AREA CHART		
	(IN ACRES)	(IN SQ.MT.)
TOTAL SITE AREA	34.1229	138245.5 SQM
NET PLANNED AREA FOR GC & FAR	33.9345	137426.809
PLOT AREA IN INTENSE ZONE	32.437	131361.5
PLOT AREA IN TRANSITION ZONE	1.497	6065.309

S.NO	DESCRIPTION	PERMISSIBLE (IN SQ.MT.)	PROPOSED (IN SQ.MT.)	REMARKS
1	AMENITY/CIVIC/UTILITIES	14671.322	20508.054	AMEN BDG Sq.m. Already Sanctioned Phase 2 Refer Table-1 • 15.45.2(5) Sq.m. Already Sanctioned Phase 2 Refer Table-2 • 4500.00 Sq.m. Already Sanctioned Phase 2 Refer Table-3 • 4836.598 Sq.m. Already Sanctioned Phase 2 Refer Table-4 • 15.45.1(24) Sq.m. Proposed Area Phase 4 (Ayshee Phasing) Refer Table-5
2	FAR IN INTENSE ZONE (@ 200.0 IN 30M OF SC ILLEGAL FAR)	46.000% 90280.422	21.85%	
3	FAR IN TRANSITION ZONE (@ 250.0 IN 30M OF L-SC-II ZONE)	60.000% 3899.43		
4	TOTAL PERMISSIBLE FAR (A+B+C)	93570.32	25580.4154	AMEN BDG Sq.m. Already Sanctioned Phase 2 Refer Table-1 • AMEN 2787Sq.m. Already Sanctioned Phase 2 Refer Table-2 • 7787.26Sq.m. Already Sanctioned Phase 3 Refer Table-4 • 15246.4654Sq.m. Proposed Area Phase 4 (Ayshee Phasing) Refer Table-5
5	TOT.OP. & GREEN AREA	20614.102 (14.85%)	22298.47 16.13%	(ACTUAL=22.45 Sq.m. Already Sanctioned Phase-2
6	FAR OF COMM. SHOPPING IN INTENSE ZONE (@ 300.0% IN 30 M. R.O.W.IN INTE.)	0.00% 0.000		
7	FAR OF COMM. SHOPPING IN INTENSE ZONE (@ 350.0% IN 30 M. R.O.T. ZONE)	0.00% 0.000		
8	TOTAL PERMISSIBLE FAR OF COMM. SHOPPING (6+7)	3046.893	1861.063	185.38Q Sq.m. Already Sanctioned in Phase 2 Refer Table-1 985.288 Sq.m. Already Sanctioned in Phase 3 Refer Table-4 (15.75 Sq.m. Proposed ESS Phase 4 (Ayshee Phase) Refer Table-5
9	PERMISSIBLE DENSITY IN INTENSE ZONE (@ 200 PERSONS PER HECTARE (200 PERSONS)	58870.000	PPH	
10	PERMISSIBLE DENSITY IN TRANSITION ZONE (@ 250 ACRES (250 PERSONS TO BE APPROVED)	58710.405	PPH	
11	DENSITY PROPOSED (@ 0.00 PERSONS TO 12.649 PERSONS)		PPH	
12	PROPOSED DENSITY (1,0,0,0 PERSONS)	181.33	PPH	
13	NO. OF DWELLING UNITS PROPOSED IN TOTAL UNITS (SUM 9 + 9(A))	1	UNITS	
14	NO. OF DWELLING UNITS	1	UNITS	
15	NO.OF DWELLING UNITS (10% OF MAIN 25.5)	100	UNITS	
16	PROPOSED DWELLING UNITS	100	UNITS	

DENSITY CALCULATION			
FEETHOLDERS	15670	POPULATION	REMARKS
MAIN 34.5/5.5 PERSONS(PPH)	2391	11305	1038 DU's Already Sanctioned Phase 2 Refer Table-2 • 1353 DU's Already Sanctioned Phase 3 Refer Table-4 • 10 DU's Already Sanctioned Phase 4 Refer Table-5 • 367 DU's Proposed DU's in Phase 4(As Per New Planning) Refer Table-5
FAS(4M TO 7 PERSONS(PPU))	199	1138	389 DU's Proposed ESS DU's in Phase 4 (As Per New Planning) Refer Table-5
SERVANT UNITS(5 PERSONS/DU)	336	452	1038 DU's Already Sanctioned Phase 2 Refer Table-2 • 79 DU's Units Already Sanctioned Phase 3 Refer Table-4 • 10 DU's Already Sanctioned Phase 4 Refer Table-5 • 39 DU's Proposed Units in Phase 4 (As Per New Planning) Refer Table-5
TOTAL POPULATION		12895	
DENSITY (12895/34.0000)		380.29	

PARKING ACCEDED		
Residential ECS @ 0.5 ECS/1Dwlle (@0.5L.M. of Carpet Area)	100	Nos.
Residential ECS @ 0.4 ECS/1Dw lle (@0 - 120 Sq.m. of Carpet Area) (1W-UHS)	100	Nos.
Residential ECS @ 0.3 ECS/1Dwlle (Upto 120 Sq.m. of Carpet Area) (1BK-UHS)	336	Nos.
	Total Parking Provided	Nos.
3% of total parking is reserved for (96% ECBS & 4%	85	Nos.

PARKING PROVIDED		
1. Already Sanctioned in Phase 1	141	Nos.
2. Already Sanctioned in Phase 2	175	Nos.
3. Proposed at Ground floor (Ayshee Phasing)	30	Nos.
4. Proposed in Basement 1 (Ayshee Phasing)	90	Nos.
5. Proposed in Basement 2 (Ayshee Phasing)	870	Nos.
6. Proposed in Basement 3 (Ayshee Phasing)	304	Nos.
7. Proposed at LIG Road (Ayshee Phasing)	30	Nos.
Total Parking Provided	1640	Nos.
Provided For Parking for EWS	100	Nos.

TABLE -4 (ALREADY SANCTIONED)																								
BUILDING PLAN ALREADY SANCTIONED 28.10.2021																								
BLOCK TYPE	FLOOR	NO. OF FLOORS	AREA IN SQM./ ONE FLOOR	AREA IN SQM. OF ALL FLOORS (SVA)	TOTAL FAR OF ONE TOWER	NO. OF TOWERS	TOTAL FAR OF ALL TOWER(SVA)	TOTAL BUILT UP OF ONE FLOOR	TOTAL BUILT UP OF ALL FLOORS(SVA)	TOTAL BUILT UP AREA OF ONE TOWER	TOTAL BUILT UP AREA OF ALL TOWERS(SVA)	TOTAL GROUND COVERAGE OF ONE TOWER	TOTAL GROUND COVERAGE OF ALL TOWERS	TOTAL NO. OF UNITS IN ONE TOWERS	TOTAL NO. OF UNITS IN ALL TOWERS	ROB FAR AREA ON STR. T/L ONLY	TOTAL NO. OF SERVANT ROOMS IN ONE TOWER	TOTAL NO. OF SERVANT ROOMS IN ALL TOWERS	BLDG. HEIGHT (STILT, MACHINE ROOM IN METRES)	ABOVE 100 SQM. UNITS	BELOW 100 SQM. UNITS
TOWER-A	GROUND FLOOR	1	726.056	726.056	4307.286	1	4307.286					423.624	423.624	58	58	169.102			G+44	9	27
	1ST FLOOR	1	363.826	363.826								363.826	363.826								
	2ND TO 12TH FLOOR	11	354.138	3895.518								354.138	3895.518								
	13TH FLOOR	1	354.138	354.138								354.138	354.138								
	14TH TO 14TH A 2 ST FLO	2	337.203	1348.115								337.203	1348.115								
	MUMTY MACHINE ROOM AREA												120.014								
TOWER-B	GROUND FLOOR	1	129.013	129.013	8721.771	1	8721.771					454.545	454.545								
	1ST FLOOR	1	326.088	326.088								326.088	326.088								
	2ND TO 12TH FLOOR	11	303.914	3981.002				9707.303	9707.303	494.745	464.745	83	83	165.93	38	38	G+33	-	83
	13TH FLOOR	1	303.905	303.905								303.905	303.905								
	MUMTY MACHINE ROOM AREA												153.878								
TOWER-C	GROUND FLOOR	1	103.054	103.054	12387.708	1	12387.708					471.208	471.208	157	157	46.866	38	38	G+51	-	157
	1ST FLOOR	1	321.813	321.813									321.813								
	2ND TO 20TH FLOOR	19	314.005	5966.095				12379.635	12379.63				5966.095								
	21ST TO 21ST A 2 ST FLO	2	303.906	607.812									607.812								
	MUMTY MACHINE ROOM AREA												84.148								
TOWER-D	GROUND FLOOR	1	162.989	162.989	15454.552	1	15454.552					446.089	446.089								
	1ST FLOOR	1	378.445	378.445								378.445	378.445								
	2ND TO 3RD FLOOR	2	448.451	896.902								448.451	896.902								
	4TH TO 19TH A 2 ST FLO	16	447.160	7154.564								447.160	7154.560								
	20TH & 20TH FLOOR	2	445.267	890.414								445.267	890.414								
	32ND TO 33TH FLOOR	4	407.227	1809.848								407.227	1809.848								
	MUMTY MACHINE ROOM AREA												153.942								
TOWER-E	GROUND FLOOR	1	144.118	144.118	16891.888	1	16914.888					813.851	813.851	221	221	228.447			G+66	-	221
	1ST FLOOR	1	452.301	452.301								452.301	452.301								
	2ND & 3RD FLOOR	2	320.80	1271.682								313.961	1271.682								
	4TH TO 19TH FLOOR	16	198.822	3180.508								313.810	3803.098								
	4TH TO 19TH A 2 ST FLO																				
	20TH FLOOR	22	340.861	11908.722								340.861	11908.722								
	21ST FLOOR	1	482.678	482.678								482.678	482.678								
	21ST A 22ND FLOOR	2	473.379	473.379								473.379	473.379								
	22ND TO 30TH FLOOR	9	472.147	4249.323								472.147	4249.323								
	33RD TO 34TH FLOOR	3	472.147	1118.441								472.147	1118.441								
	MUMTY MACHINE ROOM AREA												108.885								
TOWER-F	GROUND FLOOR	1	138.909	138.909	8197.848	1	15334.188					473.488	473.488	69	69	417.907			G+28	-	69
	1ST FLOOR	1	343.295	343.295								343.295	343.295								
	2ND TO 22ND FLOOR	20	414.947	8298.487				15329.888	15329.888	473.488	473.488		8298.487								
	23RD TO 23RD A 2 ST FLO	2	414.947	829.893									829.893								
	MUMTY MACHINE ROOM AREA												87.776								
TOWER-G	GROUND FLOOR	1	78.871	78.871	4932.891	1	4932.891					420.014	420.014	88	88	69.892			G+18	8	31
	1ST FLOOR	1	334.711	334.711								382.521	382.521								
	2ND & 3RD FLOOR	2	371.493	742.985								371.493	742.985								
	4TH TO 16TH FLOOR	13	371.493	4829.409				6289.233	6289.233	420.014	420.014		4829.409								
	17TH TO 17TH A 2 ST FLO	2	314.958	629.916									629.916								
	MUMTY MACHINE ROOM AREA												118.910								
EWS	GROUND FLOOR	1	158.909	158.909	8197.848	1	8197.848					817.858	817.858	321	321				G+12		
	1ST FLOOR	1	626.500	626.500								626.500	626.500								
	2ND TO 12TH FLOOR	11	626.500	6891.500				8191.408	8191.408	817.858	817.858		6891.500								
	13TH FLOOR	1	382.501	382.501									382.501								
	13TH TO 13TH A 2 ST FLO	2	313.038	626.018									626.018								
	MUMTY MACHINE ROOM AREA												98.883								
COMMUNITY BUILDING (UNDER TOWER-A)	GROUND FLOOR	1	105.484	105.484	105.484	1	105.484	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMUNITY BUILDING (UNDER TOWER-B)	GROUND FLOOR	1	220.561	220.561	220.561	1	220.561	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMUNITY BUILDING (UNDER TOWER-C)	GROUND FLOOR	1	319.454	319.454	319.454	1	319.454	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMUNITY BUILDING (UNDER TOWER-D)	GROUND FLOOR	1	226.588	226.588	226.588	1	226.588	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMUNITY BUILDING (UNDER TOWER-E)	GROUND FLOOR	1	252.064	252.064	252.064	1	252.064	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMUNITY BUILDING (UNDER TOWER-F)	GROUND FLOOR	1	284.721	284.721	284.721	1	284.721	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMUNITY BUILDING (UNDER TOWER-G)	GROUND FLOOR	1	279.141	279.141	279.141	1	279.141	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DISPENSARY	LOWER GROUND FLOOR	1	-	-	-	-	-	919.844	919.844	2098.784	2098.784	1245.260	1245.260	-	-	-	-	-	-	-	-
	UPPER GROUND FLOOR	1	-	-	-	-	-	1177.120	1177.120					-	-	-	-	-	-	-	-
NURSERY SCHOOL	GROUND FLOOR	1	-	-	-	-	-	237.488	237.488	318.048	318.048	-	-	-	-	-	-	-	-	-	-
	1ST FLOOR	1	-	-	-	-	-	80.560	80.560					-	-	-	-	-	-	-	-
PRIMARY SCHOOL	GROUND FLOOR	1	-	-	-	-	-	318.328	318.328	2561.703	2561.703	980.481	980.481	-	-	-	-	-	-	-	-
	1ST FLOOR	1	-	-	-	-	-	308.179	308.179	1924.508	1924.508			-	-	-	-	-	-	-	-
	MUMTY MACHINE ROOM AREA							98.850	98.850					-	-	-	-	-	-	-	-
CRECHE	GROUND FLOOR	1	-	-	-	-	-	248.028	248.028	317.931	317.931	-	-	-	-	-	-	-	-	-	-
	1ST FLOOR	1	-	-	-	-	-	69.903	69.903					-	-	-	-	-	-	-	-
CONVENIENT SHOPPING	GROUND FLOOR	1	158.902	165.902	165.902	1	165.902	124.203	124.203	124.203	124.203	124.203	124.203	-	-	-	-	-	-	-	-
SECURITY CABIN	GROUND FLOOR	-	-	-	-	-	-	16.238	16.238	16.238	16.238	16.238	16.238	-	-	-	-	-	-	-	-
BARRICADE STAIRCASE	-	-	-	-	-	-	-	34.784	34.784	34.784	34.784	34.784	34.784	-	-	-	-	-	-	-	-
LOWER BASEMENT	-	-	-	-	-	-	-	-	-	-	-	-	50128.187	-	-	-	-	-	-	-	-
UPPER BASEMENT	-	-	-	-	-	-	-	-	-	-	-	-	10998.240	-	-	-	-	-	-	-	-
TOTAL				95395.928		100	100465.4892	71451.824		1551	39	59		1554	156	1554	156	9434.736	1609	402.8511	72	57	402

TABLE - 1 (Already Sanctioned)					
PHASE - 2 - PART (BUILDING PLANS ALREADY SANCTIONED VIDE MEMO NO. 21871 DATED 24.07.2018)					
Block Type	Floors	No. of Floors	Total Builtup/One Floor	Total Builtup/All Floor	Total Builtup/One Tower
Community Building-2	Ground Floor	1	1231.442	1231.442	
	1st Floor	1	600.526	600.528	2432.498
	2nd Floor	1	600.526	600.528	
High School	Ground Floor	1	980.481	980.481	
	1st Floor	1	790.613	790.611	2561.703
	Mummty & M. Room	1	790.613	790.611	
Religious Building	Ground Floor	1	220.900	220.900	220.900
					5255.301

Total Builtup/All Tower	Total Ground Coverage of One Tower	Total Ground Coverage of All Tower	Building Height Excl. Machine Room (in Meters)
2432.498	1231.442	1231.442	13.800
2561.703	980.481	980.481	13.800
220.900	220.900	220.900	
		3432.823	

| TABLE - 2 (Already Sanctioned) | | | | | | | | | | | | | | | | | | |