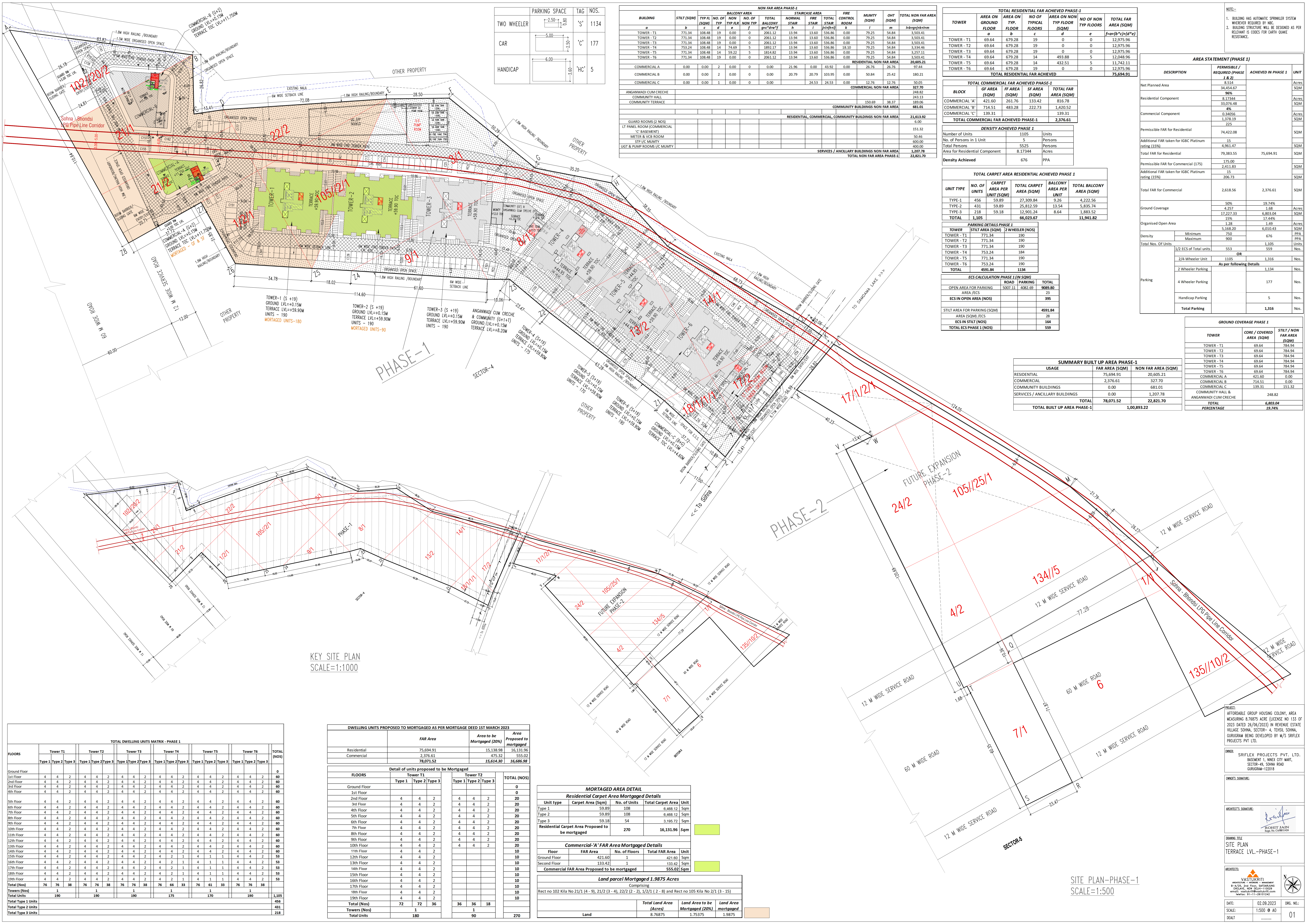




	PARKING SPACE	TAG	NOS.
TWO WHEELER		'S'	1134
CAR		'C'	177
HANDICAP		'HC'	5

NON FAR AREA PHASE-1															
BUILDING	STILT (SQM)	BALCONY AREA					STAIRCASE AREA					FIRE CONTROL ROOM	MUMTY (SQM)	OHT (SQM)	TOTAL NON FAR AREA (SQM)
		TYP FL (SQM)	NO. OF FLS	NON TYP FLR	NO. OF NON TYP FLR	TOTAL BALCONY (SQM)	NORMAL STAIR (SQM)	FIRE STAIR (SQM)	TOTAL STAIR (SQM)						
a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	
TOWER- T1	771.34	108.48	19	0.00	0	2061.12	13.94	13.60	536.86	0.00	79.25	54.84	3,503.41		
TOWER- T2	771.34	108.48	19	0.00	0	2061.12	13.94	13.60	536.86	0.00	79.25	54.84	3,503.41		
TOWER- T3	771.34	108.48	19	0.00	0	2061.12	13.94	13.60	536.86	0.00	79.25	54.84	3,503.41		
TOWER- T4	771.34	108.48	14	74.69	5	1892.17	13.94	13.60	536.86	18.10	79.25	54.84	3,334.46		
TOWER- T5	771.34	108.48	14	59.22	5	1814.82	13.94	13.60	536.86	0.00	79.25	54.84	3,257.11		
TOWER- T6	771.34	108.48	19	0.00	0	2061.12	13.94	13.60	536.86	0.00	79.25	54.84	3,503.41		
COMMERCIAL A	0.00	0.00	2	0.00	0	0.00	21.96	0.00	43.92	0.00	26.76	26.76	97.44		
COMMERCIAL B	0.00	0.00	2	0.00	0	0.00	20.79	20.79	103.95	0.00	50.84	25.42	180.21		
COMMERCIAL C	0.00	0.00	1	0.00	0	0.00	24.53	24.53	0.00	12.76	12.76	50.05			
														327.70	
ANGANWADI CUM CRECHE														248.82	
COMMUNITY HALL														241.13	
COMMUNITY TERRACE														189.06	
														681.01	
RESIDENTIAL, COMMERCIAL, COMMUNITY BUILDINGS NON FAR AREA															
21,613.92															
6.00															
151.32															
50.46															
600.00															
400.00															
SERVICES / ANCILLARY BUILDINGS NON FAR AREA															
1,207.78															
TOTAL NON FAR AREA PHASE-1															
22,821.70															

TOTAL RESIDENTIAL FAR ACHIEVED PHASE-1						
TOWER	AREA ON GROUND FLOOR	AREA ON TYP. FLOOR	NO OF TYPICAL FLOORS	AREA ON NON TYP FLOOR	NO OF NON TYP FLOORS	TOTAL FAR AREA (SQM)
	<i>a</i>	<i>b</i>	<i>c</i>	<i>d</i>	<i>e</i>	<i>f=a*(b*c)+(d*e)</i>
TOWER - T1	69.64	679.28	19	0	0	12,975.96
TOWER - T2	69.64	679.28	19	0	0	12,975.96
TOWER - T3	69.64	679.28	19	0	0	12,975.96
TOWER - T4	69.64	679.28	14	493.88	5	12,048.96
TOWER - T5	69.64	679.28	14	432.51	5	11,742.11
TOWER - T6	69.64	679.28	19	0	0	12,975.96
TOTAL RESIDENTIAL FAR ACHIEVED						75,694.91

TOTAL COMMERCIAL FAR ACHIEVED PHASE-1			
BLOCK	GF AREA (SQM)	FF AREA (SQM)	TF AREA (SQM)
COMMERCIAL 'A'	421.60	261.76	133.42
COMMERCIAL 'B'	714.51	483.28	222.73
COMMERCIAL 'C'	139.31		
TOTAL COMMERCIAL FAR ACHIEVED PHASE-1			
2,376.61			

DENSITY ACHIEVED PHASE 1			
Number of Units	1105	Units	
No. of Persons in 1 Unit	5	Persons	
Total Persons	5525	Persons	
Area for Residential Component	8,173.44	Acres	
Density Achieved	676	PPA	

TOTAL CARPET AREA RESIDENTIAL ACHIEVED PHASE 1				
UNIT TYPE	NO. OF UNITS	CARPET AREA PER UNIT (SQM)	TOTAL CARPET AREA (SQM)	TOTAL BALCONY AREA (SQM)
TYPE-1	456	59.89	27,309.84	9.26
TYPE-2	431	59.89	25,812.59	13.54
TYPE-3	218	59.18	12,901.24	8.64
TOTAL	1,105	65,023.67		11,941.82

PARKING DETAILS PHASE 1		
TOWER	STILT AREA (SQM)	2 WHEELER (NOS)
TOWER - T1	771.34	190
TOWER - T2	771.34	190
TOWER - T3	771.34	190
TOWER - T4	753.24	184
TOWER - T5	771.34	190
TOWER - T6	753.24	190
TOTAL	4591.84	1134

ECS CALCULATION PHASE 1 (IN SQM)		
ROAD	PARKING	TOTAL
OPEN AREA FOR PARKING	5007.11	4082.69
AREA / ECS		9089.80
ECS IN OPEN AREA (NOS)		395
STILT AREA FOR PARKING (SQM)		4591.84
AREA (SQM) / ECS		28
ECS IN STILT (NOS)		164
TOTAL ECS PHASE 1 (NOS)		559

SUMMARY BUILT UP AREA PHASE-1		
USAGE	FAR AREA (SQM)	NON FAR AREA (SQM)
RESIDENTIAL	75,694.91	20,605.21
COMMERCIAL	2,376.61	327.70
COMMUNITY BUILDINGS	0.00	681.01
SERVICES / ANCILLARY BUILDINGS	0.00	1,207.78
TOTAL	78,071.52	22,821.70
TOTAL BUILT UP AREA PHASE-1	1,00,893.22	

GROUND COVERAGE PHASE 1		
TOWER	CORE / COVERED AREA (SQM)	STILT / NON FAR AREA (SQM)
TOWER - T1	69.64	784.94
TOWER - T2	69.64	784.94
TOWER - T3	69.64	784.94
TOWER - T4	69.64	784.94
TOWER - T5	69.64	784.94
TOWER - T6	69.64	784.94
COMMERCIAL A	421.60	0.00
COMMERCIAL B	714.51	0.00
COMMERCIAL C	139.31	151.32
COMMUNITY HALL & ANGANWADI CUM CRECHE		248.82
TOTAL	6,803.04	
PERCENTAGE	19.74%	

TOTAL DWELLING UNITS MATRIX - PHASE 1											
FLOORS	Tower T1		Tower T2		Tower T3		Tower T4		Tower T5		TOTAL (NOS)
	Type 1	Type 2	Type 1	Type 2	Type 1	Type 2	Type 1	Type 2	Type 1	Type 2	
Ground Floor	4	4	4	4	4	4	4	4	4	4	0
1st Floor	4	4	4	4	4	4	4	4	4	4	60
2nd Floor	4	4	4	4	4	4	4	4	4	4	60
3rd Floor	4	4	4	4	4	4	4	4	4	4	60
4th Floor	4	4	4	4	4	4	4	4	4	4	60
5th Floor	4	4	4	4	4	4	4	4	4	4	60
6th Floor	4	4	4	4	4	4	4	4	4	4	60
7th Floor	4	4	4	4	4	4	4	4	4	4	60
8th Floor	4	4	4	4	4	4	4	4	4	4	60
9th Floor	4	4	4	4	4	4	4	4	4	4	60
10th Floor	4	4	4	4	4	4	4	4	4	4	60
11th Floor	4	4	4	4	4	4	4	4	4	4	60
12th Floor	4	4	4	4	4	4	4	4	4	4	60
13th Floor	4	4	4	4	4	4	4	4	4	4	60
14th Floor	4	4	4	4	4	4	4	4	4	4	60
15th Floor	4	4	4	4	4	4	4	4	4	4	60
16th Floor	4	4	4	4	4	4	4	4	4	4	60
17th Floor	4	4	4	4	4	4	4	4	4	4	60
18th Floor	4	4	4	4	4	4	4	4	4	4	60
19th Floor	4	4	4	4	4	4	4	4	4	4	60
Total (Nos)	76	76	38	38	76	76	38	38	76	76	38
Towers (Nos)	1	1	1	1	1	1	1	1	1	1	1
Total Units	190	190	190	190	190	190	190	190	190	190	1,105
Total Type 1 Units	190	190	190	190	190	190	190	190	190	190	456
Total Type 2 Units	190	190	190	190	190	190	190	190	190	190	431
Total Type 3 Units	190	190	190	190	190	190	190	190	190	190	218

DWELLING UNITS PROPOSED TO MORTGAGED AS PER MORTGAGE DEED 1ST MARCH 2023			
	FAR Area	Area to be Mortgaged (20%)	Area Proposed to mortgaged
Residential	75,694.91	15,138.98	16,131.96
Commercial	2,376.61	475.32	555.02
	78,071.52	15,614.30	16,686.98
Detail of units proposed to be Mortgaged			
FLOORS	Tower T2		
	Type 1	Type 2	Type 3
Ground Floor			
1st Floor	4	4	2
2nd Floor	4	4	2
3rd Floor	4	4	2
4th Floor	4	4	2
5th Floor	4	4	2
6th Floor	4	4	2
7th Floor	4	4	2
8th Floor	4	4	2
9th Floor	4	4	2
10th Floor	4	4	2
11th Floor	4	4	2
12th Floor	4	4	2
13th Floor	4	4	2
14th Floor	4	4	2
15th Floor	4	4	2
16th Floor	4	4	2
17th Floor	4	4	2
18th Floor	4	4	2
19th Floor	4	4	2
Total (Nos)	72	72	36
Towers (Nos)	1	1	1
Total Units	180	90	270

MORTGAGED AREA DETAIL			
Residential Carpet Area Mortgaged Details			
Unit type	Carpet Area (SqM)	No. of Units	Total Carpet Area Unit
Type 1	59.89	108	6,468.12 Sqm
Type 2	59.89	108	6,468.12 Sqm
Type 3	59.18	54	3,195.72 Sqm
Residential Carpet Area Proposed to be mortgaged	270	16,131.96	Sqm
Commercial 'A' FAR Area Mortgaged Details			
Floor	FAR Area	No. of Floors	Total FAR Area Unit
Ground Floor	421.60	1	421.60 Sqm
Second Floor	133.42	1	133.42 Sqm
Commercial FAR Area Proposed to be mortgaged	555.02	2	Sqm

Land parcel Mortgaged 1.9875 Acres			
Comprising			
Rect no 102 Kila No 23/1 (4 - 9), 23/2 (3 - 4), 23/2 (2 - 2), 3/2/1 (2 - 8) and Rect no 105 Kila No 2/1 (3 - 15)			
	Total Land Area (Acres)	Land Area to be Mortgaged (20%)	Land Area mortgaged
Land	8.76875	1.75375	1.9875

- NOTE:-
1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
 2. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT EC CODES FOR EARTH QUAKE RESISTANCE.

AREA STATEMENT (PHASE 1)				
DESCRIPTION		PERMISSIBLE / REQUIRED (PHASE 1 & 2)	ACHIEVED IN PHASE 1	UNIT
Net Planned Area		8,134	Acres	
		34,454.67	SQM	
Residential Component		96%	Acres	
		3,754	SQM	
		33,076.48	SQM	
Commercial Component		4%	Acres	
		0.34056	SQM	
		1,278.15	SQM	
		225		
Permissible FAR for Residential		74,422.08	SQM	
Additional FAR taken for IGBC Platinum rating (15%)		15		
		4,961.47	SQM	
Total FAR for Residential		79,383.55	75,694.91	SQM
Permissible FAR for Commercial (175)		175.00		
		2,411.83	SQM	
Additional FAR taken for IGBC Platinum rating (15%)		15		
		206.73	SQM	
Total FAR for Commercial		2,618.56	2,376.61	SQM
		50%	19.74%	
Ground Coverage		4,257	1.68	Acres
		17,227.33	6,803.04	SQM
		15%	17.44%	
Organised Open Area		1.28	1.49	Acres
		5,168.20	6,010.43	SQM
Density	Minimum	700	PPA	
	Maximum	900	676	PPA
Total Nos. Of Units			1,105	Units
			559	Units
1/2 ECS of Total units		553		
OR				
2/4-Wheeler Unit		1105	1,316	Nos.
As per following Details				
2 Wheeler Parking			1,134	Nos.
4 Wheeler Parking			177	Nos.
Handicap Parking			5	Nos.
Total Parking			1,316	Nos.