| Type | Tower No. | Core |
|---|---|---|
| 1 BHK | 4 | 8 |
| | 2 | 10 |
| | 3,5 | 12 |
| 2 BHK(Q) | 1 | 8 |
| | 6 | 12 |
| 2 BHK(K) | 9,10,23,24 | 8 |
| 2.5 BHK(Type-A) | 11,16,17,22 | 12 |
| | 15,18,21 | 8 |
| | 12 | 10 |
| 2.5 BHK(Type-B) | 7,8,25,26 | 8 |
| 3/3.5 BHK | 13,14,19,20 | 4 |

| | sqm | acre |
|---|---|---|
| **Total Site Area** | 109112.16 | 27.0 |
| **Permissible Ground Coverage** | 54556.08 | 50% |
| **Proposed Ground Coverage** | 28,377.16 | 26% |
| | **sqm** | **acre** |
| **Area under 1 C(ii) ( 50 % )** | 54556.08 | 13.5 |
| **Min. no. of units in 1 C (ii) @ 120 units / acre** | 1618 units | |
| **Proposed LIG units** | 322 | 20% |
| **Proposed EWS units** | 1296 | 80% |

| | | |
|---|---|---|
| **Total Site Area** | 109112.16 sqm | 1174483.29 sqft |
| Site Area (50% for 1C(ii)) | 54556.08 sqm | 587241.65 sqft |
| Site Area (50% for 3A) | 54556.08 sqm | 587241.65 sqft |
| **Site area 75% of 3A site** | **40917.06 sqm** | **440431.23 sqft** |
| **Site area 25% of 3A site** | **13639.02 sqm** | **146810.41 sqft** |

| 3A Portion | Residential (sqm) | Residential (sqft) | Commercial Area(sqm) | Commercial Area(sqft) | % | School/Health Area(sqm) | School/Health Area(sqft) | % | Community Center (sqm) | Community Center (sqft) | Total (sqm) | Total (sqft) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BAR (3A- 75%) (sqm) | 250,818.42 | 2,699,809.47 | 1,000.00 | 10,764.00 | 0.40% | - | - | - | 750.00 | 8,073.00 | 252,568.42 | 2,718,646.47 |
| BAR (3A- 25%-MIG) (sqm) | 32,256.24 | 347,206.17 | - | - | - | - | - | - | 1,500.00 | 16,146.00 | 33,756.24 | 363,352.17 |
| | **283,074.66** | **3,047,015.64** | **1,000.00** | **10,764.00** | | - | - | - | **2,250.00** | **24,219.00** | **286,324.66** | **3,081,998.64** |
| **Total achieved BAR for 3A - 75 %** | **6.173** | | | | | | | | | | | |
| **Total achieved BAR for 3A - 25 %** | **2.47** | | | | | | | | | | | |

| 1C(ii) Portion | Residential (sqm) | Residential (sqft) | Commercial Area(sqm) | Commercial Area(sqft) | % | School/Health Area(sqm) | School/Health Area(sqft) | % | Community Center (sqm) | Community Center (sqft) | Total(sqm) | Total (sqft) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LIG BAR (sqm) | 20,832.07 | 224,236.40 | | | | | | | | | | |
| EWS BAR (sqm) | 56,277.16 | 605,767.35 | - | - | - | - | - | - | 753.98 | 8,115.84 | 77,863.21 | 838,119.59 |
| **Total BAR (sqm)** | **77,109.23** | **830,003.75** | | | | | | | | | | |
| **Achieved BAR for 1C (ii)** | **1.43** | | | | | | | | | | | |

| 1C(ii) Portion + 3A Portion | Residential (sqm) | Residential (sqft) | Commercial Area(sqm) | Commercial Area(sqft) | % | School/Health Area(sqm) | School/Health Area(sqft) | % | Community Center (sqm) | Community Center (sqft) | Total(sqm) | Total (sqft) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Residential BAR(EWS/LIG) (sqm) | 360,183.89 | 3,877,019.39 | 1,000.00 | 10,764.00 | | - | - | | 3,003.98 | 32,334.84 | **364,187.87** | 3,920,118.23 |

**Housing (G+14)**

| Tower No. | Typology | Unit Type | Carpet Area of one unit | Balcony Area | BAR of one unit | Units per floor | No. Of Towers | Total no. of Units per tower | Total no. of Units Total | BAR of ALL UNITS @ ONE LVL. | BAR OF CORE@ ONE LVL. | TOTAL BAR @ ONE LVL. | NO.OF FLOORS | BAR Per Tower | BAR all tower Total | BUA Total per tower | BUA Total All Tower | Ground Coverage Per Tower | Ground Coverage Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower 3,5 | 1BHK (12 FLATS) | 1BHK (A)<br>1BHK (A)<br>1BHK (A) | 29.86<br>29.86<br>29.86 | 8.89<br>8.89<br>8.89 | 41.8<br>41.8<br>41.8 | 10<br>10<br>12 | 2 | 176 | 352 | 418<br>418<br>501.6 | 193.16<br>103.54<br>101.51 | 611.16 Ground Floor<br>521.54 First Floor<br>603.11 Typical Floor | 1<br>1<br>13 | 8,973.13 | 17,946.26 | 9,347.05 | 18,694.10 | 658.12 | 1,316.24 |
| Tower 2 | 1BHK (10 FLATS) | 1BHK (A)<br>1BHK (A)<br>1BHK (A) | 29.86<br>29.86<br>29.86 | 8.89<br>8.89<br>8.89 | 41.8<br>41.8<br>41.8 | 8<br>8<br>10 | 1 | 146 | 146 | 334.4<br>334.4<br>418 | 202.65<br>91.49<br>90.03 | 537.05 Ground Floor<br>425.89 First Floor<br>508.03 Typical Floor | 1<br>1<br>13 | 7,567.33 | 7,567.33 | 7,962.95 | 7,962.95 | 584.12 | 584.12 |
| Tower 4 | 1BHK (8 FLATS) | 1BHK (A)<br>1BHK (A)<br>1BHK (A) | 29.86<br>29.86<br>29.86 | 8.89<br>8.89<br>8.89 | 41.8<br>41.8<br>41.8 | 6<br>6<br>8 | 1 | 116 | 116 | 250.8<br>250.8<br>334.4 | 149.87<br>68.81<br>68.21 | 400.67 Ground Floor<br>319.61 First Floor<br>402.61 Typical Floor | 1<br>1<br>13 | 5,954.21 | 5,954.21 | 6,289.82 | 6,289.82 | 446.11 | 446.11 |
| Tower 9,10,23,24 | 2BHK ( 8 FLATS) K | 2 BHK (A)<br>2 BHK (B)<br>2 BHK (A)<br>2 BHK (B)<br>2 BHK (A)<br>2 BHK (B) | 59.87<br>60.00<br>59.87<br>60.00<br>59.87<br>60.00 | 12.95<br>14.14<br>12.95<br>14.14<br>12.95<br>14.14 | 76.87<br>78.84<br>76.87<br>78.84<br>76.87<br>78.84 | 5<br>1<br>5<br>1<br>7<br>1 | 4 | 116 | 464 | 384.35<br>78.84<br>384.35<br>78.84<br>538.09<br>78.84 | 197.66<br>83.25<br>81.36 | 660.85 Ground Floor<br>546.44 First Floor<br>698.29 Typical Floor | 1<br>1<br>13 | 10,285.06 | 41,140.24 | 10,690.93 | 42,763.72 | 775.98 | 3,103.92 |
| Tower 01 | 2 BHK (8 FLATS_Q) | 2 BHK (A)<br>2 BHK (A)<br>2 BHK (A) | 55.36<br>55.36<br>55.36 | 12.9<br>12.9<br>12.9 | 71.94<br>71.94<br>71.94 | 6<br>6<br>8 | 1 | 116 | 116 | 431.64<br>431.64<br>575.52 | 191.37<br>82.86<br>81.33 | 623.01 Ground Floor<br>514.5 First Floor<br>656.85 Typical Floor | 1<br>1<br>13 | 9,676.56 | 9,676.56 | 10,136.62 | 10,136.62 | 692.09 | 692.09 |
| Tower 06 | 2 BHK (12FLATS_Q) | 2 BHK (A)<br>2 BHK (A)<br>2 BHK (A) | 55.36<br>55.36<br>55.36 | 12.9<br>12.9<br>12.9 | 71.94<br>71.94<br>71.94 | 10<br>10<br>12 | 1 | 176 | 176 | 719.4<br>719.4<br>863.28 | 268.61<br>133.71<br>132.06 | 988.01 Ground Floor<br>853.11 First Floor<br>995.34 Typical Floor | 1<br>1<br>13 | 14,780.54 | 14,780.54 | 15,292.15 | 15,292.15 | 1,073.09 | 1,073.09 |
| Tower 7,8, 25,26 | 2.5 BHK (8 FLATS) | 2.5 BHK (A)<br>2.5 BHK (B)<br>2.5 BHK (A)<br>2.5 BHK (B)<br>2.5 BHK (A)<br>2.5 BHK (B) | 59.84<br>59.98<br>59.84<br>59.98<br>59.84<br>59.98 | 15.67<br>18.4<br>15.67<br>18.4<br>15.67<br>18.4 | 80.63<br>83.36<br>80.63<br>83.36<br>80.63<br>83.36 | 5<br>1<br>5<br>1<br>7<br>1 | 4 | 116 | 464 | 403.15<br>83.36<br>403.15<br>83.36<br>564.41<br>83.36 | 147.47<br>80.34<br>82.65 | 633.98 Ground Floor<br>566.85 First Floor<br>730.42 Typical Floor | 1<br>1<br>13 | 10,696.29 | 42,785.16 | 11,231.29 | 44,925.16 | 793.09 | 3,172.36 |
| Tower 15, 18,21 | 2.5 BHK (8 FLATS) | 2.5 BHK (A)<br>2.5 BHK (A)<br>2.5 BHK (A) | 59.84<br>59.84<br>59.84 | 15.67<br>15.67<br>15.67 | 80.63<br>80.63<br>80.63 | 6<br>6<br>8 | 3 | 116 | 348 | 483.78<br>483.78<br>645.04 | 165.52<br>81.83<br>82.26 | 649.3 Ground Floor<br>565.61 First floor<br>727.3 Typical Floor | 1<br>1<br>13 | 10,669.81 | 32,009.43 | 14,893.90 | 44,681.70 | 744.32 | 2,232.96 |
| Tower 11,16,17,22 | 2.5 BHK (12 FLATS) | 2.5 BHK (A)<br>2.5 BHK (A)<br>2.5 BHK (A) | 59.84<br>59.84<br>59.84 | 15.67<br>15.67<br>15.67 | 80.67<br>80.67<br>80.67 | 10<br>10<br>12 | 4 | 176 | 704 | 806.7<br>806.7<br>968.04 | 258.84<br>131.44<br>129.71 | 1065.54 Ground Floor<br>938.14 First Floor<br>1097.75 Typical Floor | 1<br>1<br>13 | 16,274.43 | 65,097.72 | 16,773.05 | 67,092.20 | 1,148.02 | 4,592.08 |
| Tower 12 | 2.5 BHK (10 FLATS) | 2.5 BHK (A)<br>2.5 BHK (A)<br>2.5 BHK (A) | 59.84<br>59.84<br>59.84 | 15.67<br>15.67<br>15.67 | 80.67<br>80.67<br>80.67 | 8<br>8<br>10 | 1 | 146 | 146 | 645.36<br>645.36<br>806.7 | 240.75<br>133.68<br>131.44 | 886.11 Ground Floor<br>779.04 First Floor<br>938.14 Typical Floor | 1<br>1<br>13 | 13,860.97 | 13,860.97 | 14,358.69 | 14,358.69 | 975.77 | 975.77 |
| Tower 13, 14,19,20 | 3BHK & 3.5 BHK | 3BHK<br>3.5 BHK<br>3BHK<br>3.5 BHK<br>3BHK<br>3.5 BHK | 94.06<br>108.47<br>94.06<br>108.47<br>94.06<br>108.47 | 18.31<br>25.78<br>18.31<br>25.78<br>18.31<br>25.78 | 118.06<br>140.36<br>118.06<br>140.36<br>118.06<br>140.36 | 1<br>1<br>1<br>1<br>2<br>2 | 4 | 56 | 224 | 118.06<br>140.36<br>118.06<br>140.36<br>236.12<br>280.72 | 160.88<br>48.23<br>47.63 | 419.3 Ground Floor<br>306.65 First Floor<br>564.47 Typical Floor | 1<br>1<br>13 | 8,064.06 | 32,256.24 | 8,465.71 | 33,862.84 | 596.29 | 2,385.16 |
| Total | | | | | | | 26 | | 3256 | | | | | | 283,074.66 | | 306,059.95 | 8,487.00 | 20,573.90 |
| Club | Ground Floor<br>First Floor<br>Second Floor<br>Third Floor<br>Terrace Floor<br>Machine room | | | | | | | | | | | | | | 676.11<br>523.87<br>653.15<br>396.87 | 676.11<br>523.87<br>653.15<br>381.11<br>68.10<br>28.62 | | 699.20 | 699.20 |
| | Total | | | | | | | | | | | | | | 2,250.00 | | 2,330.96 | | |
| Commercial Block 1 | Lower Ground Floor<br>Ground Floor<br>First Floor<br>Terrace Floor (restraunt)<br>Mumty & Machine room | | | | | | | | | | | | | | 1,000.00 | 1,021.60<br>-<br>-<br>69.83 | | 1,085.63 | 1,085.63 |
| | Total | | | | | | | | | | | | | | 1,000.00 | | 1,091.43 | | |
| | Total commercial area | | | | | | | | | | | | | | 1,000.00 | | 1,091.43 | | |

**EWS & LIG**

| | EWS & LIG (G+14) | Carpet Area | Balcony Area | BAR of one unit | Units per floor | Total | BAR of all units | BAR of core | Total BAR @ one lvl. | No. of floors | BAR Per Tower | BAR all tower Total | BUA per tower | BUA all tower | GC Per Tower | GC Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| EWS | Ground floor | 29.88 | 1.71 | 34.70 | 78 | 78 | 2706.6 | 747.51 | 3454.11 | 1 | 56,277.16 | 56,277.16 | 58,415.71 | 58,415.71 | 4,123.35 | 4,123.35 |
| | Typical Floor 1 (for 2,4,6,8,10,12,14 Floor) | 29.88 | 1.71 | 34.70 | 87 | 609 | 3018.9 | 845.34 | 3864.24 | 7 | | | | | | |
| | Typical Floor 2(for 1,3,5,7,9,11,13 Floors) | 29.88 | 1.71 | 34.70 | 87 | 609 | 3018.9 | 663.01 | 3681.91 | 7 | | | | | | |
| | Terrace Floor | | | | | | | | | 1 | | | | | | |
| Total | | | | | | 1,296 | | | | | | 56,277.16 | | 58,415.71 | | |
| LIG | Ground Floor | 45.24 | 5.9 | 55.38 | 14 | 14 | 775.32 | 211.61 | 986.93 | 1 | 20832.07 | 20,832.07 | 21,677.62 | 21,677.62 | 1,895.08 | 1,895.08 |
| | Typical Floor | 45.24 | 5.9 | 55.38 | 22 | 308 | 1218.36 | 199.15 | 1417.51 | 14 | | | | | | |
| | Terrace Floor | | | | | | | | | 1 | | | | | | |
| Total | | | | | | 322 | | | | | | 20,832.07 | | 21,677.62 | | |
| Total Grand Total | | | | | | 1,618 | | | | | | 77,109.23 | | 80,093.33 | | 6,018.43 |
| Community Center (EWS/LIG) | Ground Floor | | | | | | | | | | 753.98 | 753.98 | 753.98 | 753.98 | | |
| | Total | | | | | | | | | | | 753.98 | | 753.98 | | |
| | Grand Total | | | | | | | | | | | 361,937.87 | | 387,998.69 | | 28,377.16 |

**CAR PARKING DETAILS**

| Scheme | Type | Tower No. | Total No. of units | 1 Scooter park@1EWS | 2 Scooter Park @ 1LIG |
|---|---|---|---|---|---|
| | 1BHK | 2,3,4,5 | 614 | 614 | - |
| | 2BHK(K) | 9,10, 23, 24 | 464 | - | 928 |
| | 2BHK(Q) | 1 | 116 | - | 232 |
| | | 6 | 176 | - | 352 |
| 3A- 75 % | 2.5BHK | 7,8, 25, 26 | 464 | - | 928 |
| | | 15, 18, 21 | 348 | - | 696 |
| | | 11,16, 17, 22 | 704 | - | 1408 |
| | | 12 | 146 | - | 292 |
| | | Total | | 614 | 4836 |
| Total required scooter parking | | | | | 5450 |
| **Total required Car parking ( 1 car park = 03 scooter parks)** | | | | | **1817** |
| 3A - 25 % | 3/3.5 BHK | 13,14,19,20 | 224 | @1ECS/115 sqm BAR | 280 |
| | | | | 10% Visitor Parking | 28 |
| | **Total Car Parking required** | | | | **308** |
| Total Required Car parking for 3A (100%) | | | | | 2125 |
| **Total PROPOSED Car parking for 3A portion** | | | | | **3326** |

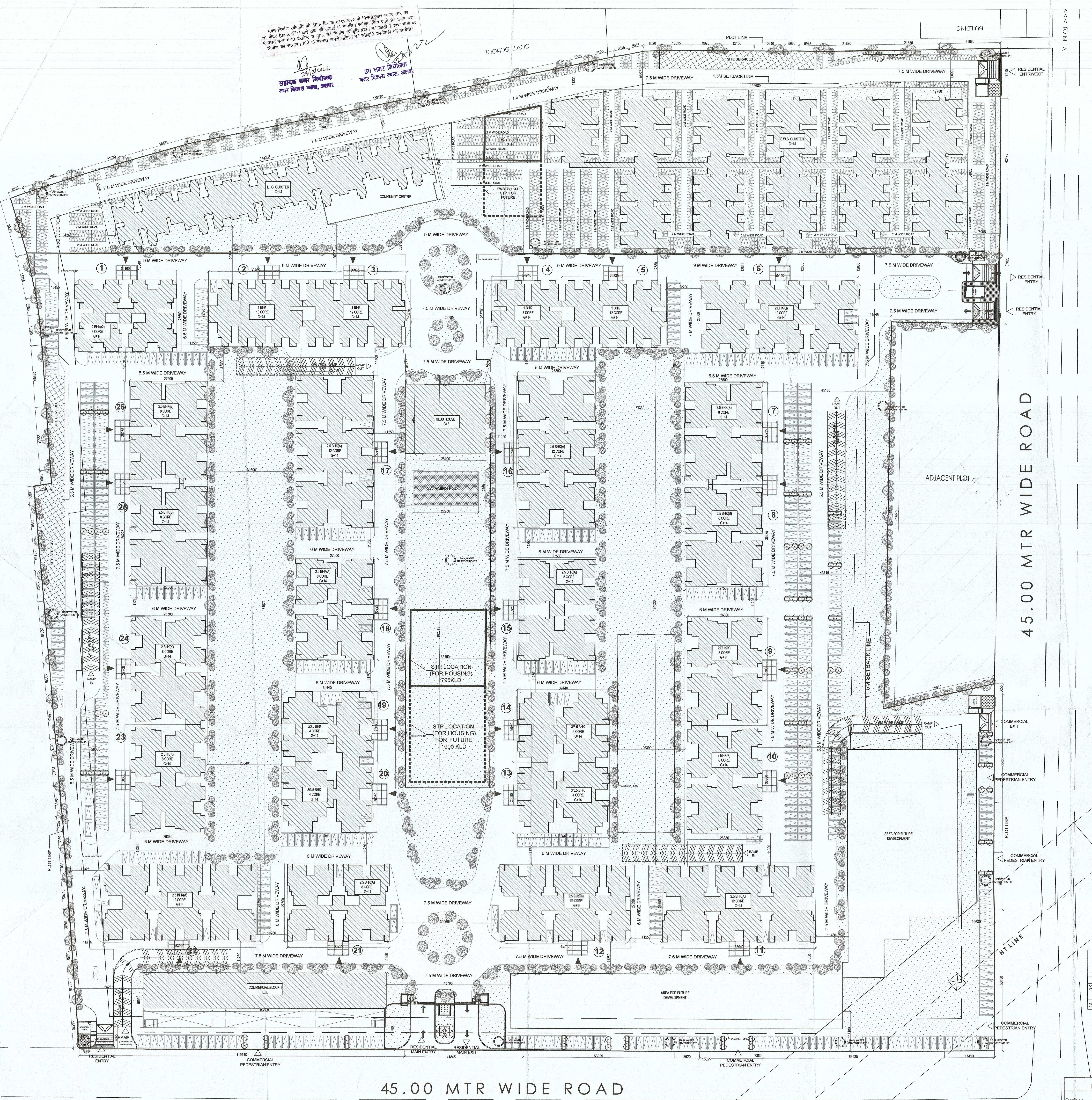
| Scheme | Tower Details | Total No. of units | BAR | No. of scooter parking @1unit | Nos. | % of Visitor Parking | Total required EWS scooter parking |
|---|---|---|---|---|---|---|---|
| 1C(ii) (Scooter park) | EWS | 1296 | 56,277.16 | 1 | 1296 | - | 1296 |
| 1C(ii) (Scooter park) | LIG | 322 | 20,598.14 | 2 | 644 | - | 644 |

**Commercial Parking As per bye laws**

| Block name | BAR | 1 ECS@ 75% | Visitor's@25% | | Total ECS |
|---|---|---|---|---|---|
| Block 1 | 1,000.00 | 75 | 13 | 25% 3 | 17 |
| Total | | | | | 17 |

| Proposed Residential Car parking | | | |
|---|---|---|---|
| Surface | | 535 | |
| Basement | LB 01 | 911 | 2791 |
| | UB 01 | 1880 | |
| Total Residential Parks | | | 3326 |

| Proposed Commercial Car parking | |
|---|---|
| Surface | 123 |
| Basement | 393 |
| Total Residential Parks | 516 |




भवन निर्माण स्वीकृति की बैठक दिनांक 02.02.2022 के निर्णयानुसार न्यास स्तर पर 30 मीटर (Up to 9th Floor) तक की ऊंचाई के मानचित्र स्वीकृत किये जाते है। प्रथम चरण में प्रथम फेज में दो बेसमेन्ट व भूतल की निर्माण स्वीकृति प्रदान की जाती है तथा मौके पर निर्माण का सत्यापन होने के पश्चात् ऊपरी मंजिलों की स्वीकृति की कार्यवाही की जायेगी।

24/3/2022
सहायक नगर नियोजक
नगर विकास न्यास, अलवर

उप नगर नियोजक
नगर विकास न्यास, अलवर

OWNER'S SIGNATURE

For Signature Sattva Infratech Private Limited
Director / Authorised Signatory

ARCHITECT'S SIGNATURE

HERA ASIF CA/2013/59890 ARCHITECT

CLIENT:

**SIGNATURE SATTVA INFRATECH PVT.LTD.**
B-103, SECOND FLOOR, SOUTH CITY - 1
GURUGRAM- 122001

PROJECT:

**PROPOSED GROUP HOUSING PROJECT UNDER CMJAY-1C(ii)**
PLOT No. UD- 05 AT M.I.A,VILLAGE – GOLETA,
TEHSIL –ALWAR , RAJASTHAN

DRAWING TITLE:

SITE PLAN

SCALE : 1:500

DATE :17.12.2021

SHEET NO.

S–1