F.A.R CALCULATION

BUILT AREA (in sq.m)

Floor	BLOCK A COMMERCIAL	BLOCK A RESIDENTIAL	BLOCK B (SHELVE)
Basement		33.89	
Ground Floor	549.20	57.58	58.89
First Floor	662.01	12.66	270.68
Second Floor	662.01	12.66	270.68
Third Floor		662.77	270.68
Fourth Floor		662.02	270.68
Fifth Floor		662.02	270.68
Sixth Floor		668.57	270.68
Seventh Floor		668.57	270.68
Eighth Floor		668.57	
Ninth Floor		668.57	
Tenth Floor		668.57	
Eleventh Floor		668.57	
Twelfth Floor		668.57	
Thirteenth Floor		668.57	
Fourteenth Floor		668.57	
Fifteenth Floor		668.57	
Sixteenth Floor		668.57	
Total	2705.22	9723.84	2413.68

Total BUA =

Total Plot Area as per deed = 4958.47 sq.m
Total Plot Area as per GIS = 5,356.47 sq.m
Plot Area Area = 12,037.00 SQ.M
F.A.R = 12237.06/4958.47 = 2.46

REQUIRED SHIELDED BUILT AREA
@20% OF TOTAL BUILT AREA = 1020.00 SQ.M.
PROVIDED SHIELDED BUILT AREA = 1283.89 SQ.M.

SETBACK DETAILS

FOR RESIDENTIAL BUILDING MORE THAN 30.00 MT.

REQUIRED SETBACKS AS PER BYE-LAWS 2014:
FRONT SETBACK = 10.0 M
REAR SETBACK = 5.0 M
SIDE SETBACKS = 3.0 M

PROVIDED SETBACKS :
FRONT SETBACK = 10.0 M
REAR SETBACK = 5.0 M
SIDE SETBACKS = 3.0 M

PARKING CALCULATION

BLOCK A
TOTAL BUILT AREA = 12237.06 Sq.m.
TOTAL PARKING REQUIRED @ 30% of 3671.11 Sq.m.

BLOCK B
NO. OF FLATS = 20
3 WHEELER PARKING REQUIRED @ 5 nos. × 20 = 36 nos.
TOTAL PARKING REQUIRED @ 2 Nos. = 36 × 2.5 = 180 Sq.m.

GRAND TOTAL PARKING AREA REQUIRED = 3671.11 + 180
= 3851.11 Sq.m.

PROVIDED PARKING AREA AT BASEMENT = 3,796.00 Sq.m.
PROVIDED PARKING AREA AT GROUND FLOOR = 338.70 Sq.m.
TOTAL PARKING AREA = 3871.00 SQ.M.

POPULATION CALCULATION

Floor	NO. OF FLATS BLOCK A	BLOCK B (SHELVE)
Ground Floor	-	-
First Floor	-	4
Second Floor	-	4
Third Floor	-	4
Fourth Floor	1	4
Fifth Floor	1	4
Sixth Floor	1	4
Seventh Floor	1	4
Eighth Floor	1	-
Ninth Floor	1	-
Tenth Floor	1	-
Eleventh Floor	1	-
Twelfth Floor	1	-
Thirteenth Floor	1	-
Fourteenth Floor	1	-
Fifteenth Floor	1	-
Sixteenth Floor	1	-
Total	69	20
Population @ 5 persons/flat	325	140

POPULATION IN COMMERCIAL AREA OF BLOCK - A

TOTAL BUILT UP COMMERCIAL AREA IN BLOCK - A
= 2705.22 SQ.M.
HUMAN CARRIED AREA = (2705.22 x 1) / 100 = 100.01 SQ.M
TAKING CAPACITY OF 6 SQ.M. CARPET AREA PER PERSON
= 100.01/6 = 226.06 SAY 227 PERSONS

TOTAL NO. OF PERSONS IN BLOCK A = 325 + 227 = 552 PERSONS
NO. OF RAIN ROOM IN BLOCK A (VIP) = 1 = 140 PERSONS
GRAND TOTAL POPULATION OF BLOCKS = 692 PERSONS

SEPTIC TANK CALCULATION

1 PERSON NEEDS 0.045 CU.M CAPACITY OF SEPTIC TANK

BLOCK A
TOTAL NO OF PERSONS ON ALL 17 FLOORS = 325
TOTAL REQUIREMENT = 325 x 0.045 = 47.175 CU.M

BLOCK B

TOTAL NO OF PERSONS ON ALL 4 FLOORS = 140
TOTAL REQUIREMENT = 140 x 0.045 = 20.25 CU.M

TOTAL REQUIRED CAPACITY OF SEPTIC TANK = 68.25 CU.M

TOTAL SEPTIC TANK CARRIED = PROVIDED
= 4.5 x 5.4 SQ.M. Depth = 3.0 M
= 72.9 CU.M

OVERHEAD WATER TANK CALCULATION

ACCORDING TO B.I.S. WATER REQUIREMENT
TYPE OF OCCUPANCY — WATER REQUIREMENT

COMMERCIAL — 45 LTRS/ HEAD/ DAY
RESIDENTIAL — 135 LTRS/ HEAD/ DAY

BLOCK - A

TOTAL NO. OF PERSONS OCCUPYING COMMERCIAL AREA = 230 PERSONS
WATER REQUIRED = 230 X 45 = 10,350 LTRS.
TOTAL NO. OF PERSONS OCCUPYING FLATS = 325 PERSONS
WATER REQUIRED =325 X 135 = 43,875 LTRS.

TOTAL WATER REQ. = 10,350 + 43,875 LTRS. = 54,225 LTRS

FOR FIRE FIGHTING
REQUIRED OVERHEAD TERRACE TANK (RESIDENTIAL) = 10,000 LTRS
HOUSE HOLD OVERHEAD TERRACE TANK (COMMERCIAL) = 10,000 LTRS

TOTAL REQUIREMENT = 54,225 + 10,000 + 10,000 = 94,225 LTRS

PROVIDED WATER TANK CAPACITY = (47700 x 2 NOS.) + (2000 x 4000 x 1500) = 200 CU.
= 95,400 M³ = 95,400 LTRS.

BLOCK - B

TOTAL NO. OF PERSONS OCCUPYING FLATS = 140 PERSONS

TOTAL WATER REQ. = 140 X 135 = 18,900 LTRS

FOR FIRE FIGHTING
REQUIRED OVERHEAD TERRACE TANK = 20,00 LTRS

TOTAL REQUIREMENT = 18,900 + 20,000 = 40,900 LTRS

PROVIDED WATER TANK CAPACITY = (4477 x 2700 x 1500) + (2000 x 4000 x 1500) = 200 CU.
= 30,000 M³ = 30,000 LTRS.

GRAND TOTAL REQUIRED WATER TANK CAPACITY (All Blocks) = 94,225 + 40,900
= 1,35,125.00 LTRS
GRAND TOTAL PROVIDED WATER TANK CAPACITY (All Blocks) = 95,400.00 + 40,900.00
= 1,46,300.00 LTRS.

RAINWATER HARVESTING SUMP CALCULATION

BLOCK - A TERRACE FLOOR (MAX. AREA) = 1664.27 Sq.m.
BLOCK - B TERRACE FLOOR (MAX. AREA) = 397.19 Sq.m.

TOTAL TERRACE AREA (All Blocks) = 1761.47 Sq.m.

RAIN WATER HARVESTING SUMP REQUIRED IS 2 CU.M. FOR
EVERY 100 SQ.M. TERRACE AREA.
POS. CAPACITY OF SUMP = 12.19.6.6 = 73.56 CU.M.

PROVIDED RAINWATER SETTLEMENT TANK SIZE
= 10.0 x 6.0 x 2.40 = 288.00 CU.M.

3,00,000 LTRS RESERVED IN UNDERGROUND TANK FOR FIRE FIGHTING

GREEN AREA CALCULATION

REQUIRED GREEN AREA
= 10% OF PLOT AREA
= (5,356.47/4958.47)SQ.M. = 538.00 SQ.M.

PROVIDED GREEN AREA ON GROUND LEVEL = 622.045 SQ.M.

PROVIDED GREEN AREA ON TERRACE LEVEL = 350.00 SQ.M.

TOTAL PROVIDED GREEN AREA = (622.045 + 350.00) SQ.M
= 1,007.005 SQ.M. (22.45% of Plot area)

EMERGENCY EVACUATION ASSEMBLY AREA CALCULATION

TOTAL NO. OF PERSONS = 690 PERSONS

ASSUMING OCCUPANCY 50 % OF TOTAL NO. OF PERSONS = 50 % OF 690 = 350
AREA REQUIRED FOR 1 PERSON TO STAND = 0.5 SQ.FT OR 0.5 SQ.M.
TOTAL REQUIRED AREA FOR 350 PERSONS TO STAND = 175.00 SQ.M.

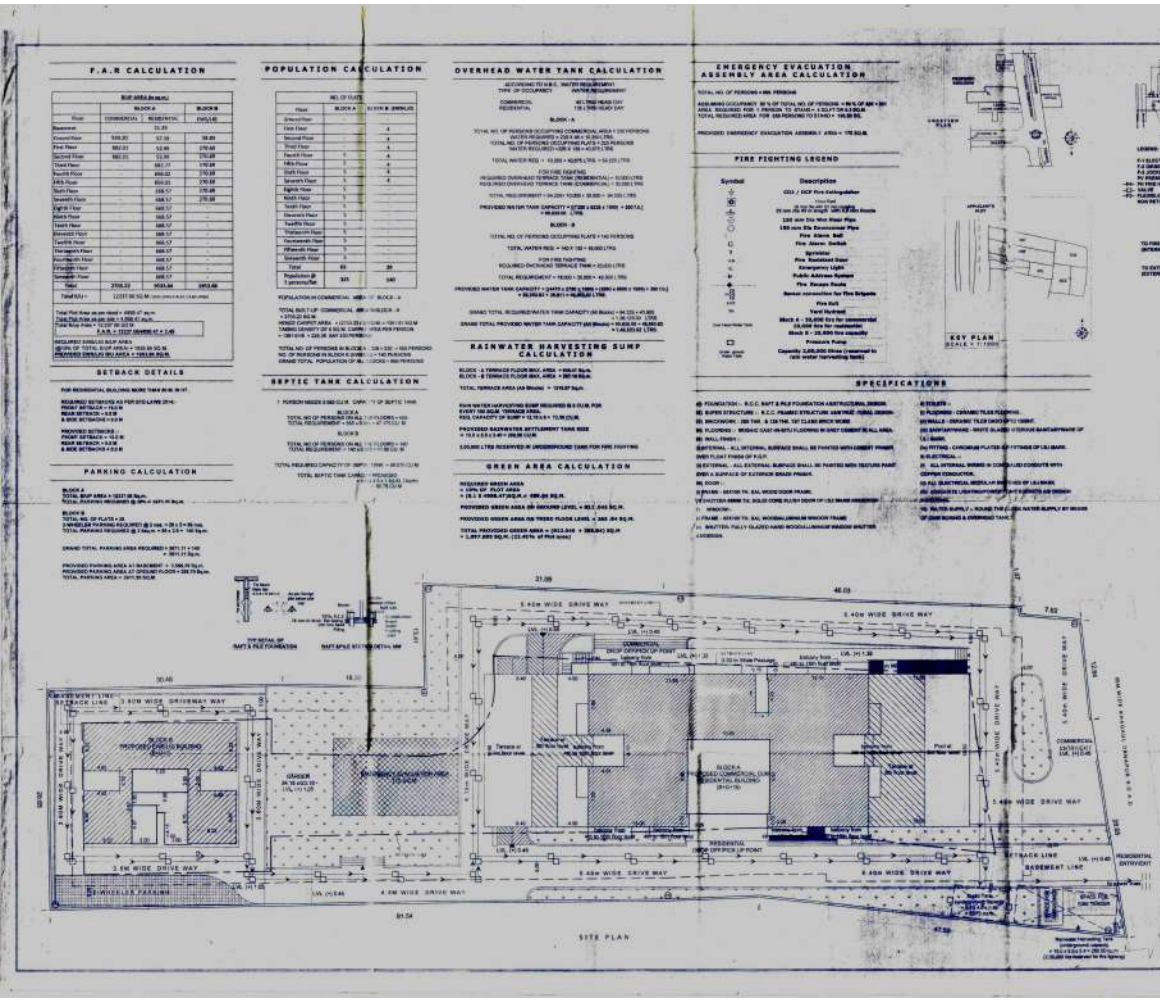
PROVIDED EMERGENCY EVACUATION ASSEMBLY AREA = 176 SQ.M.

FIRE FIGHTING LEGEND

Symbol	Description
	CO2 / DCP Fire Extinguisher
	Hose Reel (Dia 63 mm, Length 30 mtrs) with Hose Nozzle
	150 mm Dia Wet Riser Pipe
	100 mm Dia Downcomer Pipe
	Fire Alarm Bell
	Fire Alarm Switch
	Sprinkler
	Fire Resistant Door
	Emergency Light
	Public Address System
	Fire Escape Route
	Sensor connection for Fire Brigade
	Fire Hydrant
	Yard Hydrant
	Block A - 35,000 ltrs for commercial 15,000 ltrs for residential
	Block B - 20,000 ltrs capacity
	Pressure Pump
	Capacity 2,00,000 Ltrs (reserved in rain water harvesting tank)

SPECIFICATIONS

a) FOUNDATION :- R.C.C. RAFT & PILE FOUNDATION AS/STRUCTURAL DESIGN.
b) SUPER STRUCTURE :- R.C.C. FRAMED STRUCTURE AS/R.C.C. FRAMED DESIGN.
c) BRICKWORK :- 200 THK. & 125 THK. 1ST CLASS BRICK WORK.
d) FLOORING :- MARBLE CAST-IN-SITU FLOORING IN GREY CEMENT IN ALL AREA.
e) WALL FINISH :-
(a) EXTERNAL :- ALL EXTERNAL SURFACE SHALL BE PAINTED WITH CEMENT PAINT.
(WEB FLOAT FINISH OF PUTT.
(b) EXTERNAL :- ALL EXTERNAL SURFACE SHALL BE PAINTED WITH TEXTURE PAINT OVER A SURFACE OF EXTERIOR GRADE PRIMER.
f) DOOR :-
(i) MAIN DOOR :- SOLID TH. SAL WOOD DOOR FRAME.
(ii) SHUTTER :- 40MM TH. SOLID CORE FLUSH DOOR OF I.S.I MARK APPROVED.
g) WINDOW :-
(i) FRAME :- SOLID TH. SAL WOODEN LINING IN WINDOW FRAME
(ii) SHUTTER :- FULLY GLAZED HARD WOOD/ALUMINIUM WINDOW SHUTTER.
h) GRANITE :-
i) TILES :-
(i) FLOORING :- CERAMIC TILES FLOORING.
(ii) WALLS :- CERAMIC TILES DADO UPTO 1500MT.
(iii) SANITARYWARE :- WHITE GLAZED VITREOUS SANITARYWARE OF I.S.I. MARK.
(iv) FITTING :- CHROMIUM PLATED OF FITTINGS OF I.S.I MARK.
k) ELECTRICAL :-
(i) ALL INTERNAL WIRING IS CONCEALED CONDUITE WITH COPPER CONDUCTOR.
(ii) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I MARK.
(iii) ADEQUATE LIGHTING POINT, FAN OUTLETS AS PER ARCHITECTURAL DESIGN.
l) PAINTING :-
m) WATER SUPPLY :- ROUND THE CLOCK WATER SUPPLY BY MEANS OF OVER HEAD & UNDERGROUND TANK.


SITE PLAN
40.00
21.09
7.62
5.40m WIDE DRIVE WAY
3.60m WIDE DRIVEWAY WAY
3.0M WIDE DRIVE WAY
4.0M WIDE DRIVE WAY
PROPOSED G+15 RESIDENTIAL BUILDING
PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING (B+G+15)
COMMERCIAL
RESIDENTIAL
SETBACK LINE
BASEMENT LINE
RESIDENTIAL ENTRY/EXIT
RESIDENTIAL DROP OFF/PICK UP POINT
VEHICULAR PARKING
GREEN AREA
Terrace of Living Room
Terrace of Bed Room
Void
Lift
Toilet
Kitchen
Balcony
Fire Tank Room
Pump Room
Staircase
Lobby
Duct
Passage
Bed Room
Living Room
Dining Room
Study Room
Store Room
Pool
Pool Deck
Rain Water Harvesting Tank
Septic Tank
Fire Tank
Sump
Transformer
Generator
Electric Room
Meter Room
Guard Room
Entrance
Exit
Ramp
Lift Lobby
Corridor
Office
Shop
Toilet
Pantry
Conference Room
Reception
Waiting Area
Security Cabin
Boundary Wall
Compound Wall
Gate
Footpath
Road
Drain
Manhole
Tree
Plantation
Lawn
Fountain
Sculpture
Signage
Lighting
Bollard
Kerb
Curb
Ramp
Lift
Staircase
Escalator
Toilet
Kitchen
Balcony
Terrace
Void
Lift
Toilet
Kitchen
Balcony
Terrace
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