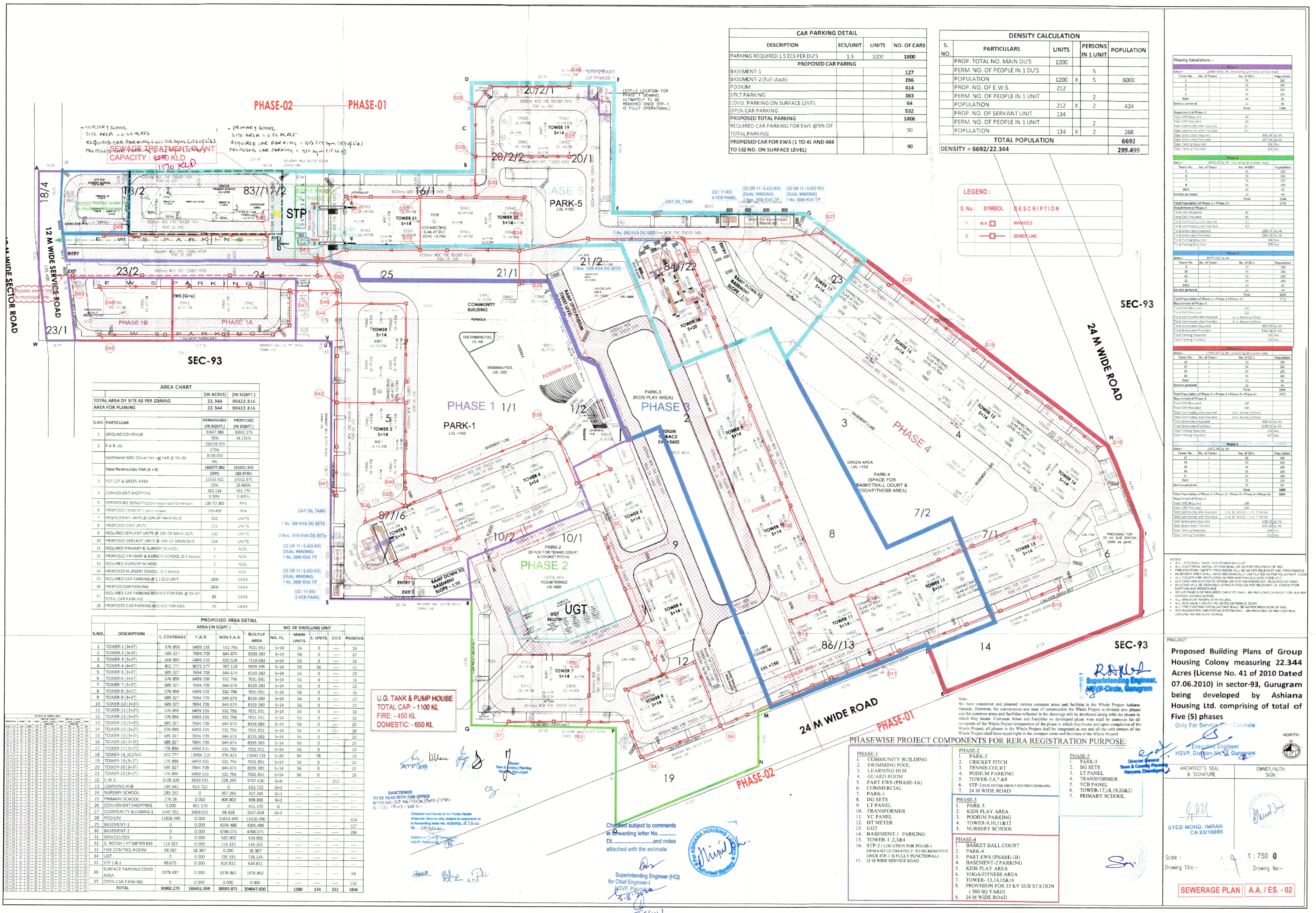


Sewerage



CAR PARKING DETAIL			
DESCRIPTION	ECS/UNIT	UNITS	NO. OF CARS
PARKING REQUIRED 1.5 ECS PER DU'S	1.5	1200	1800
PROPOSED CAR PARKING			
BASEMENT-1			127
BASEMENT-2 (full stack)			286
PODIUM			414
STILT PARKING			383
COVID PARKING ON SURFACE LEVEL			64
OPEN CAR PARKING			532
PROPOSED TOTAL PARKING			1806
REQUIRED CAR PARKING FOR EWS @5% OF TOTAL PARKING			90
PROPOSED CAR FOR EWS (1 TO 41 AND 484 TO 532 NO. ON SURFACE LEVEL)			90

DENSITY CALCULATION			
S. NO.	PARTICULARS	UNITS	PERSONS IN 1 UNIT
1	PROP. TOTAL NO. MAIN DU'S	1200	
2	PERM. NO. OF PEOPLE IN 1 DU'S		5
3	POPULATION	1200 X 5	6000
4	PROP. NO. OF E.W.S.	212	
5	PERM. NO. OF PEOPLE IN 1 UNIT		2
6	POPULATION	212 X 2	424
7	PROP. NO. OF SERVANT UNIT	134	
8	PERM. NO. OF PEOPLE IN 1 UNIT		2
9	POPULATION	134 X 2	268
TOTAL POPULATION			6692
DENSITY = 6692/22.344			299.499

LEGEND:		
S. NO.	SYMBOL	DESCRIPTION
1.	M.H.	MANHOLE
2.	—	SEWER LINE

AREA CHART			
	(IN ACRES)	(IN SQMT.)	
TOTAL AREA OF SITE AS PER ZONING	22.344	90422.816	
AREA FOR PLANNING	22.344	90422.816	

S.NO.	PARTICULAR	PERMISSIBLE (IN SQMT.)	PROPOSED (IN SQMT.)
1	GROUND COVERAGE	35%	34.131%
2	F.A.R. (A)	158239.929	175%
	Additional IGBC (Silver Rating) FAR @ 9% (B)	8138.053	9%
	Total Permissible FAR (A + B)	166377.982	165451.959
3	TOT LOT & GREEN AREA	11559.422	14002.970
4	CONVENIENT SHOPPING	15%	15.486%
5	PERMISSIBLE DENSITY (2234 Person to 6/10 Person)	100 TO 300	PPA
6	PROPOSED DENSITY (6692 Person)	212	PPA
7	REQUIRED EWS UNITS @ 15% OF MAIN DU'S	212	UNITS
8	PROPOSED EWS UNITS	212	UNITS
9	REQUIRED SERVANT UNITS @ 10% OF MAIN DU'S	120	UNITS
10	PROPOSED SERVANT UNITS	134	UNITS
11	REQUIRED PRIMARY & NURSERY SCHOOL	1	NOS.
12	PROPOSED PRIMARY & NURSERY SCHOOL (0.5 Acres)	1	NOS.
13	REQUIRED NURSERY SCHOOL	1	NOS.
14	PROPOSED NURSERY SCHOOL (0.2 Acres)	1	NOS.
15	REQUIRED CAR PARKING @ 1.5 ECS/UNIT	1800	CARS
16	PROPOSED CAR PARKING	1806	CARS
17	REQUIRED CAR PARKING RESERVE FOR EWS @ 5% OF TOTAL CAR PARKING	91	CARS
18	PROPOSED CAR PARKING RESERVE FOR EWS	91	CARS

PROPOSED AREA DETAIL									
S.NO.	DESCRIPTION	G. COVERAGE	F.A.R.	NON F.A.R.	BUILTUP AREA	NO. FL.	MAIN UNITS	S. UNITS	EWS PARKING
1	TOWER-1 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
2	TOWER-2 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
3	TOWER-3 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
4	TOWER-4 (4+4T)	802.777	9072.277	767.118	8839.396	S+14	56	56	25
5	TOWER-5 (3+3T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
6	TOWER-6 (3+3T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
7	TOWER-7 (3+3T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
8	TOWER-8 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
9	TOWER-9 (3+3T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
10	TOWER-10 (3+3T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
11	TOWER-11 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
12	TOWER-12 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
13	TOWER-13 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
14	TOWER-14 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
15	TOWER-15 (3+3T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
16	TOWER-16 (3+3T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
17	TOWER-17 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
18	TOWER-18 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
19	TOWER-19 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
20	TOWER-20 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
21	TOWER-21 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	16
22	E.W.S.	1028.628	5519.331	228.259	5747.630	G+6	---	---	212
23	LEARNING HUB	389.542	613.722	0	613.722	G+1	---	---	---
24	NURSERY SCHOOL	283.152	0	357.265	357.265	G+1	---	---	---
25	PRIMARY SCHOOL	276.06	0	909.800	909.800	G+2	---	---	---
26	CONVENIENT SHOPPING	0.000	461.170	0	461.170	G	---	---	---
27	COMMUNITY BUILDING-1	1647.911	2659.031	58.828	2517.859	G+1	---	---	---
28	PODIUM	11618.490	0.000	11618.490	11618.490	---	---	---	---
29	BASEMENT-1	0.000	4204.486	4204.486	---	---	---	---	127
30	BASEMENT-2	0.000	4788.071	4788.071	---	---	---	---	286
31	SERVICES/ESS	0.000	420.000	420.000	---	---	---	---	---
32	G. ROOM / HT. METER RM	114.325	0.000	114.325	114.325	---	---	---	---
33	FIRE CONTROL ROOM	18.387	0.000	18.387	18.387	---	---	---	---
34	UGT	0.000	728.335	728.335	---	---	---	---	---
35	STP-1 & 2	88.675	0.000	619.811	619.811	---	---	---	---
36	SURFACE PARKING COVID AREA	1978.637	0.000	1978.662	1978.662	---	---	---	64
37	OPEN CAR PARKING	0.000	0.000	0.000	---	---	---	---	532
	TOTAL	30862.275	165451.959	38595.871	204047.830	---	1200	134	212 1806

U.G. TANK & PUMP HOUSE
TOTAL CAP. = 1100 KL
FIRE - 450 KL
DOMESTIC - 650 KL

SANCTIONED TO BE READ WITH THIS OFFICE
MEMO NO. 27-16/15/2020/10/20
D.D. NO. 19-05-2020

Checked subject to comments in forwarding letter No.
D.L. and notes attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer-I
HSPV, Patna

PHASEWISE PROJECT COMPONENTS FOR RERA REGISTRATION PURPOSE:			
PHASE-1	PHASE-2	PHASE-3	PHASE-4
1. COMMUNITY BUILDING	1. PARK-2	1. PARK-3	1. BASKET BALL COURT
2. SWIMMING POOL	2. CRICKET PITCH	2. PARK-4	2. PARK-4
3. LEARNING HUB	3. TENNIS COURT	3. PART EWS (PHASE-1B)	3. PART EWS (PHASE-1B)
4. GUARD ROOM	4. PODIUM PARKING	4. BASEMENT-2 PARKING	4. BASEMENT-2 PARKING
5. PART EWS (PHASE-1A)	5. TOWER-5, 6, 7 & 8	5. KIDS PLAY AREA	5. KIDS PLAY AREA
6. COMMERCIAL	6. STP-1 (FOR ENTIRE GROUP HOUSING DEMAND)	6. YOGA/FITNESS AREA	6. YOGA/FITNESS AREA
7. PARK-1	7. 24 M WIDE ROAD	7. TOWER-13, 14, 15 & 16	7. TOWER-13, 14, 15 & 16
8. DG SETS		8. PROVISION FOR 33 KV SUB STATION (500 SQ YARD)	8. PROVISION FOR 33 KV SUB STATION (500 SQ YARD)
9. LT PANEL		9. 24 M WIDE ROAD	9. 24 M WIDE ROAD
10. TRANSFORMER			
11. VC PANEL			
12. HT METER			
13. UGT			
14. BASEMENT-1 PARKING			
15. TOWER-1, 2, 3 & 4			
16. STP-2 (LOCATION FOR PHASE-1 DEMAND) ULTIMATELY TO BE REMOVED ONCE STP-1 IS FULLY FUNCTIONAL			
17. 12 M WIDE SERVICE ROAD			

Phasing Calculations :-				
Phase-1				
Area =	2640 Sq. Mts. (including 24 m wide service road)			
Tower No.	No. of Tower	No. of DU's	Population	
1	1	56	280	
2	1	56	280	
3	1	56	280	
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