Master Layout Approved by FARIDA
vide no. 8307/TCP/18-19, dt. 22.02.2019

DATE & STAMP OF APPROVAL

01
34

SECTOR: R91 (PHASE I & II)
LAYOUT PLAN

SCHEMATIC SECTION X-X'

18 M.WIDE ROAD

ADJ. S.NO. 47 M.NO. 3 (P)

ADJ. S.NO. 41 M.NO. 4

18.00 M.WIDE ROAD

9.00M W.DRIVE WAY

OPEN SPACE-1
AREA=3028.33 SQ.M.

OPEN SPACE-2
AREA=2673.51 SQ.M.

OPEN SPACE-3
AREA=3188.33 SQ.M.

PODIUM LINE ABOVE

PHASE-I

PHASE-II

BASEMENT FL. LINE

VTP ALPINE

GATE

LAYOUT PLAN

A AREA STATEMENT

		SQ.M.
A1	Area of Plot (As per PLU)	72214.00
A2	Area of Plot (As per Transportation)	72214.00
A3	Required Open Space Area	7221.40
A4	Proposed Open Space Area	8006.40
A5	Existing Built Area For Completed Buildings (Ref. Table-01)	49192.89
A6	Proposed Area For New Buildings And Previous Sanctioned	192218.02
A7	Total Permissible FSI as per PLU	450754.50
A8	Proposed FSI (For Sector R1 (Phase I & II) (01-34))	197225.93
A9	Proposed FSI (For Sector 62)	70733.01
A10	Balance FSI (For Remaining Sectors (01, 35 + 36))	182804.56
A11	Permissible Ground Coverage (50% as Per Plot)	36107.00
A12	Proposed Ground Coverage	14110.79

B TENEMENT STATEMENT

B1	Area of Plot (As per DP Sector)	72214.00
B2	Less Non-Residential Area (Deduct)	
B3	Area for Tenements (01 - 32)	72214.00
B4	Tenements Permissible (250/A)	722.14 (R1 PLU)
B5	Tenements PROPOSED	1592

C PARKING STATEMENT

	Cars	Motorcycle	Cycles
C1	Parking required by rule	1508	3020
C2	Parking provided	1508	3020
C3	Garages permissible	1508	0
C4	Garages provided	1508	0

D CERTIFICATE OF AREA

Certified that the Plot area mentioned here correct as per record, by me or _____ and the dimensions of Area etc. of the plot detailed on Plan are as measured on site area. The above is provided as per the Plan Office or document of ownership / P.P. Scheme / Revenue / Land Record Deed / Site Survey details.

Sign of the Architect

E LEGEND

Plot Boundary - Black	Water line - Dark Blue
Proposed Block - Red	Existing Building - Hatched
Drainage Line - Red Dotted	Sewer Line - Yellow Dotted

F OWNERS' DETAILS

Owner of Land:
M/s. Mihaan Infra Developers LLP,
through Mr. Pankaj Gupta

Developer:

Consult of Architects & Reg. No.:
Name of Architect : Vikas Kalra
Registration Number : CA/2000/30128

VK&G ARCHITECTS

Revised as per Letter No. dated 01.11.2019 (Phase-II)
Revised as per Letter No. dated 22.02.2019 (Phase-I)
Revised as per Letter No. dated 22.02.2019 (Phase-II)
Revised as per Letter No. dated 22.02.2019 (Phase-II)
Revised as per Letter No. dated 22.02.2019 (Phase-II