TABLE-1

PHASE-2-PART (BUILDING PLANS ALREADY SANCTIONED VIDE MEMO NO. 21871 DATED 24.07.2018)

TYPES	FLOORS	NO. OF FLOORS	TOTAL BUILT UP/ ONE FLOOR	TOTAL BUILT UP/ ALL FLOORS	TOTAL BUILT-UP AREA/ ONE TOWER	TOTAL BUILT-UP AREA/ ALL TOWERS	TOTAL GROUND COVERAGE OF ONE TOWER	TOTAL GROUND COVERAGE OF ALL TOWERS	BLDG. HEIGHT EXCLD. MACHINE ROOM (IN METERS)
COMMUNITY BUILDING-2	GROUND FLOOR	1	1231.442	1231.442	2432.498	2432.498	1231.442	1231.442	13.800
	1ST FLOOR	1	600.526	600.526					
	2nd FLOOR	1	600.526	600.526					
HIGH SCHOOL	GROUND FLOOR	1	980.481	980.481	2561.703	2561.703	980.481	980.481	13.800
	1ST FLOOR	1	790.611	790.611					
	MUMTY & M.ROOM	1	790.611	790.611					
RELIGIOUS BUILDING	GROUND FLOOR	1	220.900	220.900	220.900	220.900	220.900	220.900	
TOTAL		-	-	-	-	5218.101	-	2432.823	

TABLE-2

PHASE-2-PART (BUILDING PLANS ALREADY SANCTIONED VIDE MEMO NO. 21871 DATED 24.07.2018)

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM/ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR OF ONE TOWER	NO. OF TOWERS	TOTAL FAR/ ALL TOWERS	TOTAL BUILT-UP OF ONE FLOOR	TOTAL BUILT-UP OF ALL FLOORS	TOTAL BUILT-UP AREA/ ONE TOWER	TOTAL BUILT-UP AREA/ ALL TOWERS	TOTAL GROUND COVERAGE/ ONE TOWER	TOTAL GROUND COVERAGE/ ALL TOWERS	TOTAL NO. OF UNITS IN ONE TOWERS	TOTAL NO. OF UNITS IN ALL TOWERS	TOTAL NO. OF SERVANT ROOM IN ONE TOWER	TOTAL NO. OF SERVANT ROOM IN ALL TOWERS	BLDG. HEIGHT EXCLD. MACHINE ROOM (IN METRE)	ABOVE 139.5SQM UNITS	BELOW 139SQM UNITS
TOWER - 1	GROUND FLOOR	1	432.708	432.708	10,130.907	1	10,130.907	432.708	432.708	1944	1944	5	5	72	72	12	12	53.850	72	72
	1st TO 20th FLOOR	20	442.795	8,855.255					8,855.255											
	21st TO 23rd FLOOR	3	442.795	1,328.385					1,328.385											
	24th FLOOR	1	442.795	442.795					442.795											
	MUMTY & M.ROOM	1	442.795	442.795					442.795											
TOWER - 2 & 3	GROUND FLOOR	1	432.708	432.708	14865.675	2	29731.350	432.708	432.708	1944	3888	5	10	72	144	12	24	53.850	318	
	1st TO 20th FLOOR	20	442.795	8,855.255					17,710.255		35420.510		537.864		1055.928					
	21st TO 23rd FLOOR	3	442.795	1,328.385					2,656.770											
	24th FLOOR	1	442.795	442.795					885.590											
	MUMTY & M.ROOM	1	442.795	442.795					885.590											
TOWER - 4 & 5	GROUND FLOOR	1	432.708	432.708	10116.962	2	20233.924	432.708	432.708	1944	3888	5	10	72	144	12	24	53.850	140	140
	1st TO 20th FLOOR	20	442.795	8,855.255					17,710.255		35420.510		537.864		1055.928					
	21st TO 23rd FLOOR	3	442.795	1,328.385					2,656.770											
	24th FLOOR	1	442.795	442.795					885.590											
	MUMTY & M.ROOM	1	442.795	442.795					885.590											
TOWER - 6	GROUND FLOOR	1	432.708	432.708	14428.798	1	14428.798	432.708	432.708	1944	1944	5	5	72	72	12	12	53.850	157	157
	1st TO 20th FLOOR	20	442.795	8,855.255					17,710.255		17,710.255		537.864		537.864					
	21st TO 23rd FLOOR	3	442.795	1,328.385					2,656.770											
	24th FLOOR	1	442.795	442.795					885.590											
	MUMTY & M.ROOM	1	442.795	442.795					885.590											
TOWER - 7	GROUND FLOOR	1	432.708	432.708	10116.962	1	10116.962	432.708	432.708	1944	1944	5	5	72	72	12	12	53.850	70	70
	1st TO 20th FLOOR	20	442.795	8,855.255					17,710.255		17,710.255		537.864		537.864					
	21st TO 23rd FLOOR	3	442.795	1,328.385					2,656.770											
	24th FLOOR	1	442.795	442.795					885.590											
	MUMTY & M.ROOM	1	442.795	442.795					885.590											
COMMUNITY BUILDING-1	GROUND FLOOR	1	938.284	938.284	1884.287	1	1884.287	938.284	938.284	8,730.047	8,730.047	878.214	878.214					13.800		
	1st FLOOR	1	946.003	946.003					946.003											
	MUMTY & M.ROOM	1	42.260	42.260					42.260											
SUBPOST OFFICE (WITH CONVENIENT SHOPPING)	GROUND FLOOR	1	-	-	-	-	-	-	82.715	82.715	82.715	82.715	82.715					4.500		
CONVENIENT SHOPPING	GROUND FLOOR	1	324.592	324.592	324.592	1	324.592	324.592	324.592	324.592	324.592	324.592	324.592					4.500		
CONVENIENT SHOPPING	GROUND FLOOR	1	273.285	273.285	273.285	1	273.285	273.285	273.285	273.285	273.285	273.285	273.285					4.500		
CONNECTION BETWEEN COMMUNITY BUILDING & CONVENIENT SHOPPING	GROUND FLOOR	1	29.060	29.060	29.060	1	29.060	29.060	29.060	29.060	29.060	29.060	29.060					4.500		
CONNECTION BETWEEN CONVENIENT SHOPPING & TOWER-1	GROUND FLOOR	1	18.970	18.970	18.970	1	18.970	18.970	18.970	18.970	18.970	18.970	18.970					4.500		
CONNECTION BETWEEN CONVENIENT SHOPPING & TOWER-2	GROUND FLOOR	1	22.970	22.970	22.970	1	22.970	22.970	22.970	22.970	22.970	22.970	22.970					4.500		
GUARD ROOM	GROUND FLOOR	1	-	-	-	-	-	-	22.000	22.000	22.000	22.000	22.000							
HT PANEL ROOM	GROUND FLOOR	1	-	-	-	-	-	-	35.640	35.640	35.640	35.640	35.640							
METER ROOM	GROUND FLOOR	1	-	-	-	-	-	-	18.570	18.570	18.570	18.570	18.570							
TOTAL							56416.816				170101.610		3142.031		3142.031				192	157

TABLE-3

PHASE-2-PART (REVISED PROPOSAL - BEING DEVELOPED BY M/S VIKAS PARKS PVT. LTD. HAVING JOINT DEVELOPMENT RIGHTS FOR AN AREA MEASURING 9.053 ACRES GRANTED VIDE MEMO NO.17286 DATED 18.07.2017)

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM/ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR OF ONE TOWER	NO. OF TOWERS	TOTAL FAR/ ALL TOWERS	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	BUILT-UP AREA/ ONE TOWER	TOTAL GROUND COVERAGE OF ONE TOWER	TOTAL GROUND COVERAGE OF ALL TOWERS	TOTAL NO. OF UNIT IN ONE TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVANT ROOM IN ONE TOWER	TOTAL NO. OF SERVANT ROOM IN ALL TOWERS	BLDG. HEIGHT EXCLD. MACH. ROOM (IN METERS)	ABOVE 139 SQM UNITS
TOWER - 8	GROUND FLOOR	1	432.708	432.708	16045.278	1	16045.278	432.708	432.708	15279.276	612.456	612.684	166	166	79	79	47.250	166
	1st TO 20th FLOOR	20	442.795	8,855.255					8,855.255									
	21st TO 23rd FLOOR	3	442.795	1,328.385					1,328.385									
	24th FLOOR	1	442.795	442.795					442.795									
	MUMTY & M.ROOM	1	442.795	442.795					442.795									
EWS	GROUND FLOOR	1	432.708	432.708	14870.214	1	14870.214	432.708	432.708	9888.876	872.949	873.949	202	202				
	1st TO 20th FLOOR	20	442.795	8,855.255					17,710.255									
	21st TO 23rd FLOOR	3	442.795	1,328.385					2,656.770									
	24th FLOOR	1	442.795	442.795					885.590									
	MUMTY & M.ROOM	1	442.795	442.795					885.590									
BASEMENT - 1										28504.889								
BASEMENT - 2										28504.889								
TOTAL							30915.492			57008.978		1486.633		368		79		166

TOTAL SITE AREA = 34.0229 Acres or 137685.572 Sqm.
SITE AREA AS PER ZONING = 33.95945 Acres or 137428.800 sqm
PLOT AREA IN INTENSE TOD ZONE = 32.5224 Acres or 131613.274 Sqm
PLOT AREA IN TRANSITION ZONE = 1.437 Acres or 5815.526 Sqm.
PERMISSIBLE FAR IN INTENSE TOD ZONE (@300) = 394858.823 Sqm.
PERMISSIBLE FAR IN TRANSITION ZONE (@250) = 14538.306 Sqm.
~~PERMISSIBLE GREEN FAR @ 12.5(BDG GOLD RATED) ON PART AREA (9.053 ACRE)~~
~~AS PER NBC FOR CONSTRUCTION (BDG. MEMO NO. ZM169-21)~~
TOTAL PERMISSIBLE FAR = 409378.131 ~~[illegible]~~ Sqm.
~~= 4[illegible]~~
FAR ACHIEVED = 85295.148 (ALREADY SANCTIONED PHASE-1 REFER TABLE -4)+109415.635 (ALREADY SANCTIONED PHASE-2 REFER TABLE -2) = 194710.783 SQM
= 194710.783 SQM + 229915.492(PROPOSED PHASE-2 REFER TABLE -3) = 257626.275 Sqm
PERMISSIBLE GROUND COVERAGE @40% = 5694.730 (ALREADY SANCTIONED PHASE-1 REFER TABLE -4)+2432.823 (ALREADY SANCTIONED PHASE-2 REFER TABLE -1)
PROPOSED GROUND COVERAGE = +5242.031 (ALREADY SANCTIONED PHASE-2 REFER TABLE -2) =14186.305 (PROPOSED PHASE-2 REFER TABLE -3)
PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @ 300 ON 0.5% AREA OF 32.5224 ACRES = 14715.898 Sqm. OR (13613.274 x 300) / 137428.800 = 10.7085
PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @ 250 ON 0.5% AREA OF 1.437 ACRES = (5815.526 x 250) / 137428.800 = 10.5615 = 1974.199 sqm.
TOTAL PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING = 2044.890 Sqm.
PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 32.5224 ACRES @ 640 TO 660 PPA = 20811 TO 21465 PERSONS
PERMISSIBLE DENSITY IN TRANSITION TOD ZONE OF 1.437 ACRES @ 387 TO 473 PPA = 556 PERSONS TO 680 PERSONS
TOTAL DENSITY = 18918 PERSONS TO 22145 PERSONS
PROPOSED DENSITY = 19000 PERSONS OR ~~314.39 PPA~~
Required ~~[illegible]~~ green area = 20614.33 Sqm (15%)
Provided ~~[illegible]~~ green area = 20798.47 Sqm (15.13%)

REQUIRED PUBLIC AMENITIES/PUBLIC AMENITIES

NURSERY SCHOOL - = 6 NOS. OF 0.2 ACRE EACH
CRECHE = 1 NOS. OF 0.2 ACRE
PRIMARY SCHOOL = 1 NOS. OF 0.5 ACRE
HIGH SCHOOL = 1 NOS. OF 2.0 ACRE
RELIGIOUS BUILDING = 1 NOS. OF 0.2 ACRE
COMMUNITY SITE = 1 NOS. OF 2 ACRE
DISPENSARY = 1 NOS. OF 0.25 ACRE
SUBPOST OFFICE = 40 SQM

PROPOSED PUBLIC AMENITIES
NURSERY SCHOOL - 2 NOS = NS1 =336.451 SQM (UNDER EWS BUILDING-ALREADY SANCTIONED)
NS2 =183.068 SQM (UNDER TOWER-8 REVISED)
= 519.519 SQM (UNDER EWS BUILDING)
CRECHE = 0.2 ACRE
RELIGIOUS BUILDING = 0.5 ACRE
PRIMARY SCHOOL = 2 ACRE
HIGH SCHOOL = 2 ACRE
COMMUNITY SITE = 50.715 SQM
SUBPOST OFFICE = 1.25 ACRE
DISPENSARY

REQUIRED EWS UNITS = 10% OF TOTAL UNITS (MAIN+EWS)
= 1031 (ALREADY SANCTIONED PHASE-1 REFER TABLE -4) + 1039 (ALREADY SANCTIONED PHASE-2 REFER TABLE -2)+ 307 (PROPOSED PHASE-2 REFER TABLE -3)
= 1566(2777/10) = 156.65 TO SAY 157 NOS.
PROPOSED EWS UNITS = 331 NOS.(ALREADY SANCTIONED PHASE-1 REFER TABLE -4) + 202 (PROPOSED PHASE-2 REFER TABLE -3)
= 533(202/2377) = 22.50%
REQUIRED SERVANT ROOMS = 10% OF MAIN UNITS
= 710 (MDU ALREADY SANCTIONED PHASE-1 REFER TABLE -4) + 1039 (MDU ALREADY SANCTIONED PHASE-2 REFER TABLE -2) + 105 (MDU REVISED/PROPOSED PHASE-2 REFER TABLE -3)
= 1004(104/100 = 18.4 TO SAY 185 NOS.
PROPOSED SERVANT ROOMS = 72 NOS.(ALREADY SANCTIONED PHASE-1 REFER TABLE -4) +42 NOS.(ALREADY SANCTIONED PHASE-2 REFER TABLE -2)+ 73 (PROPOSED PHASE-2 REFER TABLE -3)
= 187 NOS. OR (187/1004)*100 = 18.66%

POPULATION CALCULATION/CALCULATION

MAIN UNITS 710 (ALREADY SANCTIONED PHASE-1 REFER TABLE -4) + 1039 (ALREADY SANCTIONED PHASE-2 REFER TABLE -2) +105 (REVISED/PROPOSED PHASE-2 REFER TABLE -3) = 1854 X 5= 9270
EWS 331 (ALREADY SANCTIONED PHASE-1 REFER TABLE -4) + 202 (PROPOSED REFER TABLE -3) = 533 X2 =1066
SERVANTS 72 (ALREADY SANCTIONED PHASE-1 REFER TABLE -4)+42 (ALREADY SANCTIONED PHASE-2 REFER TABLE -2) + 73 (REVISED/PROPOSED PHASE-2 REFER TABLE -3) = 187X2 = 374
TOTAL = 10710
TOT = LOT AND GREEN AREA REQUIRED = 20614.2289 SQM = 49.98% OF THE PLOT AREA
TOT = LOT AND GREEN AREA PROVIDED = 1585.863 SQM (ALREADY SANCTIONED PHASE-1)+20798.470 sqm(PROPOSED PHASE-2)
= 22384.333 SF 54.28% OF THE PLOT

CAR PARKING/PARKING

REQUIRED CAR PARKING FOR MAIN UNITS = 0.5 CAR PER MAIN UNIT under 100sqm
= 1.0 CAR PER MAIN UNIT over 100sqm
= 623 (BELOW 100sqm) x 0.5 = 312 CARS PHASE-1
= 81 (ABOVE 100sqm) x 1.0 = 81 CARS PHASE-1
= 757 (BELOW 100sqm) x 0.5 = 379 CARS PHASE-2
= 387 (ABOVE 100sqm) x 1.0 = 387 CARS PHASE-2
= 1159 CARS
TOTAL REQUIRED CAR PARKING FOR MAIN UNITS = 714 (ALREADY SANCTIONED PHASE-1) + 1332 CARS (PROPOSED PHASE-2)
PROPOSED CAR PARKING FOR MAIN UNITS = 2046 CARS
CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS = 66% OF 1165 CARS = 38.25 OR 58 CARS
PROPOSED CAR PARKING FOR EWS UNITS PHASE-1 = 58 CARS ALREADY SANCTIONED
PROPOSED CAR PARKING FOR EWS UNITS PHASE-2 = 0 CARS
TOTAL = 41+58 = 99 CARS

PROPOSED CARS	
SURFACE	63
BASEMENT-1	618
BASEMENT-2	656
TOTAL	1332

TOTAL BUILT-UP AREA (PHASE-1)	*	TABLE-1	+	TABLE-2	+	TABLE-3	=	TABLE-4	
TOWER-A TO G RERA, COMMUNITY BUILDINGS UNDER A TOD, GUARD ROOM, SUBPOST OFFICE, PRIMARY SCHOOL, CRECHE CONVENIENT SHOPPING, SECURITY CABIN, SURFACE STAIRCASE, LOWER BASEMENT & UPPER BASEMENT (PHASE-B)	=	5218.101	+	111601.016	+	81006.078	=	123369.857	SQM
TOWER-1 TO 8, COMMUNITY BUILDING-1 & 2, SUBPOST OFFICE, CONVENIENT SHOPPING - 1 & 2, CONNECTION BETWEEN COMMUNITY BUILDING & TOWER-8, CONNECTION BETWEEN CONVENIENT SHOPPING-1 & TOWER-2, CONNECTION BETWEEN CONVENIENT SHOPPING-2 & TOWER-7, GUARD ROOM, HT PANEL ROOM, METER ROOM, STAIRCASES, RELIGIOUS BUILDING, EWS, BASEMENT-1 & 2 (PHASE-A)	=	321072.435							SQM

TABLE-4

PHASE-1 (REVISED BUILDING PLAN SANCTIONS ARE UNDER PROCESS AND IN PRINCIPLE APPROVAL IS AWAITED)

BLOCK DWG.	FLOOR	A	AREA IN SQM/ FLOOR	B	AREA IN SQM/ ALL FLOORS	C	TOTAL FAR OF ONE TOWER	D	TOTAL FAR/ ALL TOWERS	E	TOTAL BUILT-UP OF ONE FLOOR	F	TOTAL BUILT-UP OF ALL FLOORS	G	TOTAL BUILT-UP AREA/ ONE TOWER	H	TOTAL BUILT-UP AREA/ ALL TOWERS	I	TOTAL GROUND COVERAGE OF ONE TOWER	J	TOTAL GROUND COVERAGE OF ALL TOWERS	K	TOTAL NO. OF UNITS IN ONE TOWER	L	TOTAL NO. OF UNITS IN ALL TOWERS	M	TOTAL NO. OF SERVANT ROOM IN ONE TOWER	N	TOTAL NO. OF SERVANT ROOM IN ALL TOWERS	O	BLDG. HEIGHT EXCLD. MACH. ROOM (IN METRE)	ABOVE 100 SQM UNITS	BELOW 100 SQM UNITS
TOWER-A	GROUND FLOOR	1	432.708	432.708	14157.852	1	14157.852	432.708	432.708	1944	1944	5	5	72	72	12	12	53.850	9	27
	1st TO 20th FLOOR	20	442.795	8,855.255					17,710.255		35420.510		537.864		1055.928					
	21st TO 23rd FLOOR	3	442.795	1,328.385					2,656.770											
	24th FLOOR	1	442.795	442.795					885.590											
	MUMTY & M.ROOM	1	442.795	442.795					885.590											
TOWER-B	GROUND FLOOR	1	432.708	432.708	14157.852	1	14157.852	432.708	432.708	1944	1944	5	5	72	72	12	12	53.850	9	27
	1st TO 20th FLOOR	20	442.795	8,855.255					17,710.255		35420.510		537.864		1055.928					
	21st TO 23rd FLOOR	3	442.795	1,328.385					2,656.770											
	24th FLOOR	1	442.795	442.795					885.590											
	MUMTY & M.ROOM	1	442.795	442.795					885.590											
TOWER-C	GROUND FLOOR	1	432.708	432.708	14157.852	1	14157.852	432.708	432.708	1944	1944	5	5	72	72	12	12	53.850	9	27
	1st TO 20th FLOOR	20	442.795	8,855.255					17,710.255		35420.510		537.864		1055.928					
	21st TO 23rd FLOOR	3	442.795	1,328.385					2,656.770											
	24th FLOOR	1	442.795	442.795					885.590											
	MUMTY & M.ROOM	1	442.795	442.795					885.590											
TOWER-D	GROUND FLOOR	1	432.708	432.708	14157.852	1	14157.852	432.708	432.708	1944	1944	5	5	72	72	12	12	53.850	9	27
	1st TO 20th FLOOR	20	442.795	8,855.255					17,710.255		35420.510		537.864		1055.928					
	21st TO 23rd FLOOR	3	442.795	1,328.385					2,656.770											
	24th FLOOR	1	442.795	442.795					885.590											
	MUMTY & M.ROOM	1	442.795	442.795					885.590											
TOWER-E	GROUND FLOOR	1	432.708	432.708	14157.852	1	14157.852	432.708	432.708	1944	1944	5	5	72	72	12	12	53.850	9	27
	1st TO 20th FLOOR	20	442.795	8,855.255					17,710.255		35420.510		537.864		1055.928					
	21st TO 23rd FLOOR	3	442.795	1,328.385					2,656.770											
	24th FLOOR	1	442.795	442.795					885.590											
	MUMTY & M.ROOM	1	442.795	442.795					885.590											
TOWER-F	GROUND FLOOR	1	432.708	432.708	14157.852	1	14157.852	432.708	432.708	1944	1944	5	5	72	72	12	12	53.850	9	27
	1st TO 20th FLOOR	20	442.795	8,855.255					17,710.255		35420.510		537.864		1055.928					
	21st TO 23rd FLOOR	3	442.795	1,328.385					2,656.770											
	24th FLOOR	1	442.795	442.795					885.590											
	MUMTY & M.ROOM	1	442.795	442.795					885.590											
TOWER-G	GROUND FLOOR	1	432.708	432.708	14157.852	1	14157.852	432.708	432.708	1944	1944	5	5	72	72	12	12	53.850	9	27
	1st TO 20th FLOOR	20	442.795	8,855.255					17,710.255		35420.510		537.864		1055.928					
	21st TO 23rd FLOOR	3	442.795	1,328.385					2,656.770											
	24th FLOOR	1	442.795	442.795					885.590											
	MUMTY & M.ROOM	1	442.795	442.795					885.590											
EWS	GROUND FLOOR	1	432.708	432.708	10116.962	1	10116.962	432.708	432.708	1944	1944	5	5	72	72	12	12	53.850	8	31
	1st TO 20th FLOOR	20	442.795	8,855.255					17,710.255		35420.510		537.864		1055.928					
	21st TO 23rd FLOOR	3	442.795	1,328.385					2,656.770											
	24th FLOOR	1	442.795	442.795					885.590											
	MUMTY & M.ROOM	1	442.795	442.795					885.590											
COMMUNITY BUILDING-1	GROUND FLOOR	1	938.284	938.284	1884.287	1	1884.287	938.284	938.284	8,730.047	8,730.047	878.214	878.214					13.800		
	1st FLOOR	1	946.003	946.003					946.003											
	MUMTY & M.ROOM	1	42.260	42.260					42.260											
SUBPOST OFFICE (WITH CONVENIENT SHOPPING)	GROUND FLOOR	1	-	-	-	-	-	-	82.715	82.715	82.715	82.715	82.715					4.500		
CONVENIENT SHOPPING	GROUND FLOOR	1	324.592	324.592	324.592	1	324.592	324.592	324.592	324.592	324.592	324.592	324.592					4.500		
CONVENIENT SHOPPING	GROUND FLOOR	1	273.285	273.285	273.285	1	273.285	273.285	273.285	273.285	273.285	273.285	273.285					4.500		
CONNECTION BETWEEN COMMUNITY BUILDING & CONVENIENT SHOPPING	GROUND FLOOR	1	29.060	29.060	29.060	1	29.060	29.060	29.060	29.060	29.060	29.060	29.060					4.500		
CONNECTION BETWEEN CONVENIENT SHOPPING & TOWER-1	GROUND FLOOR	1	18.970	18.970	18.970	1	18.970	18.970	18.970	18.970	18.970	18.970	18.970					4.500		
CONNECTION BETWEEN CONVENIENT SHOPPING & TOWER-2	GROUND FLOOR	1	22.970	22.970	22.970	1	22.970	22.970	22.970	22.970	22.970	22.970	22.970					4.500		
GUARD ROOM	GROUND FLOOR	1	-	-	-	-	-	-	22.000	22.000	22.000	22.000	22.000							
HT PANEL ROOM	GROUND FLOOR	1	-	-	-	-	-	-	35.640	35.640	35.640	35.640	35.640							
METER ROOM	GROUND FLOOR	1	-	-	-	-	-	-	18.570	18.570	18.570	18.570	18.570							
TOTAL					56416.816						170101.610		3142.031		3142.031				192	157
BASEMENT-1	GROUND FLOOR	1	28504.889																	
BASEMENT-2	GROUND FLOOR	1	28504.889																	
TOTAL			57008.978																87	623

TOTAL SITE AREA = 34.0229 Acres or 137685.572 Sqm.
SITE AREA AS PER ZONING = 33.95945 Acres or 137428.800 sqm
PLOT AREA IN INTENSE TOD ZONE = 32.5224 Acres or 131613.274 Sqm
PLOT AREA IN TRANSITION ZONE = 1.437 Acres or 5815.526 Sqm.
PERMISSIBLE FAR IN INTENSE TOD ZONE (@3.0) = 394858.823 Sqm.
PERMISSIBLE FAR IN TRANSITION ZONE (@2.5) = 145338.306 Sqm.
TOTAL PERMISSIBLE FAR = 409378.131 Sqm.
FAR ACHIEVED = 85295.148 (ALREADY SANCTIONED) =415.343 (EWS BLOCK EARLIEAR APPROVED BUT NOT MAINTAINED IN REVISION) = 85295.148 (PROPOSED)
PERMISSIBLE GROUND COVERAGE @40% = 13622.313 Sqm. OR (13622.313 x 100) / 137428.800 = 9.912%
PROPOSED GROUND COVERAGE = 8382.976 (ALREADY SANCTIONED) =415.343 (EWS BLOCK EARLIEAR APPROVED BUT NOT MAINTAINED IN REVISION) = 5654.739 (PROPOSED)
PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @ 300 ON 0.5% AREA OF 32.5224 ACRES = (131613.274*0.5%) = 1974.199 sqm.
PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @ 250 ON 0.5% AREA OF 1.437 ACRES = (5815.526*0.5%) = 72.69 sqm.
TOTAL PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING = 2047.889
PROPOSED FAR AREA OF CONVENIENT SHOPPING = 2047.889(ALREADY SANCTIONED)+ 105.002 (PROPOSED) = 152.201 SQM
PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 32.5224 ACRES @640 TO 660 PPA = 17560 PERSONS TO 21465 PERSONS
PERMISSIBLE DENSITY IN TRANSITION TOD ZONE OF 1.437 ACRES @ 387 TO 473 PPA = 556 PERSONS TO 680 PERSONS
TOTAL PERMISSIBLE DENSITY = 18116 PERSONS TO 22145 PERSONS
PROPOSED DENSITY = 4199 (ALREADY SANCTIONED)+ 3896 PERSONS = 19097 PERSONS

REQUIRED PUBLIC AMENITIES

NURSERY SCHOOL - = 2 NOS. OF 0.2 ACRE EACH
CRECHE = 1 NOS. OF 0.2 ACRE
PRIMARY SCHOOL = 1 NOS. OF 0.5 ACRE
HIGH SCHOOL = 1 NOS. OF 2.0 ACRE
RELIGIOUS BUILDING = 1 NOS. OF 0.2 ACRE
COMMUNITY BUILDING = 1 NOS. OF 2 ACRE
DISPENSARY = 1 NOS. OF 0.25 ACRE
SUBPOST OFFICE = 40 SQM

PROPOSED PUBLIC AMENITIES
NS1 = 336.451 SQM (UNDER EWS BUILDING)
NS2 = 208.068 SQM (UNDER TOWER-4)
= 544.519 SQM (UNDER EWS BUILDING)
CRECHE = 0.2 ACRE (ALREADY SANCTIONED)
PRIMARY SCHOOL = 0.5 ACRE(ALREADY SANCTIONED)
HIGH SCHOOL = 2 ACRE(ALREADY SANCTIONED)
RELIGIOUS BUILDING = 0.2 ACRE(ALREADY SANCTIONED)
COMMUNITY SITE = 50.715 SQM (ALREADY SANCTIONED)
SUBPOST OFFICE = 1.25 ACRE
DISPENSARY

REQUIRED EWS UNITS = 15% OF TOTAL UNITS (MAIN+EWS)
= 1327 (ALREADY SANCTIONED) + 811 (EWS)
= 1947(138/100) = 320.7 TO SAY 321 NOS.
PROPOSED EWS UNITS = 331 NOS.(ALREADY SANCTIONED)
REQUIRED SERVANT ROOMS = 10% OF MAIN UNITS
= 1327 (ALREADY SANCTIONED) + 811 (EWS)
= 1947(138/100) = 15.014%
PROPOSED SERVANT ROOMS = 1027 (ALREADY SANCTIONED) + 792 (PROPOSED)
= 1027 + 192 NOS.
= 110 NOS.(ALREADY SANCTIONED TOW