MASTER AREA STATEMENT

	PERMISSIBLE					ALREADY SANCTIONED VIDE MEMO NO. ZP-2017/PA(DK)2024/29698 DATED 19-09-24 & ALREADY SANCTIONED VIDE MEMO NO. ZP-2017/PA(DK)/2025 / 3542 / DATED 27-01-2025		PROPOSED/ REVISED		TOTAL ACHIEVED (PROPOSED/REVSED+ ALREADY SANCTIONED)		TOTAL ACHIEVED (PROPOSED+ ALREADY SANCTIONED) @	BALANCE AREA (SQMT)
SITE AREA		11.66875	ACRES	47221.75	SQM								
PERMISSIBLE FAR UNDER TOD @	3.5	-	-	165276.13	SQM								
PERMISSIBLE GRIHA FAR @ GRIHA PRE CERTIFICATON - 4 STAR (DATED-18-06-2024)	0.12	-	-	5666.61	SQM								
TOTAL PERMISSIBLE FAR UNDER TOD + GRIHA @ 3.62		-	-	170942.74	SQM								
PERMISSIBLE (RESIDENTAIL) FAR UNDER TOD + GRIHA @ 3.62	98%	-	-	167523.88	SQM								
PERMISSIBLE (COMMERCIAL) FAR UNDER TOD + GRIHA @ 3.62	2%	-	-	3418.85									
(RESIDENTIAL) TDR - FAR PERMISSIBLE @	1.4318	-	-	67613.685	SQM								
(COMMERCIAL) TDR - FAR PERMISSIBLE @	0.0680	-	-	3210.00	SQM								
TOTAL TDR (RESIDENTIAL+COMMERCIAL) - FAR PERMISSIBLE @	1.4998	-	-	70823.685									
TOTAL RESIDENTIAL FAR @ TDR + TOD + GRIHA	4.9794	-	-	235137.57	SQM	231794.47	SQM	9213.037	SQM	241007.502	SQM	5.10	758.921
TOTAL COMMERCIAL FAR @ TDR + TOD + GRIHA	0.140	-	-	6628.85	SQM	229652.85	SQM	4751.018	SQM	234403.863	SQM	4.96	733.706
TOTAL PERMISSIBLE FAR @ TDR + TOD + GRIHA	5.1198	-	-	241766.42	SQM	2141.62	SQM	4462.019	SQM	6603.639	SQM	0.14	25.216
GROUND COVERAGE @	60%	-	-	28333.05	SQM	9484.021	SQM	1764.184	SQM	11248.205	SQM	23.820%	17084.846
MIN. GREEN AREA @	15%	-	-	7083.263	SQM	7500.09	SQM	15.88%	ALREADY SANCTIONED				
1.5 MTS GREEN STRIP AREA						1168.23	SQM	2.47%					
TOTAL GREEN						8668.32	SQM	18.36%					

PROJECT COMPONENT AREAS(ALREADY SANCTIONED+PROPOSED)

				FAR	GROUND COVERAGE	BUILT UP AREA	NON FAR AREA
				SQM	SQM	SQM	SQM
(A)	ALREADY SANCTIONED VIDE MEMO NO. ZP-2017/PA(DK)2024/29698 DATED 19-09-24	RESIDENTIAL	TOWER-A (RESIDENTIAL)	27972.81	1147.701	39079.39	11106.58
			TOWER-B (RESIDENTIAL)	25395.62	1041.12	35169.34	9773.72
			TOWER-C (RESIDENTIAL)	25494.54	1057.892	35005.8	9511.26
			TOWER-D (RESIDENTIAL)	25494.54	1057.892	35005.8	9511.26
			TOWER-E (RESIDENTIAL)	25336.85	1041.12	35262.28	9925.43
			TOWER-F (RESIDENTIAL)	28279.75	1147.701	39079.4	10799.65
			TOWERS MUMTY / MACHINE ROOM	-	-	875.705	875.705
			CLUB (RESIDENTIAL)	1470.94	887.927	1470.94	
			TEMPLE	38.02	38.02	38.02	0
			GUARD ROOM	22	22	22	0
			BASEMENT-1	-	-	22625.722	22625.722
			BASEMENT-2	583.013	-	23585.553	23002.54
			BASEMENT-3	-	-	23008.402	23008.402
			BASEMENT-4	-	-	23008.402	23008.402
			TOTAL(A)	**160088.08**	**7441.373**	**313236.754**	**153148.671**
(B)	ALREADY SANCTIONED VIDE MEMO NO. ZP-2017/PA(DK)/2025 / 3542 / DATED 27-01-2025	RESIDENTIAL	TOWER-1 (TR-01)(RESIDENTIAL)	34782.381	941.462	39415.267	4632.885
			TOWER-2(TR-02) (RESIDENTIAL)	34782.381	941.462	39415.267	4632.885
			TOTAL(B)	**69564.762**	**1882.924**	**78830.534**	**9265.77**
	ALREADY SANCTIONED	RESIDENTIAL TOTAL(A+B) = X		**229652.85**	**9324.297**	**392067.288**	**162414.441**
(C)	REVISED/ PROPOSED	RESIDENTIAL	EWS (RESIDENTIAL)	4751.018	572.816	5732.929	981.911
			TOTAL(C)	**4751.018**	**-**	**5732.929**	**981.911**
(D)	ALREADY SANCTIONED VIDE MEMO NO. ZP-2017/PA(DK)2024/29698 DATED 19-09-24	COMMERCIAL	CLUB (COMMERCIAL)	1455.88	159.724	1945.708	489.83
			TOWER-A (COMMERCIAL)	171.435	-	518.318	346.883
			TOWER-B (COMMERCIAL)	171.435	-	518.318	346.883
			TOWER-E (COMMERCIAL)	171.435	-	518.318	346.883
			TOWER-F (COMMERCIAL)	171.435	-	518.318	346.883
			BASEMENT-1	-	-	3419.23	3419.23
			BASEMENT-2	-	-	3452.29	3452.29
			BASEMENT-3	-	-	2819.725	2819.725
			TOTAL(D)	**2141.62**	**159.724**	**13710.225**	**11568.607**
	ALREADY SANCTIONED	COMMERCIAL TOTAL(D)= Y		**2141.62**	**159.724**	**13710.225**	**11568.607**
	ALREADY SANCTIONED	RESI + COMMERCIAL TOTAL(X+Y)		**231794.47**	**9484.02**	**405777.51**	**173983.05**
(E)	REVISED/ PROPOSED	COMMERCIAL	NURSERY SCHOOL	0	283.256	-	-
			COMMERCIAL-3	4241.019	938.552	4908.906	665.887
			COMMERCIAL-4	221.000	221.000	221.000	0.000
			BASEMENT-1(UNDER PHASE 03)	-	-	1177.049	1177.049
			BASEMENT-2(UNDER PHASE 03)	-	-	1177.049	1177.049
			BASEMENT-3(UNDER PHASE 03)	-	-	1177.049	1177.049
			BASEMENT-1(UNDER EWS)	-	-	1065.255	1065.255
			BASEMENT-1(UNDER COMMERCIAL-03)	-	-	1188.614	1188.614
			NURSERY SCHOOL	-	-	1446.273	1446.273
			PRIMARY SCHOOL	-	-	3188.482	3188.482
			SURFACE STAIRCASE(UNDER NURSERY SCHOOL)	-	31.816	31.816	31.816
			TOTAL(E)	**4462.019**	**1442.808**	**15579.495**	**11117.477**
		RESI + COMMERCIAL TOTAL(C+E)		**9213.037**	**2047.440**	**21312.423**	**12099.388**
	ALREADY SANCTIONED+PROPOSED/REVISED	RESI + COMMERCIAL TOTAL(A+B+C+D+E)		**241007.50**	**10926.83**	**427089.938**	**186082.44**

BALANCE FAR (TDR) RESIDENTIAL - 733.706 SQM
BALANCE FAR (TDR) COMMERCIAL - 25.216 SQM

PARKING CALCULATIONS(ALREADY SANCTIONED VIDE MEMO NO. ZP-2017/PA(DK)2024/29698 DATED 19-09-24)

	TOWER-A & F	NO OF UNITS	CARPET AREA (SQM)	REQUIRED ECS/DU	TOTAL ECS REQD.
ALREADY SANCTIONED	TYPE-1 (4BHK + UTIL)	156	166.944	1.5	234
	TYPE-2 (3BHK)	72	113.842	1	72
	TYPE-3 (3BHK+UTIL)	78	135.201	1	78
	TYPE-6 (2BHK)	6	79.986	0.5	3
	TYPE-7A (5BHK + UTIL)	2	304.243	1.5	3
	TYPE-7B (5BHK + UTIL)	2	282.536	1.5	3
	TOWER-B,C,D & E				
	TYPE-2A (3BHK WITH SERVICE DWELLING UNIT)	144	113.049	1	144
	TYPE-3 (3BHK+UTIL)	312	135.201	1	312
	TYPE-4 (3BHK+UTIL)	156	127.276	1	156
	TYPE-6 (2BHK)	12	85.660	0.5	6
	TYPE-7C (4BHK + UTIL)	4	272.888	1.5	6
	TYPE-7D (4BHK + UTIL)	4	243.929	1.5	6
	TOTAL MAIN DWELLING UNITS	948			1023
	MDU CAR PARKING REQUIREMENT @				1023 ECS
	TOTAL (RESIDENTIAL + EWS CAR PARKING(X)				1074 ECS
	EWS CAR PARKING REQUIREMENT @ (1)		5%		51 ECS
	PARKING CALCULATIONS (ALREADY SANCTIONED VIDE MEMO NO. ZP-2017/PA(DK)/2025/ 3542/ DATED 27-01-2025) TOWER-1(TR-01) & TOWER-2 (TR-02)				
ALREADY SANCTIONED	TYPE-1 (4 BHK + UTILITY)	90	195.703	1.5	135
	TYPE-2 (3 BHK + UTILITY)	90	153.959	1.5	135
	TYPE-3 (4BHK + UTILITY DX(ODD))	48	245.869	1.5	72
	TYPE-4 (4BHK + UTILITY DX(EVEN))	50	244.549	1.5	75
	TYPE-5 (2 BHK + UTILITY)	8	115.449	1	8
	TYPE-6 (3 BHK + UTILITY)	2	153.959	1.5	3
	TYPE-7 (4 BHK + UTILITY _PENTHOUSE A)	4	380.197	1.5	6
	TYPE-8 (4 BHK + UTILITY _PENTHOUSE B)	2	245.869	1.5	3
	TYPE-9 (4 BHK + UTILITY _PENTHOUSE C)	2	195.703	1.5	3
	TYPE-10 (4 BHK + UTILITY DX(ODD))	2	268.818	1.5	3
	TOTAL MAIN DWELLING UNITS(ALREADY SANCTIONED)	298			443
	MDU CAR PARKING REQUIREMENT(ALREADY SANCTIONED)				443 ECS
	EWS CAR PARKING REQUIREMENT @ (2)		5%		22 ECS
	TOTAL RESIDENTIAL + EWS CAR PARKINGS (Y)				465 ECS
	TOTAL PARKING REQUIREMENT FOR RESIDENTIAL COMPONENT (ALREADY SANCTIONED PHASE 1 + ALREADY SANCTIONED PHASE 5 (X+Y))				1466 ECS
REVISED	TOTAL PARKING REQUIREMENT FOR EWS (1+2)				73 ECS
ALREADY SANCTIONED	RESIDENTIAL COMPONENT IN CLUB @		75		20 ECS
	COMMERCIAL COMPONENT IN CLUB & TOWERS @		50		43 ECS
	TOTAL(Z)				63 ECS
REVISED/PROPOSED	COMMERCIAL-03 CARPET AREA	485.427 SQM			
	COMMERCIAL-03 REQD CAR PARKING @	50 SQM PER CARPET AREA			10 ECS
	COMMERCIAL-03 CARPET AREA SERVICE APARTMENTS	2331.917 SQM			
	COMMERCIAL-03 SERVICE APARTMENTS REQD CAR PARKING @	50 SQM PER CARPET AREA			46 ECS
	COMMERCIAL-04 CARPET AREA	122.630 SQM			
	COMMERCIAL 04 REQD CAR PARKING @	50 SQM PER CARPET AREA			2 ECS
	TOTAL(Z1)				58 ECS
	NURSERY SCHOOL PARKING REQUIREMENT				
	PERMISSIBLE PARKING AREA @ 15% OF SITE AREA	121.405 SQM			
	PROPOSED PARKING AREA	122.365 SQM			
	PROPOSED NO. OF CAR BAYS	5 NOS.			
	PRIMARY SCHOOL PARKING REQUIREMENT				
	PERMISSIBLE PARKING AREA @ 15% OF SITE AREA	303.513 SQM			
	PROPOSED PARKING PRIMARY SCHOOL	316.120 SQM			
	PROPOSED NO. OF CAR BAYS	20 NOS.			
	TOTAL PARKING REQUIREMENT FOR COMMERCIAL COMPONENT (ALREADY SANCTIONED + PROPOSED)(Z+Z1)				121 ECS
	TOTAL CAR PARKING REQUIREMENT COMMERCIAL COMPONENT + RESIDENTIAL + EWS(ALREADY SANCTIONED+REVISED)				1660 ECS
	TOTAL CAR PARKING PROPOSED (ALREADY SANCTIONED+REVISED)				2258 ECS

REVISED PARKING

PHASE-3	SURFACE	05	CAR BAYS	5 NOS. PARKING RESERVED FOR NURSERY SCHOOL
	BASEMENT-1	18	CAR BAYS	30 NOS. PARKING RESERVED FOR COMMERCIAL/ SERVICE APARMENT
	BASEMENT-2	06	CAR BAYS	
	BASEMENT-3	06	CAR BAYS	
EWS PHASE-2	STILT	73	CAR BAYS	73 NOS. PARKING RESERVED FOR EWS
COMMERCIAL-3 PHASE-5A	SURFACE	02	CAR BAYS	02 NOS. PARKING RESERVED FOR COMMERCIAL-4
	BASEMENT-1	46	CAR BAYS	10 NOS. PARKING RESERVED FOR RETAIL 16 NOS. PARKING RESERVED FOR SERVICE APARTMENT 20 NOS. PARKING RESERVED FOR PRIMARY SCHOOL
	TOTAL	156	CAR BAYS	

REVISED PARKING		PROPOSED PARKING	REQUIRED EV PARKING		EV PARKING LOCATION	
PHASE-3	SURFACE	05	01@20%	SCHOOL REQUIREMENT = 01	05	ON SURFACE
	BASEMENT-1	18	06@33%	SERVICE APARTMENT REQUIREMENT = 10		
	BASEMENT-2	06	02@33%			
	BASEMENT-3	06	02@33%			
EWS PHASE-2	STILT	73	15@20%	EWS REQUIREMENT = 15	15	ON SURFACE
COMMERCIAL-3 PHASE-5A	SURFACE	02	1@33%	COMMERCIAL 4 REQUIREMENT = 1	02	ON SURFACE
	BASEMENT-1	46	9@33%	RETAIL REQUIREMENT = 3 SERVICE APARTMENT REQUIREMENT = 6		
			4@20%	SCHOOL REQUIREMENT = 4		
	TOTAL	156	40		22	PROPOSED

TABLE -1- AREA CALCULATION(REVISED)

SR. NO.	TOWER NAME	FLOORS	NO. OF TYPICAL FLOORS	FAR AREA OF FLOOR	TOTAL FAR AREA OF ONE FLOOR COLUMN (3X4)	TOTAL FAR AREA OF TOWER	NO. OF APARTMENTS PER FLOOR	NO. OF APARTMENTS IN TOWER	GROUND COVERAGE OF 1 UNIT /TOWER	NON FAR AREA	NON FAR AREA OF 1 TOWER COLUMN (3 X 10)	BUILTUP AREA OF FLOOR	BUILTUP AREA OF 1 TOWER COLUMN (3X12)
-	1	2	3	4	5	6	7	8	9	10	11	12	13
1	EWS (PHASE 04)	GROUND FLOOR	1	70.656	70.656	4751.018	-	-	572.816	502.160	502.160	572.816	572.816
		1st TO 9TH FLOOR	9	510.735	4596.615		24	216		34.193	307.737	544.928	4904.352
		10TH FLOOR	1	83.747	83.747		4	4		8.587	8.587	92.334	92.334
		MUMTY AREA					-	-		163.427	163.427	163.427	163.427
2	COMMERCIAL-03 (PHASE 05 A)	GROUND FLOOR	1	819.304	819.304	4241.019	-	-	938.552	20.892	20.892	938.552	938.552
		1st & 2nd floor	2	6.570	13.140		-	-		37.000	74.000	43.570	87.140
		3rd & 4th floor	2	6.570	13.140		-	-		37.000	74.000	43.570	87.140
		5TH FLOOR	1	755.628	755.628		-	-		78.032	78.032	833.660	833.660
		6TH & 7TH FLOOR	2	624.892	1249.784		-	-		62.566	125.132	687.458	1374.916
		8TH FLOOR	1	532.717	532.717		-	-		57.392	57.392	590.109	590.109
		9TH & 10TH FLOOR	2	428.653	857.306		-	-		63.063	126.126	491.716	983.432
		MUMTY	1	-	-		-	-		110.313	110.313	110.313	110.313
3	COMMERCIAL-04 (PHASE 05 A)	GROUND FLOOR	1	221.000	221.000	221.000	-	-	221.000	0.000	0.000	221.000	221.000
4	NURSERY SCHOOL (PHASE 03)	GROUND FLOOR	1	-	-	-	-	-	283.256	283.256	283.256	283.256	283.256
		1ST FLOOR	1	-	-	-	-	-		268.105	268.105	268.105	268.105
		2ND, 3RD, 4TH FLOOR	3	-	-	-	-	-		268.105	804.315	268.105	804.315
		MUMTY AREA								90.597	90.597	90.597	90.597
5	COMMERCIAL-03 (PHASE 05 A) (PRIMARY SCHOOL)	GROUND FLOOR	1	-	-	-	-	-		98.356	98.356	0.000	0.000
		1ST TO 3RD floor	3	-	-	-	-	-		790.028	2370.084	790.028	2370.084
		4TH floor	1	-	-	-	-	-		720.042	720.042	720.042	720.042
6	BASEMENTS	BASEMENT-01 (PHASE-03)	1	-	-	-	-	-	-	1177.049	1177.049	1177.049	1177.049
		BASEMENT-02 (PHASE-03)	1	-	-	-	-	-	-	1177.049	1177.049	1177.049	1177.049
		BASEMENT-03 (PHASE-03)	1	-	-	-	-	-	-	1177.049	1177.049	1177.049	1177.049
		BASEMENT-01 (EWS)	1	-	-	-	-	-	-	1065.255	1065.255	1065.255	1065.255
		BASEMENT-01 (COMMERCIAL-03)	1	-	-	-	-	-	-	1188.614	1188.614	1188.614	1188.614
7	SURFACE STAIRCASE (NURSERY SCHOOL) (PHASE 03)	-	-	-	-	-	-	-	31.816	31.816	31.816	31.816	31.816
8	TOTAL	-	-	-	-	9213.037	-	220	2047.440	-	12099.387	-	21312.424
9	TOTAL FAR AREA RESIDENTIAL					4751.018					981.911		5732.929
10	TOTAL FAR AREA COMMERCIAL					4462.019					11117.476		15579.496

TABLE-2(PROPOSED)

TOTAL CARPET AREA OF COMMERCIAL-03			
FLOOR		AREA	
GROUND FLOOR	=	485.427	SQM
TOTAL(X)	=	485.427	SQM
TOTAL CARPET AREA OF COMMERCIAL-03 (SERVICE APARTMENT)			
5TH FLOOR	=	543.325	SQM
6TH FLOOR	=	431.716	SQM
7TH FLOOR	=	431.716	SQM
8TH FLOOR	=	346.487	SQM
9TH FLOOR	=	259.564	SQM
10TH FLOOR	=	259.564	SQM
TOTAL	=	2272.372	SQM
TOTAL CARPET AREA OF COMMERCIAL-04			
FLOOR		AREA	
GROUND FLOOR	=	122.630	SQM
TOTAL(Y)	=	122.630	SQM
GRAND TOTAL(X+Y)	=	608.057	SQM

REQUIRED EWS	=	15% OF TOTAL UNITS (MAIN+EWS)
	=	15 X 1466 (ALREADY SANCTIONED+PROPOSED) / 100
	=	220 NOS.
REVISED / PROPOSED EWS UNITS(REFER TABLE-1)	=	220 NOS.
	=	220 X 100 / 1466 = 15.007 %
REQUIRED SERVICE PERSONEL ROOMS (ALREADY SANCTIONED PHASE 1)	=	10% OF MAIN UNITS
	=	10 X 1246 (ALREADY SANCTIONED PHASE 1 + PHASE 2) / 100
	=	125 NOS.
ALREADY SANCTIONED SERVICE DWELLING UNITS PHASE 1	=	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 @	98%	11.435375	ACRES
PHASE-1, 2, 3, 4,5 & 5A RESIDENTIAL AREA	98%	11.435375	ACRES
MIN PERMISSIBLE DENSITY @	540 PPA	6175	PERSONS
MAX PERMISSIBLE DENSITY @	725 PPA	8291	PERSONS

	ALREADY SANCTIOND PHASE 1 (NOS)	ALREADY SANCTIOND PHASE 5 (NOS)	PROPOSED(EWS) (NOS)	(ALREADY SANCTIONED+PROPOSED) NOS	POPULATION @	TOTAL
MAIN DWELLING UNITS	948	298		1246	5	6230
EWS UNITS (15%)			220	220	2	440
SERVICE DWELLING UNITS (10%)	144			144	3	432
TOTAL POPULATION						7102 PERSONS
DENSITY ACHIEVED						621 PPA

PROPOSED PARKING		
MAIN DWELLING UNITS(ALREADY SANCTIONED)	1878	ECS
COMMERCIAL(ALREADY SANCTIONED IN PHASE 01)	224	ECS
PRIMARY SCHOOL	20	ECS
NURSERY SCHOOL	5	ECS
EWS (REVISED/ PROPOSED)	73	ECS
COMMERCIAL(ALREADY SANCTIONED+REVISED/ PROPOSED)	58	ECS
TOTAL	2258	ECS

AMENITY REQUIREMENT

POPULATION ACHIEVED	7102	PERSONS	PROPOSED
	REQUIRED	GIVEN	NOTE
NURSERY SCHOOL	2	1	1 NURSERY SCHOOL INCLUDED IN PRIMARY
PRIMARY SCHOOL	1	1	

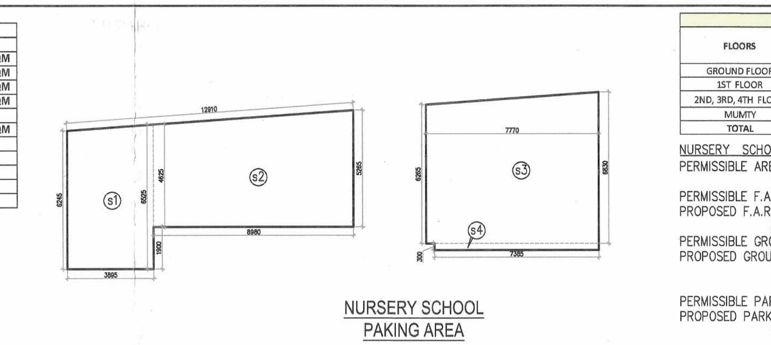
TDR DETAILS

	Residential	Commercial
TDR certificate no - 121-443 of 61/2024 dated 19.12.2024 (part of TDR Certificate no. 1-443 of 61/2024)	4904.87365	3210
TDR certificate no - 1-1940 of 62/2024 part of 1-2279 of 62/2024 dated - 15/11/2024	48636.1813	
TDR certificate no - 1-521 of 48/2024 dated 21/11/2024	13069.8	
TDR certificate no - 1-40 of 10/2024 part of 1-194 of 10/2024 dated 09/07/2024	1002.83	
Tota TDR Purchased	67613.685	3210
	70823.685	

	TENTATIVE FAR TO BE UTILIZED 3.5 UNDER TOD +1.5 TDR + 0.12 GREEN BUILDING
Phase-1 RESIDENTIAL TOWERS A,B,C,D,E & F ,TEMPLE & COMMERCIAL LEVEL (6.97635 Acres)	158719.87 SQM(3.361%)
Phase-2 COMMERCIAL CLUB (0.5157 Acres)	3509.83 SQM(0.074%)
Phase-3 NURSERY SCHOOL (0.7052 Acres)	4980.74 SQM(0.105%)
Phase-4 EWS (0.5479 Acres)	2084.39 SQM(0.044%)
Phase-5 RESIDENTIAL TOWERS -01(TR-01) & TOWER-02(TR-02) (0.633 Acres)	69200.00 SQM(1.465%)
Phase-5A COMMERCIAL, PRIMARY SCHOOL & SERVICE APARTMENT (2.2896 Acres)	3281.04 SQM(0.069%)
TOTAL AREA = 11.66875 ACRES	241775.360 SQM(5.12%)

NURSERY SCHOOL PARKING AREA

GROSS – A								
s1	0.5	X	(6.245+6.525)	X	3.885	=	24.870	SQM
s2	0.5	X	(4.625+5.265)	X	8.980	=	44.406	SQM
s3	0.5	X	(6.265+6.830)	X	7.770	=	50.874	SQM
s4	1	X	7.385	X	0.300	=	2.216	SQM
					TOTAL	=	122.365	SQM
TOTAL NURSERY SCHOOL PARKING AREA	=	GROSS - A						
	=	122.365	SQM					
TOTAL NO. OF CAR ACHIEVABLE	=	122.365	/	23				
	=	5.320	ECS	OR SAY	5	ECS		
PROPOSED NO. OF CAR BAYS	=	6	NOS.					



NURSERY SCHOOL PAKING AREA

NURSERY SCHOOL

FLOORS	NO. OF FLOORS	FAR	TOTAL FAR AREA	NON FAR	TOTAL NON FAR AREA	BUILTUP AREA	TOTAL BUILTUP AREA
GROUND FLOOR	1	283.256	283.256	0.000	0.000	283.256	283.256
1ST FLOOR	1	203.582	203.582	64.523	64.523	268.105	268.105
2ND, 3RD, 4TH FLOOR	3	224.582	673.746	43.523	130.569	268.105	804.315
MUMTY	1	90.597	90.597	0.000	0.000	90.597	90.597
TOTAL		-	1160.584	-	195.092	-	1446.273

NURSERY SCHOOL AREA STATEMENT
PERMISSIBLE AREA OF SITE = 809.370 SQM(0.20 acres)

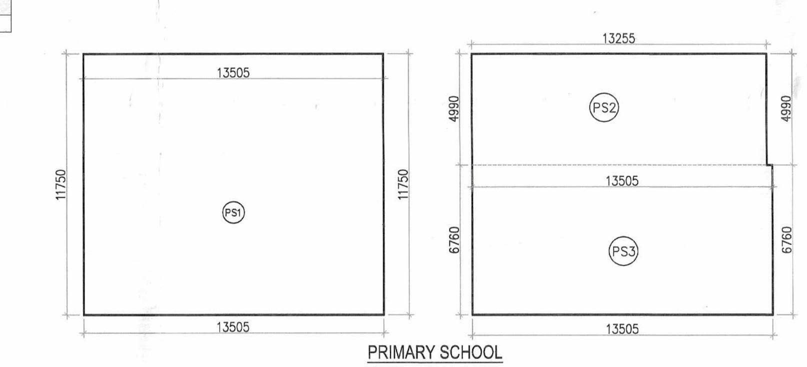
PERMISSIBLE F.A.R.@ 150% =1214.055 SQM.
PROPOSED F.A.R. =1160.584 SQM. OR 1160.584X100 / 809.370 =143.393% OR 1160.584X100 / 1214.055 =95.595%

PERMISSIBLE GROUND COVERAGE @ 35 % =283.279 SQM.
PROPOSED GROUND COVERAGE =283.256 SQM. OR 283.256X100 / 809.370 = 34.997%

PERMISSIBLE PARKING AREA @15% =121.405 SQM.
PROPOSED PARKING AREA =122.365 SQM. OR 122.365X100 / 809.370 =15.118%

PRIMARY SCHOOL PARKING AREA

GROSS – A								
PS1	1	X	13.505	X	11.750	=	158.684	SQM
PS2	1	X	13.255	X	4.990	=	66.142	SQM
PS3	1	X	13.505	X	6.760	=	91.294	SQM
					TOTAL	=	316.120	SQM
TOTAL PRIMARY SCHOOL PARKING AREA	=	GROSS - A						
	=	316.120	SQM					
TOTAL NO. OF CAR ACHIEVABLE	=	316.120	/	23				
	=	13.744	ECS	OR SAY	14	ECS		
PROPOSED NO. OF CAR BAYS	=	11	NOS.					



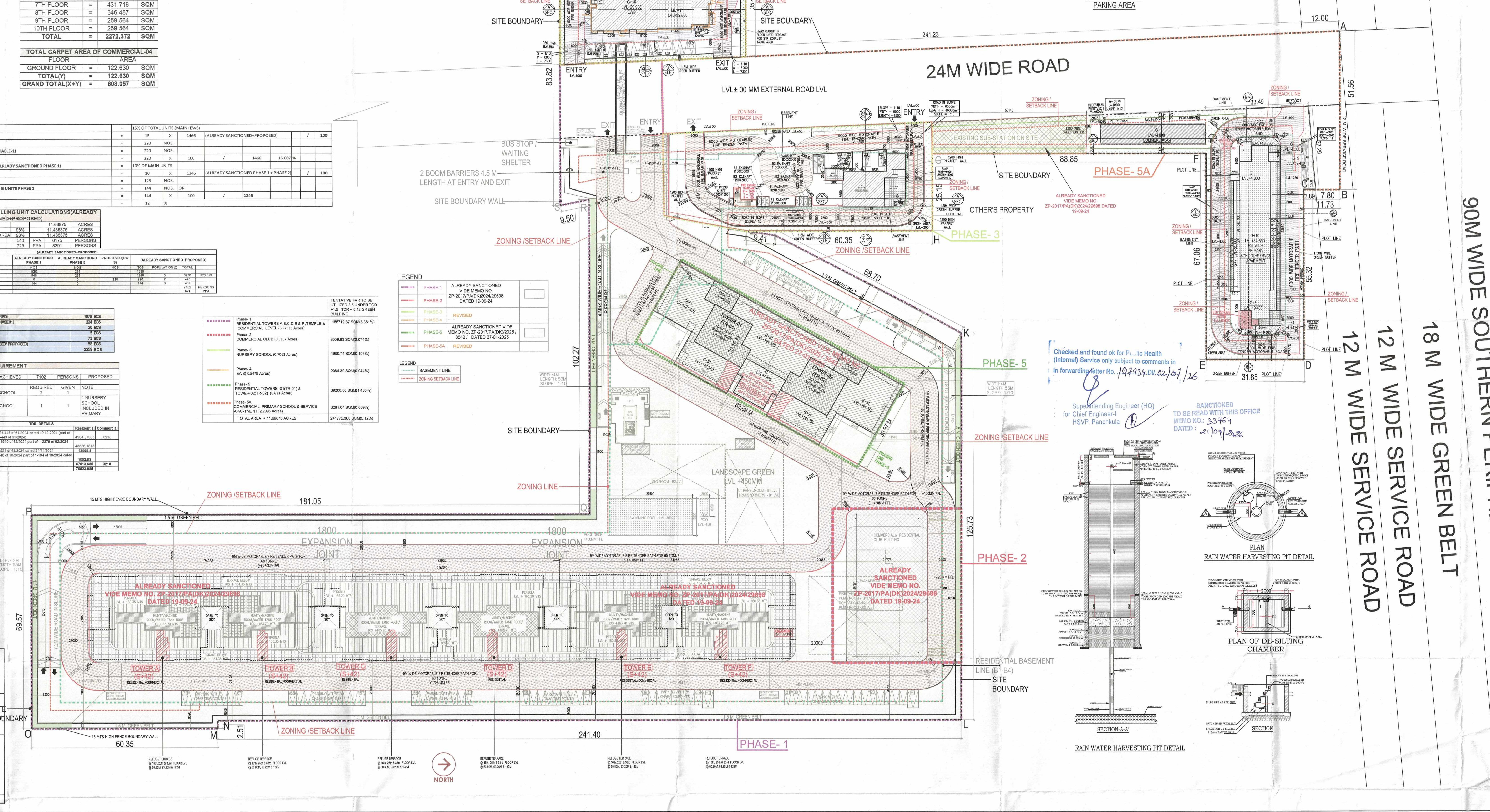
PRIMARY SCHOOL PAKING AREA

PRIMARY SCHOOL

FLOORS	NO. OF FLOORS	FAR	TOTAL FAR AREA	NON FAR	TOTAL NON FAR AREA	BUILTUP AREA	TOTAL BUILTUP AREA
GROUND FLOOR	1	98.356	98.356	0.000	0.000	98.356	98.356
1ST TO 3RD FLOOR	3	751.273	2253.819	38.755	116.265	790.028	2370.084
4THFLOOR	1	681.287	681.287	38.755	38.755	720.042	720.042
TOTAL			3033.462	-	155.020	-	3188.482

PRIMARY SCHOOL AREA STATEMENT
PERMISSIBLE AREA OF SITE =2023.425 SQM(0.50 acres)
PERMISSIBLE F.A.R.@ 150% =3035.1375 SQM.
PROPOSED F.A.R. =3033.462 SQM. OR 3033.462X100 / 2023.425 =149.917% OR 3033.462X100 / 3035.1375 = 99.944%

PERMISSIBLE PARKING AREA @15% =303.513 SQM.
PROPOSED PARKING AREA =316.120 SQM. OR 316.120X100 / 2023.425 =15.623%



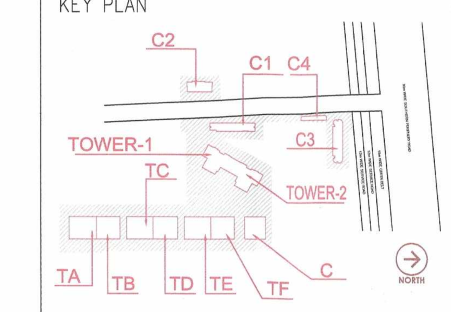
Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 197934.DU.02/07/26
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO: 33764 DATED: 21/09/2026

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



NOTE : WE SHALL PROVIDE THE 100 % ELECTRICAL CONDUITING AT SITE FOR MAKING THE PROVISION OF EV PARKING. FURTHER, SHALL ALLOCATE THE ELECTRIC CHARGING SPOTS WITH REGARD TO PARKING SPACES, AS PER NORMS WHICH SHALL BE DISCLOSED AT THE TIME OF SUBMISSION OF APPLICATION FOR GRANT OF OCCUPATION CERTIFICATE.

PROJECT

Revised Building Plans For Phase-3, 4 & 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.

DESIGN ARCHITECT

morphogenesis.
41, Inustrial Estate, Okhla Phase – III
New Delhi – 110020
Tel: 91 11 41828070
Email: studio@morphogenesis.org

ASSOCIATE ARCHITECT

SBA Design N Code LLP
Architecture·Codes·Interiors
(Formerly known as RSMS)
Plot no. 10 A&B, Bhawani Kunj,Behind D2, Vasant Kunj, New Delhi-110070.
Mob.: 9810791652,9811077209

DEVELOPER
RIVERDAY INFRASTRUCTURE PRIVATE LIMITED

S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(PR) Member B.P.A.C.
C.T.P.(HR) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)
ATP
JD.
FSO, (HQ) Member BPAC
DINESH KUMAR PA(HQ)

ARCHITECT'S SEAL & SIGNATURE | OWNER'S SEAL & SIGNATURE
For Riverday Infrastructure Pvt. Ltd. Authorized Signatory

FEB.-2026 | Scale :1:450
Drawing Title:- SITE PLAN | Drawing No:- ST-01
01-20032026