TABLE-3	
CARS PROPOSED PHASE-2	
	DIRECT
SURFACE	192
STILT	77
PODIUM	152
BASEMENT-1	507
BASEMENT-2	518
GRAND TOTAL	1446

CAR PARKING DETAILS:-

REQUIRED PARKING AS PER TOD
UP TO 100 SQMT = 0.5 ECS
BETWEEN 100 TO 150 SQMT = 1.0 ECS
OVER 150SQMT = 1.5 ECS

TABLE-4

REQUIRED PARKING PHASE 2 AS PER TOD

	NORMAL SIZE(SQ)	LUXARY SIZE SQM	ECS /LUXARY	NO.(AT NO.) SIZE(SQ.FLR)	LUXARY AREA SQM	ECS /LUXARY	TOTAL (4+5)	TOTAL CARS
3BHK(TYPE-3)	402	114.48	1 ECS	06	92.89	0.5 ECS	402+03	405
4BHK(TYPE-4)	268	153.20	1.5 ECS	04	130.73	1 ECS	402+4	406
4BHK(TYPE-5)	134	172.62	1.5 ECS	02	144.26	1ECS	201+02	203
	804			12				
							REQUIRED CARS	1014

TOTAL REQUIRED PARKING DETAIL :-

FOR MAIN UNITS IN PHASE 1 = 132 ECS (ALREADY SANCTIONED)

FOR MAIN UNITS IN PHASE 2 & 3 = 1014 ECS CARS (REFER TABLE-4)

TOTAL PARKING REQUIRED (PHASE 1+PHASE 2 & 3) = 1146 ECS (132 + 1014)
REQUIRED CAR PARKING FOR EWS = 1146X 5% OF MAIN UNIT i.e 58 ECS
CAR PARKING REQUIRED FOR COMMERCIAL = 308.605/50 i.e 6 ECS

REQUIRED CAR PARKING = 1146 +58+6= 1210 ECS

PROPOSED CAR PARKING FOR MAIN UNITS (PHASE 1) = 132 ECS

CAR PARKING PROPOSED FOR MAIN UNITS OF PHASE 2 &3= **1446 ECS (REFER TABLE-3)**
CAR PARKING TO BE RESERVED FOR EWS UNITS = 58 CARS

DETAIL OF CAR PARKING PROPOSED :

PROPOSED CAR PARKING ON SURFACE = 192 CARS
CAR PARKING PROPOSED UNDER STILT = 77 CARS
CAR PARKING PROPOSED UNDER PODIUM = 152 CARS
CAR PARKING PROPOSED ON BASEMENT-1 = 507 CARS
CAR PARKING PROPOSED ON BASEMENT-2 = 518 CARS
TOTAL CAR PARKING PROPOSED = 1446 CARS

BALANCE CAR PARK OF PHASE 1
PROPOSED IN PHASE 2 = 132 - 111 (IN PHASE 1 SITE) **= 21 CARS**

TOTAL CAR PARKING PROPOSED FOR PHASE 2 & 3 = 1446 - 21 = 1425 CARS

TOTAL PROPOSED CAR PARKING = 132 +1425 = 1557 CARS (PHASE 1+PHASE 2 & 3)

AREA STATEMENT

LICENSED AREA OF SITE = 10.744 ACRE OR 43479.356 SQM
NET PLANNED AREA AS/ZONING (NPA) = 10.738 ACRES OR 43455.075 SQM.

SITE AREA IN INTENSE TOD ZONE = 10.323 ACRES = 41775.632 SQM
SITE AREA IN TRANSIT TOD ZONE = 0.4150 ACRES = 1679.442 SQM

INTENSE TOD ZONE @3.50 (A) = 146214.712 SQM
TRANSIT TOD ZONE @2.50 (B) = 4198.605 SQM
PERMISSIBLE FAR @ 3.12 FOR IGBC@12 % ON NET PLANNED AREA i.e 43455.075 x 12% (C) = 5214.609 SQM

PERMISSIBLE FAR (A+B+C) = 155627.926 SQM

PERMISSIBLE RESIDENTIAL FAR = 155627.926 X 99.50 % = 154849.786 SQM
PERMISSIBLE COMMERCIAL FAR = 155627.926 X 0.50 % = 778.1396 SQM

ALREADY SANCTIONED FAR DETAIL :-
RESIDENTIAL FAR (R) = 9223.76 SQM
COMMERCIAL FAR (C) = 63.634 SQM

ALREADY SANCTIONED FAR IN PHASE 1 (D+E) = 9287.394 SQM

ALREADY SANCTIONED FAR IN EWS (NOW BEING REVISED) = 526.593 SQM

PROPOSED RESIDENTIAL FAR FOR PHASE 2 & 3 (F) = 145578.892 SQM(REFER TABLE-2a)
PROPOSED COMMERCIAL FAR FOR PHASE 2 & 3 (G) = 244.971 SQM(REFER TABLE-2b)

TOTAL PROPOSED RESIDENTIAL FAR (PHASE 1+PHASE 2 & 3) (D+F) = 154802.652 SQM (9223.76+145578.892)

TOTAL PROPOSED COMMERCIAL FAR (PHASE 1+PHASE 2) (E+G) = 308.605 SQM (63.634+244.971)

TOTAL PROPOSED FAR (RESI + COM) (PHASE 1+PHASE 2 & 3) = 155111.257 SQM (154802.652+308.605)

PERMISSIBLE GROUND COVERAGE FOR @ 40% of 43455.075(NPA) = 17382.030 SQM

ALREADY SANCTIONED GROUND COVERAGE = 1485.612 SQM
CONSUMED GROUND COVERAGE IN EWS (NOW BEING REVISED) = 130.873 (REFER TABLE-4) (EWS BLOCK BEING REVISED)
ALREADY SANCTIONED GROUND COVERAGE IN PHASE 1 = 1354.739 SQM (1485.612- 130.873)

PROPOSED GROUND COVERAGE (PHASE 2 & 3) = 11504.173 SQM.

TOTAL PROPOSED GROUND COVERAGE = 12858.912 SQM (1354.739+11504.173)
OR 12858.912 X100/43455.075 = 29.59%

PERMISSIBLE DENSITY:-

INTENSE TOD 10.323 ACRE @540 TO 660 = 5574PERSON TO 6813 PERSON
TRANSIT TOD 0.4150 ACRE @ 387 TO 473 = 161 PERSON TO 196 PERSON
TOTAL TOD 10.738 @ 534.08 TO 652.77 = 5735 PERSON TO 7009 PERSON

PROPOSED DENSITY @ 534.922 = 5744 PERSON

REQUIRED PUBLIC AMENITIES

NURSERY SCHOOL = 1 NOS. OF 0.2 ACRE

PRIMARY SCHOOL = 1 NOS. OF 0.5 ACRES

PROPOSED PUBLIC AMENITIES

NURSERY SCHOOL IN PHASE 3 = 0.2 ACRE (PROVIDED ON SITE)

PRIMARY SCHOOL IN PHASE 3 = 0.5 ACRE OF TOTAL SITE = 2023.43 SQM

PERMISSIBLE FAR FOR PRIMARY SCHOOL @ 3.5 = 2023.43 X1.5 = 3035.15 SQM

PERMISSIBLE GROUND COVERAGE FOR P. SCHOOL = 35% OF PLOT AREA = 708.20 SQM

TOTAL PROPOSED GROUND COVERAGE IN P.S = 631.66 SQM = 31.21% OF PLOT AREA

PROPOSED FAR IN PRIMARY SCHOOL
GROUND FLOOR = 631.655 SQM. UNDER EWS TOWER (GROUND FLOOR)
FIRST FLOOR = 573.732 SQM. UNDER EWS TOWER (FIRST FLOOR)

TOTAL PROPOSED FAR IN PRIMARY SCHOOL = 1205.387 SQM (631.655+ 573.732)

REQUIRED EWS UNITS = 15% OF TOTAL UNITS (5444+5735) = 1510/25067/08 = 160 NOS.
PROPOSED EWS UNITS IN PHASE 3 = 160 NOS. OR 1809/2931064 = 15.0376 APPROX
REQUIRED SERVICE PERSONNEL UNITS = 10% OF MAIN UNITS = 1200/64100 = 80.4 NOS SAY 91 UNITS.
PROPOSED SERVICE PERSONNEL UNITS = 452 NOS. OR 452X3100/904 = 50%

POPULATION CALCULATION

MAIN UNITS IN PHASE 3(ALREADY SANCTIONED) = 88 NOS.
MAIN UNITS IN PHASE 3 (NOW PROPOSED) = 816 NOS.
POPULATION OF MAIN UNITS = 904 (88+816) X 5 PERSONS= 4520 PERSONS

PROPOSED EWS UNITS = 160 NOS.
POPULATION OF EWS UNITS = 160 X 2 PERSONS= 320 PERSONS

SERVICE PERSONAL UNITS
PHASE-1 (ALREADY SANCTIONED) = 10 NOS
PHASE-2 (NOW PROPOSED) = 442 NOS
PROPOSED SERVICE PERSONAL UNITS = 452 NOS. (442+10)
POPULATION OF SERVICE PERSONAL UNITS = 452 X 2 PERSONS= 904 PERSONS

TOTAL PROPOSED POPULATION = 5744 PERSONS

TOT -LOT AND GREEN AREA REQUIRED = 6521.90 SQM. = 15% OF THE PLOT 43479.356 SQM
TOT - LOT AND GREEN AREA PROVIDED IN PHASE -3(ALREADY SANCTIONED) = 532.83 SQM.(REFER TABLE-7)
GREEN AROUND EWS (NOW REVISED) = 184.32 SQM
BALANCE GREEN IN PHASE-1 = 348.51 SQM.(532.83- 184.32)
PROPOSED GREEN IN PHASE 2 = 6182.053 SQM.

TOTAL GREEN PROPOSED = 6530.563 SQM (6182.053+ 348.51) i.e 15.0199% OF THE PLOT

TRANSIT ZONE 500M TO 800M

INTENSE ZONE UP TO 500 M

OTHER'S LAND

PHASE 1

ALREADY SANCTIONED (MEMO NO. ZP-866/AD(VK)/2024/50397 (DATED 19.02.2024)

TOWER-1 S+34

TOWER-2 S+34

TOWER-3 S+15

TOWER-4 S+34

TOWER-5 S+34

TOWER-6 S+34

TOWER-7 S+34

TOWER-8 S+34

TOWER-9 S+34

TOWER-10 S+34

TOWER-11 S+34

TOWER-12 S+34

TOWER-13 S+34

TOWER-14 S+34

TOWER-15 S+34

TOWER-16 S+34

TOWER-17 S+34

TOWER-18 S+34

TOWER-19 S+34

TOWER-20 S+34

TOWER-21 S+34

TOWER-22 S+34

TOWER-23 S+34