TOWER-T1 & T2

	GR.COV.	UNIT F.A.R.	BALCONY NON F.A.R	STAIR NON F.A.R.	D.UNIT
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
GROUND FL	626.862	170.883		--	
1ST FL.		459.266	190.564	34.021	4
2nd FL.		459.266	190.564	34.021	4
3rd FL.		459.266	190.564	34.021	4
4th FL.		459.266	190.564	34.021	4
5th FL.		459.266	190.564	34.021	4
6th FL.		459.266	190.564	34.021	4
7th FL.		459.266	190.564	34.021	4
8th FL.		459.266	190.564	34.021	4
9th FL.		459.266	190.564	34.021	4
10th FL.		459.266	190.564	34.021	4
11th FL.		459.266	190.564	34.021	4
12th FL.		459.266	190.564	34.021	4
13th FL.		459.266	190.564	34.021	4
14th FL.		459.266	190.564	34.021	4
15th FL.		459.266	190.564	34.021	4
16th FL.		459.266	190.564	34.021	4
17th FL.		459.266	190.564	34.021	4
18th FL.		459.266	190.564	34.021	4
19th FL.		459.266	190.564	34.021	4
20th FL.		459.266	190.564	34.021	4
21st FL.		459.266	190.564	34.021	4
22nd FL.		459.266	190.564	34.021	4
23rd FL.		459.266	190.564	34.021	4
24th FL.		459.266	190.564	34.021	4
25th FL.		459.266	190.564	34.021	4
26th FL.		459.266	190.564	34.021	4
TOTAL	626.862	12111.803	4954.666	884.542	104
MUMTY		52.778			
O.H.W.T.		128.682			
STILT		455.980			

TOWER-T3

	GR.COV.	UNIT F.A.R.	BALCONY NON F.A.R	STAIR NON F.A.R.	D.UNIT
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
GROUND FL	651.020	156.126		--	
1ST FL.		512.755	219.083	34.006	4
2nd FL.		512.755	219.083	34.006	4
3rd FL.		512.755	219.083	34.006	4
4th FL.		512.755	219.083	34.006	4
5th FL.		512.755	219.083	34.006	4
6th FL.		512.755	219.083	34.006	4
7th FL.		512.755	219.083	34.006	4
8th FL.		512.755	219.083	34.006	4
9th FL.		512.755	219.083	34.006	4
10th FL.		512.755	219.083	34.006	4
11th FL.		512.755	219.083	34.006	4
12th FL.		512.755	219.083	34.006	4
13th FL.		512.755	219.083	34.006	4
14th FL.		512.755	219.083	34.006	4
15th FL.		512.755	219.083	34.006	4
16th FL.		512.755	219.083	34.006	4
17th FL.		512.755	219.083	34.006	4
18th FL.		512.755	219.083	34.006	4
19th FL.		512.755	219.083	34.006	4
20th FL.		512.755	219.083	34.006	4
21st FL.		512.755	219.083	34.006	4
22nd FL.		512.755	219.083	34.006	4
23rd FL.		512.755	219.083	34.006	4
24th FL.		512.755	219.083	34.006	4
25th FL.		512.755	219.083	34.006	4
26th FL.		512.755	219.083	34.006	4
TOTAL	651.020	13487.768	5696.168	884.153	104
MUMTY		61.369			
O.H.W.T.		116.724			
STILT		494.894			

TOWER-T4

	GR.COV.	UNIT F.A.R.	BALCONY NON F.A.R	STAIR NON F.A.R.	D.UNIT
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
GROUND FL	665.214	157.039		--	
1ST FL.		526.702	214.538	34.006	4
2nd FL.		526.702	214.538	34.006	4
3rd FL.		526.702	214.538	34.006	4
4th FL.		526.702	214.538	34.006	4
5th FL.		526.702	214.538	34.006	4
6th FL.		526.702	214.538	34.006	4
7th FL.		526.702	214.538	34.006	4
8th FL.		526.702	214.538	34.006	4
9th FL.		526.702	214.538	34.006	4
10th FL.		526.702	214.538	34.006	4
11th FL.		526.702	214.538	34.006	4
12th FL.		526.702	214.538	34.006	4
13th FL.		526.702	214.538	34.006	4
14th FL.		526.702	214.538	34.006	4
15th FL.		526.702	214.538	34.006	4
16th FL.		526.702	214.538	34.006	4
17th FL.		526.702	214.538	34.006	4
18th FL.		526.702	214.538	34.006	4
19th FL.		526.702	214.538	34.006	4
20th FL.		526.702	214.538	34.006	4
21st FL.		526.702	214.538	34.006	4
22nd FL.		526.702	214.538	34.006	4
23rd FL.		526.702	214.538	34.006	4
24th FL.		526.702	214.538	34.006	4
25th FL.		526.702	214.538	34.006	4
26th FL.		526.702	214.538	34.006	4
TOTAL	665.214	13851.288	5577.975	884.153	104
MUMTY		61.369			
O.H.W.T.		116.724			
STILT		508.525			

TOWER-T5

	GR.COV.	UNIT F.A.R.	BALCONY NON F.A.R	STAIR NON F.A.R.	D.UNIT
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
GROUND FL	864.186	105.314		--	
1ST FL.		656.397	255.147	30.346	4
2nd FL.		656.397	255.147	30.346	4
3rd FL.		656.397	255.147	30.346	4
4th FL.		656.397	255.147	30.346	4
5th FL.		656.397	255.147	30.346	4
6th FL.		656.397	255.147	30.346	4
7th FL.		656.397	255.147	30.346	4
8th FL.		656.397	255.147	30.346	4
9th FL.		656.397	255.147	30.346	4
10th FL.		656.397	255.147	30.346	4
11th FL.		656.397	255.147	30.346	4
12th FL.		656.397	255.147	30.346	4
13th FL.		656.397	255.147	30.346	4
14th FL.		656.397	255.147	30.346	4
15th FL.		656.397	255.147	30.346	4
16th FL.		656.397	255.147	30.346	4
17th FL.		656.397	255.147	30.346	4
18th FL.		656.397	255.147	30.346	4
TOTAL	864.186	11920.456	4592.639	546.224	72
MUMTY		56.119			
O.H.W.T.		105.314			
STILT		759.509			

TOWER-T1 & T2

TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)		
TOWER (F.A.R.)	=	12,111.803 SQ.M.
STILT (NON F.A.R.)	=	455.980 SQ.M.
STAIR (NON F.A.R.)	=	884.542 SQ.M.
BALCONY (NON F.A.R.)	=	4,954.666 SQ.M.
MUMTY (NON F.A.R.)	=	52.778 SQ.M.
O.H.W.T. (NON F.A.R.)	=	128.682 SQ.M.
TOTAL	=	18,588.451 SQ.M.

TOWER-T3

TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)		
TOWER (F.A.R.)	=	13,487.768 SQ.M.
STILT (NON F.A.R.)	=	494.894 SQ.M.
STAIR (NON F.A.R.)	=	884.153 SQ.M.
BALCONY (NON F.A.R.)	=	5,696.168 SQ.M.
MUMTY (NON F.A.R.)	=	61.369 SQ.M.
O.H.W.T. (NON F.A.R.)	=	116.724 SQ.M.
TOTAL	=	20,741.076 SQ.M.

TOWER-T4

TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)		
TOWER (F.A.R.)	=	13,851.288 SQ.M.
STILT (NON F.A.R.)	=	508.525 SQ.M.
STAIR (NON F.A.R.)	=	884.153 SQ.M.
BALCONY (NON F.A.R.)	=	5,577.975 SQ.M.
MUMTY (NON F.A.R.)	=	61.369 SQ.M.
O.H.W.T. (NON F.A.R.)	=	116.724 SQ.M.
TOTAL	=	21,000.033 SQ.M.

TOWER-T5

TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)		
TOWER (F.A.R.)	=	11,920.456 SQ.M.
STILT (NON F.A.R.)	=	759.509 SQ.M.
STAIR (NON F.A.R.)	=	546.224 SQ.M.
BALCONY (NON F.A.R.)	=	4,592.639 SQ.M.
MUMTY (NON F.A.R.)	=	56.119 SQ.M.
O.H.W.T. (NON F.A.R.)	=	105.314 SQ.M.
TOTAL	=	17,980.261 SQ.M.

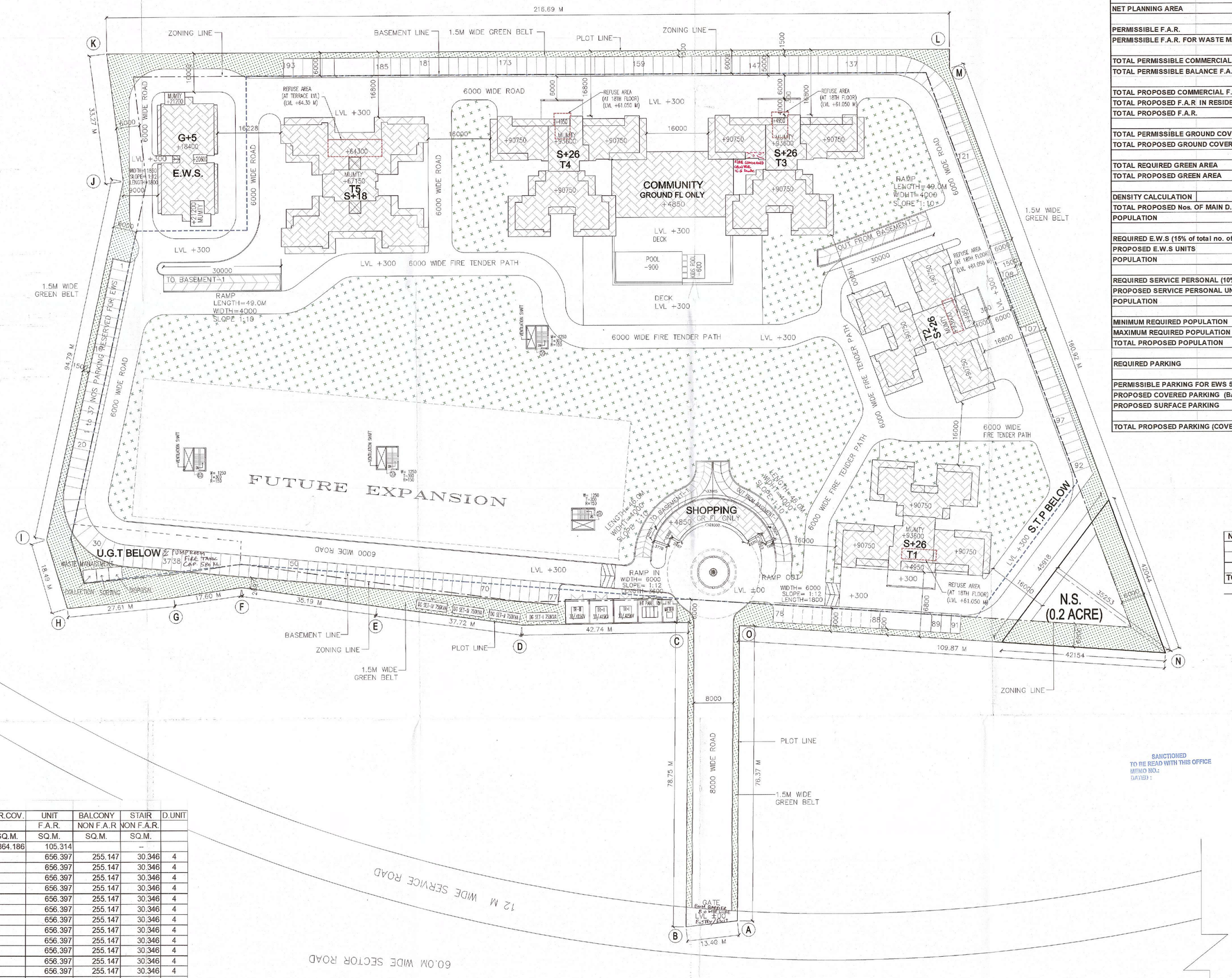
TOWER NOS.	NOS. OF STOREY	TYPE	GROUND COVERAGE	F.A.R. IN TOWER	TOTAL Nos. OF D.U. IN TOWER			POPULATION			
					MAIN D.U.	SERVICE PERSONEL	E.W.S. UNITS	TOTAL D.U.		Person per/D.U.	Total
T1	S+26	3 BED	626.862	12111.803	104			104	x	5	520
T2	S+26	3 BED	626.862	12,111.803	104			104	x	5	520
T3	S+26	3 BED+UTILITY	651.020	13,487.768	104			104	x	5	520
		SER. PERSONAL				52		52	x	2	104
T4	S+26	3 BED+UTILITY	651.020	13,851.288	104			104	x	5	520
T5	S+18	4 BED+UTILITY	864.186	11,920.456	72			72	x	5	360
E.W.S.	G+5		416.661	2,294.828			96	96	x	2	192
COMMUNITY	GR FL ONLY		1,076.873	596.723	--			--		--	--
SHOPPING	GR FL ONLY		186.920	186.920							
TOTAL			5100.406	66561.588	488	52	96				2736

AREA CALCULATION

		ACRE	SQ.M.
LICENSE AREA	=	9.2453	
NET PLANNING AREA	=	9.2453	37414.342
PERMISSIBLE F.A.R.	= @175%		65475.099 SQ.M
PERMISSIBLE F.A.R. FOR WASTE MANAGEMENT AGREEMENT DATED 29-01-2024	= @3%		1122.430 SQ.M
TOTAL F.A.R.	= 178%		66597.529 SQ.M
TOTAL PERMISSIBLE COMMERCIAL AREA	= 0.5%		187.072 SQ.M
TOTAL PERMISSIBLE BALANCE F.A.R. FOR RESIDENTIAL (66597.529-187.072)	=		66410.458 SQ.M
TOTAL PROPOSED COMMERCIAL F.A.R.	= 0.50%		186.920 SQ.M
TOTAL PROPOSED F.A.R IN RESIDENTIAL	177.40%		66374.668 SQ.M
TOTAL PROPOSED F.A.R.	177.90%		66561.588 SQ.M
TOTAL PERMISSIBLE GROUND COVERAGE	= @35%		13095.020 SQ.M
TOTAL PROPOSED GROUND COVERAGE	= 13.63%		5100.406 SQ.M
TOTAL REQUIRED GREEN AREA	= @15%		5612.151 SQ.M
TOTAL PROPOSED GREEN AREA	= 15.43%		5773.705 SQ.M
DENSITY CALCULATION			
TOTAL PROPOSED Nos. OF MAIN D.U.'s	=		488 D.U.
POPULATION	= @5 P/D.U.		2440 Person
REQUIRED E.W.S (15% of total no. of D.U.'s)	= @15%		86 Units
PROPOSED E.W.S UNITS	=		96 Units
POPULATION	= @2 P/D.U.		192 Person
REQUIRED SERVICE PERSONAL (10% of total no of D.U.'s)	= @10%		49 Units
PROPOSED SERVICE PERSONAL UNITS	=		52 Units
POPULATION	= @2 P/D.U.		104 Person
MINIMUM REQUIRED POPULATION	= 100		925 Person
MAXIMUM REQUIRED POPULATION	= 300		2774 Person
TOTAL PROPOSED POPULATION	= 295.934		2736 Person
REQUIRED PARKING	= @1.5 E.C.S	/D.U	732 E.C.S.
PERMISSIBLE PARKING FOR EWS 5% OF 732	=		37 BAYS
PROPOSED COVERED PARKING (BASEMENT-1 & 2)	=		1636 BAYS
PROPOSED SURFACE PARKING	=		193 BAYS
TOTAL PROPOSED PARKING (COVERED+SURFACE)			1829 BAYS

NURSERY SCHOOL PLOT AREA CALCULATION

(45.918 X 35.253)/2 X	=	809.37 SQ.M.
TOTAL	=	809.37 SQ.M.
	=	0.200 ACRE


216.69 M
ZONING LINE
BASEMENT LINE
1.5M WIDE GREEN BELT
PLOT LINE
ZONING LINE
6000 WIDE ROAD
G+5
E.W.S.
S+26
T4
S+26
T3
T5
S+18
COMMUNITY
GROUND FL ONLY
+4850
6000 WIDE FIRE TENDER PATH
RAMP
LENGTH=49.0M
WIDTH=4000
SLOPE 1:19
TO BASEMENT-1
OUT FROM BASEMENT-1
FUTURE EXPANSION
SHOPPING
GR.FL.ONLY
+4850
U.G.T BELOW
WASTE MANAGEMENT
FIRE TANK
CAP. 50m³
6000 WIDE ROAD
LVL +300
RAMP IN
WIDTH= 6000
SLOPE= 1:12
LENGTH=9600
RAMP OUT
WIDTH= 6000
SLOPE= 1:12
LENGTH=1800
LVL ±00
S+26
T1
+4950
+300
N.S.
(0.2 ACRE)
S.T.P BELOW
1.5M WIDE GREEN BELT
6000 WIDE FIRE TENDER PATH
6000 WIDE ROAD
6000 WIDE FIRE TENDER PATH
6000 WIDE FIRE TENDER PATH
6000 WIDE ROAD
6000 WIDE ROAD
6000 WIDE ROAD