

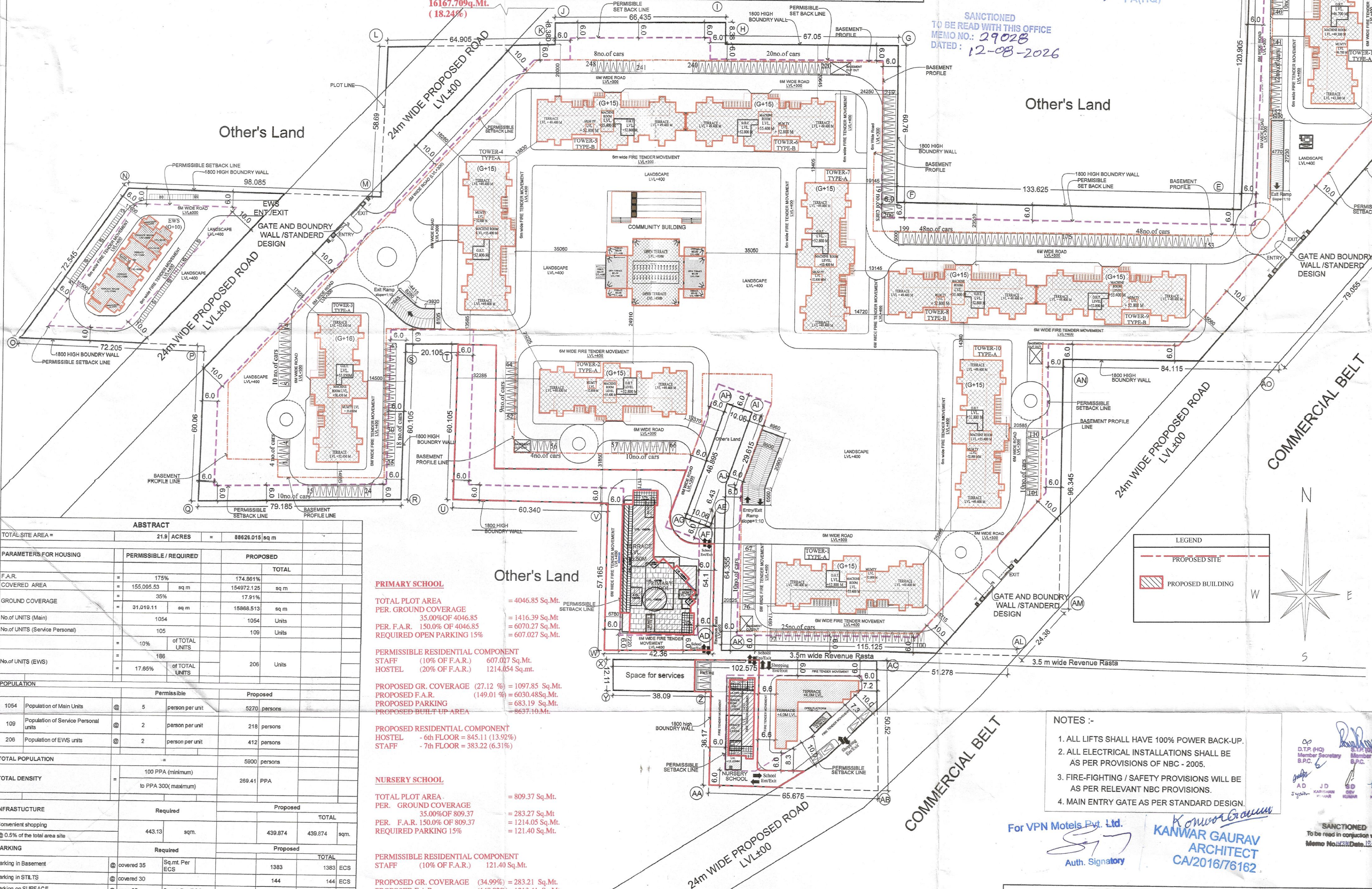
AREA AND POPULATION STATEMENT																							
BUILDING DESCRIPTION					AREA CALCULATIONS								POPULATION STATEMENT										
S.No.	Bldg Type	Description		No. of Bldgs.	Total No. of Apartments	No. of Apartments in each Bldg.	No. of servant Apartments in each Bldg.	Total No. of Servant Apartments	Ground Coverage (In Sqm)		FAR (In Sqm.)		GROUND FAR (In Sqm.)		STILTS In Sqm. =		POPULATION BREAKUP			TOTAL POPULATION	STATUS		
		No. of Floors	Building Heights						Of One Building	Total	Of One Building	Total	Of One Bldg.	Of One Bldg.	Total			Main Population	EWS Population	Service Population			
			Terrace Level TOS	Mummy Level TOS	A	B	C		D	A x E	E	A x E	F	G	A x G	H = B x G	I = B x Z	Kx C x Z	J = B x Z	2 Person/Unit	2 Person/Unit		
1	Tower- (1) Type-A	(G+15) Apartments	49.400	52.800	1	89	89	0	1074.113	1074.113	12588.868	12588.868	574.307	406.762	406.762	445	---	0	445	---	---	REVISION	
2	Tower- (2,4,7&10) Type-A	(G+15) Apartments	49.400	52.800	4	348	87	0	1074.113	4296.452	12570.776	50283.104	574.307	406.762	1627.048	1740	---	0	1740	---	---	REVISION	
2	Tower- (5,6) Type-B	(G+15) Apartments	49.400	52.800	2	180	90	4	1087.015	2174.030	12509.695	25019.390	569.165	406.762	813.534	900	---	16	936	---	---	REVISION	
3	Tower- (8,9) Type-B	(G+15) Apartments	49.400	52.800	2	182	91	4	1087.015	2174.030	12509.695	25037.788	569.165	406.762	813.534	910	---	16	926	---	---	REVISION	
4	Tower- (11 & 12) Type-A	(G+13) Apartments	43.300	46.700	2	162	81	0	1074.113	2148.226	10995.592	21991.194	568.901	412.965	825.850	810	---	0	820	---	---	REVISION	
5	Tower- (3) Type-A	(G+15) Apartments	52.450	55.850	1	93	93	93	1074.113	1074.113	13381.536	13381.536	574.307	406.762	406.762	465	---	186	651	---	---	REVISION	
6	COMMUNITY BLDG.	G+1	8.500	---	1	---	---	---	853.646	853.646	1170.690	1170.690	783.412	---	---	---	---	0	---	---	---	REVISION	
7	EWS	(G+10)	33.600	36.150	1	206	206	---	523.140	523.140	4859.691	4859.691	474.190	---	---	---	412	0	412	---	---	REVISION	
8	SHOPPING	G	4.000	---	1	---	---	---	468.899	468.899	439.874	439.874	468.899	---	---	---	---	---	---	---	---	REVISION	
9	NURSERY SCHOOL	(G+3)	15.600	18.100	1	---	---	---	239.790	239.790	283.21	(34.99% OF 0.2 Acres)	---	---	---	---	---	---	---	---	---	ALL READY APPROVED	
10	PRIMARY SCHOOL	(G+3)	15.500	18.200	1	---	---	---	842.074	842.074	1097.25	(27.12% OF 1.0 Acres)	---	---	---	---	---	---	---	---	---	ALL READY APPROVED	

REVISED AREA SUMMARY		
S.No.	AREA DETAIL	AREA (In Sq. Mt.)
1	PERMISSIBLE FAR AREA	154,095.63
2	TOTAL PROPOSED FAR AREA	154,874.88
3	REVISED AREA (AS PER TABLE ATTACHED)	21754.599

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public.

S.T.P. (HQ) Member B.P.A.C.
DTP (HQ) AD
S.T.P. (HQ) Member B.P.A.C.
ATP (HQ) PA
C.T.P. (HQ) Chairman B.P.A.C.
ATP
DINESH KUMAR PA (HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 29028 DATED: 12-08-2026



ABSTRACT			
TOTAL SITE AREA *	21.9 ACRES	=	88626.015 sqm
PARAMETERS FOR HOUSING			
	PERMISSIBLE / REQUIRED	PROPOSED	TOTAL
F.A.R. COVERED AREA	= 175% 155,085.53 sqm	174.961% 154972.125 sqm	
GROUND COVERAGE	= 35% 31,019.11 sqm	15068.513 sqm	
No. of UNITS (Main)	1054	1054	Units
No. of UNITS (Service Personnel)	105	109	Units
No. of UNITS (EWS)	= 10% of TOTAL UNITS 198	206	Units
POPULATION			
Population of Main Units	5270 persons	5270 persons	
Population of Service Personnel units	218 persons	218 persons	
Population of EWS units	412 persons	412 persons	
TOTAL POPULATION	5900 persons	5900 persons	
TOTAL DENSITY	= 100 PPA (minimum) to PPA 300 (maximum)	269.41 PPA	
INFRASTRUCTURE			
	Required	Proposed	TOTAL
Convenient shopping @ 0.5% of the total area site	443.13 sqm	439.874	439.874 sqm
PARKING			
	Required	Proposed	TOTAL
Parking in Basement	1383	1383	1383 ECTS
Parking in STILTS	144	144	144 ECTS
Parking on SURFACE	248	248	248 ECTS
TOTAL PARKING for Main Unit	1575	1575	1575 ECTS
TOTAL PARKING for EWS	79	79	79 ECTS
TOTAL PARKING REQUIRED	1654	1654	1654 ECTS
GREEN AREA			
	Mandatory Required	Proposed	TOTAL
Total Maintained Green Area	17.78% of the total site area 13293.902	17.78% of the total site area 15756.920	15756.920 sqm
STILTS AREA	5.52%		
Total Silt Area proposed		4893.47 sqm	

PRIMARY SCHOOL
TOTAL PLOT AREA = 4046.85 Sq.Mt.
PER. GROUND COVERAGE = 35.00% OF 4046.85
PER. F.A.R. = 35.00% OF 4046.85
REQUIRED OPEN PARKING 15%

PERMISSIBLE RESIDENTIAL COMPONENT
STAFF (10% OF F.A.R.) = 607.027 Sq.Mt.
HOSTEL (20% OF F.A.R.) = 1214.054 Sq.Mt.
PROPOSED GR. COVERAGE (27.12 %) = 1097.85 Sq.Mt.
PROPOSED F.A.R. (149.92%) = 6030.48 Sq.Mt.
PROPOSED PARKING = 683.19 Sq.Mt.
PROPOSED BUILT UP AREA = 8637.10 Sq.Mt.

PROPOSED RESIDENTIAL COMPONENT
HOSTEL - 6th FLOOR = 845.11 (13.92%)
STAFF - 7th FLOOR = 383.22 (6.31%)

NURSERY SCHOOL
TOTAL PLOT AREA = 809.37 Sq.Mt.
PER. GROUND COVERAGE = 35.00% OF 809.37
PER. F.A.R. 150.0% OF 809.37
REQUIRED PARKING 15%

PERMISSIBLE RESIDENTIAL COMPONENT
STAFF (10% OF F.A.R.) = 121.40 Sq.Mt.

PROPOSED GR. COVERAGE (34.99%) = 283.21 Sq.Mt.
PROPOSED F.A.R. (149.92%) = 1213.41 Sq.Mt.
PROPOSED PARKING = 227.60 Sq.Mt.
PROPOSED BUILT UP AREA = 2131.41 Sq.Mt.

PROPOSED RESIDENTIAL COMPONENT
STAFF - 5th FLOOR = 94.90 (7.81%)

Legend :-
Site Boundary
Basement Profile
Setback Line

- NOTES :-
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
 - ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC - 2005.
 - FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
 - MAIN ENTRY GATE AS PER STANDARD DESIGN.

For VPN Motels Pvt. Ltd.
Auth. Signatory

KANWAR GAURAV ARCHITECT
CA/2016/76162

BASEMENT AREA/PARKING SUMMARY	
DESCRIPTION	AREA (In SqM)
TOTAL AREA AT BASEMENT	52442.965
TOTAL SERVICE AREA AT BASEMENT	4032.845
NET AREA UNDER PARKING ON BASEMENT	48410.320
E.C.S. PERMISSIBLE ON BASEMENT @ 35 SQM	1383.152
SAY =	1383
ECS PROVIDED ON BASEMENT	1383
TOTAL COVERED AREA IN BASEMENTS (In Sqm.)	52442.965
TOTAL ECS PROVIDED IN BASEMENTS	1383

REVISED SUBMISSION AREA DETAIL FOR ALL TOWER						
TOWER 1 (G+15)						
S.No.	Area on Single Floor	Floor Area (In Sq. Mt.)	No. of Floors	Total F.A.R. AREA (In Sq. Mt.)	STATUS	
1	Plate Area on Ground Floor	663.921	1	663.921	APPROVED	
2	Plate Area on 1st Floor	663.921	1	663.921	APPROVED	
3	Plate Area on Typical (G+1 to G+15) Floor	663.921	15	9958.815	APPROVED	
4	Plate Area on Typical (G+1 to G+15) Floor	663.921	15	9958.815	APPROVED	
5	Plate Area on Typical (G+1 to G+15) Floor	663.921	15	9958.815	REVISION	
6	TOTAL F.A.R. Area of Tower (1)		16	12588.888		
7	TOTAL REVISD AREA (TOWER-1)		2 (14th+15th floor)	1621.52	REVISD AREA	
TOWER 2 (G+17) (G+16)						
S.No.	Area on Single Floor	Floor Area (In Sq. Mt.)	No. of Floors	Total F.A.R. AREA (In Sq. Mt.)	STATUS	
1	Plate Area on Ground Floor	663.921	1	663.921	APPROVED	
2	Plate Area on 1st Floor	663.921	1	663.921	APPROVED	
3	Plate Area on Typical (G+1 to G+16) Floor	663.921	16	10622.736	APPROVED	
4	Plate Area on Typical (G+1 to G+16) Floor	663.921	16	10622.736	APPROVED	
5	Plate Area on Typical (G+1 to G+16) Floor	663.921	16	10622.736	REVISION	
6	TOTAL F.A.R. Area of Tower (2,16,17)		16	12879.732		
7	TOTAL REVISD AREA (TOWER-2)		2 (14th+15th floor)	1662.423	REVISD AREA	
TOWER 5.6 (G+15)						
S.No.	Area on Single Floor	Floor Area (In Sq. Mt.)	No. of Floors	Total F.A.R. AREA (In Sq. Mt.)	STATUS	
1	Plate Area on Ground Floor	663.921	1	663.921	APPROVED	
2	Plate Area on 1st Floor	663.921	1	663.921	APPROVED	
3	Plate Area on Typical (G+1 to G+15) Floor	663.921	15	9958.815	APPROVED	
4	Plate Area on Typical (G+1 to G+15) Floor	663.921	15	9958.815	APPROVED	
5	Plate Area on Typical (G+1 to G+15) Floor	663.921	15	9958.815	REVISION	
6	TOTAL F.A.R. Area of Tower (5,6)		16	12509.691		
7	TOTAL REVISD AREA (TOWER-5,6)		2 Floor (14th+15th)	1601.249	REVISD AREA	
TOWER 18.9 (G+15)						
S.No.	Area on Single Floor	Floor Area (In Sq. Mt.)	No. of Floors	Total F.A.R. AREA (In Sq. Mt.)	STATUS	
1	Plate Area on Ground Floor	663.921	1	663.921	APPROVED	
2	Plate Area on 1st Floor	663.921	1	663.921	APPROVED	
3	Plate Area on Typical (G+1 to G+15) Floor	663.921	15	9958.815	APPROVED	
4	Plate Area on Typical (G+1 to G+15) Floor	663.921	15	9958.815	APPROVED	
5	Plate Area on Typical (G+1 to G+15) Floor	663.921	15	9958.815	REVISION	
6	TOTAL F.A.R. Area of Tower (18,9)		16	12519.584		
7	TOTAL REVISD AREA (TOWER-18,9)		2 Floor (14th+15th floor)	1610.449	REVISD AREA	
TOWER 15 (G+15) (G+14)						
S.No.	Area on Single Floor	Floor Area (In Sq. Mt.)	No. of Floors	Total F.A.R. AREA (In Sq. Mt.)	STATUS	
1	Plate Area on Ground Floor	663.921	1	663.921	APPROVED	
2	Plate Area on 1st Floor	663.921	1	663.921	APPROVED	
3	Plate Area on Typical (G+1 to G+15) Floor	663.921	15	9958.815	APPROVED	
4	Plate Area on Typical (G+1 to G+15) Floor	663.921	15	9958.815	APPROVED	
5	Plate Area on Typical (G+1 to G+15) Floor	663.921	15	9958.815	REVISION	
6	TOTAL F.A.R. Area of Tower (1)		15	10995.552		
7	TOTAL REVISD AREA (TOWER-15)		2 Floor (12th+13th floor)	1621.52	REVISD AREA	
TOWER 3 (G+16)						
S.No.	Area on Single Floor	Floor Area (In Sq. Mt.)	No. of Floors	Total F.A.R. AREA (In Sq. Mt.)	STATUS	
1	Plate Area on Ground Floor	663.921	1	663.921	APPROVED	
2	Plate Area on 1st Floor	663.921	1	663.921	APPROVED	
3	Plate Area on Typical (G+1 to G+16) Floor	663.921	16	10622.736	APPROVED	
4	Plate Area on Typical (G+1 to G+16) Floor	663.921	16	10622.736	APPROVED	
5	Plate Area on Typical (G+1 to G+16) Floor	663.921	16	10622.736	REVISION	
6	TOTAL F.A.R. Area of Tower (3)		17	13151.358		
7	TOTAL REVISD AREA (TOWER-3)		2 (15th+16th floor)	1653.628	REVISD AREA	
TOWER 15 (G+15)						
S.No.	Area on Single Floor	Floor Area (In Sq. Mt.)	No. of Floors	Total F.A.R. AREA (In Sq. Mt.)	STATUS	
1	Plate Area on Ground Floor	663.921	1	663.921	APPROVED	
2	Plate Area on 1st Floor	663.921	1	663.921	APPROVED	
3	Plate Area on Typical (G+1 to G+15) Floor	663.921	15	9958.815	APPROVED	
4	Plate Area on Typical (G+1 to G+15) Floor	663.921	15	9958.815	APPROVED	
5	Plate Area on Typical (G+1 to G+15) Floor	663.921	15	9958.815	REVISION	
6	TOTAL F.A.R. Area (TOWER 15)		16	12519.584		
7	TOTAL REVISD AREA (TOWER-15)		2 (14th+15th floor)	1610.449	REVISD AREA	
COMMUNITY BUILDING (G+17)						
S.No.	Area on Single Floor	Floor Area (In Sq. Mt.)	No. of Floors	Total F.A.R. AREA (In Sq. Mt.)	STATUS	
1	Plate Area on Ground Floor	663.921	1	663.921	APPROVED	
2	Plate Area on 1st Floor	663.921	1	663.921	APPROVED	
3	Plate Area on Typical (G+1 to G+17) Floor	663.921	17	11286.657	APPROVED	
4	Plate Area on Typical (G+1 to G+17) Floor	663.921	17	11286.657	APPROVED	
5	Plate Area on Typical (G+1 to G+17) Floor	663.921	17	11286.657	REVISION	
6	TOTAL F.A.R. AREA (COMMUNITY BUILDING)		17	12070.609		
7	TOTAL REVISD AREA (COMMUNITY BUILDING)		2	167.923	REVISION	
TOWER 1						
S.No.	TOWER 1	TOWER No.	No. of Floors	Total Revised AREA	STATUS	
1	TOWER 1	1	2	167.923	REVISION	
2	TOWER 1	1	2	167.923	REVISION	
3	TOWER 1	1	2	167.923	REVISION	
4	TOWER 1	1	2	167.923	REVISION	
5	TOWER 1	1	2	167.923	REVISION	
6	TOWER 1	1	2	167.923	REVISION	
7	TOWER 1	1	2	167.923	REVISION	
8	TOWER 1	1	2	167.923	REVISION	
9	TOWER 1	1	2	167.923	REVISION	
10	TOWER 1	1	2	167.923	REVISION	
11	TOWER 1	1	2	167.923	REVISION	
12	TOWER 1	1	2	167.923	REVISION	
13	TOWER 1	1	2	167.923	REVISION	
14	TOWER 1	1	2	167.923	REVISION	
15	TOWER 1	1	2	167.923	REVISION	
16	TOWER 1	1	2	167.923	REVISION	
17	TOWER 1	1	2	167.923	REVISION	
18	TOWER 1	1	2	167.923	REVISION	
19	TOWER 1	1	2	167.923	REVISION	
20	TOWER 1	1	2	167.923	REVISION	
21	TOWER 1	1	2	167.923	REVISION	
22	TOWER 1	1	2	167.923	REVISION	
23	TOWER 1	1	2	167.923	REVISION	
24	TOWER 1	1	2	167.923	REVISION	
25	TOWER 1	1	2	167.923	REVISION	
26	TOWER 1	1	2	167.923	REVISION	
27	TOWER 1	1	2	167.923	REVISION	
28	TOWER 1	1	2	167.923	REVISION	
29	TOWER 1	1	2	167.923	REVISION	
30	TOWER 1	1	2	167.923	REVISION	
31	TOWER 1	1	2	167.923	REVISION	
32	TOWER 1	1	2	167.923	REVISION	
33	TOWER 1	1	2	167.923	REVISION	
34	TOWER 1	1	2	167.923	REVISION	
35	TOWER 1	1	2	167.923	REVISION	
36	TOWER 1	1	2	167.923	REVISION	
37	TOWER 1	1	2	167.923	REVISION	
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39	TOWER 1	1	2	167.923	REVISION	
40	TOWER 1	1	2	167.923	REVISION	
41	TOWER 1	1	2	167.923	REVISION	
42	TOWER 1	1	2	167.923	REVISION	
43	TOWER 1	1	2	167.923	REVISION	
44	TOWER 1	1	2	167.923	REVISION	
45	TOWER 1	1	2	167.923	REVISION	
46	TOWER 1	1	2	167.923	REVISION	
47	TOWER 1	1	2	167.923	REVISION	
48	TOWER 1	1	2	167.923	REVISION	
49	TOWER 1	1	2	167.923	REVISION	
50	TOWER 1	1	2	167.923	REVISION	
51	TOWER 1	1	2	167.923	REVISION	
52	TOWER 1	1	2	167.923	REVISION	
53	TOWER 1	1	2	167.923	REVISION	
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55	TOWER 1	1	2	167.923	REVISION	
56	TOWER 1	1	2	167.923	REVISION	
57	TOWER 1	1	2	167.923	REVISION	
58	TOWER 1	1	2	167.923	REVISION	
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65	TOWER 1	1	2	167.923	REVISION	
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73	TOWER 1	1	2	167.923	REVISION	
74	TOWER 1	1	2	167.923	REVISION	
75	TOWER 1	1	2	167.923	REVISION	
76	TOWER 1	1	2	167.923	REVISION	
77	TOWER 1	1	2	167.923	REVISION	
78	TOWER 1	1	2	167.923	REVISION	
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91	TOWER 1	1	2	167.923	REVISION	
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93	TOWER 1	1	2	167.923	REVISION	
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