REVISED SITE PLAN FOR THE RESIDENTIAL BUILDING ON LAND BEARING KHASRA NO. 15/1/1, 12/10/2/1, 12/10/2/1/1, 12/10/2/1/2, 12/10/2/1/4, 12/10/2/1/3 AT VILLAGE LIMBODI, TEHSIL & DISTRICT INDORE WITH EWS PROPOSAL

DEVELOPERS:- ASHWIN RASIKLAL JHAVERI

BUILDER LICENCE NO:- 402/2009 DATE 24/8/2009

LAND FOR HIGHRISE GROUP HOUSING

B/TO :-

S.NO.	NAME OF OWNER	KHASRA NO.	AREA IN HECTARE
1.	ASHWIN RASIKLAL JHAVERI	15/1/1	0.3360
		12/10/2/1	0.1728
		12/10/2/1/1	0.2176
2.	MRS. JASHMI W/O KIRIT MEHTA	12/10/2/1/2	0.1450
	MRS. MEENA W/O VINOD	12/10/2/1/4	0.1450
3.	MEENA BHARTI D/O DAYAL JI VHORA	12/10/2/1/3	0.1450
	TOTAL		1.0620

LAND FOR EWS

B/TO :-

S.NO.	NAME OF OWNER	KHASRA NO.	AREA IN HECTARE
1.	NITESH KUMAR S/O HARI VANDAS PAHUJA	68/4/6	0.054
	TOTAL		0.054

AREA CALCULATION FOR HIGHRISE GROUP HOUSING

TOTAL LAND AREA	=	1.1160 Hectare (11160.00 SQ.M.)
AREA UNDER ROAD WIDENING	=	842.00 SQ.M.
OPEN AREA	=	2311.41 SQ.M.
NET PLANNING AREA	=	7906.59 SQ.M.
GROUND COVERAGE CALCULATION		
PERMISSIBLE GROUND COVERAGE	=	2371.98 SQ.M. (30%)
PROPOSED GROUND COVERAGE :-		
COVERED AREA ON GROUND FLOOR	=	2468.00 SQ.M.
LESS- ENTRANCE FOYER	=	257.00 SQ.M.
NET COVERED AREA ON GROUND FLOOR	=	2209.00 SQ.M.
PROPOSED GROUND COVERAGE	=	2209.00 SQ.M. (27.94%)
F.A.R. CALCULATION		
PERMISSIBLE F.A.R.	=	2.0 (net planning area)
	=	2.0 (X surrendered area)
	=	0.25 (incentive on net planning area)
	=	0.25 (incentive on 2 X surrendered area)
PERMISSIBLE BUILT UP AREA		
NET PLANNING AREA X 2.0 (7906.59 x 2.0)	=	15813.18 SQ.M.
SURENDERED AREA X 2 X 2.0 (842 x 2 x 2.0)	=	3368.00 SQ.M.
NET PLANNING AREA X 0.25 (add. incentive for developing the land as per master plan in five years) (7906.59 x 0.25)	=	1976.65 SQ.M.
SURENDERED AREA X 2 X 0.25 (add. incentive for developing the land as per master plan in five years) (842 x 2 x 0.25)	=	421.00 SQ.M.
TOTAL PERMISSIBLE BUILT UP AREA	=	22028.83 SQ.M.
BUILT UP AREA CALCULATION		
BUILT UP AREA ON BASEMENT	=	2209.00 SQ.M. (parking)
BUILT UP AREA ON STILT FLOOR	=	2466.00 SQ.M.
LESS- STAIRCASE, LOBBY ETC.	=	(-) 257.00 SQ.M.
BUILT UP AREA FOR COMMUNITY SPACE	=	(-) 209.00 SQ.M.
BUILT UP AREA ON STILT FLOOR	=	2000.00 SQ.M. (parking)
BUILT UP AREA ON FIRST FLOOR	=	2144.00 SQ.M.
LESS- STAIRCASE, LOBBY ETC.	=	(-) 468.00 SQ.M.
PROPOSED BUILT UP AREA FOR CANTILEVERED BALCONY	=	(-) 385.00 SQ.M.
BUILT UP AREA ON FIRST FLOOR	=	2290.00 SQ.M.
PERMISSIBLE BUILTUP AREA FOR BALCONY COVERED (10%)	=	229.00 SQ.M.
PROPOSED BUILT UP AREA FOR BALCONY COVERED	=	(-) 229.00 SQ.M.
NET BUILT UP AREA ON FIRST FLOOR	=	2061.00 SQ.M.
NET BUILT UP AREA ON SECOND FLOOR	=	2061.00 SQ.M.
NET BUILT UP AREA ON THIRD FLOOR	=	2061.00 SQ.M.
NET BUILT UP AREA ON FOURTH FLOOR	=	2061.00 SQ.M.
NET BUILT UP AREA ON FIFTH FLOOR	=	2061.00 SQ.M.
NET BUILT UP AREA ON SIXTH FLOOR	=	2061.00 SQ.M.
NET BUILT UP AREA ON SEVENTH FLOOR	=	2061.00 SQ.M.
NET BUILT UP AREA ON EIGTH FLOOR	=	2061.00 SQ.M.
NET BUILT UP AREA ON NINTH FLOOR	=	2061.00 SQ.M.
NET BUILT UP AREA ON TENTH FLOOR	=	2061.00 SQ.M.
TOTAL BUILT UP AREA ON FLOORS	=	20910.00 SQ.M.
PROPOSED BUILDING HEIGHT	=	30.0 M.

PARKING AREA CALCULATION

REQUIRED PARKING

REQUIRED PARKING IN ECS (RESIDENTIAL) (@ 1 ECS PER 100 SQ.M. OF BUP AREA)	=	209.10 (209/100) ECS
THUS REQUIRED PARKING IN ECS	=	209 ECS
REQUIRED PARKING IN ECS (COMMUNITY) (@ 1 ECS PER 75 SQ.M. OF BUP AREA)	=	209/75 ECS
THUS REQUIRED PARKING IN ECS	=	3 ECS
THUS TOTAL REQUIRED PARKING IN ECS IS	=	209 ECS

PROPOSED PARKING

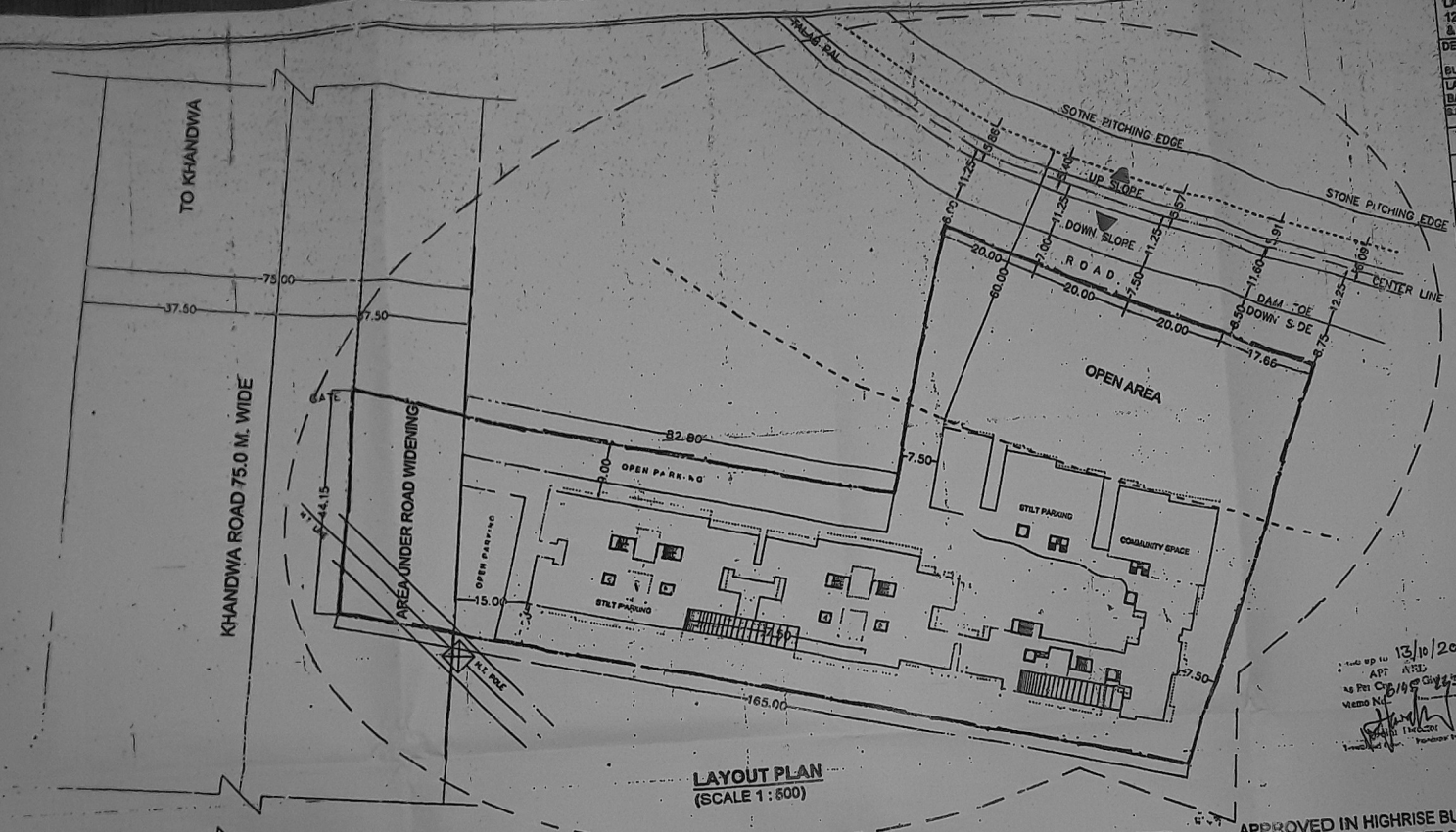
BASEMENT FLOOR		
TOTAL BUILT UP AREA IN BASEMENT (@ 35 SQ.M. PER ECS)	=	2209.00/35 ECS
THUS PARKING PROPOSED IN BASEMENT IS	=	63.00 ECS
STILT FLOOR:-		
BUILT UP AREA ON STILT FLOOR	=	2000 SQ.M.
PARKING PROPOSED UNDER STILT (@ 30 SQ.M. PER ECS)	=	2000/30 ECS
THUS PARKING PROPOSED UNDER STILT IS	=	66 ECS
OPEN OFF STREET SURFACE PARKING:-		
TOTAL AREA UNDER OPEN OFF STREET SURFACE PARKING (@ 25 SQ.M. PER ECS)	=	3780.00 SQ.M.
PROPOSED AREA UNDER OPEN OFF STREET SURFACE PARKING (@ 25 SQ.M. PER ECS)	=	3780.00 ECS
THUS PARKING PROPOSED UNDER OPEN OFF STREET SURFACE PARKING	=	150.00 ECS
THUS PROPOSED PARKING IN ECS IS	=	279 ECS

PROJECT CONSULTANTS

MEGA CONSULTANCY SERVICES

ARCHITECTS PLANNERS INTERIOR DESIGNERS

22/2, Old Palasia Sahel Square
Anand Bazar road Indore - 452001



LAYOUT PLAN
(SCALE 1 : 500)

APPROVED IN HIGHRISE BUILDING VIDE REF. NO. 2723 DATE 3/5/2010 WILL REMAIN UNCHANGED

Valid up to 13/10/2013
APPROVED
As Per Circular 13/10 Dt 23-10-2010
Memo No.

AREA CALCULATION FOR INFORMAL SECTOR (EWS)

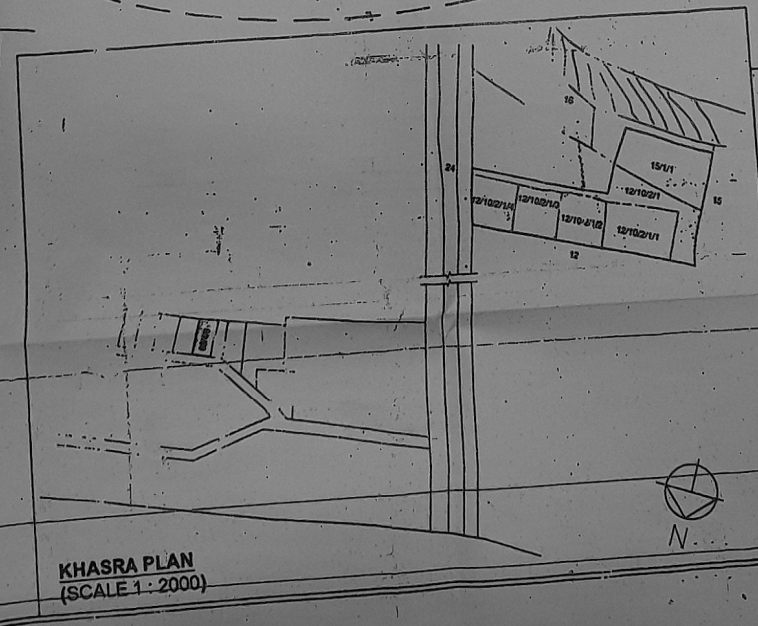
REQUIRMENT AS PER NORMS OF EWS		
NET PLANNING AREA (7906.59) X 60%	=	4743.95 SQ.M.
FOR EWS 4743.95 X 15 %	=	711.59 SQ.M.
REQUIRED LAND AREA 711.59 X 25 %	=	177.90 SQ.M.
(G+2 STRUCTURE) FOR EWS		
B/UP AREA ON G. FLOOR	=	59.30 SQ.M.
B/UP AREA ON F. FLOOR	=	59.30 SQ.M.
B/UP AREA ON S. FLOOR	=	59.30 SQ.M.
TOTAL BUILT UP AREA ON ALL FLOOR	=	177.90 SQ.M.

EWS PROPOSED WITH IN 1 KM FROM THE KH.NO. - 12/10/24 ON KHASRA NO. - 68/4/6 AREA = 540 SQ.M.

PERMISSIBLE B/UP AREA ON GF	=	180.00 (33%)
PROPOSED B/UP AREA ON G. FLOOR	=	180.00 SQ.M.
PROPOSED B/UP AREA ON F. FLOOR	=	180.00 SQ.M.
PROPOSED B/UP AREA ON S. FLOOR	=	180.00 SQ.M.
TOTAL B/UP AREA ON FLOOR	=	540.00 SQ.M.
TOTAL B/UP AREA PROPOSED	=	540.00 SQ.M.

BUILT UP AREA REQUIRED AS PER COLONISER RULES = 177.90 SQ.M.

REMAINING B/UP AREA FOR NORMAL EWS (540.0 SQ.M.- 177.90 SQ.M.) = 362.10 SQ.M.

OWNER SIGN.

PLANNER (125 / TACP)