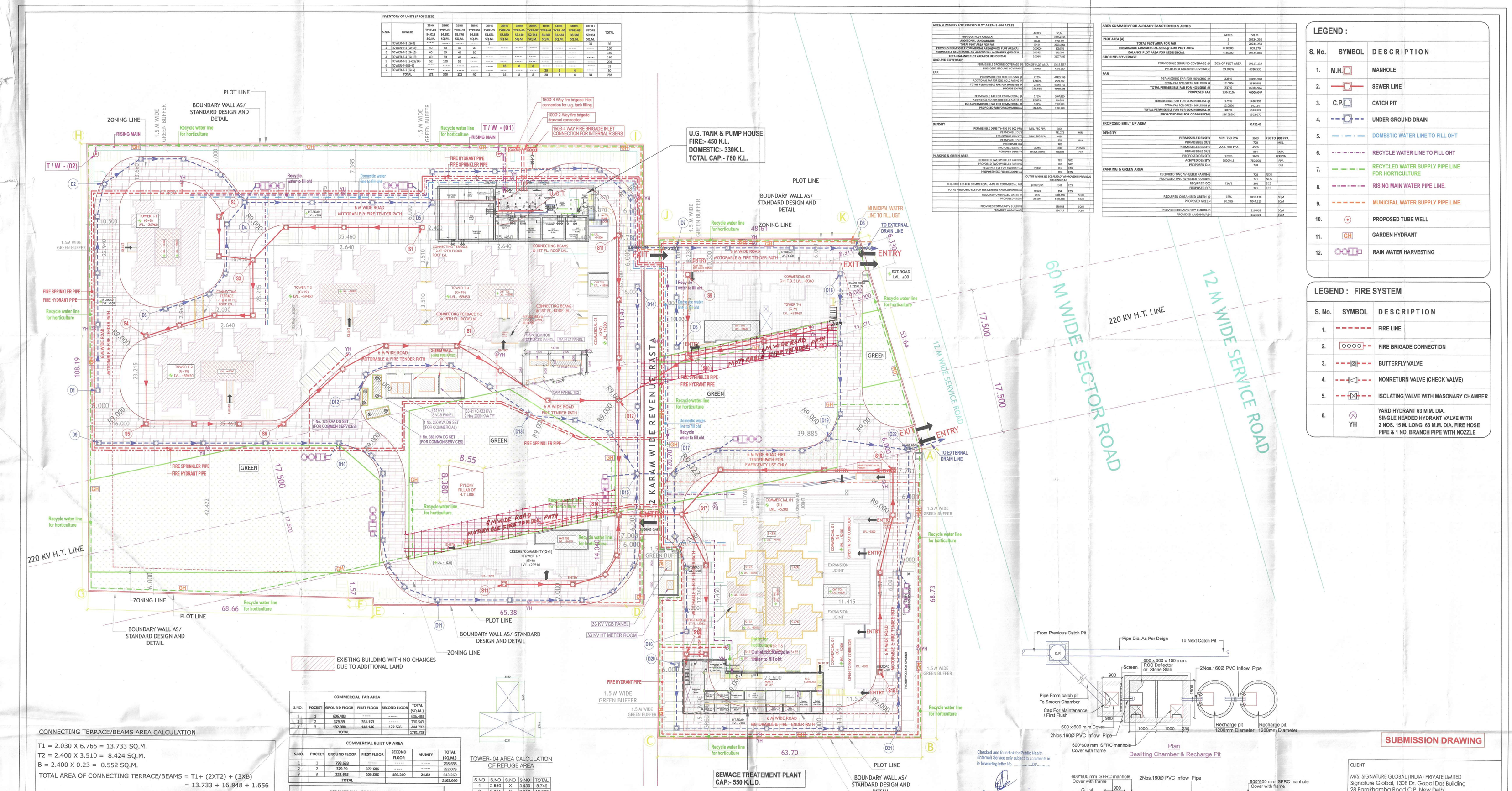


INVENTORY OF UNITS (PROPOSED)														
S.NO.	TOWERS	2BHK TYPE-01 54.013 SQ.M.	2BHK TYPE-02 54.681 SQ.M.	2BHK TYPE-03 55.576 SQ.M.	2BHK TYPE-04 54.828 SQ.M.	2BHK TYPE-05 54.651 SQ.M.	2BHK TYPE-06 52.860 SQ.M.	2BHK TYPE-07 52.142 SQ.M.	2BHK TYPE-08 52.741 SQ.M.	1BHK TYPE-01 33.587 SQ.M.	1BHK TYPE-02 32.524 SQ.M.	1BHK TYPE-03 33.548 SQ.M.	2BHK + STORE 59.854 SQ.M.	TOTAL
1	TOWER-T-1 (G+8)	-----	-----	-----	-----	2	-----	-----	-----	-----	-----	-----	34	36
2	TOWER-T-2 (G+19)	40	60	40	20	-----	-----	-----	-----	-----	-----	-----	-----	160
3	TOWER-T-3 (G+19)	40	60	40	20	-----	-----	-----	-----	-----	-----	-----	-----	160
4	TOWER-T-4 (G+19)	40	60	40	-----	-----	-----	-----	-----	-----	-----	-----	-----	160
5	TOWER-T-5 (S+25/26)	52	130	52	-----	-----	-----	-----	-----	-----	-----	-----	-----	204
6	TOWER-T-6(G+9)	-----	-----	-----	-----	-----	16	8	8	-----	-----	-----	-----	32
7	TOWER-T-7 (G+5)	-----	-----	-----	-----	-----	-----	-----	-----	30	6	4	-----	30
	TOTAL	172	300	172	60	2	16	8	8	30	6	4	34	782

AREA SUMMERY FOR REVISED PLOT AREA- 5.444 ACRES			
	ACRES	SQ.M.	
PREVIOUS PLOT AREA (A)	5	20234.250	
ADDITIONAL LAND AREA(B)	0.444	1796.25	
TOTAL PLOT AREA FOR FAR	5.444	22030.500	
PREVIOUS PERMISSIBLE COMMERCIAL AREA@ 4.0% PLOT AREA(A)	0.20000	809.370	
PERMISSIBLE CONTERCIAL ON ADDITIONAL LAND AREA @40%OF B	0.00352	14.241	
TOTAL BALANCE PLOT AREA FOR RESIDENCIAL	5.24848	21227.887	
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @	50% OF PLOT AREA	11015.522	
PROPOSED GROUND COVERAGE	19.94%	4351.240	
FAR			
PERMISSIBLE FAR FOR HOUSING @	225%	47425.102	
ADDITIONAL FAR FOR GBC GOLD RATING @	12.00%	2525.352	
TOTAL PERMISSIBLE FAR FOR HOUSING @	237%	49950.52	
PROPOSED FAR	225.81%	47516.136	
PERMISSIBLE FAR FOR COMMERCIAL @	125%	1667.850	
ADDITIONAL FAR FOR GBC GOLD RATING @	12.00%	114.67k	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @	137%	1782.519	
PROPOSED FAR FOR COMMERCIAL	98.63%	1291.728	
DENSITY			
PERMISSIBLE DENSITY-750 TO 900 PPA	MIN. 750 PPA	3900	
PERMISSIBLE DUTS		781.275	MIN.
PERMISSIBLE DENSITY	MAX. 900 PPA	4680	
PERMISSIBLE DUTS		938	MAX.
PROPOSED Dut		782	
PROPOSED DENSITY	750/1	3910	PERSON
ACHIEVED DENSITY	900/5.2444	750.889	PPA
PARKING & GREEN AREA			
REQUIRED TWO WHEELER PARKING		782	NOS
PROPOSED TWO WHEELER PARKING		782	NOS
REQUIRED ECS FOR RESIDENTIAL	782/2	391	ECS
PROPOSED ECS FOR RESIDENTIAL		391	ECS
		OUT OF W HICH 391 ECS ALREADY APPROVED IN PREVIOUS BUILDING PLAN	
REQUIRED ECS FOR COMMERCIAL (14% OF COMMERCIAL)	1269/5/30	1.68	ECS
TOTAL PROPOSED ECS FOR RESIDENTIAL AND COMMERCIAL	391+0	394	ECS
REQUIRED ORGANIZED GREEN @	15%	3304.658	SQM
PROPOSED GREEN	23.19%	5109.968	SQM
PROVIDED COMMUNITY BUILDING		189.983	SQM
PROVIDED AAGANWADI		184.757	SQM

AREA SUMMERY FOR ALREADY SANCTIONED-5 ACRES			
	ACRES	SQ.M.	
PLOT AREA (A)	5	20234.250	
TOTAL PLOT AREA FOR FAR	5	20234.250	
PERMISSIBLE COMMERCIAL AREA@ 4.0% PLOT AREA	0.20000	809.370	
BALANCE PLOT AREA FOR RESIDENCIAL	4.80000	19424.880	
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @	50% OF PLOT AREA	10117.125	
PROPOSED GROUND COVERAGE	19.895%	4026.530	
FAR			
PERMISSIBLE FAR FOR HOUSING @	225%	43905.690	
EXTRA FAR FOR GREEN BUILDING @	12.00%	2338.985	
TOTAL PERMISSIBLE FAR FOR HOUSING @	237%	46265.946	
PROPOSED FAR	216.81%	46900.647	
PERMISSIBLE FAR FOR COMMERCIAL @	175%	1416.398	
EXTRA FAR FOR GREEN BUILDING @	12.00%	97.324	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @	187%	1513.522	
PROPOSED FAR FOR COMMERCIAL	180.785%	1382.872	
PROPOSED BUILT UP AREA		51498.43	
DENSITY			
PERMISSIBLE DENSITY	MIN. 750 PPA	3600	750 TO 900 PPA
PERMISSIBLE DUTS		720	MIN.
PERMISSIBLE DENSITY	MAX. 900 PPA	4320	
PERMISSIBLE DUTS		864	MAX.
PROPOSED DENSITY	720/5	3600	PERSON
ACHIVED DENSITY	3600/4.8	750.000	PPA
PROPOSED Duts		720	Duts
PARKING & GREEN AREA			
REQUIRED TWO WHEELER PARKING		720	NOS
PROPOSED TWO WHEELER PARKING		721	NOS
REQUIRED ECS	720/2	360	ECS
PROPOSED ECS		361	ECS
REQUIRED ORGANIZED GREEN @	15%	3035.138	SQM
PROPOSED GREEN	20.18%	4044.215	SQM
PROVIDED COMMUNITY BUILDING		235.093	SQM
PROVIDED AAGANWADI		232.703	SQM

LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.	M.H.	MANHOLE
2.		SEWER LINE
3.	C.P.	CATCH PIT
4.		UNDER GROUND DRAIN
5.		DOMESTIC WATER LINE TO FILL OHT
6.		RECYCLE WATER LINE TO FILL OHT
7.		RECYCLED WATER SUPPLY PIPE LINE FOR HORTICULTURE
8.		RISING MAIN WATER PIPE LINE.
9.		MUNICIPAL WATER SUPPLY PIPE LINE.
10.		PROPOSED TUBE WELL
11.	GH	GARDEN HYDRANT
12.		RAIN WATER HARVESTING

LEGEND : FIRE SYSTEM

S. No.	SYMBOL	DESCRIPTION
1.		FIRE LINE
2.		FIRE BRIGADE CONNECTION
3.		BUTTERFLY VALVE
4.		NONRETURN VALVE (CHECK VALVE)
5.		ISOLATING VALVE WITH MASONARY CHAMBER
6.	YH	YARD HYDRANT 63 M.M. DIA. SINGLE HEADED HYDRANT VALVE WITH 2 NOS. 15 M. LONG, 63 M.M. DIA. FIRE HOSE PIPE & 1 NO. BRANCH PIPE WITH NOZZLE

COMMERCIAL FAR AREA					
S.NO.	POCKET	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL (SQ.M.)
1	1	606.483	-----	-----	606.483
2	2	379.39	351.153	-----	730.543
3	3	182.000	140.146	122.556	444.702
	TOTAL				1781.728

COMMERCIAL BUILT UP AREA						
S.NO.	POCKET	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	MUMTY	TOTAL (SQ.M.)
1	1	798.633	-----	-----	-----	798.633
2	2	379.39	372.686	-----	-----	752.076
3	3	222.625	209.596	186.219	24.82	643.260
	TOTAL					2193.969

COMMERCIAL GROUND COVERAGE		
S.NO.	POCKET	GROUND COVERAGE
1	1	798.377
2	2	379.39
3	3	224.306
TOTAL		1402.073

TOWER- 04 AREA CALCULATION OF REFUGE AREA

S.NO	S.NO	S.NO	S.NO	TOTAL
1	2.550	X	3.430	8.746
2	6.231	X	2.718	16.935
TOTAL				25.684

CONNECTING TERRACE/BEAMS AREA CALCULATION

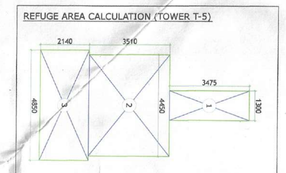
T1 = 2.030 X 6.765 = 13.733 SQ.M.
T2 = 2.400 X 3.510 = 8.424 SQ.M.
B = 2.400 X 0.23 = 0.552 SQ.M.
TOTAL AREA OF CONNECTING TERRACE/BEAMS = T1+ (2XT2) + (3XB)
= 13.733 + 16.848 + 1.656
= 32.237 SQ.M.

GUARD ROOM AREA CALCULATION

AREA OF GUARD ROOM = 2 X 1.725 X 1.740
= 6.003 SQ.M.

REFUGE AREA REQUIREMENT CALCULATION			
NO. OF UNITS ON TWO CONSECUTIVE FLOOR AFTER	PERSON/ DU	AREA PER PERSON (SQ.M.)	TOTAL AREA (SQ.M.)
16	5	0.3	24
ONE WHEELCHAIR SPACE FOR EVERY 200 OCCUPANTS			0.9
TOTAL REFUGE AREA			24.9
SAY			25

REFUGE AREA CALCULATION (TOWER T-5)



S.NO	S.NO	S.NO	S.NO	TOTAL
1	1.300	X	3.475	4.517 SQ.M.
2	4.450	X	3.510	15.619 SQ.M.
3	4.850	X	2.140	10.379 SQ.M.
TOTAL				30.515 SQ.M.

FAR AREA CALCULATIONS

S.NO.	FLOORS	TOWER-T-1	TOWER-T-2	TOWER-T-3	TOWER-T-4	TOWER-T-5	TOWER-T-6	TOWER-T-7	TOTAL (SQM)
1	GROUND	305.944	540.768	540.768	540.768	74.281	89.215	65.202	2156.946
2	1ST	275.565	504.814	504.814	504.814	509.646	6.896	139.568	2446.117
3	2nd	275.565	504.814	504.814	504.814	509.646	274.356	139.568	2713.577
4	3rd	275.565	504.814	504.814	504.814	509.646	274.356	266.963	2840.972
5	4th	275.565	504.814	504.814	504.814	509.646	274.356	266.963	2840.972
6	5th	275.565	504.814	504.814	504.814	509.646	274.356	266.963	2840.972
7	6th	275.565	504.814	504.814	504.814	509.646	274.356	266.963	2840.972
8	7th	275.565	504.814	504.814	504.814	509.646	274.356	------	2574.009
9	8th	275.565	504.814	504.814	504.814	509.646	274.356	------	2574.009
10	9th	------	504.814	504.814	504.814	509.646	274.356	------	2288.444
11	10th	------	504.814	504.814	504.814	509.646	------	------	2024.088
12	11th	------	504.814	504.814	504.814	509.646	------	------	2024.088
13	12th	------	504.814	504.814	504.814	509.646	------	------	2024.088
14	13th	------	504.814	504.814	504.814	509.646	------	------	2024.088
15	14th	------	504.814	504.814	504.814	509.646	------	------	2024.088
16	15th	------	504.814	504.814	504.814	509.646	------	------	2024.088
17	16th	------	504.814	504.814	504.814	509.646	------	------	2024.088
18	17th	------	504.814	504.814	504.814	509.646	------	------	2024.088
19	18th	------	504.814	504.814	504.814	509.646	------	------	2024.088
20	19th	------	504.814	504.814	504.814	509.646	------	------	2024.088
21	20th	------	------	------	------	509.646	------	------	509.646
22	21st	------	------	------	------	509.646	------	------	509.646
23	22nd	------	------	------	------	509.646	------	------	509.646
24	23rd	------	------	------	------	509.646	------	------	509.646
25	24th	------	------	------	------	509.646	------	------	509.646
26	25th	------	------	------	------	509.646	------	------	509.646
27	26th	------	------	------	------	277.450	------	------	277.450
	TOTAL FAR	2510.464	10132.234	10132.234	10132.234	13092.881	2290.959	1412.190	49703.196

CARPET AREA CALCULATION

S.NO.	FLOORS	TOWER T-1 AREA(SQM)	TOWER T-2 AREA(SQM)	TOWER T-3 AREA(SQM)	TOWER T-4 AREA(SQM)	TOWER T-5 AREA(SQM)	TOWER T-6 AREA(SQM)	TOWER T-7 AREA(SQM)	TOTAL (SQM)
1	GROUND	229.210	438.049	438.049	437.902	STILT	COMMERCIAL	STILT	1543.210
2	1st	239.816	438.049	438.049	437.902	437.902	COMMERCIAL	99.698	2091.416
3	2nd	239.816	438.049	438.049	437.902	437.902	210.871	99.698	2302.287
4	3rd	239.816	438.049	438.049	437.902	437.902	210.871	200.420	2403.009
5	4th	239.816	438.049	438.049	437.902	437.902	210.871	200.420	2403.009
6	5th	239.816	438.049	438.049	437.902	437.902	210.871	200.420	2403.009
7	6th	239.816	438.049	438.049	437.902	437.902	210.871	200.420	2403.009
8	7th	239.816	438.049	438.049	437.902	437.902	210.871	------	2202.589
9	8th	239.816	438.049	438.049	437.902	437.902	210.871	------	2202.589
10	9th	------	438.049	438.049	437.902	437.902	210.871	------	1962.773
11	10th	------	438.049	438.049	437.902	437.902	------	------	1751.902
12	11th	------	438.049	438.049	437.902	437.902	------	------	1751.902
13	12th	------	438.049	438.049	437.902	437.902	------	------	1751.902
14	13th	------	438.049	438.049	437.902	437.902	------	------	1751.902
15	14th	------	438.049	438.049	437.902	437.902	------	------	1751.902
16	15th	------	438.049	438.049	437.902	437.902	------	------	1751.902
17	16th	------	438.049	438.049	437.902	437.902	------	------	1751.902
18	17th	------	438.049	438.049	437.902	437.902	------	------	1751.902
19	18th	------	438.049	438.049	437.902	437.902	------	------	1751.902
20	19th	------	438.049	438.049	437.902	437.902	------	------	1751.902
21	20th	------	------	------	------	437.902	------	------	437.902
22	21st	------	------	------	------	437.902	------	------	437.902
23	22nd	------	------	------	------	437.902	------	------	437.902
24	23rd	------	------	------	------	437.902	------	------	437.902
25	24th	------	------	------	------	437.902	------	------	437.902
26	25th	------	------	------	------	437.902	------	------	437.902
27	26th	------	------	------	------	219.178	------	------	219.178
	TOTAL	2147.738	8760.980	8760.980	8,758.040	11,166.728	1,686.968	1,001.076	42,282.510

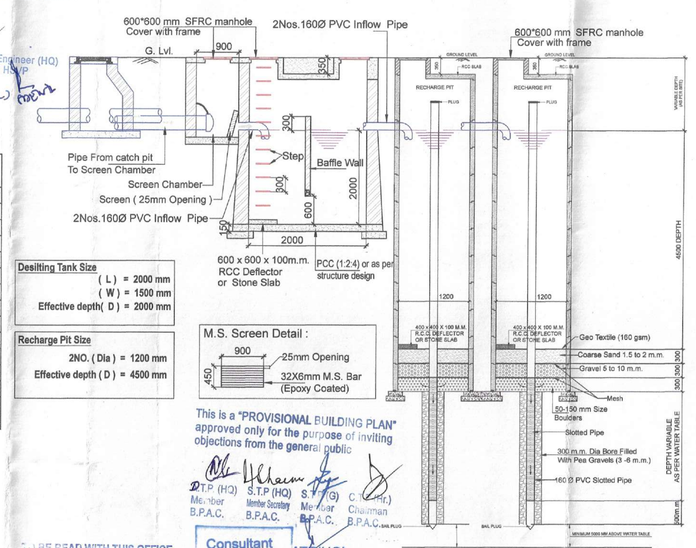
DENSITY CALCULATION ---------(750 - 900 PPA)

S.NO.	BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE	TOTAL FAR	TOTAL NO. OF DU's	POPULATION	
								PERSON/UNIT
1	TOWER T-1 (G+8)	1	(G+8)	305.944	2510.464	36	180	5
2	TOWER T-2 (G+19)	1	(G+19)	540.768	10132.234	160	800	5
3	TOWER T-3 (G+19)	1	(G+19)	540.768	10132.234	160	800	5
4	TOWER T-4 (G+19)	1	(G+19)	540.768	10132.234	160	800	5
5	TOWER T-5 (G+25/26)	1	(S+25/26)	613.215	13092.881	204	1020	5
6	TOWER T-6 (G+9)	1	(G+9)	102.831	2290.959	32	160	5
7	TOWER T-7 (G+5)	1	(S+5)	180.584	1412.190	30	150	5
8	CRECHE / COMMUNITY BUILDING	1	G+1	196.583	-----	-----	-----	-----
9	COMMERCIAL	3	G/G+1/ G+2	1402.073	-----	-----	-----	-----
10	GUARD ROOM	2	G	6.003	-----	-----	-----	-----
11	CONNECTING TERRACES/BEAMS	-----	-----	32.237	-----	-----	-----	-----
12	REFUGE AREA IN TOWER T-5	1	AT 21ST FLOOR	30.515				
	TOTAL			4492.289	49703.196	782	3910	

Plan
Desilting Chamber & Recharge Pit

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter no. ..... dy.....

Superintending Engineer (HQ) for Chief Engineer (HQ) Pamphkulal



Desilting Tank Size
(L) = 2000 mm
(W) = 1500 mm
Effective depth(D) = 2000 mm

Recharge Pit Size
2NO. (Dia) = 1200 mm
Effective depth (D) = 4500 mm

M.S. Screen Detail :

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

D.T.P. (HQ) Member B.P.A.C. | S.T.P (HQ) Member Scrutiny B.P.A.C. | S.T.P (HQ) Member B.P.A.C. | C.T.P (HQ) Chairman B.P.A.C.

Consultant Architect

TO BE READ WITH THIS OFFICE MEMO NO: DATED :

ATP (HQ)

JD PA ATP

(Dinesh Kumar) PA(HQ)

RECHARGE PIT
RECHARGE PIT
PLUG
PLUG
400 x 400 x 100 M.M R.C.C DEFLECTOR OR STONE SLAB
400 x 400 x 100 M.M R.C.C DEFLECTOR OR STONE SLAB
1200
1200
BRICKBAT COBBLE
BRICKBAT COBBLE
WATER TABLE
BRICKBAT COBBLE
BRICKBAT COBBLE
4000 DEPTH
3000 M.S.
3000 M.S.
3000 M.S.
BRICKBAT COBBLE
BRICKBAT COBBLE
BRICKBAT COBBLE