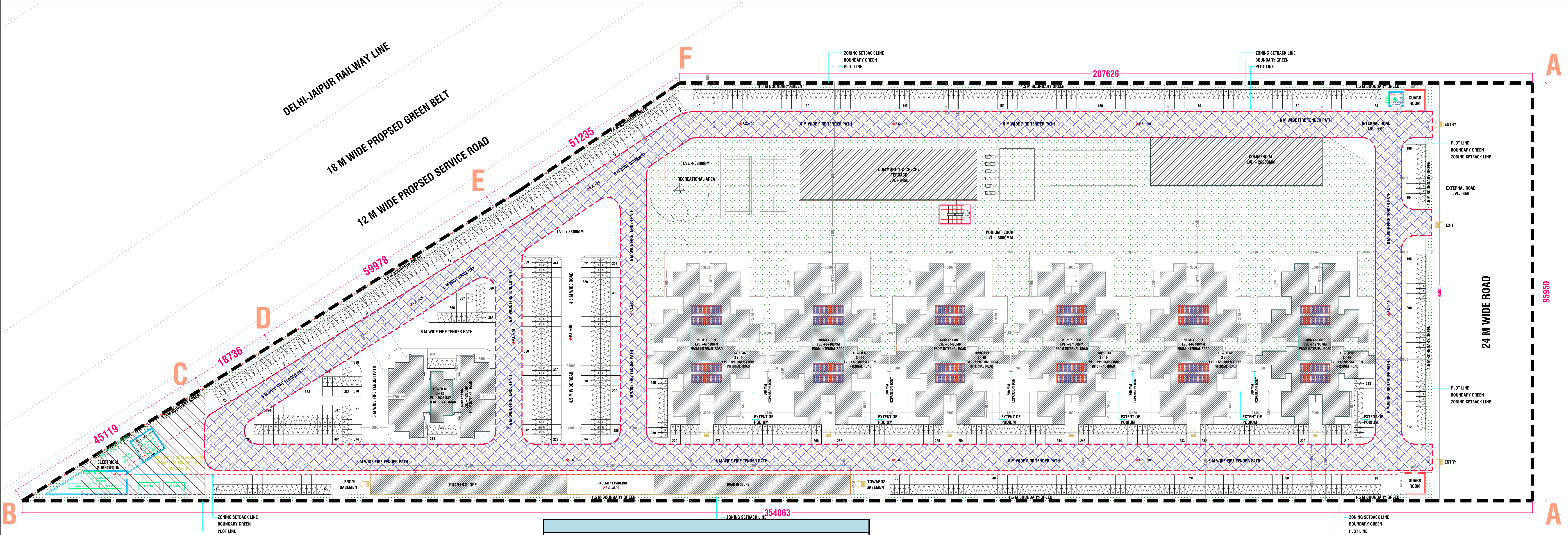




01 SITE PLAN
Scale: 1:300

MAHIRA AFFORDABLE HOUSING SECTOR 88B		
Plot Area Detail		
	(In Acres)	(In Sq.mts)
Total Plot Area	6.675	27012.724
Commercial Plot Area @ 4%	0.267	1080.509
Residential Plot Area @ 96%	6.408	25932.215
Summary of F.A.R.		
	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Commercial F.A.R. @ 175%	1890.891	
Additional F.A.R. - Green Building (12% of Commercial Plot Area)	129.661	
Total Permissible Commercial F.A.R	2020.552	1999.850
Permissible Residential F.A.R. @ 225%	58347.483	
Additional F.A.R. - Green Building (12% of Residential Plot Area)	3111.866	
Total Permissible Residential F.A.R	61459.349	61459.261
		0.088
Residential F.A.R. Detail		
Tower	Area	Unit
Tower - A1	6970.021	Sq.Mts.
Tower - A2	10160.497	Sq.Mts.
Tower - A3	10160.497	Sq.Mts.
Tower - A4	10160.497	Sq.Mts.
Tower - A5	10160.497	Sq.Mts.
Tower - A6	10160.497	Sq.Mts.
Tower - B1	3686.753	Sq.Mts.
Total Residential F.A.R	61459.261	Sq.Mts.
Summary of Ground Coverage		
	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Ground Coverage	13506.362	9523.835
Percentage	50.00%	35.26%
Ground Coverage Detail		
Tower	Area	Unit
Tower (A1)	568.711	Sq.Mts.
Tower (A2)	568.711	Sq.Mts.
Tower (A3)	568.711	Sq.Mts.
Tower (A4)	568.711	Sq.Mts.
Tower (A5)	568.711	Sq.Mts.
Tower (A6)	568.711	Sq.Mts.
Tower (B1)	335.702	Sq.Mts.
Podium	5282.533	Sq.Mts.
Commercial	436.700	Sq.Mts.
Meter Room	11.972	Sq.Mts.
Guard Room	44.662	Sq.Mts.
Total Ground Coverage	9523.835	Sq.Mts.

Density Calculation		
	Permissible (in PPA)	Proposed (in PPA)
Total Nos. of Dwelling Unit	962	Nos.
Population per Dwelling Unit	5	Nos.
Total Population	4810	Nos.
Area of Plot for Density	6.408	Acre
Population per Acre	751	PPA
Green Area Summary		
	Permissible	Proposed
Green Area	4051.909	5473.853
	15%	20.26%
Community Hall & Aanganwadi cum Creche Area Summary		
	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Community Hall	185.810	195.250
Aanganwadi cum Creche	185.810	195.250
Plot Area Summary		
	Area in Sq.Mts	
Building Area	9523.835	35.26%
Green Area (1500mm Wide Green Strip)	1188.911	4.40%
Parking Area	10597.989	39.23%
Electrical Substation	361.129	1.34%
Guard Room	44.662	0.17%
Meter Room	11.972	0.04%
Road Area & Hard Paved Area	5284.226	19.56%
		100.00%
Built-up Area Summary		
Typology	(Sq.Mts)	Unit
Tower (A1)	9577.053	Sq.Mts.
Tower (A2)	13586.218	Sq.Mts.
Tower (A3)	13586.218	Sq.Mts.
Tower (A4)	13586.218	Sq.Mts.
Tower (A5)	13586.218	Sq.Mts.
Tower (A6)	13586.218	Sq.Mts.
Tower (B1)	5218.891	Sq.Mts.
Podium	5282.533	Sq.Mts.
Basement	19971.315	Sq.Mts.
Community & Creche	429.533	Sq.Mts.
Commercial	2312.320	Sq.Mts.
Guard Room	44.662	Sq.Mts.
Meter Room	11.972	Sq.Mts.
Total Built-up Area	110779.366	Sq.Mts.

PARKING SUMMARY			
REQUIRED PARKING FOR ALL APARTMENTS			
TOTAL NO. OF DWELLING UNITS	=	962	
PARKING REQUIRED @0.5 ECS PER DU	=	481	ECS
OPEN TO SKY PARKING AREA			
PROPOSED OPEN TO SKY PARKING AREA	=	10597.989	SQ.M.
TOTAL NOS. OF PARKING IN OPEN TO SKY SPACE @ 23SQ.M./ECS	=	460.782	ECS
	Say	461	ECS
STILTS PARKING AREA			
PROPOSED COVERED PARKING AREA (UNDER TOWER A1, A2, A3, A4, A5, A6, B1 & PODIUM)	=	8537.219	SQ.M.
TOTAL NOS. OF PARKING IN COVERED AREA @ 28SQ.M./ECS	=	304.901	ECS
	Say	305	ECS
BASEMENT PARKING AREA			
PROPOSED COVERED PARKING AREA (BASEMENT)	=	17629.811	SQ.M.
TOTAL NOS. OF PARKING IN COVERED AREA @ 32SQ.M./ECS	=	550.932	ECS
	Say	551	ECS
TOTAL ECS PROPOSED (OPEN, STILTS & BASEMENT)	=	1317	ECS
PARKING PROVIDED IN NUMBERS			
NO.'S OF DOUBLE UNITS PROVIDED			
IN BASEMENT	=	551	NO.'S
ON OPEN TO SKY AREA	=	404	NO.'S
UNDER PODIUM/STILTS	=	301	NO.'S
	=	1256	NO.'S
GRAND TOTAL	=	2512	NO.'S

AREA PROPOSED FOR MANDATORY PARKING			
MANDATORY PROPOSED OPEN TO SKY PARKING AREA	=	10597.989	SQ.M.
TOTAL NOS. OF PARKING IN OPEN SPACE @ 23 SQ.M./ECS	=	460.782	ECS
	Say	461	ECS
NO. OF 2 WHEELERS PROVIDED IN OPEN TO SKY PARKING AREA (MANDATORY)	=	808	NO.s
MANDATORY PROPOSED COVERED PARKING AREA	=	1604.000	SQ.M.
TOTAL NOS. OF PARKING IN OPEN SPACE @ 28 SQ.M./ECS	=	57.286	ECS
	Say	93	ECS
NO. OF 2 WHEELERS PROVIDED IN COVERED PARKING AREA (FOR MANDATORY)	=	186	NO.s
TOTAL 2 WHEELERS PROVIDED (MANDATORY FOR APARTMENTS)	=	962	NO.s
TOTAL 2 WHEELERS PROVIDED (FOR VISITORS)	=	32	NO.s
AREA PROPOSED FOR ADDITIONAL PARKING			
ADDITIONAL PROPOSED COVERED PARKING AREA (BASEMENT)	=	17629.811	SQ.M.
TOTAL ECS IN COVERED PARKING AREA (BASEMENT) @ 32 SQ.M./ECS	=	550.932	ECS
	Say	551	ECS
ADDITIONAL PROPOSED COVERED PARKING AREA (STILTS)	=	6933.219	SQ.M.
TOTAL ECS IN COVERED PARKING AREA (BASEMENT) @ 28 SQ.M./ECS	=	247.615	ECS
	Say	248	ECS
TOTAL ADDITIONAL ECS PROVIDED	=	799	ECS
TOTAL ADDITIONAL 0.5 ECS PROVIDED	=	1597	NO.s
TOTAL NUMBER OF CARS PROVIDED AS ADDITIONAL PARKING	=	759	NO.s
TOTAL NUMBER OF SCOOTERS PROVIDED AS ADDITIONAL PARKING	=	1518	NO.s

AREA AND POPULATION STATEMENT - (BUILDING DESCRIPTION)									
S.No.	Bldg Type		Description	Total No. of Apartments				Population	
		Typology	No. of Floors	Nos. of Typical Floors	Nos. of Units @SBR Level	Nos. of Units per Floor	Total Unit in Tower	Person per Unit	Main Population
1	Tower- (A1)	3BHK Type - 1	(S + 13) Apartments	12	0	4	48	5	240
		3BHK Type - 2		12	0	2	24	5	120
		3BHK Type - 3		12	0	2	24	5	120
		3BHK Type - 1a		1	0	4	4	5	20
		3BHK Type - 2a		1	0	2	2	5	10
		3BHK Type - 3a		1	0	2	2	5	10
2	Tower- (A2)	3BHK Type - 1	(S + 19) Apartments	18	0	4	72	5	360
		3BHK Type - 2		18	0	2	36	5	180
		3BHK Type - 3		18	0	2	36	5	180
		3BHK Type - 1a		1	0	4	4	5	20
		3BHK Type - 2a		1	0	2	2	5	10
		3BHK Type - 3a		1	0	2	2	5	10
3	Tower- (A3)	3BHK Type - 1	(S + 19) Apartments	18	0	4	72	5	360
		3BHK Type - 2		18	0	2	36	5	180
		3BHK Type - 3		18	0	2	36	5	180
		3BHK Type - 1a		1	0	4	4	5	20
		3BHK Type - 2a		1	0	2	2	5	10
		3BHK Type - 3a		1	0	2	2	5	10
4	Tower- (A4)	3BHK Type - 1	(S + 19) Apartments	18	0	4	72	5	360
		3BHK Type - 2		18	0	2	36	5	180
		3BHK Type - 3		18	0	2	36	5	180
		3BHK Type - 1a		1	0	4	4	5	20
		3BHK Type - 2a		1	0	2	2	5	10
		3BHK Type - 3a		1	0	2	2	5	10
5	Tower- (A5)	3BHK Type - 1	(S + 19) Apartments	18	0	4	72	5	360
		3BHK Type - 2		18	0	2	36	5	180
		3BHK Type - 3		18	0	2	36	5	180
		3BHK Type - 1a		1	0	4	4	5	20
		3BHK Type - 2a		1	0	2	2	5	10
		3BHK Type - 3a		1	0	2	2	5	10
6	Tower- (A6)	3BHK Type - 1	(S + 19) Apartments	18	0	4	72	5	360
		3BHK Type - 2		18	0	2	36	5	180
		3BHK Type - 3		18	0	2	36	5	180
		3BHK Type - 1a		1	0	4	4	5	20
		3BHK Type - 2a		1	0	2	2	5	10
		3BHK Type - 3a		1	0	2	2	5	10
7	Tower- (S1)	1BHK Type - A	(S + 12)	12	2	4	50	5	250
		1BHK Type - B	Apartments	12	0	4	48	5	240
8	Commercial		G+1						---
	Community Hall		Podium Level						---
	Aanganwadi		Podium Level						---
GRAND TOTAL							962		4610