

SURFACE PARKING AREA

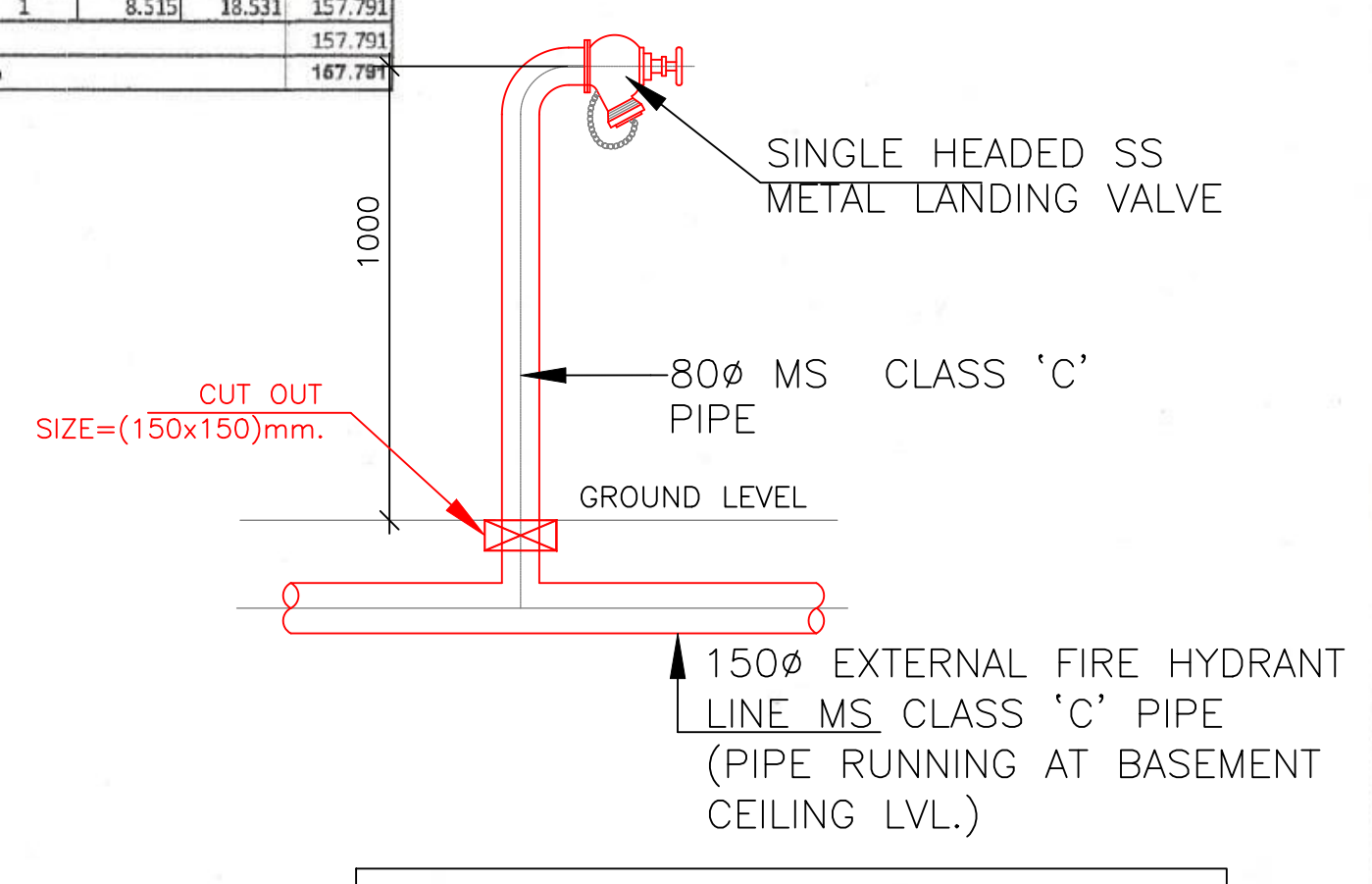
S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1		22.000	21.000	462.000
B	1		15.000	30.750	458.250
C	1		6.000	21.912	131.472
F	1		13.025+26.440/2	10.000	207.362
TOTAL ADDITION					1,267.084
TOTAL AREA					1,143.807

N. SCHOOL AREA

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1		43.635+41.910/2	19.950	849.918
TOTAL ADDITION					849.918
TOTAL AREA					849.918

N. SCHOOL PARKING AREA

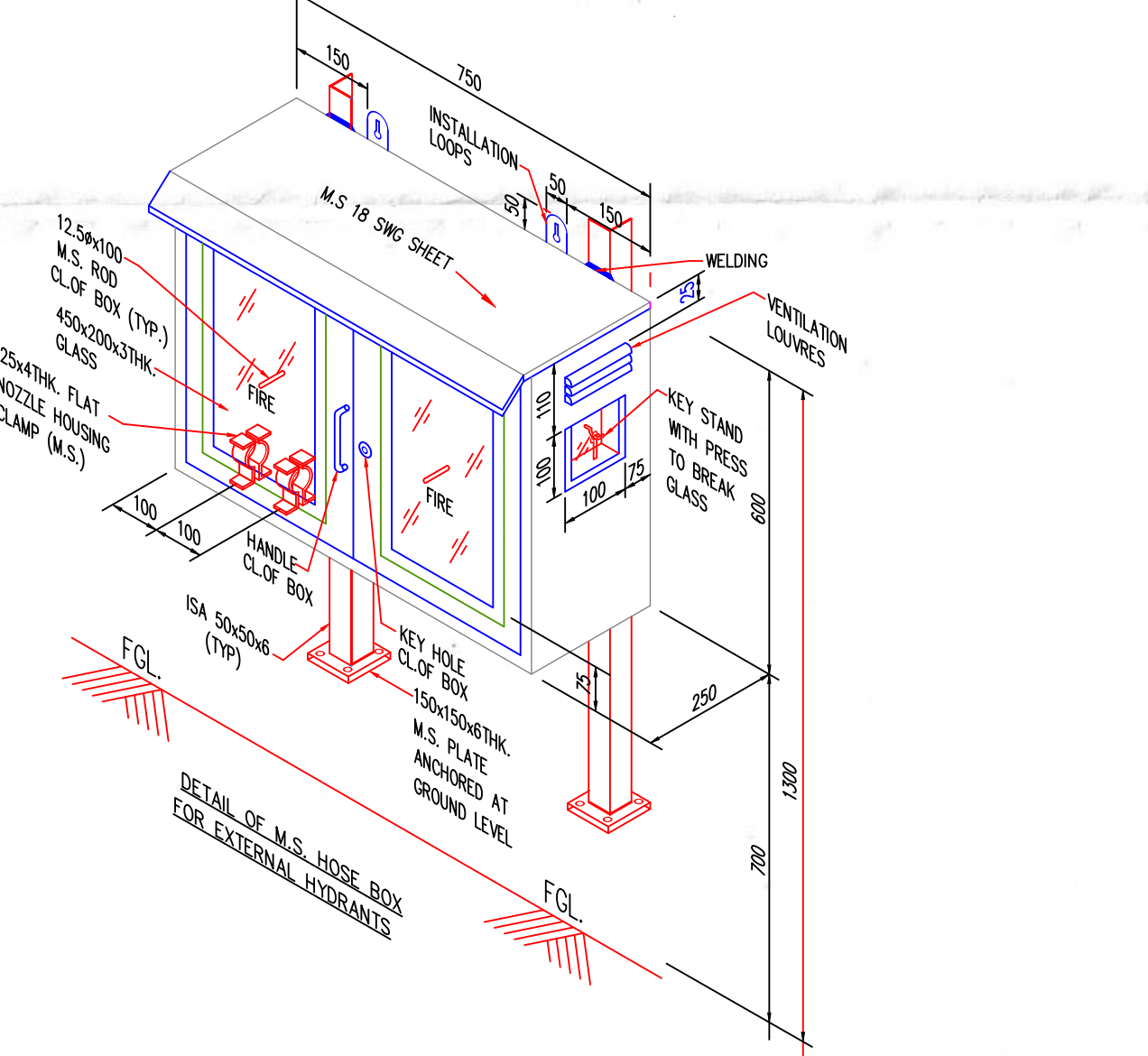
S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
B	1		8.325	35.341	293.700
TOTAL ADDITION					293.700
TOTAL PARKING AREA					167.779



DRG-110: DT9 10223 Dt 16/05/24

(VARINDER KUMAR) AD (HQ) (YAJAN CHAUDHARY) ATP(HQ) (ASHISH SHARMA) DTP (HQ) (HITESH SHARMA) STP (M) (P. SINGH) CTP(HR) (AMIT KHATRI, IAS) DTCP (HR)

PHASE	AREA	TOWER
PHASE-1	1.961 Acres	2, 3 & 4
PHASE-2	1.4211 Acres	1
PHASE-3	2.832 Acres	COMMERCIAL
PHASE-4	0.925 Acres	5
PHASE-5	0.616 Acres	--
PHASE-6	0.686 Acres	--
PHASE-7	1.14015 Acres	EWS & N.S.



PHASE-WISE SITE PLAN

TOWER	NO. OF FLOOR	GROUND COVERAGE	GROUND FLOOR F.A.R.	STILT AREA	TYP. (1) FL. F.A.R.	NO. OF TYPICAL FL. (1)	TYP. (2) FL. F.A.R. (REFUGE)	NO. OF TYP. FL. (2) (REFUGE)	TOTAL F.A.R. PER TOWER	MUMTY AREA	AREA UNDER STAIRCASE	FIRE TOWER LIFT LOBBY	BASEMENT AREAS	REFUGE TERRACE AREA	TOTAL BUILT UP PER TOWER
TOWER 1	S+43	607.724	206.729	400.994	489.728	39	494.166	4	21282.785	139.731	1275.509	256.495		130.250	23467.705
TOWER 2	S+42	930.644	387.089	543.554	711.710	38	711.71	4	30278.909	234.893	1097.250	170.856		141.569	32467.031
TOWER 3	S+42	930.644	387.089	543.554	711.710	38	711.71	4	30278.909	234.893	1097.250	170.856		141.569	32467.031
TOWER 4	S+42	930.644	387.089	543.554	711.710	38	711.71	4	30278.909	234.893	1097.250	170.856		141.569	32467.031
TOWER 5	S+42	607.724	206.729	400.994	489.728	38	494.166	4	20793.057	139.731	1245.846	250.530		130.250	4028.789
EWS	G+9	489.854	139.033	350.821	361.950	9			3396.943	58.275	222.750		25349.806		25349.806
BASEMENT - 01	1												25349.806		25349.806
BASEMENT - 02	1												24343.479		24343.479
BASEMENT - 03	1												23912.788		23912.788
BASEMENT - 04	1														
TOTAL				2783.471					136309.512						
COMMERCIAL	G+1	2084.908	1941.176		625.58				2566.756	42.603	35.42				2644.779
N.S.	G+1	213.700	213.7		184.03				397.730	37.000	29.67				464.400
TOTAL		6795.842													249941.113

UNIT DETAIL

TOWER	UNIT-1A-4BHK (195.725)	UNIT-1B-4BHK (186.605)	UNIT-1C-4BHK (195.725)	UNIT-2A-3BHK (140.780)	UNIT-2B-3BHK (128.10)	TOTAL NO. OF UNITS	DOMESTIC HELP	EWS UNIT
TOWER 1	39	43	4	0	0	86	43	
TOWER 2	0	0	0	84	84	168		
TOWER 3	0	0	0	84	84	168		
TOWER 4	0	0	0	84	84	168		
TOWER 5	38	42	4	0	0	84	42	
EWS								126
TOTAL NO. OF UNITS	77	85	8	252	252	674	85	126
NO. OF PERSONS IN EACH UNIT						5	3	2
POPULATION						3370	255	252
TOTAL POPULATION PROPOSED						3877		

BASEMENT AREA PROPOSED

AREA	ECS PROPOSED	CAR PARKING PROPOSED
BASEMENT 01	19900.114	621.88
BASEMENT 02	21823.201	681.98
BASEMENT 03	21049.842	657.81
BASEMENT 04	21049.842	657.81
TOTAL	83822.999	2619

EWS CALCULATION

TOTAL NO. OF UNIT	806
TOTAL NO. OF MAIN UNIT	674
TOTAL NO. OF EWS	13% OF THE NO. OF UNITS PROVIDED
	138.24 UNITS
	326 UNITS

SURFACE AREA PROPOSED

AREA	ECS PROPOSED	CAR PARKING PROPOSED
SURFACE AREA	1143.057	49.7

STILT AREA PROPOSED

TOWER	AREA	ECS PROPOSED	PARKING PROPOSED
TOWER-1	400.994	14	SCOOTER
TOWER 2	543.554	19	SCOOTER
TOWER 3	543.554	19	SCOOTER
TOWER 4	543.554	19	SCOOTER
TOWER 5	400.994	14	SCOOTER
EWS	350.821	13	SCOOTER
TOTAL	2783.471	99	0

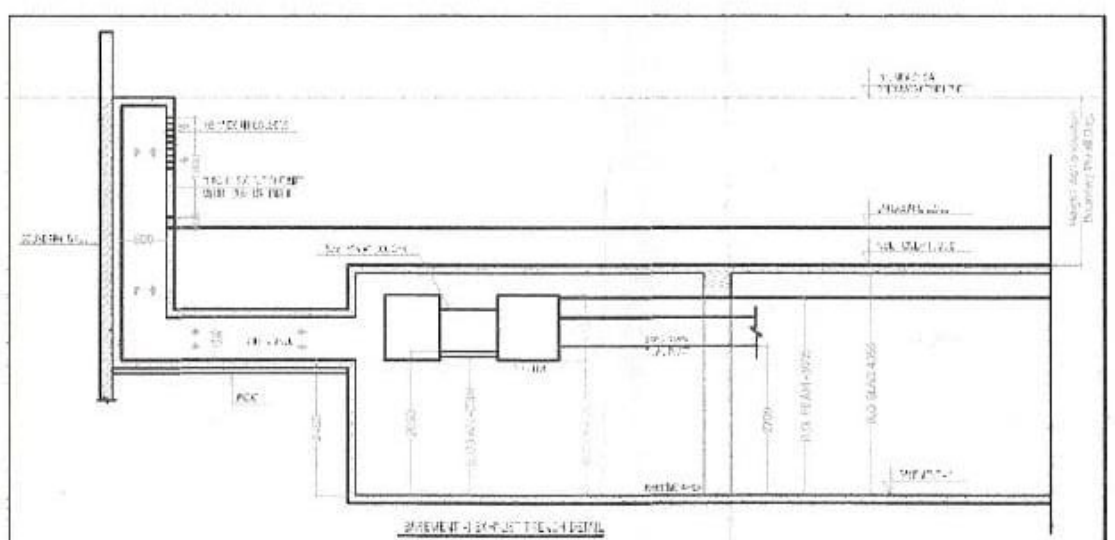
TOTAL CAR PARKING PROPOSED

AREA	ECS PROPOSED	CAR PARKING PROPOSED
STILT	2783.471	99
BASEMENT	83822.999	2619
SURFACE	1143.057	50
TOTAL	87749.527	2769

RESIDENTIAL

UNIT NAME	UNIT-1A	UNIT-1B	UNIT-1C	UNIT-2A	UNIT-2B
UNIT AREA	195.725	186.605	195.725	140.78	128.10
ECS REQUIRED	1.5	1.5	1.5	1	1
NO OF UNIT	77	85	8	252	252
TOTAL ECS REQUIRED	116	128	12	252	252
TOTAL ECS REQUIRED	759				
5% CAR PARKS RESERVED FOR EWS					
		37.95		38 ECS	
38 CAR PARKING PROVIDED ON SURFACE [(1 to 38) , +1 TO 10 OF EWS STILT					
TOTAL RESERVED CAR PARKING FOR EWS= 48					
COMMERCIAL					
TOTAL COMMERCIAL AREA	2566.756				
ECS REQUIRED	1 ECS PER 50 SQ.MT.				
TOTAL ECS REQUIRED	51.33512				
TOTAL ECS REQUIRED	849 ECS				

FIRE FIGHTING LAYOUT



SITE AREA CALCULATION

	PERMISSIBLE	PROPOSED
SITE AREA (9.58125X 4046.85 SQ.MTS)	(ACRES) 9.58125	
	(SQMT) 38773.882	
TOTAL FAR @ 350% OF SITE AREA (SQMT) (FALLING WITHIN INTENSE ZONE)	135708.585	
F.A.R. FOR 98% RESIDENTIAL (A)	132994.414	
F.A.R. UNDER T.D.R. (B) [78.788%]	30549.309	
TDR CERTIFICATE NO. - (1-269 OF 117/2023) AND (1-647 OF 120/2023)		
TOTAL PERMISSIBLE RESIDENTIAL FAR (A+B)	163543.723	136309.512
2% COMMERCIAL COMPONENT OF 9.58125 TOTAL FAR	421.78956	351.55556
	2714.172	2566.756
TOTAL GROUND COVERAGE (60%)	23264.329	6795.842
REQUIRED GREEN/OPEN AREA ON SITE (@ 15%)	5816.082	17.52%
		6016.030
NO. OF DWELLING UNIT OF RESIDENTIAL		674
NO. OF DWELLING UNIT OF EWS		126
NO. OF DWELLING UNIT OF SERVICE PERSONNEL		85
MAIN DWELLING UNIT POPULATION (@ 5 PERSONS EACH)	674 X 5 =	3370.0
EWS POPULATION (@ 2 PERSONS EACH)	126 X 2 =	252.0
NO. OF S.P. DWELLING UNITS.		
(@ 2 PERSONS PER ROOM OR ONE PERSON PER 80 SQ.FT OF LIVING AREA WHICH EVER IS MORE).		
S.P. POPULATION OF DWELLING UNITS	85X3=255	255
TOTAL POPULATION PROPOSED		3877
DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA)(9.58125 ACRE) 6000:10% PPA/ ACRES		412.90
(+150 FOR EXTRA F.A.R. VIA T.D.R.)		
PARKING AREA		ECS
(1 ECS X NO OF UNITS BETWEEN 100sqm to 150sqm) + (1.5 ECS X NO OF UNITS MORE THAN 150sqm) = ECS REQUIRED		759
5% CAR PARK RESERVED FOR EWS		38
COMMERCIAL PARKING @ 50 SQM PER CAR		52
TOTAL ECS REQUIRED		849
TOTAL ECS PROPOSED		2769
TOTAL CAR PARKING PROPOSED		2343

WHITELAND
M/s. Whiteland Corporation Private Limited.

Architect Hafeez Contractor
Contractor

For Whiteland Corporation Pvt. Ltd.

Authorised Signatory

DRAWING TITLE: **SITE PLAN PHASING PLAN**

DATE: APR-2024
SCALE: 1:100 (A1)

SHEET NO: S-1