MASTER AREA STATEMENT

PERMISSIBLE													
SITE AREA		11.66875	ACRES	47921.75	SQM								
PERMISSIBLE FAR UNDER TOD @	3.5	-	-	155928.33	SQM								
PERMISSIBLE FAR UNDER @ GRIHA PRE CERTIFICATION - 4 STAR (DATED-10-08-2020)	0.12	-	-	5866.81	SQM								
TOTAL PERMISSIBLE FAR UNDER TOD @ 3.62		-	-	170942.74	SQM								
PERMISSIBLE (RESIDENTIAL) FAR UNDER TOD @ 3.62	69%	-	-	167623.88	SQM	ALREADY SANCTIONED VIDE MEMO NO. ZP-351/PA(DK)/2019/0859 DATED 16-09-24			PROPOSED		TOTAL ACHIEVED (PROPOSED+ ALREADY SANCTIONED) @		BALANCE AREA (SQMT)
PERMISSIBLE (COMMERCIAL) FAR UNDER TOD @ 3.62	2%	-	-	3416.85									
PERMISSIBLE FAR FOR COMMERCIAL - FAR PURCHASED @	1.5	-	-	72032.025	SQM								
TOTAL (RESIDENTIAL+COMMERCIAL) - FAR PURCHASED @	1.4986	-	-	70623.685									
(RESIDENTIAL) TDR - FAR PURCHASED @	1.4315	-	-	67513.695	SQM								
(COMMERCIAL) TDR - FAR PURCHASED @	0.0680	-	-	3209.03	SQM								
TOTAL PERMISSIBLE FAR @	5.12	-	-	241766.42	SQM	167592.17	SQM	71907.878	SQM	239500.05	SQM	5.07	2266.374
TOTAL RESIDENTIAL FAR @	4.9784	-	-	235137.57	SQM	164177.88	SQM	70946.009	SQM	235123.72	SQM	4.98	-13.847
TOTAL COMMERCIAL FAR @	0.140	-	-	6628.85	SQM	3414.36	SQM	960.867	SQM	4375.23	SQM	0.09	2248.539
GROUND COVERAGE @	33%	-	-	15833.08	SQM	8889.107	SQM	2675.068	SQM	11564.13	SQM	24.250%	18696.928
MAX. GREEN AREA @	10%	-	-	7063.203	SQM	7930.08	SQM	10.08%	ALREADY SANCTIONED				
1.5 MTS GREEN STRIP AREA						1188.23	SQM	2.47%					
TOTAL GREEN						8888.33	SQM	18.50%					

PROJECT COMPONENT AREA(ALREADY SANCTIONED+PROPOSED)

			FAR	GROUND COVERAGE	BUILT UP AREA	NON FAR AREA	HEIGHT
ALREADY SANCTIONED VIDE MEMO NO. ZP-351/PA(DK)/2019/0859 DATED 16-09-24	RESIDENTIAL		SQM	SQM	SQM	SQM	MTS
		TOWER-A(RESIDENTIAL)	21297.44	1147.19	31078.36	11108.53	49.20
		TOWER-B (RESIDENTIAL)	21845.63	1047.72	31138.34	9293.75	49.20
		TOWER-C (RESIDENTIAL)	25464.24	1287.802	36008.8	9511.26	49.20
		TOWER-D (RESIDENTIAL)	25464.54	1287.802	36008.8	9511.26	49.20
		TOWER-E (RESIDENTIAL)	25464.54	1287.802	36008.8	9511.26	49.20
		TOWER-F (RESIDENTIAL)	29279.75	1147.791	34473.5	5195.75	49.20
		TOWER-G (SERVICE + RESIDENTIAL ROOF)			1821.705	1821.705	4.5
		BLOCK-1 (RESIDENTIAL)	147554.64	7407.807	207.027	207.027	
		BLOCK-2 (RESIDENTIAL)	49853.79	1112.32	4106.168	596.46	22
		TRANSFORMER ROOM	38.55	38.55	38.55		3
		SOLAR ROOM	22	22	22		4
		BASEMENT-1			22828.722	22828.722	
		BASEMENT-2	561.615	-	22095.425	21533.810	
		BASEMENT-3		-	22095.425	22095.425	
		BASEMENT-4		-	22095.425	22095.425	
		TOTAL(A)	164173.81	7563.693	316640.694	154322.141	
PROPOSED	RESIDENTIAL	TOWER-1 (TR-01) (RESIDENTIAL)	34101.39	941.452	38413.87	4812.993	191.35
		TOWER-2(TR-02) (RESIDENTIAL)	34101.391	941.452	38413.87	4812.993	191.35
		GARD (RESIDENTIAL)	1392.127	-	1392.127	1392.127	15.45
		TOTAL(B)	70486.909	1882.904	78220.867	9733.958	
		GROUND FLOOR	1392.127	1392.127	1392.127	0	4
		TOTAL(C)	1392.127	1392.127	1392.127	0	
		GROUND FLOOR	1455.83	138.791	1945.205	489.37	4.65
		BLOCK-A (COMMERCIAL)	3173.435	-	3153.518	3153.518	4.65
		TOWER-B (COMMERCIAL)	3171.405	-	3518.218	346.813	19.20
		TOWER-C (COMMERCIAL)	3171.405	-	3518.218	346.813	19.20
		TOWER-D (COMMERCIAL)	3171.405	-	3518.218	346.813	19.20
		BASEMENT-1		-	3413.23	3413.23	
		BASEMENT-2		-	3413.23	3413.23	
		BASEMENT-3		-	3413.23	3413.23	
		TOTAL(D)	3418.35	1436.464	14866.985	11566.037	
	COMMERCIAL	COMMERCIAL-S	960.587	793.044	960.587	0.000	
		BASEMENT		-	1106.787	1106.787	
		TOTAL(E)	960.587	793.044	2067.374	1106.787	
		RESI + COMMERCIAL TOTAL(B+D)	71907.878	2675.068	82455.201	10467.333	
ALREADY SANCTIONED+PROPOSED		RESI + COMMERCIAL TOTAL(A+B+C+D)	236000.05	11666.13	414230.15	176388.07	
ALREADY SANCTIONED VIDE MEMO NO. ZP-351/PA(DK)/2019/0859 DATED 16-09-24		PRIMARY SCHOOL	024.87	123.959	550.22	493.461	27
		NURSERY SCHOOL	508.552	132.24	722.501	1132.78	15.4

REQUIRED EWS	=	10% OF TOTAL UNITS (MAXIMUM)							
	=	15	X	1000		ALREADY SANCTIONED+PROPOSED	/	100	
ALREADY SANCTIONED EWS UNITS	=	230	NOS.						
PROPOSED EWS UNITS(REFER TABLE 1)	=	188	NOS.						
TOTAL EWS UNITS (PROPOSED+ALREADY SANCTIONED)	=	54	NOS.						
	=	242	NOS.						
REQUIRED SERVICE PERSONNEL ROOMS (ALREADY SANCTIONED)	=	210	X	100	/	1440	15.13	16	
	=	10% OF 4440 UNITS							
	=	10	X	1246	ALREADY SANCTIONED+PROPOSED		/	100	
ALREADY SANCTIONED SERVICE DWELLING UNITS	=	125	NOS.						
	=	144	NOS.	OR					
	=	144	X	100	/	1246			
	=	12	%						

DENSITY, EWS & SERVICE DWELLING UNIT CALCULATIONS(ALREADY SANCTIONED+PROPOSED)

SITE AREA		11.66875	ACRES
RESIDENTIAL SITE AREA @	90%	11.40375	ACRES
PHASE 1, 2 , 3 & 5 & 5A RESIDENTIAL AREA @	90%	11.40375	ACRES
MIN PERMISSIBLE DENSITY @	140	PPA 675	PERSONS
MAX PERMISSIBLE DENSITY @	225	PPA 1087	PERSONS

	(ALREADY SANCTIONED+PROPOSED)		(ALREADY SANCTIONED+PROPOSED)			
	ALREADY SANCTIONED	PROPOSED	DWELLING UNITS	POPULATION @ 5	TOTAL	
TOTAL NO OF UNITS	1498	1446	2944			
MAIN DWELLING UNITS	948	298	1246	5	6230	559.344
EWS UNITS(10%)	188	54	242	4	968	
SERVICE DWELLING UNITS(10%)	144	2	146	2	292	
TOTAL POPULATION					7490	PERSONS
DENSITY ACHIEVED					675	PPA

PARKING CALCULATIONS(ALREADY SANCTIONED)

	TOWER-A & F	NO OF UNITS	CARPET AREA	REQUIRED ECS/DU	TOTAL ECS REQD.
ALREADY SANCTIONED			SQM		
	TYPE-1 (4BHK + UTIL.)	156	165.945	1.5	234
	TYPE-2 (3BHK)	18	153.945	1	18
	TYPE-3 (3BHK+STUDY)	70	153.51	1	70
	TYPE-4 (3BHK)	6	153.945	0.5	3
	TYPE-5A (3BHK + UTIL.)	1	301.215	1.5	2
	TYPE-7B (3BHK + UTIL.)	1	352.635	1.5	2
	TOWER-B,C,D,E,G				
	TYPE-5A (3BHK+ 3STYLISH SERVICE DWELLING UNIT)	144	113.08	1	144
	TYPE-7 (3BHK+UTIL.)	212	155.351	1.5	317
	TYPE-8 (3BHK+UTIL.)	103	177.736	1.5	155
	TYPE-9 (3BHK)	12	153.105	0.5	6
	TYPE-10 (4BHK + UTIL.)	3	212.198	1.5	5
	TYPE-11 (4BHK+UTIL.)	1	243.535	1.5	2
	TOTAL MAIN DWELLING UNITS	948			1221
	NEW CAR PARKING REQUIREMENT @				1810ECS
	TOTAL (RESIDENTIAL + FIRST CAR PURCHASED)				1910ECS
	EWS CAR PARKING REQUIREMENT @	8%			96ECS
		PARKING CALCULATIONS(PROPOSED)			
		TOWER-A(TR-01) & TOWER-B (TR-02)			
PROPOSED	TYPE-1 (3BHK + UTILITY)	90	153.703	1.5	135
	TYPE-2 (3BHK + UTILITY)	90	153.945	1.5	135
	TYPE-3 (3BHK + UTILITY - DUPLEX)	48	245.885	1.5	72
	TYPE-4 (3BHK + UTILITY - PENT HOUSE)	2	153.945	1.5	3
	TYPE-5 (3 BHK + STUDY)	3	153.945	1	3
	TYPE-6 (3 BHK + STUDY)	2	153.945	1.5	3
	TYPE-7 (3 BHK + STUDY - FIRST OFFER) @	1	301.187	1.5	2
	TYPE-8 (3 BHK + STUDY - SECOND OFFER) @	1	301.187	1.5	2
	TYPE-9 (3 BHK + UTILITY - PENT HOUSE-D)	1	153.703	1.5	2
	TYPE-10 (3 BHK + UTILITY - DUPLEX)	2	213.213	1.5	3
	TOTAL MAIN DWELLING UNITS(PROPOSED)	290			445
	NEW CAR PARKING REQUIREMENT @ (PROPOSED)				445ECS
	EWS CAR FOR FIRST REQUIREMENT @	54			0ECS
	TOTAL RESIDENTIAL + EWS CAR PARKING(E+F)				445ECS
	TOTAL PARKING REQUIREMENT FOR RESIDENTIAL COMPONENT (ALREADY SANCTIONED + PROPOSED)(C+F)				1910ECS
ALREADY SANCTIONED	COMMERCIAL-S1 CARPET AREA	793.044			
	COMMERCIAL-S1 REQ CAR PARKING @	50	SQM PER CARPET AREA		16ECS
	COMMERCIAL-G2 CARPET AREA	345.6	SQM		
	COMMERCIAL-G2 REQD CAR PARKING @	50	SQM PER CARPET AREA		6ECS
	RESIDENTIAL COMPONENT REQ.CUS @	75			2CECS
	COMMERCIAL COMPONENT IN CLUB (TOWERS)@	50			2CECS
	TOTAL(D)				50ECS
PROPOSED	COMMERCIAL-S2 REQD CAR PARKING @	740.131	SQM PER CARPET AREA		
		50	SQM PER CARPET AREA		15ECS
	TOTAL PARKING REQUIREMENT FOR COMMERCIAL COMPONENT (ALREADY SANCTIONED + PROPOSED)				98 ECS
	TOTAL CAR PARKING REQUIRED(ALREADY SANCTIONED+PROPOSED)				1960ECS
	TOTAL CAR PARKING (ALREADY SANCTIONED+PROPOSED)				2135ECS

ALREADY SANCTIONED PARKING

S.NO	DESCRIPTION	AREA	SERVICE AREA	PARKING AREA	ECS/ AREA	MAX. PERMISSIBLE ECS	CAR BAYS PROVIDED
		SQM	SQM	SQM	SQM		
	RESIDENTIAL						
1	BASEMENT-1	22828.722	5153.83	17471.892	32	546	427
2	BASEMENT-2	22095.05	5133.427	17272.123	32	540	438
3	BASEMENT-3	22095.402	5516.801	16821.901	32	526	474
4	BASEMENT-4	22095.402	5516.801	16821.901	32	526	474
5	SUB-ACS		2663	23	115.8		79
6	TOTAL						1870
	COMMERCIAL-S1						
7	BASEMENT-1	2819.725	1107.605	1712.12	20	86	60
8	BASEMENT-2	2819.725	1107.605	1712.12	20	86	89
9	BASEMENT-3	2819.725	1107.605	1712.12	20	86	86
	COMMERCIAL-S2						
10	BASEMENT-1	599.505	139.793	459.722	32	14	8
11	BASEMENT-2	632.565					
12	TOTAL						242
13	TOTAL RESIDENTIAL + COMMERCIAL						2116
	PROPOSED PARKING						
14	EWS + COMMERCIAL						37
	BASEMENT-1	1106.787	126.793	979.226	32	31	37
	TOTAL(ALREADY SANCTIONED+PROPOSED) PARKING						2153

AMENITY REQUIREMENT

				(ALREADY SANCTIONED + PROPOSED)
POPULATION ACHIEVED		7106	PERSONS	
	REQUIRED	GIVEN	NOTE	
NURSERY SCHOOL	1	1	1 NURSERY SCHOOL INCLUDED IN PRIMARY	
PRIMARY SCHOOL				

ALREADY SANCTIONED			
COMMERCIAL 2 - AREA SUMMARY	AREA	PROJECT DATA CAPACITY	UPPER BASEMENT AREA
	SQM	SQM	SQM
BASEMENT-1		1392.127	1392.127
BASEMENT-2		1392.127	1392.127
GROUND FLOOR-COMMERCIAL	492	492	492
GROUND FLOOR-SERVICE	138.791	138.791	138.791
GROUND PLUS SOLAR ROOF	132.24	132.24	132.24
1ST FLOOR - NURSERY SCHOOL	483.202	537.22	537.22
TERRACE FLOOR-NURSERY SCHOOL		82.22	82.22
COMMERCIAL 3 - CARPET AREA SUMMARY	CAR PARKING AREA		
GROUND FLOOR-COMMERCIAL	551.955SQM		
GROUND FLOOR-SERVICE	105.150SQM		
TOTAL	793.105SQM		

PROPOSED
CAR PARKING AREA
1106.787SQM

PROPOSED/REVISED CAR PARKING

S.NO	DESCRIPTION	AREA	SERVICE AREA	PARKING AREA	ECS/ AREA	MAX PERMISSIBLE E ECS	CAR BAYS PROVIDED
		SQM	SQM	SQM	SQM		
	RESIDENTIAL						
1	BASEMENT-1	22828.722	5058.462	17767.320	32	549	427
2	BASEMENT-2	23085.05	5065.539	17543.511	32	548	438
3	BASEMENT-3	23028.402	5448.913	16559.489	32	511	474
4	BASEMENT-4	23028.402	5448.913	16559.489	32	511	474
5	TOTAL						1813

TABLE-1- AREA CALCULATION

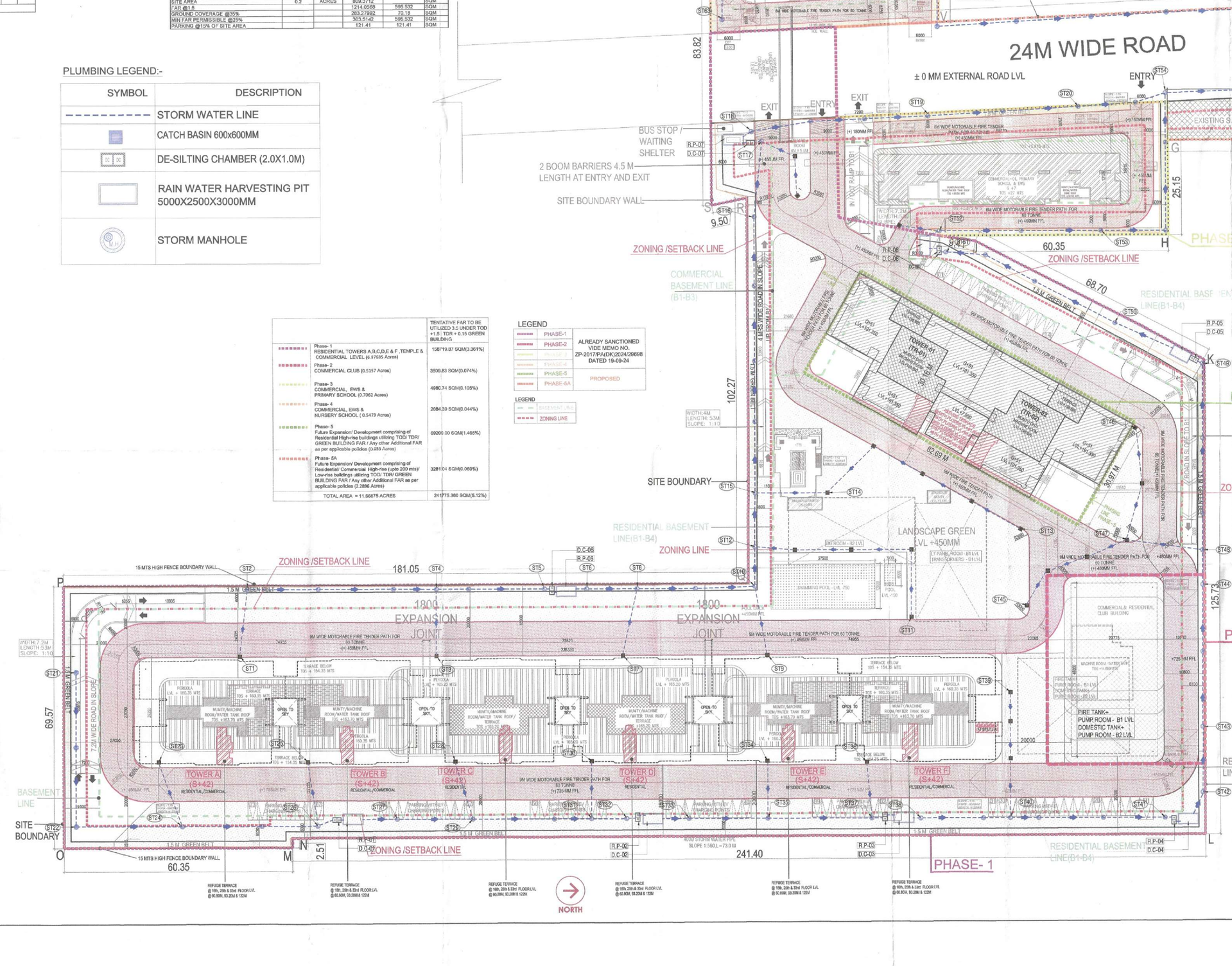
SR.NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	TOWER NAME	FLOORS	NO. OF TYPICAL FLOOR	FAR AREA OF FLOOR	TOTAL FAR AREA OF ONE FLOOR COLUMN (3&4)	TOTAL FAR AREA OF ONE TOWER COLUMN (5*12)	NO. OF APARTMENTS PER FLOOR	NO. OF APARTMENTS IN TOWER	TOTAL NO. OF APARTMENTS IN TOWER	GROUND COVERAGE OF 1 UNIT (TOWER)	NON FAR AREA	NON FAR AREA OF 1 TOWER COLUMN (9*11)	BUILTUP AREA OF FLOOR	BUILTUP AREA OF 1 TOWER COLUMN (13*12)
1	TOWER-1 (TR-01)	GROUND FLOOR	1	615.815	615.815		0	0	151	541.432	525.644	525.644	1141.461	1141.461
		1st FLOOR	1	706.694	706.694		3	3			66.424	66.424	773.118	773.118
		2nd,4th,6th,8th,10th,12th,14th,16th,18th,20th,22nd,24th,26th,28th,30th,32nd,34th,36th,38th,40th, 42nd,44th,46th Floor	21	685.568	14394.528	24192.381	3	63			68.256	1390.956	753.824	15754.104
		3rd,5th,7th,9th,11th,13th,15th,17th,19th,21st,23rd,25th,27th,29th,31st,33rd,35th,37th,39th,41st,43rd,45th,47th Floor	23	685.568	15759.704		3	69			66.424	1529.480	750.112	17260.24
		1st BEFUGE FLOOR	1	645.038	645.038		3	3			107.001	107.001	752.039	752.039
		33rd & 41st REFUGE FLOOR	2	644.798	1289.596		3	6			107.001	214.002	751.799	1503.598
		34th REFUGE FLOOR (SERVICE FLOOR)	1	524.180	524.180		2	2			231.541	231.541	757.851	757.851
		42TH FLOOR (SERVICE FLOOR)	1	490.454	490.454		2	2			331.427	331.427	821.881	821.881
		48TH & 50TH FLOOR	2	380.207	1760.414		2	4			61.643	121.286	441.850	883.701
		49TH REFUGE FLOOR(SOHE	1	380.207	380.207		2	2			117.867	117.867	498.074	498.074
		51ST FLOOR	1	680.327	680.327		3	3			68.643	68.643	748.970	748.970
		MUMTY/MACHINE ROOM									216.574	216.574	216.574	216.574
2	TOWER-2 (TR-02)	GROUND FLOOR	1	615.815	615.815		0	0	147	541.432	525.644	525.644	1141.461	1141.461
		1st FLOOR	1	706.694	706.694		3	3			66.424	66.424	773.118	773.118
		2nd,4th,6th,8th,10th,12th,14th,16th,18th,20th,22nd,24th,26th,28th,30th,32nd,34th,36th,38th,40th, 42nd,44th,46th Floor	21	685.568	14393.728	24192.381	3	63			66.424	1328.480	750.112	15760.24
		3rd,5th,7th,9th,11th,13th,15th,17th,19th,21st,23rd,25th,27th,29th,31st,33rd,35th,37th,39th,41st,43rd,45th,47th Floor	23	685.568	15775.704		3	69			107.001	107.001	752.039	752.039
		1st BEFUGE FLOOR	1	645.038	645.038		3	3			107.001	214.002	751.799	1503.598
		33rd & 41st REFUGE FLOOR	2	644.798	1289.596		3	6			231.541	231.541	757.851	757.851
		34th REFUGE FLOOR (SERVICE FLOOR)	1	524.180	524.180		2	2			331.427	331.427	821.881	821.881
		42TH & 50TH FLOOR	2	380.207	1160.414		2	4			61.643	121.286	441.850	883.701
		49TH REFUGE FLOOR(SOHE	1	380.207	380.207		2	2			117.867	117.867	498.074	498.074
		51ST FLOOR	1	680.327	680.327		3	3			68.643	68.643	748.970	748.970
		MUMTY/MACHINE ROOM									216.574	216.574	216.574	216.574
3	EWS	GROUND FLOOR	1	88.235	88.235	1382.147	24	48	54	793.044	0.000	0.000	88.235	88.235
		1st & 2nd FLOOR	2	352.941	705.882						25.536	38.072	399.290	798.580
		3rd FLOOR	1	154.454	154.454						14.358	14.358	168.812	168.812
		MUMTY	1								51.948	51.948	51.948	51.948
4	COMMERCIAL	GROUND FLOOR	1	704.810	704.810	593.867	-	-	-	-	-	-	704.810	704.810
		MEZANNIN FLOOR	1	256.157	256.157		-	-	-	-	-	-	256.157	256.157
		BASEMENT (COMMERCIAL)					-	-	-	-	1303.797	1303.797	1303.797	1303.797
5	BASEMENTS	BASEMENT-01	1	-			-	-	-	-	23013.751	23013.751	23013.751	23013.751
		BASEMENT-02	1	-			-	-	-	-	23595.555	23595.555	23595.555	23595.555
		BASEMENT-03	1	-			-	-	-	-	23008.402	23008.402	23008.402	23008.402
		BASEMENT-04	1	-			-	-	-	-	23008.402	23008.402	23008.402	23008.402
6	TOTAL	-	-	-	-	71907.878	-	-	352	2675.068	-	107725.401	-	174633.277
7	TOTAL FAR AREA RESIDENTIAL					70946.909								
8	TOTAL FAR AREA CONVENIENT BUILDING					960.967								

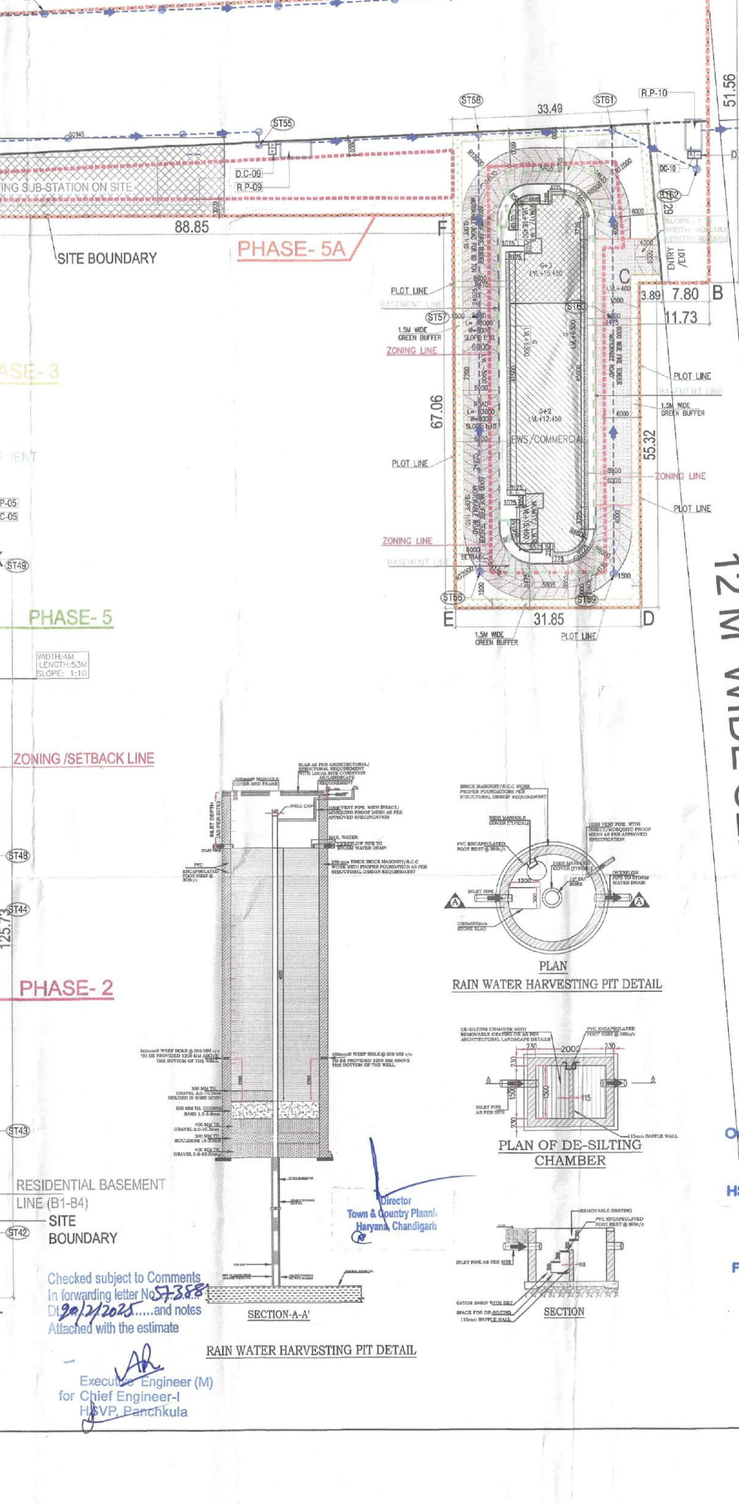
TDR DETAILS

	Residential	Commercial
TDR certificate no.- 131 dated of 4/1/2014 (area 18.21.3001 (part of TDR Certificate no.- 6,4,43 of 8/1/2009)	4804.87(80)	3210
TDR certificate no.- 1 dated of 30/3/2014 part of 12379 of 4/3/2014 dated - 19/12/2008	4800(6.1813)	
TDR certificate no.- 1,321 of 4/9/2014 dated 21/11/2014	1000	
TDR certificate no.- 140 of 19/3/2014 part of 5-194 of 16/2014 dated 20/02/2014	2000.8	
	12605.688	3210
Total TDR Purchased	70923.869	

ALREADY SANCTIONED

PRIMARY SCHOOL STATEMENT			PERMISSIBLE	PROVIDED	
SITE AREA	0.5	ACRES	2023.428		SQM
FAR @ 1.5			3035.142	804.87	SQM
GROUND COVERAGE @33%			667.737	492.00	SQM
GROUND PLUS SOLAR ROOF			1335.474	1328.24	SQM
PARKING @10% OF SITE AREA			303.51	361.000	SQM
NURSERY SCHOOL STATEMENT					
SITE AREA	0.3	ACRES	806.0732		
FAR @ 1.5			1209.1098	537.22	SQM
GROUND COVERAGE @33%			265.9441	537.22	SQM
MIN FAR PERMISSIBLE @25%			302.5140	537.22	SQM
PARKING @10% OF SITE AREA			121.45	121.45	SQM





PLUMBING LEGEND:-

SYMBOL	DESCRIPTION
	STORM WATER LINE
	CATCH BASIN 600x600MM
	DE-SILTING CHAMBER (2.0X1.0M)
	RAIN WATER HARVESTING PIT 5000X2500X3000MM
	STORM MANHOLE

		TENTATIVE FAR TO BE UTILIZED 3.5+GREEN TOD +1.5 TDR + 0.15 GREEN BUILDING
	Phase-1 RESIDENTIAL TOWERS A,B,C,D,E & F TEMPLE & COMMERCIAL LEVEL (8.5104 Acres)	108119.87 SQM(3.36%)
	Phase-2 COMMERCIAL CLUB (0.5317 Acres)	3558.83 SQM(0.074%)
	Phase-3 COMMERCIAL, EWS & PRIMARY SCHOOL (0.7062 Acres)	4690.74 SQM(0.100%)
	Phase-4 COMMERCIAL, EWS & NURSERY SCHOOL (0.5479 Acres)	2084.33 SQM(0.044%)
	Phase-5 Future Expansion/ Development comprising of Residential High-rise buildings utilizing TOD/ TOD/ GREEN BUILDING FAR / Any other Additional FAR as per applicable policies (3.693 Acres)	66800.35 SQM(1.450%)
	Phase-5A Future Expansion/ Development comprising of Residential High-rise buildings utilizing TOD/ TOD/ Liveable buildings utilizing TOD/ TOD/ GREEN BUILDING FAR / Any other Additional FAR as per applicable policies (2.3986 Acres)	32810.01 SQM(0.685%)
	TOTAL AREA = 11.66875 ACRES	217573.386 SQM(4.72%)

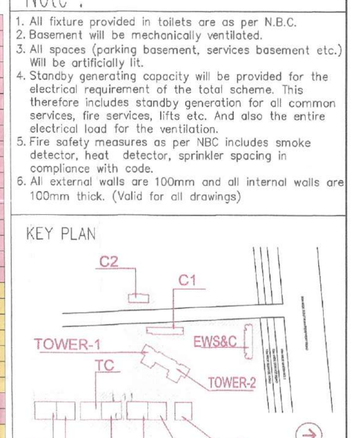
LEGEND
PHASE-1
PHASE-2
PHASE-3
PHASE-5
PHASE-5A
ALREADY SANCTIONED VIDE MEMO NO. ZP-351/PA(DK)/2024/0998 DATED 19-09-24
PROPOSED
LEGEND
ZONING LINE

ALREADY SANCTIONED PARKING

S.NO	DESCRIPTION	AREA	SERVICE AREA	PARKING AREA	ECS/ AREA	MAX. PERMISSIBLE ECS	CAR BAYS PROVIDED
	RESIDENTIAL	SQM	SQM	SQM	SQM		
1	BASEMENT-1	22828.722	5058.462	17767.320	32	549	427
2	BASEMENT-2	23085.05	5065.539	17543.511	32	548	438
3	BASEMENT-3	23028.402	5448.913	16559.489	32	511	474
4	BASEMENT-4	23028.402	5448.913	16559.489	32	511	474
5	TOTAL						1813

Note :-
1. All fixture provided in toilets are as per N.B.C.
2. Basement will be mechanically ventilated.
3. All spaces (parking basement, services basement etc.) Will be artificially lit.
4. Standby generating capacity will be provided for the electrical requirement of the total scheme. This therefore includes standby generation for all common services, fire services, lifts etc. And also the entire electrical load for the ventilation.
5. Fire safety measures as per NBC includes smoke detector, heat detector, sprinkler spacing in compliance with code.
6. All external walls are 100mm and all internal walls are 100mm thick. (Valid for all drawings)

KEY PLAN



PROJECT
Proposed Building Plans For Phase-5 & 5A to develop a Mix-Land Use colony (98% Residential component & 2% Commercial component) under TOD policy over an area measuring 11.66875 acres (license no.90 of 2024 dated:18.07.2024) in the Revenue estate of village Fazilpur Jharsa & Bhadshahpur, Sector-69 ,Gurugram being developed by Riverday Infrastructure Pvt. Ltd.

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DEVELOPER
RIVERDAY INFRASTRUCTURE PRIVATE LIMITED

STP (D) ATP(HQ) Manoj Upadhyay BJPAC
STP (D) CTP(HQ) Kumar BPAC
STP BPAC
DTP(HQ)
ATP(HQ)
DDTP(T) MEMBER BPAC
ARCHITECT'S SEAL & SIGNATURE
OWNER'S SEAL & SIGNATURE
Date 27/5/2025
Checked and found in order for Forwarding letter No. 1665
Executive Engineer (HQ) for Chief Engineer-I HSVP, Panchkula
Only For Service Plan Estimate
Executive Engineer HSVP, Division No. V, Gurugram
For service plan estimate only
Superintending Engineer, HSVP Circle-I, Gurugram
For M/s Riverday Infrastructure Private Limited
(Authorised Signatory)
DECEMBER-2024
Scale :1:450
Drawing Title: – SITE PLAN STORM LAYOUT
Drawing No:- ST-01
1-09012025