

AREA STATEMENT AND POPULATION CHART – (ALREADY SANCTION)					PHASE 1	
BUILDING DESCRIPTION		AREA CALCULATION		POPULATION STATEMENT		
BUILDING TYPE	DESCRIPTION	GROUND COVERAGE (sqm)	FAR (sqm)	NO. OF APARTMENTS	POPULATION BREAK UP	TOTAL POPULATION
					Main Population (@ 2 Persons / Unit)	Service Population (@ 2 Persons / Unit)
TOWER EAST	G+27			239	1195	
TOWER WEST	G+34			194	670	
CLUB	G+1	5,563.732	62973.676			
SHOPPING	G					
EWS	S+4	529.015	1745.311	77		
GRAND TOTAL		6,092.747	64718.987	510	2165	2407

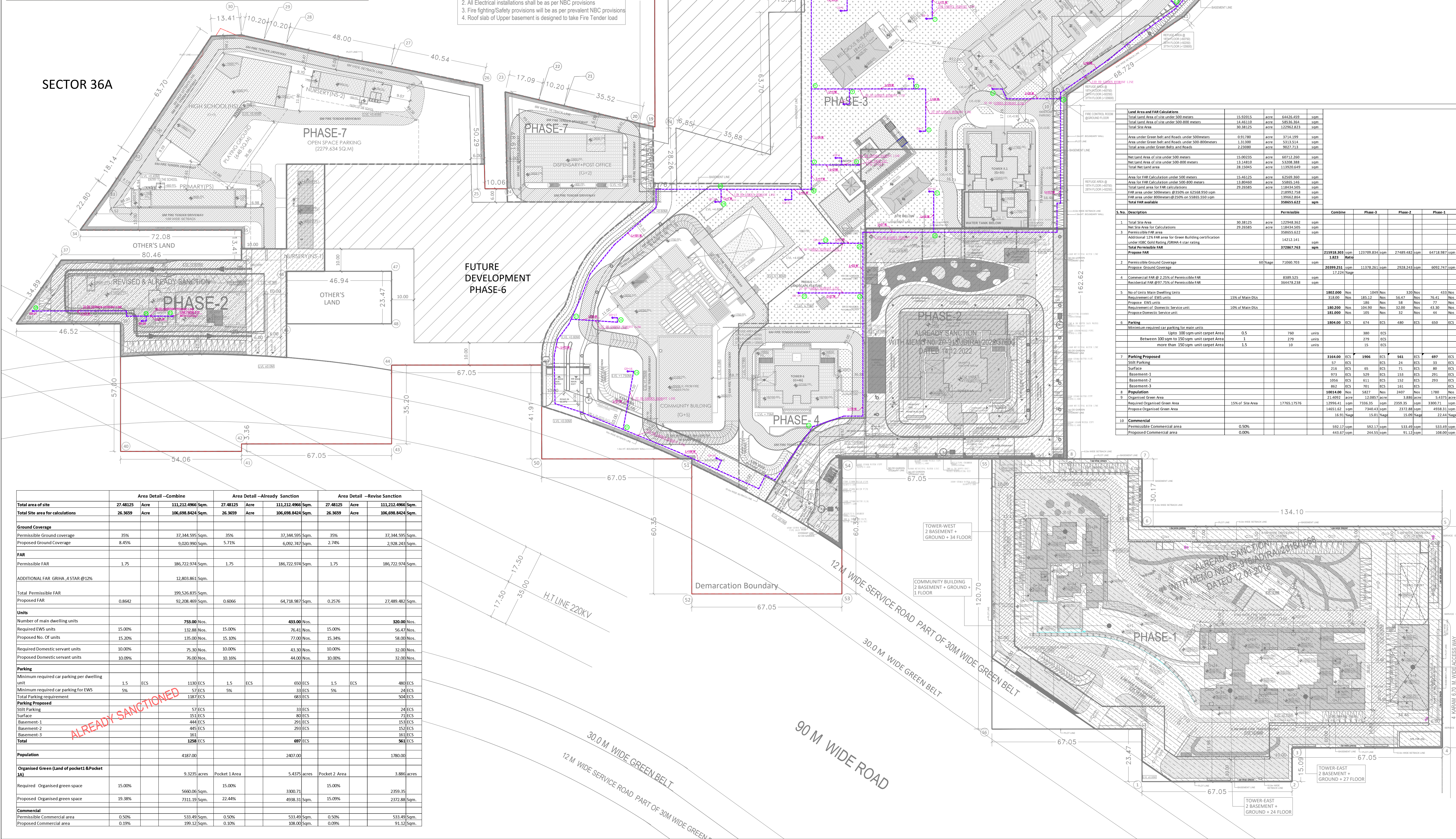
AREA STATEMENT AND POPULATION CHART –(REVISED SACNCTION)						PHASE 2	
BUILDING DESCRIPTION		AREA CALCULATION			POPULATION STATEMENT		
BUILDING TYPE	DESCRIPTION	GROUND COVERAGE (sqm)	FAR (sqm)	NON FAR (sqm)	NO. OF APARTMENTS	POPULATION BREAK UP	TOTAL POPULATION
						Main Population (@5 Persons / Unit)	Service Population (@2 Persons / Unit)
TOWER 1A CLUB	G+34				320	1600	10% of the main Dwelling Units = 320 x 10 / 100 = 32 Units.
SHOPPING	G	1,952.630	25936.847	52920.011			Hence Service Population = 32 x 2 = 64 Person / Room. EVS Population = 58x2 = 116Person
NURSERY SCHOOL	G	244.3		270.2			
EVS	S+3	731.313	1552.635	5933.719	58		150
GRAND TOTAL		2,928.243	27489.482	59123.93	378	1600	180
							1780

AREA STATEMENT AND POPULATION CHART –(PHASE3&4 SANCTION)								
BUILDING DESCRIPTION		AREA CALCULATION				POPULATION STATEMENT		
BUILDING TYPE	DESCRIPTION	GROUND COVER/CG (sqm)	FAR (sqm)	NO. FAR	FAR*NO. FAR=AREA (sqm)	NO. OF APARTMENTS	POPULATION BREAK UP	TOTAL POPULATION
							Main Population (GG Persons / Unit)	Service Population (Main+ Service)
TOWER 3.1	G+3h	1,420,792	24723.3	3707.88	134	679		
TOWER 3.2	G+3h	1,458,821	25962.799	3782.79	218	1090		
TOWER 3.3	G+4h	1,468,851	32990.146	4193.679	248	1240		
TOWER 6.0	G+4h	1,177,130	32748.76	4148.652	449	2245		
RESIDENTS	3 FLEVEL							
DISPENSARY	G+1f	973,090			9765.996			
					19170.73			
GRECHIE	MEZZANINE(Ft ver 1.3 & 3.5)				1004.194			
PRIMARY SCHOOL	G+2	1,232,460			3612.112			10% of the main Dwelling Units = 1048 + 10,100 = 105 Units. Home Service Population = 105 + 2 = 210 Person / Room. EWS Population = 105+2= 372Person
HIGH SCHOOL								
RELIGIOUS BUILDING	G	671.2			711.82			
CLUB	B+G+4	2,299,690	10967.972					
ORANGE ROOM	0	204.25	140.6		204.25			
HURRYRY SCHOOL	0	244.5			276.12			
EDWS	S+7	317,767	4317.329	5051.051	180		582	
POST OFFICE					40			
GRAND TOTAL		11,378,261	123709.784	26355.586	1235	5245	582	9327

	REVISED SANCTION
	ALREADY SANCTION
LEGEND	
	Demarcation line
	Setback line
	Basement profile
	Organized greens line
	6.0m wide fire tender path
	1.5M wide green
	Organized greens

NOTES:

1. All lifts shall have 100% power back up
2. All Electrical installations shall be as per NBC provisions
3. Fire fighting/Safety provisions will be as per prevalent NBC provisions
4. Roof slab of Upper basement is designed to take Fire Tender load



Land Area and FMR Calculations									
Total Land Area of site under 500 meters	15,920.15	acres	64,642.459	sqm					
Total Land Area of site under 500-800 meters	44,610.10	acres	183,586.344	sqm					
Total Site Area	30,381.25	acres	123,956.813	sqm					
Area under Green belt and Roadside under 500meters	0.15780	acres	3714.199	sqm					
Area under Green belt and Roadside under 500-800meters	3.11000	acres	12,513.214	sqm					
Total Area under Green belt and Roadside	2.73380	acres	10,927.313	sqm					
Net Land Area of site under 500 meters	15.03215	acres	60,972.260	sqm					
Net Land Area of site under 500-800 meters	13.14810	acres	53,528.388	sqm					
Total Net Site Area	28.15525	acres	1,13,100.648	sqm					
Area for FMR Calculation under 500 meters	15.12125	acres	61,258.565	sqm					
Area for FMR Calculation under 500-800 meters	13.86650	acres	55,885.145	sqm					
Total Net Area for FMR calculations	29.29385	acres	1,18,414.955	sqm					
Site area under 500meters @75% = 6245.500 sqm			24,993.750	sqm					
Site area under 800meters @75% = 5388.500 sqm			19,956.813	sqm					
Total FMR available			32,960.422						
S. No.	Description	Permissible	Combine	Phase-3	Phase-2	Phase-1			
1	Total Site Area	30,381.25	acres	123,949.842					
2	Net Site Area for Calculations	29.29385	acres	1,18,414.955					
3	Permissible Site Area			39,955.452					
4	Additional 1.2% FMR area for Building certification under CEC, Gold Rating Scheme & star rating			4,423.241					
5	Use Permissible FMR			37,260.753					
6	Propose FMR			21,919.330	sqm	17,449.480			
7	Permissible Ground Coverage	66 %age	7,050.703			6,074.587			
8	Propose Ground Coverage		29,293.85	sqm	13,270.834	sqm			
9	Commercial FMR @ 2.75% of Permissible FMR		8,380.525		17,242.50age				
10	Residential FMR @37.75% of Permissible FMR		14,674.338						
11	% of Units Main Dwelling Units		180.00	Units	1049	Units			
12	Requirement of 400 units	15% of Main Units	132.00	Units	185.12	Units			
13	Propose 400 units		180.00	Units	104	Units			
14	Requirement (Main to Service unit)	10% of Main Units	18.00	Units	20.490	Units			
15	Propose (Main to Service unit)		30.00	Units	32.00	Units			
16	Propose (Service to Service unit)		30.00	Units	30	Units			
17	Permissible		180.00	Units	674	Units			
18	Propose		180.00	Units	674	Units			
19	Minimum required car parking for main units								
20	Between 100 units to 150 units unit carpet Area	0.5	790	units	380	Units			
21	Between 150 units to 150 units unit carpet Area	1	790	units	379	Units			
22	More than 150 units unit carpet Area	1.5	10	units	15	Units			
23	Parking Proposed		3164.00	Units	1906	Units			
24	Site Parking	57	Units	625	Units	44			
25	Surface	65	Units	713	Units	48			
26	Basement-1	37	Units	529	Units	35			
27	Basement-2	1056	Units	1145	Units	291			
28	Basement-3	867	Units	951	Units	293			
29	Basement-4	867	Units	951	Units	293			
30	Population	130,000	Units	5427	Units	2007			
31	Organized Green Area	21,409.00	sqm	13,087.9	sqm	3,886			
32	Required Organized Green Area	15% of Site Area	17,795.1795	sqm	7336.55	sqm			
33	Propose Organized Green Area		14,612.160	sqm	7340.43	sqm			
34	Proposed Organized Green Area		22,409.00	sqm	21,919.33	sqm			
35	Commercial	0.50%	597.12	sqm	977.12	sqm			
36	Permissible Commercial area		645.71	sqm	944.55	sqm			
37	Proposed Commercial area	0.00%			513.40	sqm			
38					18,080.00	sqm			

Area Detail – Combine		Area Detail –Acrey Sanction		Area Detail –Revise Sanction	
Total area of site	27.48125 Acres	111,212.4966 Sqm	27.48125 Acres	111,212.4966 Sqm	27.48125 Acres
Total Site area for calculations	26.3659 Acres	106,698.8424 Sqm	26.3659 Acres	106,698.8424 Sqm	26.3659 Acres
Ground Coverage					
Permissible Ground coverage	35%	37,344.595 Sqm	35%	37,344.595 Sqm	35%
Proposed Ground Coverage	8.45%	9,020.990 Sqm	5.71%	6,092.747 Sqm	2.74%
FAR					
Permissible FAR	1.75	186,722.974 Sqm	1.75	186,722.974 Sqm	1.75
ADDITIONAL FAR. GRHA, 4 STAR @ 12%		12,803.863 Sqm			
Total Permissible FAR		199,526.835 Sqm			
Proposed FAR	0.8642	92,208.469 Sqm	0.6066	64,718.987 Sqm	0.2576
Units					
Number of main dwelling units		753.00 Nos.		433.00 Nos.	320.00 Nos.
Required EWS units	15.00%	132.88 Nos.	15.00%	76.41 Nos.	56.47 Nos.
Proposed No. Of units	15.20%	135.00 Nos.	15.80%	77.00 Nos.	58.00 Nos.
Required Domestic servant units	10.00%	75.30 Nos.	10.00%	43.30 Nos.	32.00 Nos.
Proposed Domestic servant units	10.00%	76.00 Nos.	10.16%	44.00 Nos.	32.00 Nos.
Parking					
Minimum required car parking per dwelling unit	1.5 ECS	1130 ECS	1.5 ECS	660 ECS	480 ECS
Minimum required car parking for EWS	5%	577 ECS	5%	331 ECS	24 ECS
Total Parking requirement		1187 ECS		663 ECS	504 ECS
Parking Provision					
Site Parking		577 ECS		331 ECS	24 ECS
Surface		151 ECS		80 ECS	71 ECS
Basement -1		444 ECS		291 ECS	183 ECS
Basement -2		445 ECS		291 ECS	152 ECS
Basement -3		161			161 ECS
Total		1258 ECS		697 ECS	561 ECS
Population		4187.00		2407.00	1780.00
Organised Green (Land of pocket 1 & Pocket 2A)					
Required Organised green space	15.00%	9.3235 acres	15.00%	5.4375 acres	3.881 acres
Proposed Organised green space	19.38%	5660.06 Sqm	22.44%	3300.74 Sqm	2359.35 Sqm
Commercial					
Permissible Commercial area	0.50%	533.49 Sqm	0.50%	533.49 Sqm	533.49 Sqm
Proposed Commercial area	0.10%	106.69 Sqm	0.10%	106.69 Sqm	106.69 Sqm

FOR RERA SUBMISSION