

AREA STATEMENT		
S.NO	PARTICULARS	SQ.MT.
1	TOTAL PLOT AREA AS PER REVENUE	47500.00
2a	TOTAL PLOT AREA AS PER SURVEY	47485.97
2b	TOTAL PLOT AREA	47485.97
2c	AREA SURRENDERED IN ROAD WIDENING IN 60.0 M AND 45.0 M WIDE ROAD	6267.71
2d	AREA SURRENDERED IN 12.0 M WIDE NALA AREA	134.37
	AREA SURRENDERED IN FACILITIES	2054.19
3	COMMERCIAL AREA	3739.49
4	REMAINING PLOT AREA (47485.97-6267.71-134.37-2054.19-3739.49)	35290.21
5	NET PLOT AREA	35290.21
6	PERM. GROUND COVG. = 35% OF NET PLOT AREA = 35290.21 X 35%	12351.57
7	PROPOSED GROUND COVERAGE (19.94 %)	7038.74
8	REQUIRED 20% AREA UNDER GREEN (BECAUSE OF PODIUM) 15% PODIUM +5% ON SURFACE	7058.04
9	PROPOSED AREA UNDER SURR. LAND = PODIUM+ SURFACE = 5399.13 (15.30%) + 2682 (7.6%)	8081.13 (22.90%)
10	F.A.R. CALCULATIONS	
10a	BASIC PERMISSIBLE F.A.R.(1.33) = 1.33 X 35290.21	46935.96
10b	F.A.R. FOR AREA UNDER SURR. LAND = 6267.71	6267.71
10c	F.A.R. IN LIEU OF EWS/UG CONST. (0.5) =0.5 X 35290.21	17645.11
10d	TOTAL PERMISSIBLE F.A.R.	70846.80
10e	PERMISSIBLE COMMERCIAL FAR. (3% OF TOTAL PER. FAR.)	2126.46
10f	PERMISSIBLE RESIDENTIAL FAR.	68723.34
11	PROPOSED F.A.R	
11a	F.A.R. AREA OF TOWER -ACASIA	3378.40
11b	F.A.R. AREA OF TOWER -BASIL	3378.40
11c	F.A.R. AREA OF TOWER HENNA-JASMINE	15588.35
11d	F.A.R. AREA OF TOWER JUNPER	9040.29
11e	F.A.R. AREA OF TOWER CAMPHOR	14038.80
11f	F.A.R. AREA OF TOWER GENISTA	5332.56
11g	F.A.R. AREA OF TOWER KEY FLOWER	3987.53
11h	TOTAL PROPOSED RESIDENTIAL FAR OF TOWERS	54764.33
12b	F.A.R. AREA OF COMMERCIAL BLOCK	300.95
12c	TOTAL PROPOSED FAR. AREA	55065.28
14	LIG / EWS CALCULATIONS	
14a	TOTAL REQUIRED AREA FOR LIG/EWS = 7.5% of RESID.FAR	4107.32
14b	TOTAL PROPOSED AREA FOR LIG/EWS	4186.24
15	FACILITY AREA CALCULATIONS	
15a	TOTAL ALLOWED FACILITY AREA = 5% OF TOTAL FAR.	2738.22
15b	TOTAL PROPOSED FACILITY AREA	731.24

16	PARKING CALCULATION	FAR.	ECU	NOS
A	RESIDENTIAL FAR/75	54764.33	730.19	
B	COMMERCIAL FAR/50	300.95	6.02	
C	TOTAL ECU		736.21	
D	VISITOR PARKING 25%		184.05	
	TOTAL REQUIRED ECU		920.26	say = 921 ECU
	CAR ECU (75% OF TOTAL ECU)		690.75	691 no. cars
	SCOOTER ECU(20% OF TOTAL ECU)		184.20	184.05 x 3 scooter = 552.15 say = 553 no. scooter
	EWS @ PER UNIT 15SCOOTER= 48X1	---	48	
	LIG @ PER UNIT 25SCOOTER= 40X2	---	80	
	TOTAL SCOOTER REQUIRED		681.00	no. scooter
	CYCLE ECU (5% OF TOTAL ECU)		46.05	46.05 x 6 cycle = 276.30 say = 277 no. cycle
	PROPOSED PARKING		NOS.	
	CAR @ OPEN SURFACE		331	691 no. cars
	CAR @ STILT		129	
	CAR @ PODIUM		231	
	SCOOTER @ OPEN SURFACE		159	700 no. scooter
	SCOOTER @ STILT		541	
	SCOOTER @ PODIUM		0	
	CYCLE @ OPEN SURFACE		92	279 no. cycle
	CYCLE @ STILT		187	
	CYCLE @ PODIUM		0	

DWELLING UNIT CALCULATION						
NO./TOWER	NO. OF FL/FLOOR			TOTAL NO. OF DWELLING UNITS	NO. OF FL/FLOOR	TOTAL DW. IN TOWER
	1BHK	2BHK	3BHK			
1 ACASA	0	10	0	10	5	50
2 BASIL	0	10	0	10	5	50
3 HANNA-JASMINE	24	4	0	28	12	336
4 JUNIPER	12	4	0	16	12	192
5 CAMPHOR	0	10	4	14	12	168
6 GENISA	0	4	0	4	12	72
7 KEY FLOWER	8	0	0	8	12	96
8 UG / EWS	UG=4	EWS=7		11	8	88
	TOTAL DU.					1032

(G1+G2+G3+G4+G5+G6+G7+G8+G9+G10+G11+G12+G13+G14+G15)
(522.50+715.53+307.02+2561.11+2838.02+55.66+332.35+86.30+14.20+52.76
+30.73+61.12+29.53+64.90+409.4) = 8081.13 (22.90%)
GREEN AT SURFACE
(G1+G2+G3+G6+G7+G8+G9+G10+G11+G12+G13+G14+G15) = 2682 (7.6%)
GREEN AT PODIUM (G4+G5) = 5399.13 (15.3%)

	M/S CITY LIFE SPACES PVT. LTD, N. DELHI LAND AREA= 17645.10 SQMT.	
TOWER	FAR. AREA (SQMT.)	NO. OF UNITS
BASIL (B)	3378.40	50
HENNA (H)	7794.175	168
JUNIPER (J2)	9060.29	192
GENISTA (F)	5332.56	72
TOWER K2	1993.765	48

TOTAL PLOT AREA = 35290.2 SQMT.

 M/S SHILPKAR HOUSING PVT. LTD LAND AREA		
TOWER		NO. OF UNITS
ACACIA (A)		50
JASMINE(J1)		168
		168
TOWER K1	KEY FLOWER	48
TOTAL AREA FOR RERA REGISTRATION		8835.38 SQM

नगर विकास न्यास, भिवाडी भवन निर्माण २००० की धारा ८.१५ के दिशा निर्देशों के अनुसार पारजल संग्रहण का प्रस्तावित भवन में शिरो प्रावधान २६५० जर्बे अन्वय १० वि. न्यास द्वारा भवन निर्माता के पिलर नियमानुसार कार्यवाही की जायेगी।

[illegible]

भाति प्रशनगत भूमि/भूखण्ड के प्राप्ति स्वामित्व का प्रमाण-पत्र नहीं माना जावेगा। ओर न ही इससे किसी के स्वामित्व सम्बन्धी अधिकारी ही प्रभावित होंगे।

भारत सरकार की अधिसूचना दिनांक 14.09.2006
की धारणा में राश्ट्र सरकार के परिपत्र दिनांक
04.02.2011 के अन्तर्गत 10000 वर्ग मीटर से अधिक
का निर्माण प्रारम्भ करने से पूर्व "पर्यावरण प्रमाण
पत्र" अनापत्ति प्रमाण पत्र आवेदक द्वारा प्राप्त किया
जाना अनिवार्य होगा।

Applicants Should get the construction checked at plinth level before proceeding for further construction.

पुं० लिंगादिभिरिति।

सौर ऊर्जा से पानी गरम करने का नियमानुसार प्रावधान किया जावे।

THESE PLANS ARE VALID
ONLY UPTO FIVE YEAR
FROM DATE OF ISSUE

पार्किंग क्षेत्र का उपयोग केवल
पार्किंग हेतु किया जावेगा।

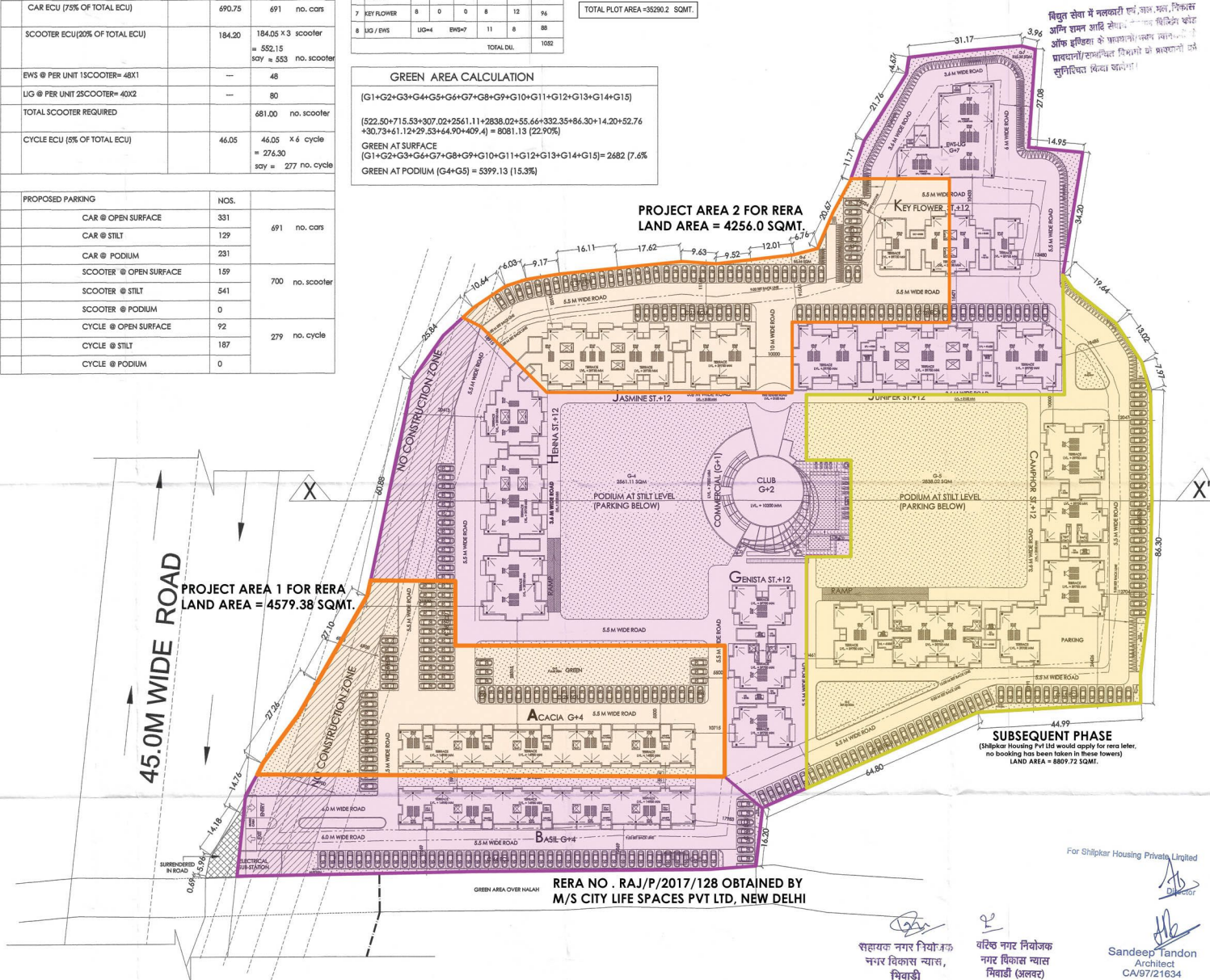
**Rain Water Harvesting Unit
Shall be Provided as per Rules.**

Adequate Light and Ventilation
to be Provided as per N.B.C.
Norms.

Parking Area Will Be UTI's Property

"जारी किये गये अनुमोदित मान-चित्रों में द्वांये गवै भवन निर्माण की संरचना (STRUCTURE) को व्यक्त करण का ही होगा।"

In Compliance of Layout Plan
Building Plan Committee Dt. 7-4-77
One Set of Building Plans
Approved is Issued Along-With
Letter No. 5410-11/77-9-17



RERA NO . RAJ/P/2017/128 OBTAINED BY
M/S CITY LIFE SPACES PVT LTD, NEW DELHI

For Shilpkar Housing Private Limited

सहायक नगर नियोजक
नगर विकास न्यास,
भिवाडी

५
वरिष्ठ नगर नियोजक
नगर विकास न्यास
मिवाडी (भलवर)

Sandeep Tandon
Architect
CA/97/21634

ARCHITECTS AND CONSULTANTS

AE STUDIO

**B4/225, SAFDURJUNG ENCLAVE,
NEW DELHI-110029, Ph.- 011-26100100
E-Mail - info@saastudio.in Web - www.saastudio.in**



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PROJECT NO.:		FINAL SITE PLAN SUBMISSION	
231	DATE: 15/07/2017	FILE LOCATION: D:\Shared Data\Projects\BANDRA BANDRA	

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FOR WHICH IT IS ISSUED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

CLIENT:	M/S CITY LIFE SPACES PVT. LTD, N. DELHI M/S SHILPKAR HOUSING PVT. LTD
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PROJECT: HOUSING AT VILLAGE - THADA
TEHSIL - TIJARA, DISTT. ALWAR (RAJ.)

	DRAWING TITLE
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SITE PLAN

BUILDING FLOOR / BLOCK:

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REVISIONS / COMMENTS