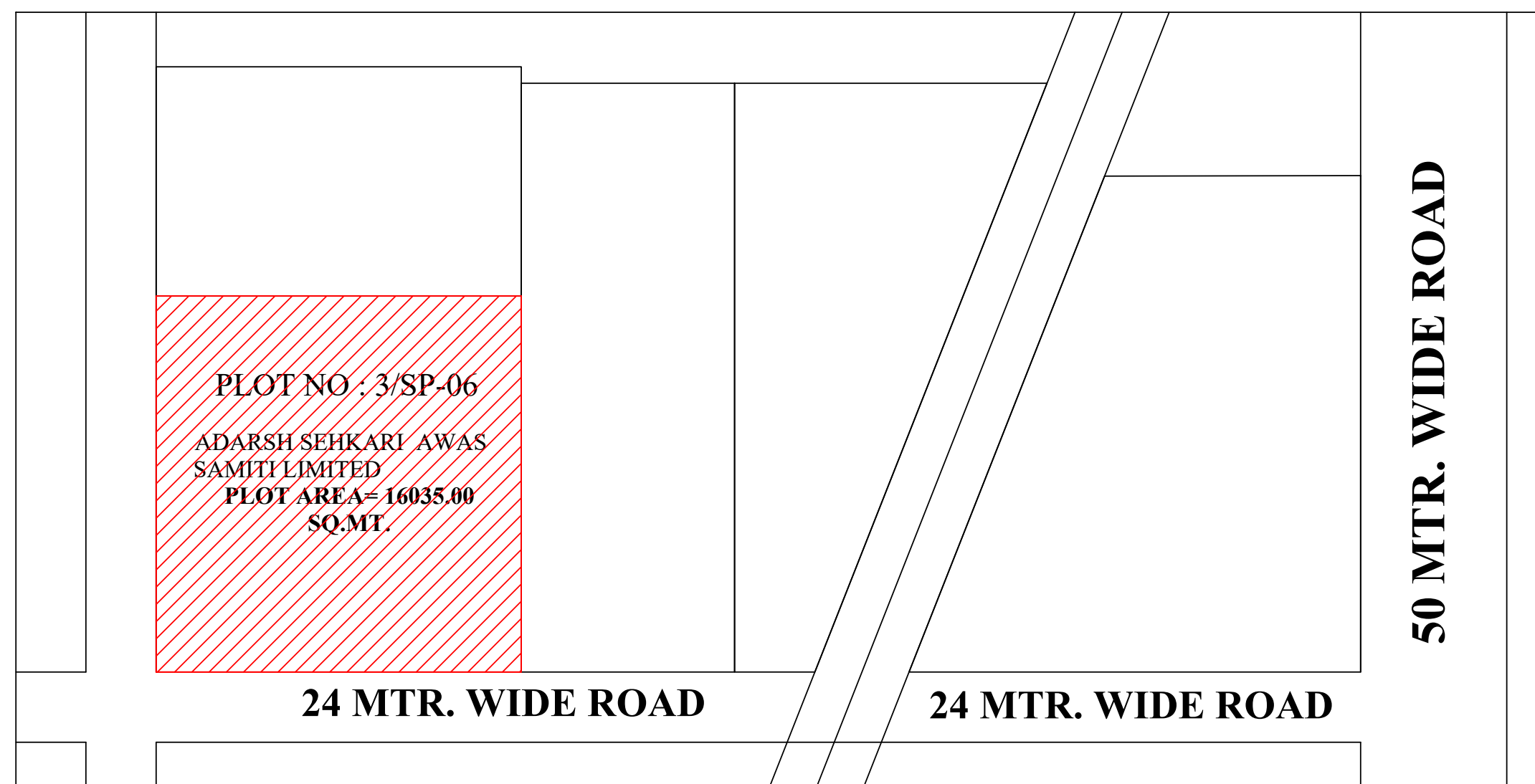
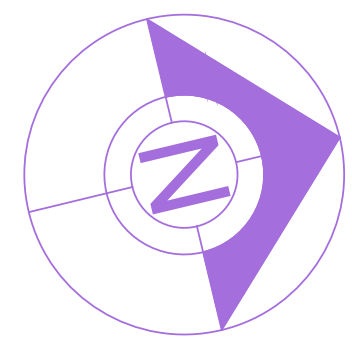
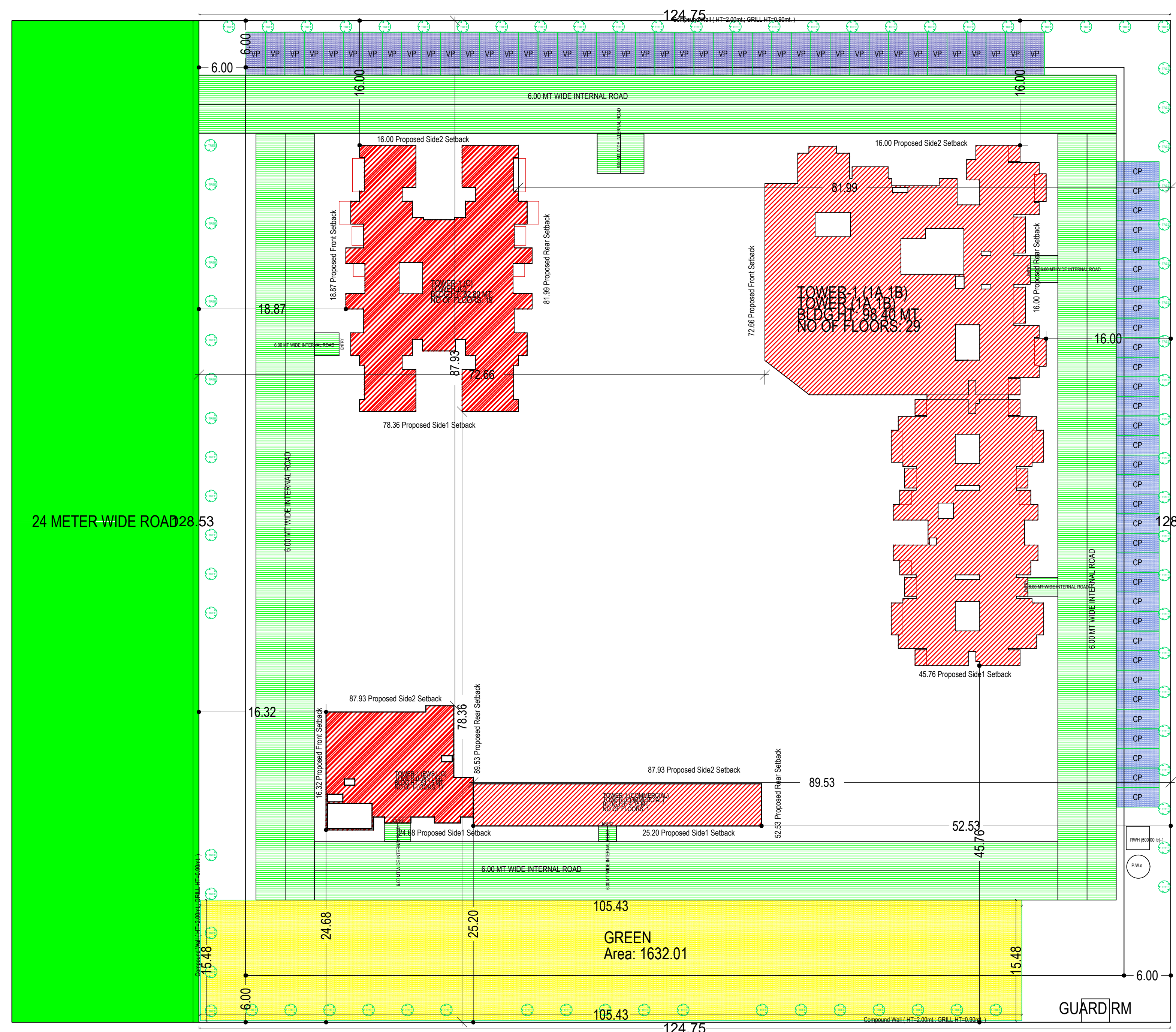




Building Use/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	
TOWER (A10)	Residential	Group Housing	-	Highrise	256	2		Floor Name	
								Basement	Basement
								Basement	Basement
								Basement	Basement
								Ground Floor	Ground Floor
								First Floor	First Floor
								Second Floor	Second Floor
								Typical	Typical
								Typical	Typical
								Terrace Floor	Terrace Floor
								Ground Floor	Ground Floor
								Typical	Typical
								Ground Floor	Ground Floor
TOWER (C)	Residential	Group Housing	-	Highrise	74	0		Typical	Typical
								Ground Floor	Ground Floor
								Typical	Typical
TOWER (B AND D)	Residential	EWS Housing	-	Highrise	67	0		Typical	Typical
								Ground Floor	Ground Floor
								Typical	Typical
TOWER (COMMERCIAL)	Commercial	Retail Shop	-	Lowrise Building	0	1		Ground Floor	Ground Floor
								Ground Floor	Ground Floor

Plot	
PLOT	

Required Parking (Table 7a)

Building Name	Type	Subzone	Area (Sq.m.)	Units		Car		Visitors Car				Twotheater		
				Parking spaces reqd every unit	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (1A-1B)	Residential	Group Housing	< 0-50	1	-	-	-	-	-	-	-	-	-	-
			50 - 100	1	255.00	1.00	255	-	-	-	-	-	-	-
			100 - 150	1	-	1.25	-	-	-	-	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-	-	-	-
			> 0	1	-	-	-	-	1.00	-	-	-	-	-
			0-50	1	-	-	-	-	-	-	-	1.00	-	-
			50 - 100	1	-	1.00	-	-	-	-	-	-	-	-
		100 - 150	1	74.00	1.25	93	-	-	-	-	-	-	-	
		> 150	1	-	1.50	-	-	-	-	-	-	-	-	
		> 0	1	-	-	-	-	-	-	-	-	-	-	
	EHS Housing	> 0	1	33.00	-	-	-	-	-	-	-	1.00	33	
		> 0	4	33.00	1.00	9	-	-	-	-	-	-	-	
		> 0	4	34.00	1.00	9	-	-	-	-	-	-	-	
	Community Facility	Day care centres	> 0	0	3612.93	0.00	-	-	-	-	-	-	-	-
		Retail Shop	> 0	100	799.20	1.00	2	-	-	-	-	-	-	-
	Total							368	755		0	43		33

Windscribe Floor Data									
Floor Name	Building Name								Total
	TOWER (A/B)	TOWER(C)	TOWER(D)	TOWER (E/F/G)	TOWER (COMMERCIAL)				
Proposed Ball-Built Area (\$/Sq Ft)	Proposed Ball-Built Area (\$/Sq Ft)	Proposed Ball-Built Area (\$/Sq Ft)	Proposed Ball-Built Area (\$/Sq Ft)	Proposed Ball-Built Area (\$/Sq Ft)	Proposed Ball-Built Area (\$/Sq Ft)	Proposed Ball-Built Area (\$/Sq Ft)	Proposed Ball-Built Area (\$/Sq Ft)	Total FAR	
Basement	131376	75.0	0.00	0.00	0.00	0.00	0.00	131376 76.00	
Basement	131376	57.50	0.00	0.00	0.00	0.00	0.00	131376	
Basement	80837	57.50	0.00	0.00	0.00	0.00	0.00	80837 57.50	
1st Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
2nd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
3rd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
4th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
5th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
6th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
7th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
8th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
9th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
10th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
11th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
12th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
13th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
14th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
15th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
16th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
17th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
18th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
19th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
20th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
21st Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
22nd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
23rd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
24th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
25th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
26th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
27th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
28th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
29th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
30th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
31st Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
32nd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
33rd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
34th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
35th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
36th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
37th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
38th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
39th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
40th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
41st Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
42nd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
43rd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
44th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
45th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
46th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
47th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
48th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
49th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
50th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
51st Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
52nd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
53rd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
54th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
55th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
56th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
57th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
58th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
59th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
60th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
61st Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
62nd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
63rd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
64th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
65th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
66th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
67th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
68th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
69th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
70th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
71st Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
72nd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
73rd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
74th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
75th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
76th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
77th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
78th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
79th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
80th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
81st Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
82nd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
83rd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
84th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
85th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
86th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
87th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
88th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
89th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
90th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
91st Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
92nd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
93rd Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
94th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
95th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
96th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
97th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
98th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
99th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	
100th Floor	15331	1303.99	624.95	2656	240.00	239.56	199.80	2319.00	

FAR & Unit Details

No. of Same Bldg	Gross Built-up Area (Sq.Mt.)	Deductions From Gross BUA/Area in Sq.Mt.	Total Built-up Area (Sq.Mt.)		Deductions (Area in Sq.Mt.)										Proposed FAR Area (Sq.Mt.)		Add Area in FAR (Sq.Mt.)		Total FAR Area (Sq.Mt.)	No. of Unit				
			Duct/Vent, Duct, Chook)	Area (Sq.Mt.)	Munty	Lift	Lift Machine	Lift Lobby	Balcony	Accessory Use	Arch/Pt/Pr (Canopy)	Ramp Area	Covered Area	Parking	Resi.	Commercial	Amenities	Lift Lobby			Covered Area			
	1740131	2241.62	71773.69	1601.69	1030.07	89.85	61.78	372.92	193.96			154.34	105.12	91.88	34761.64	27546.32	0.00	90323	6595.96	94.41	198223.35	257		
	1780133	244.00	20551.47	478.28	280.00	33.27	296.50	1247.63	111.11			126.18									91.88	198223.35	247	
	14344.11	72.36	4271.75	355.10	112.96	171.98	0.00	0.00	0.00	0.00	0.00	3797.03	0.00	0.00	3569.78	0.00	0.00	0.00	2.53	3796.56	0.00	198180.13	37	
Nil	1199.80	0.00	199.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	199.80	0.00	0.00	0.00	0.00	0.00	199.80	0.00	198180.13	0
	419360.73	2557.98	88860.75	2433.19	1428.33	110.21	872.28	4999.46	193.96			669.57	105.12	94.41	34927.56	41300.77	199.80	90323	6595.96	94.41	198180.13	399		

A. AREA STATEMENT		VERSION NO: 10.77		VERSION DATE: 10/02/2022	
PROJECT TITLE: Authority: Urban Prophase Housing Board & Development Board Authority/City: N/A Authority/GP/UD: U.P. Areas Aam Vasis Parshad (UP) Housing Board Civil Work: Regular		Plot Use: Residential Prophase Housing Development Plan: Southern Urban Chhabraabad			
Project Type: Building Permission Nature of Development: NEW Development Areas: New Areas Subdevelopment Area: City area Special Project: NA		Land Use: Residential Use Zone and Subzone Zone Residential Use Layout Type: NA			
Site Address: Source: Chhabraabad, Village NA					
AREA DETAILS:		Sq.Ms.			
1.	Area of Plot as per record	-	NA	16020.00	
2.	Area of Plot Considered	-	NA	16034.74	
a) Deduction for i) Proposed roads ii) Any reservations iii) Cess (a) = 0.00				16034.74	
b) Net Area of Plot (1 - 2) AREA OF PLOT				16034.74	
i) of Green and open space (Rqd.)				16034.74	
ii) of Green and open space (Prop)				16034.74	
iii) Green and open space (Balance area of Part 1 - 4)				16034.74	
iv) Plot Area For Coverage				16034.74	
v) Plot Area For F&B				16034.74	
vi) Net F&B Area (2.56)				3767.07	
vii) Incentive FAR against EWS and LG Total Perm. FAR Area (2.74)				43617.23	
6.	Total built up area permissible at:	43617.23			
a) Permissible Coverage area (40.00 %)		17336.76			
b) Proposed Coverage Area (15.21 %)		2438.96			
c) Total Prop. Coverage Area (15.21 %)		2438.96			
d) Balance coverage area (25.79 %)		3678.22			
		Proposed Area at:			
		Proposed Built up		Existing Built up	
		Proposed F.S.I		Existing F.S.I	
a) Basement First Floor		11336.76	0.00	0.00	0.00
b) Basement Second Floor		11336.76	0.00	0.00	0.00
c) Basement Third Floor		8678.37	0.00	0.00	0.00
d) Ground Floor		2557.86	0.00	2134.98	0.00
e) First Floor		2008.86	0.00	1730.26	0.00
f) Second Floor		2151.29	0.00	1730.26	0.00
g) Third Floor		2151.29	0.00	1730.26	0.00
h) Fourth Floor		2151.29	0.00	1730.26	0.00
i) Fifth Floor		2151.29	0.00	1730.26	0.00
j) Sixth Floor		2151.29	0.00	1730.26	0.00
k) Seventh Floor		2151.29	0.00	1730.26	0.00
l) Eighth Floor		2151.29	0.00	1730.26	0.00
m) Ninth Floor		2151.29	0.00	1730.26	0.00
n) Tenth Floor		2151.29	0.00	1730.26	0.00
o) Eleventh Floor		2151.29	0.00	1730.26	0.00
p) Twelfth Floor		2151.29	0.00	1730.26	0.00
q) Thirteenth Floor		2151.29	0.00	1730.26	0.00
r) Fourteenth Floor		2151.29	0.00	1730.26	0.00
s) Fifteenth Floor		2151.29	0.00	1730.26	0.00
t) Sixteenth Floor		2151.29	0.00	1730.26	0.00
u) Seventeenth Floor		1931.76	0.00	1492.23	0.00
v) Eighteenth Floor		1931.43	0.00	1492.77	0.00
w) Nineteenth Floor		1244.85	0.00	975.44	0.00
x) Twentieth Floor		1244.85	0.00	975.44	0.00
y) Twentyfirst Floor		1244.85	0.00	975.44	0.00
z) Twentysecond Floor		1244.85	0.00	975.44	0.00
aa) Twentythird Floor		1244.85	0.00	975.44	0.00
ab) Twentyfourth Floor		1244.85	0.00	975.44	0.00
ac) Twentyfifth Floor		1244.85	0.00	975.44	0.00
ad) TwentySixth Floor		1279.14	0.00	969.91	0.00
ae) TwentySeventh Floor		1279.14	0.00	969.91	0.00
af) TwentyEighth Floor		1244.85	0.00	975.44	0.00
ag) TwentyNinth Floor		1244.85	0.00	975.44	0.00
ah) Terence Floor		279.70	0.00	0.00	0.00
ai) Total Area		8802.35	0.00	24180.13	0.00
Total FAR Area:		39303.03			
Accessory Use: As Added in Builtup Area		8881.512			
Total Builtup Area:		24180.13			
Proposed F.S.I. Consumed		2.43			
C. Tenement Statement:					
1. Tenement Proposed At:					
a) Plot		12.00			
b) All Floors		387.00			
c) Total Tenements (4 + 3)		399			
D. Parking Statement:					
1. Parking Space Required as per Regulations:		5480.70			
2. Proposed Parking Space:		4533.39			

Color Notes	
COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Vehicle Type	Reed		Prop.		
	No.	Reduced Reed Parking (Increase of Plot having RV/uses surrendered FOC)	Area	Area	
Equivalent Car Space	-	-	755	10381.25	
Total Car	368	-	5060.00	755	10381.25
Visitor's Car Parking	-	-	478.51	41	563.75
Truck/Trailer	33	-	-	195	595.00
Other Parking	-	-	-	-	33803.90
Total	-	-	5538.51	-	45333.90

Green and open space Area	
Name	Prop. Area
GREEN	1632.01