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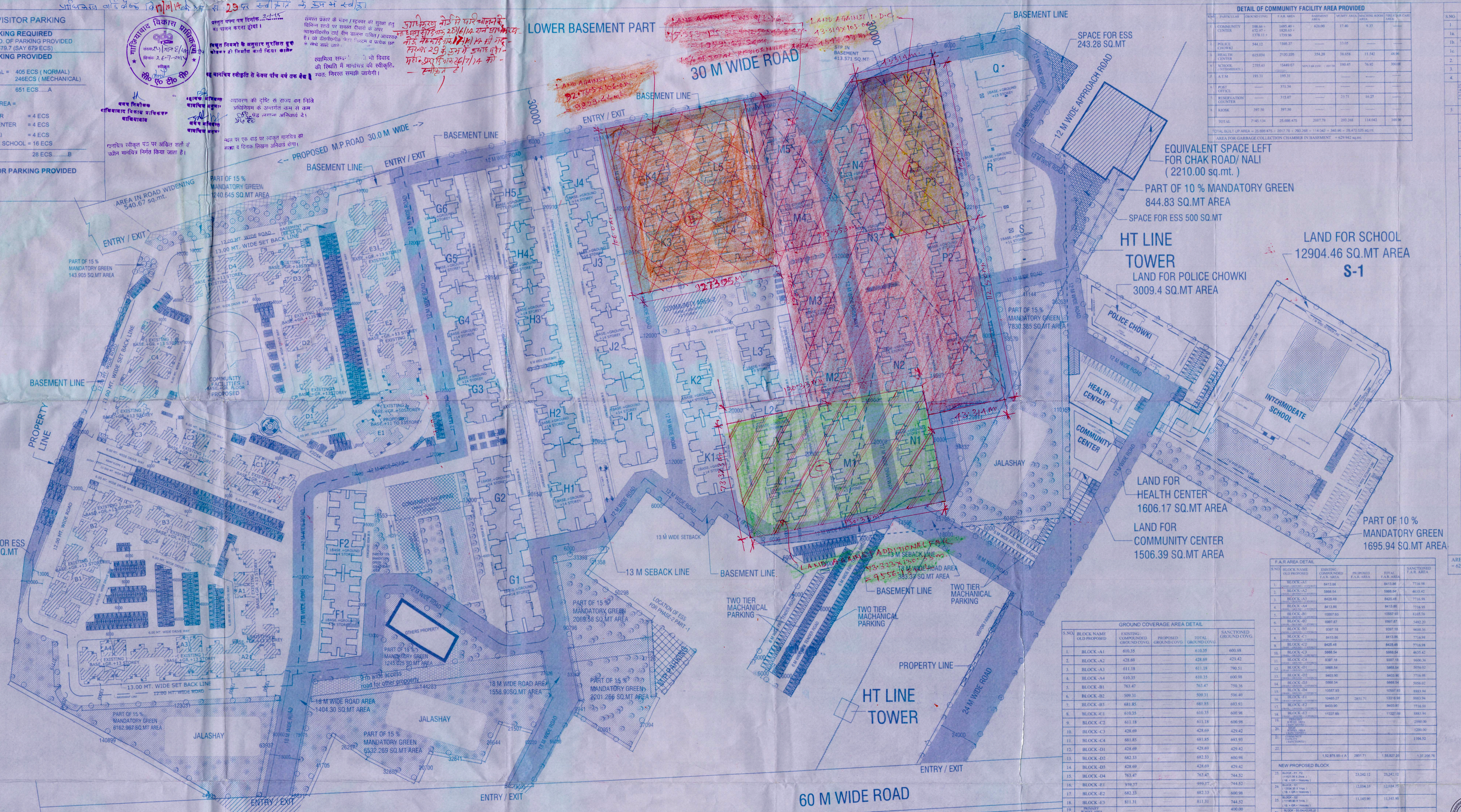

VISITOR PARKING

VISITOR PARKING REQUIRED
= 10 % TOTAL NO. OF PARKING PROVIDED
= 6797 X 10% = 679.7 (SAY 679 ECS)

VISITOR PARKING PROVIDED

I. IN RESIDENTIAL = 405 ECS (NORMAL) 246ECS (MECHANICAL)
TOTAL 651 ECS.....A

II. IN FACILITY AREA =
HEALTH CENTER = 4 ECS
COMMUNITY CENTER = 4 ECS
POLICE CHOWKI = 4 ECS
INTERMIDIEATE SCHOOL = 16 ECS
TOTAL 28 ECS.....B

TOTAL VISITOR PARKING PROVIDED
= A+ B
= 651 + 28
= 679 ECS

DETAIL OF COMMUNITY FACILITY AREA PROVIDED

S.NO.	PARTICULAR	F.A.R. AREA	EXISTING / PROPOSED	PARKING AREA	SUMPT. AND PUMPING ROOM AREA	FIRE CAR CARE AREA
1.	COMMUNITY CENTER	558.64 = 672.97 / 1378.11 =	1695.40 = 1820.63 = 1719.96	626.00	37.40	9.35
2.	POLICE CHOWKI	544.12	1366.37	------	33.05	------
3.	HEALTH CENTER	615.034	2120.225	354.20	38.658	11.581
4.	SCHOOL (INTERMIDIATE)	2755.63	15449.67	9870.68 (OSC + OST)	580.45	76.40
5.	A.T.M	193.33	195.33	------	------	------
6.	POST OFFICE	------	371.34	------	------	------
7.	RESERVATION COUNTER	------	315.07	------	23.71	16.25
8.	KIOSK	397.50	397.50	------	------	------
	TOTAL	7145.134	25,688.475	2037.78	203.268	114.041

TOTAL BUILT UP AREA = 25,688.475 + 2037.78 + 203.268 = 114.041 = 344.96 = 28,472.525 sq.mts
AREA FOR GARBAGE COLLECTION CHAMBER IN BASEMENT = 629.942 sq.mts

AREA STATEMENT

S.NO.	PARTICULARS	SQ.MTR.
1.	PLOT AREA	2,33,474.20
1a.	AREA IN CHAK ROAD & NALI	2210.00
1b.	TOTAL PLOT AREA	2,35,684.20
1c.	EXIE AREA LEFT FOR CHAK ROAD & NALI	2210.00
2.	AREA IN ROAD WIDENING	1344.83
3.	BALANCE PLOT AREA	2,32,129.37
4.	DISTRIBUTION / LANDUSE AS PER MASTER PLAN - 2021	
	a) AREA IN RESIDENTIAL LAND USE	84,613.57
	b) AREA IN COMMUNITY FACILITIES LAND USE	25,311.05
	c) AREA IN PARKING LAND USE	10,981.70
	TOTAL	2,32,129.37
5.	DETAIL OF RESIDENTIAL LAND USE	1,95,915.72
A	PLOT AREA	1,95,915.72 sq.mt.
B	LESS AREA IN 18.00 MT. WIDE ROAD	1848.53 sq.mt.
C	BALANCE PLOT AREA	1,92,069.19sq.mt.
D	15% GREEN AREA	28,810.37 sq.mt.
E	NET PLOT AREA	1,63,083.81 sq.mt.
F	PERMISSIBLE GROUND COVERAGE (@ 40% OF = 1,63,083.81	65,233.52 sq.mt.
G	TOTAL GROUND COVERAGE	49,345.274 sq.mt.

S.NO	PARTICULAR	EXISTING	PROPOSED	TOTAL
1	RESIDENTIAL (BLOCK NO. A TO S)	11303.66	33996.48	45,300.14
2	COMMUNITY FACILITY		7145.134	7145.134
	TOTAL	11303.66	39,141.614	49,345.274 sq.mt.

H	PERMISSIBLE (F.A.R.) AREA (@ 2.50 OF = 1,63,083.81	4,08,208.52 sq.mt.
I	ACHIEVABLE (F.A.R.) = PERMISSIBLE F.A.R. + F.A.R. ALREADY COMPOUNDED + INCENTIVE F.A.R. AGAINTS E.W.S. & L.I.G. = 4,08,208.52 + 6409.79 = 37,979.98 = 4,53,699.29 sq.mt.	
J	F.A.R. ACHIEVED (1 + 2)	4,53,491.40

1.	DETAIL OF PERMISSIBLE F.A.R. & COMPOUNDABLE F.A.R.			
S.NO	PARTICULAR	EXISTING	PROPOSED	TOTAL
A	RESIDENTIAL	-12,975.95	2,34,948.35	2,37,924.10
B	COMMUNITY FACILITY		25,688.475	25,688.475
C	COMMUNITY SHOPS		2040.00	2040.00
	TOTAL	-12,975.95	2,62,587.82	4,15,952.57 sq.mt. (1)
2.	INCENTIVE F.A.R.			
S.NO	PARTICULAR	BLOCK NAME	PROPOSED	TOTAL
A	RESIDENTIAL	MA,MB,M1,N2,P2 M3,N4,P3,P4	37,928.83 sq.mt.	37,928.83 sq.mt. (2)

K	PERMISSIBLE BASEMENT AREA (SINGLE LYL...) (either area 0.10mts. from property line)	3,54,027.43 sq.mt.
L	TOTAL BASEMENT AREA	
K	UPPER BASEMENT AREA	1,53,936.67 sq.mt.
	EXISTING / PROPOSED / TOTAL	
	49,679.92 / 2026.00 / (53,070.888)	1,53,936.67 sq.mt.
E	LOWER BASEMENT AREA	27,711.605
M	PERMISSIBLE UNITS @ 3.30	1401 UNITS

N	PROPOSED UNITS 1) AGAINTS 2.5 F.A.R. & F.A.R. ALREADY COMPOUNDED			
	A	EXISTING	PROPOSED	TOTAL
		1918	3257	5156
	2) AGAINTS INCENTIVE E.W.S. & L.I.G. F.A.R.			
S.NO	PARTICULAR	PROPOSED	TOTAL	
	A RESIDENTIAL	542	542	
N	TOTAL MUMTY AREA			2058.59 sq.mt.

S.NO	PARTICULAR	EXISTING	PROPOSED	TOTAL
I	RESIDENTIAL	278.87	1779.73	2058.59
O	TOTAL MACHINE ROOM AREA			1043.16 sq.mt.
S.NO	PARTICULAR	EXISTING	PROPOSED	TOTAL
I	RESIDENTIAL	278.87	667.29	1043.16
P	TOTAL FIRE STAIR CASE AREA			11,036.69 sq.mt.
S.NO	PARTICULAR	EXISTING	PROPOSED	TOTAL
I	RESIDENTIAL	3648.54	7387.55	11,036.69

AREA FOR GARBAGE COLLECTION CHAMBER IN BASEMENT = 629.942 sq.mt.

F.A.R AREA DETAIL

S.NO.	BLOCK NAME (OLD/PROPOSED)	EXISTING COMPOUNDED F.A.R. AREA	PROPOSED F.A.R. AREA	TOTAL F.A.R. AREA	SANCTIONED F.A.R. AREA
1.	BLOCK -A1 (GROUND+15 UPPER FLOORS)	5413.66		8415.66	7716.98
2.	BLOCK -A2 (GROUND+15 UPPER FLOORS)	5888.54		5888.54	4635.42
3.	BLOCK -A3 (GROUND+15 UPPER FLOORS)	8425.48		8425.48	7716.98
4.	BLOCK -A4 (GROUND+15 UPPER FLOORS)	8413.66		8413.66	7716.98
5.	BLOCK -B1 (GROUND+15 UPPER FLOORS)	763.47		763.47	750.36
6.	BLOCK -B2 (GROUND+15 UPPER FLOORS)	509.31		509.31	506.40
7.	BLOCK -B3 (GROUND+15 UPPER FLOORS)	681.85		681.85	693.92
8.	BLOCK -C1 (GROUND+15 UPPER FLOORS)	610.35		610.35	600.98
9.	BLOCK -C2 (GROUND+15 UPPER FLOORS)	611.18		611.18	600.98
10.	BLOCK -C3 (GROUND+15 UPPER FLOORS)	428.69		428.69	429.42
11.	BLOCK -C4 (GROUND+15 UPPER FLOORS)	681.85		681.85	693.93
12.	BLOCK -D1 (GROUND+15 UPPER FLOORS)	428.69		428.69	429.42
13.	BLOCK -D2 (GROUND+15 UPPER FLOORS)	682.33		682.33	600.98
14.	BLOCK -D3 (GROUND+15 UPPER FLOORS)	428.69		428.69	429.42
15.	BLOCK -D4 (GROUND+15 UPPER FLOORS)	763.47		763.47	744.52
16.	BLOCK -E1 (GROUND+15 UPPER FLOORS)	959.57		959.57	744.52
17.	BLOCK -E2 (GROUND+15 UPPER FLOORS)	682.33		682.33	600.98
18.	BLOCK -E3 (GROUND+15 UPPER FLOORS)	811.31		811.31	744.52
19.	PROPOSED SCHOOL AREA (S.NO. 12 PARTICULAR)				400.00
20.	ACTIVE AREA (S.NO. 7 PARTICULAR)				240.00
21.	COMMUNITY FACILITIES (S.NO. 1 PARTICULAR)				552.26
	TOTAL	11303.66		11303.66	—(A) 11994.98

NEW PROPOSED BLOCK

23.	BLOCK - P1 , P2 (15 B + 1 G + 1 Mezzanine)		1578.62	1578.62
24.	BLOCK - Q1 (15 B + 1 G + 1 Mezzanine)		815.77	815.77
25.	BLOCK - Q2 (15 B + 1 G + 1 Mezzanine)		757.91	757.91
26.	BLOCK - S1,S4,R2,R3,J2 (Pre Ent X Inclu.)		3677.52	3677.52
27.	BLOCK - S5 & S6 (4B,4G & 2 Dom.)		932.86	932.86
28.	BLOCK - N1,J1 (17B + 1G + 1 Mezzanine)		1558.36	1558.36
29.	BLOCK - L2 & L3 (8F + 1 Inter.)	240		240
30.	BLOCK - L1 (8F + 1 Inter.)	90		90
31.	BLOCK - H5 (1 B + 1 G + 1 Mezzanine)		555.62	555.62
32.	BLOCK - J3 (1 B + 1 G + 1 Mezzanine)		750.73	750.73
33.	BLOCK - K1 (1 B + 1 G + 1 Mezzanine)		691.83	691.83
34.	BLOCK - M1,M2,N3,P1 (8B & 8 K Inclu.)		3439.36	3439.36
35.	BLOCK - K3,L2,L3,L4,M4 (5B & 5K Inclu.)		2642.75	2642.75
36.	BLOCK - K2,K4,L1,L5,M2 M3,M5,N3,N4,P2,P3,P4 (8M 1B & 7G Inclu.)		7849.92	7849.92
37.	BLOCK - Q1 (1 G) (1202.48 X 1 Inclu.)		1202.48	1202.48
38.	BLOCK - R1 (1 G) (783.94 X 1 Inclu.)		1012.21	1012.21
39.	BLOCK - S1 (2 M & 3) (1433.13 X 1 Inclu.)		1204.86	1204.86
39.	CONVINIENT SHOPPING		1723.13	1723.13
	TOTAL	30,896.48	30,896.48	—(B)
	COMMUNITY FACILITIES AREA	7145.134	7145.134	—(C)
	TOTAL AREA	= (A + B + C)	= 49,345.274 sq.mt.	

GROUND COVERAGE AREA DETAIL

S.NO.	BLOCK NAME (OLD/PROPOSED)	EXISTING / COMPOUNDED GROUND COVG.	PROPOSED GROUND COVG.	TOTAL GROUND COVG.	SANCTIONED GROUND COVG.
1.	BLOCK -A1	610.35		610.35	600.98
2.	BLOCK -A2	428.69		428.69	429.42
3.	BLOCK -A3	611.18		611.18	790.51
4.	BLOCK -A4	610.35		610.35	600.98
5.	BLOCK -B1	763.47		763.47	750.36
6.	BLOCK -B2	509.31		509.31	506.40
7.	BLOCK -B3	681.85		681.85	693.92
8.	BLOCK -C1	610.35		610.35	600.98
9.	BLOCK -C2	611.18		611.18	600.98
10.	BLOCK -C3	428.69		428.69	429.42
11.	BLOCK -C4	681.85		681.85	693.93
12.	BLOCK -D1	428.69		428.69	429.42
13.	BLOCK -D2	682.33		682.33	600.98
14.	BLOCK -D3	428.69		428.69	429.42
15.	BLOCK -D4	763.47		763.47	744.52
16.	BLOCK -E1	959.57		959.57	744.52
17.	BLOCK -E2	682.33		682.33	600.98
18.	BLOCK -E3	811.31		811.31	744.52
19.	PROPOSED SCHOOL AREA (S.NO. 12 PARTICULAR)				400.00
20.	ACTIVE AREA (S.NO. 7 PARTICULAR)				240.00
21.	COMMUNITY FACILITIES (S.NO. 1 PARTICULAR)				552.26
	TOTAL	11303.66		11303.66	—(A) 11994.98

NEW PROPOSED BLOCK

23.	BLOCK - P1 , P2 (15 B + 1 G + 1 Mezzanine)		1578.62	1578.62
24.	BLOCK - Q1 (15 B + 1 G + 1 Mezzanine)		815.77	815.77
25.	BLOCK - Q2 (15 B + 1 G + 1 Mezzanine)		757.91	757.91
26.	BLOCK - S1,S4,R2,R3,J2 (Pre Ent X Inclu.)		3677.52	3677.52
27.	BLOCK - S5 & S6 (4B,4G & 2 Dom.)		932.86	932.86
28.	BLOCK - N1,J1 (17B + 1G + 1 Mezzanine)		1558.36	1558.36
29.	BLOCK - L2 & L3 (8F + 1 Inter.)	240		240
30.	BLOCK - L1 (8F + 1 Inter.)	90		90
31.	BLOCK - H5 (1 B + 1 G + 1 Mezzanine)		555.62	555.62
32.	BLOCK - J3 (1 B + 1 G + 1 Mezzanine)		750.73	750.73
33.	BLOCK - K1 (1 B + 1 G + 1 Mezzanine)		691.83	691.83
34.	BLOCK - M1,M2,N3,P1 (8B & 8 K Inclu.)		3439.36	3439.36
35.	BLOCK - K3,L2,L3,L4,M4 (5B & 5K Inclu.)		2642.75	2642.75
36.	BLOCK - K2,K4,L1,L5,M2 M3,M5,N3,N4,P2,P3,P4 (8M 1B & 7G Inclu.)		7849.92	7849.92
37.	BLOCK - Q1 (1 G) (1202.48 X 1 Inclu.)		1202.48	1202.48
38.	BLOCK - R1 (1 G) (783.94 X 1 Inclu.)		1012.21	1012.21
39.	BLOCK - S1 (2 M & 3) (1433.13 X 1 Inclu.)		1204.86	1204.86
39.	CONVINIENT SHOPPING		1723.13	1723.13
	TOTAL	30,896.48	30,896.48	—(B)
	COMMUNITY FACILITIES AREA	7145.134	7145.134	—(C)
	TOTAL AREA	= (A + B + C)	= 49,345.274 sq.mt.	

40.	BLOCK - M4 (12 B + 1 G + 1 Mezzanine)	72	72		
41.	BLOCK - N1 (12 B + 1 G + 1 Mezzanine)	70	70		
42.	BLOCK - N1,N2 & P1 (9 B + 1 G + 1 Mezzanine)	150	150		
43.	BLOCK - N3,N4,P2,P3,P4 (9 B + 1 G + 1 Mezzanine)	230	230		
44.	BLOCK - M3 (12 B + 1 G + 1 Mezzanine)	180	180		
45.	BLOCK - H1,J1 (1 B + 1 G + 1 Mezzanine)	240	240		
46.	BLOCK - H2 (1 B + 1 G + 1 Mezzanine)	120	120		
47.	BLOCK - H3 (1 B + 1 G + 1 Mezzanine)	180	180		
48.	BLOCK - H4 (1 B + 1 G + 1 Mezzanine)	120	120		
49.	BLOCK - K1 (1 B + 1 G + 1 Mezzanine)	120	120		
50.	BLOCK - K2 (1 B + 1 G + 1 Mezzanine)	300	300		
51.	BLOCK - K3 (1 B + 1 G + 1 Mezzanine)	90	90		
52.	BLOCK - L1 (1 B + 1 G + 1 Mezzanine)	240	240		
53.	BLOCK - L2 (1 B + 1 G + 1 Mezzanine)	80	80		
54.	BLOCK - L3 (1 B + 1 G + 1 Mezzanine)	30	30		
55.	BLOCK - L4 (1 B + 1 G + 1 Mezzanine)	40	40		
	TOTAL	3210	3210	—(B)	

TOTAL A + B = 1946 + 3210 = 5156 UNITS ——(X)

DETAIL OF INCENTIVE UNITS