

NURSERY SCHOOL

GROUND FLOOR FAR AREA DETAIL (FA)

NAME	WIDTH (MM)		HEIGHT (MM)	FORMULA	NO.s	AREA (SQ M)
1	47295	X	15115	LXB	1	714.894
2	4681	X	5710	LXB	1	26.729
3	5695	X	5710	1/2XLXB	1	16.259
4	As per diagram				1	55.137
TOTAL AREA (FA)						813.989

PARKING REQUIRED FOR RESIDENTIAL

TYPE OF UNIT	CARPET AREA	NO. OF FLATS	ECS REQD/UNIT	TOTAL ECS REQD
DWELLING UNIT TYPE- 3A (TOWER-3,4 ,5& 6)	518.994	124	1.5	186
DWELLING UNIT TYPE - 3B (TOWER-3,4 ,5& 6)	518.994	124	1.5	186
DWELLING UNIT TYPE- 4A (TOWER-2 &3)	389.875	152	1.5	228
DWELLING UNIT TYPE- 5A (TOWER-1,4 & 5)	290.385	3	1.5	4.5
DWELLING UNIT TYPE- 5B(TOWER-1,4 &5)	264.763	3	1.5	4.5
DWELLING UNIT TYPE- 6A (TOWER-2 &3)	347.940	4	1.5	6
TOTAL PARKING REQUIRED FOR RESIDENTIAL		410	=	615

PARKING REQUIRED FOR COMMERCIAL

PERMISSIBLE FAR OF COMMERCIAL	=	4473.982	SQM
REQUIRED 1 ECS @ 50 SQM OF CARPET AREA OF SHOPS	=	89.480	ECS
SAY PROVIDED AT BASEMENT-1	=	90	ECS
TOTAL PARKING REQUIRED FOR RESIDENTIAL & COMMERCIAL	=	615	+ 90
	=	705	ECS
	say	705	ECS
RESERVED PARKING FOR EWS @ 5 % OF RESIDENTIAL PARKING AT BASEMENT -1	=	30.75	
	say	31	ECS
AREA REQUIRED FOR PARKING @BASEMENT (=ECSX20/ SQ Mtr. For stack parking)	=	7050	SQ MTRS.
AREA PROPOSED FOR PARKING @BASEMENT-1	=	18454.245	SQ MTRS.
AREA PROPOSED FOR PARKING @BASEMENT-2	=	18454.245	SQ MTRS.
TOTAL AREA PROPOSED FOR PARKING (B1+B2)	=	36908.490	SQ MTRS.
AREA FOR 1 ECS @20 SQ Mtr.(=AREA/20 SQ Mtr. For stack parking)	=	1845.425	ECS
AREA PROPOSED FOR PARKING (B1+B2)	Say	1846	ECS

DESCRIPTION	PROPOSED AREA	PROPOSED ECS	NO. OF PARKING	STACK PARKING
BASEMENT-01	18454.245	922.712	371	742
BASEMENT -02	18454.245	922.712	378	756
TOTAL PARKING	36908.490	1845.425	749	1498

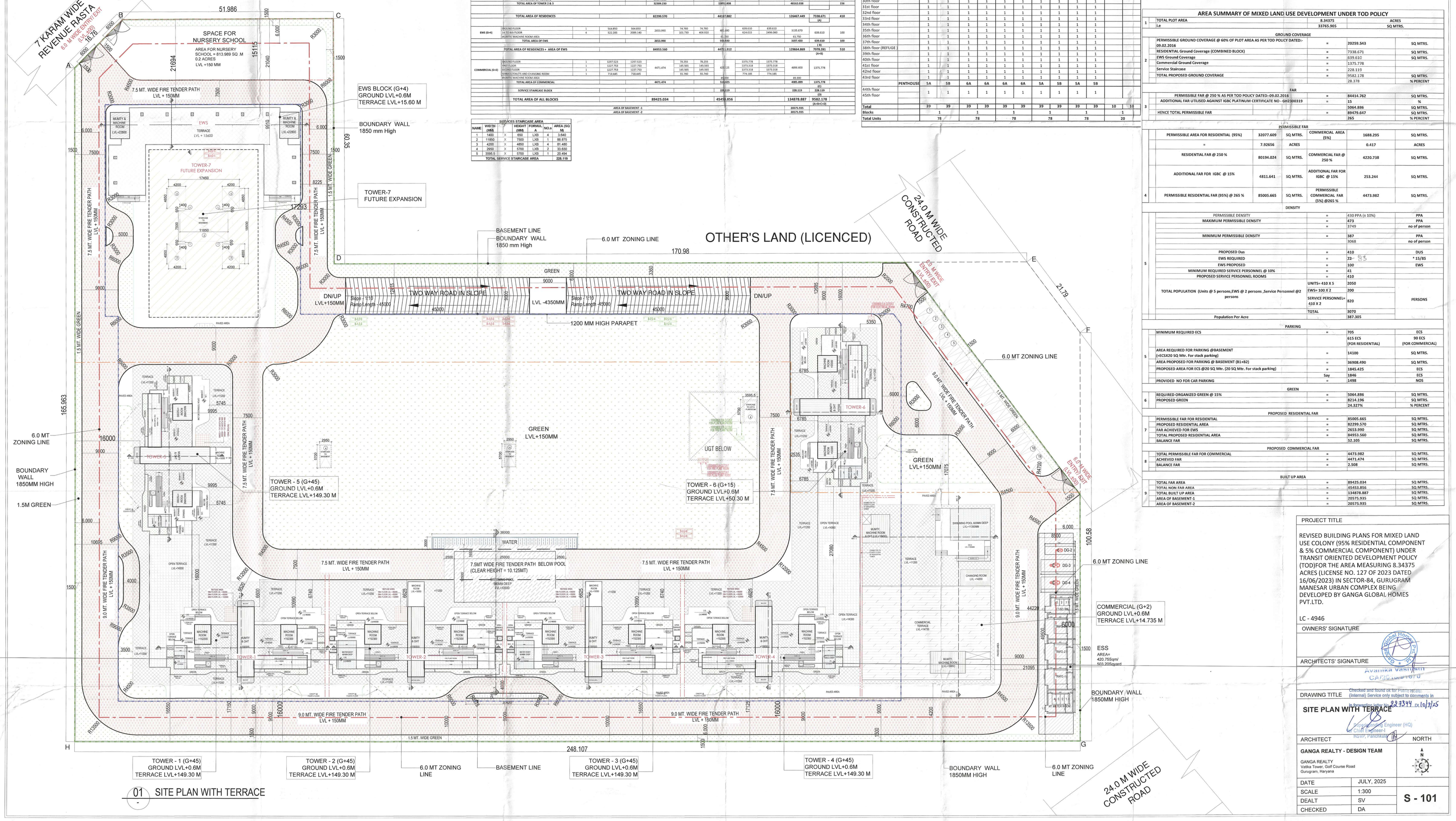
AREA DETAIL

BUILDING	FLOORS	NO.OF FLOORS	FAR AREA (One Floor) (Sq.mt.)	FAR AREA (All Floors) (Sq.mt.)	TOTAL FAR AREA (Sq.mt.)	NON FAR AREA (One Floor) (Sq.mt.)	NON FAR AREA (All Floors) (Sq.mt.)	TOTAL NON FAR AREA (Sq.mt.)	BUILT UP AREA (One floor) (Sq.mt.)	BUILT UP AREA (All floors) (Sq.mt.)	TOTAL BUILT UP AREA (Sq.mt.)	TOTAL GROUND COVERAGE (Sq.mt.)	TOTAL No. OF UNITS
COMBINED BLOCK (TOWER -1 TO 6)	GROUND FLOOR	1	3487.455	3487.455	5503.326	3851.257	3851.257	5040.090	7338.672	7338.672	10543.215	7338.671	-
	1st FLOOR	1	3679.916	3679.916		297.218	297.218		665.134	665.134			
	2nd TO 3rd FLOOR	2	1847.756	3695.512		297.218	594.437		297.218	594.437			
	4th FLOOR	1	1647.756	1647.756		297.218	297.218		3344.974	3344.974			
	MUMTY/ MACHINE ROOM AREA							91.146			91.146		
	TOTAL AREA OF COMBINED BLOCK				5503.326			5131.236			36934.361	7338.671 (A)	-
TOWER -1 (G+45) (TOWER 4 & 5 ARE MIRROR OF TOWER -1)	GROUND FLOOR TO 4TH FLOOR	5	AS PER COMBINED BLOCK		13683.381	143.981	5099.358	4299.234	497.687	17999.063	19982.815		78
	5th TO12th, 14th-18th, 20th-28th, 30th-37th, 39th- 43rd FLOOR	35	343.707	13023.743									
	13th FLOOR (SERVICE)	1	-	-		487.687	487.687		497.687	497.687			
	19th, 29th, 38th FLOOR	3	343.707	1031.121		138.302	414.905		482.008	1446.025			
	44th FLOOR	1	339.771	339.771		147.917	147.917		497.687	497.687			
	45th FLOOR	1	282.746	282.746		209.608	209.608		492.354	492.354			
	REFUGE AREA (@19th, 29th, 38th FLOOR)	3				17.867	53.602	53.602			53.602		
	STAIRCASE BALCONY AREA	40				12.287	490.696	490.696			490.696		
	MUMTY/ MACHINE ROOM AREA & PLANT ROOM							150.394			150.394		
	TOTAL AREA OF TOWER 1				13683.381			6996.526			20677.807		78
	TOTAL AREA OF TOWER 1,4 &5				41050.143			20982.577			62033.421		234
TOWER -6 (G+15)	GROUND FLOOR TO 4TH FLOOR	5	AS PER COMBINED BLOCK		3437.670	143.981	3439.850	3927.697	487.878	4876.875	5364.562		20
	5th TO12th, 14th-15th FLOOR	10	343.707	3437.670									
	13th FLOOR (SERVICE)	1	-	-		487.687	487.687		487.687	487.687			
	STAIRCASE BALCONY AREA	10				12.287	122.870	122.870			122.670		
	MUMTY/ MACHINE ROOM AREA & PLANT ROOM							150.394			150.394		
	TOTAL AREA OF TOWER 6				3437.670			2300.360			5637.629		20
TOWER -2 (G+45) (TOWER - 3 IS LIMIT AS TOWER -2)	GROUND FLOOR TO 4TH FLOOR	5	AS PER COMBINED BLOCK		16154.615	164.891	5771.168	7220.524	570.257	19955.011	23375.540		78
	5th TO12th, 14th-18th, 20th-28th, 30th-37th, 39th- 43rd FLOOR	35	405.367	14187.843									
	13th FLOOR (SERVICE)	1	-	-		570.257	570.257		570.257	570.257			
	19th, 29th, 38th FLOOR	3	405.367	1216.101		159.212	477.635		564.578	1693.735			
	44th FLOOR	1	405.367	405.367		164.891	164.891		570.257	570.257			
	45th FLOOR	1	345.304	345.304		266.575	266.575		581.879	581.879			
	REFUGE AREA (@19th, 29th, 38th FLOOR)	3				21.597	64.790	64.790			64.790		
	STAIRCASE BALCONY AREA	40				12.287	490.696	490.696			490.696		
	MUMTY/ MACHINE ROOM AREA & FIRE PLANT ROOM							150.394			150.394		
	TOTAL AREA OF TOWER 2				16154.615			7926.404			24081.019		78
	TOTAL AREA OF TOWER 2 & 3				32309.230			13852.808			46162.038		156
	TOTAL AREA OF RESIDENCES				82299.570			44167.882			126467.449	7338.671 (A)	410
EWS (G+4)	GROUND FLOOR	1	564.850	564.850	2653.990	74.790	74.760	481.680	639.610	639.610	3135.670	639.610	100
	1st TO 4th FLOOR	4	522.285	2089.140		101.745	406.920		614.015	2456.060			
	MUMTY/ MACHINE ROOM AREA							41.350			41.350		
	TOTAL AREA OF EWS				2653.990			1433.030			5397.400	639.610 (B)	100
	TOTAL AREA OF RESIDENCES + AREA OF EWS				84953.560			4471.1.312			129664.869	7978.281 (A+B)	510
COMMERCIAL (G+2)	GROUND FLOOR	1	1297.323	1297.323	4471.474	78.255	78.255	425.125	1375.778	1375.778	4896.600	1375.778	
	1ST FLOOR	1	1227.753	1227.753		145.565	145.565		1373.318	1373.318			
	SECOND FLOOR	1	1227.753	1227.753		145.565	145.565		1373.318	1373.318			
	STAIRCASE/LIFTS AND CHANGING ROOM	1	718.445	718.445		55.740	55.740		774.185	774.185			
	MUMTY/ MACHINE ROOM AREA							89.300			89.300		
	TOTAL AREA OF COMMERCIAL				4471.474			514.425			4985.899	1375.778	
	SERVICE STAIRCASE BLOCK							228.119			228.119	(C)	
	TOTAL AREA OF ALL BLOCKS				89425.034			45453.856			134878.887	9582.178 (D)	
				AREA OF BASEMENT -1							20575.935		
				AREA OF BASEMENT -2							20575.935		

SERVICES STAIRCASE AREA

NAME	WIDTH (MM)		HEIGHT (MM)	FORMULA	NO.s	AREA (SQ M)
1	1400	X	650	LXB	4	3.640
2	11850	X	7500	LXB	1	88.875
3	4200	X	4850	LXB	4	81.480
4	2950	X	5700	LXB	2	33.630
5	3566.5	X	5700	LXB	1	20.464
TOTAL SERVICE STAIRCASE AREA						228.119

Floors	Tower 1		Tower 2		Tower 3		Tower 4		Tower 5		Tower 6	
	3A	3B	4A	4A	4A	4A	3B	3A	3A	3B	3B	3A
Ground floor	-	-	-	-	-	-	-	-	-	-	-	-
1st floor	-	-	-	-	-	-	-	-	-	-	-	-
2nd floor	-	-	-	-	-	-	-	-	-	-	-	-
3rd floor	-	-	-	-	-	-	-	-	-	-	-	-
4th floor	-	-	-	-	-	-	-	-	-	-	-	-
5th floor	1	1	1	1	1	1	1	1	1	1	1	1
6th floor	1	1	1	1	1	1	1	1	1	1	1	1
7th floor	1	1	1	1	1	1	1	1	1	1	1	1
8th floor	1	1	1	1	1	1	1	1	1	1	1	1
9th floor	1	1	1	1	1	1	1	1	1	1	1	1
10th floor	1	1	1	1	1	1	1	1	1	1	1	1
11th floor	1	1	1	1	1	1	1	1	1	1	1	1
12th floor	1	1	1	1	1	1	1	1	1	1	1	1
13th floor (SERVICE FLOOR)	-	-	-	-	-	-	-	-	-	-	-	-
14th floor	1	1	1	1	1	1	1	1	1	1	1	1
15th floor	1	1	1	1	1	1	1	1	1	1	1	1
16th floor	1	1	1	1	1	1	1	1	1	1		
17th floor	1	1	1	1	1	1	1	1	1	1		
18th floor	1	1	1	1	1	1	1	1	1	1		
19th floor(REFUGE)	1	1	1	1	1	1	1	1	1	1		
20th floor	1	1	1	1	1	1	1	1	1	1		
21st floor	1	1	1	1	1	1	1	1	1	1		
22nd floor	1	1	1	1	1	1	1	1	1	1		
23rd floor	1	1	1	1	1	1	1	1	1	1		
24th floor	1	1	1	1	1	1	1	1	1	1		
25th floor	1	1	1	1	1	1	1	1	1	1		
26th floor	1	1	1	1	1	1	1	1	1	1		
27th floor	1	1	1	1	1	1	1	1	1	1		
28th floor	1	1	1	1	1	1	1	1	1	1		
29th floor(REFUGE)	1	1	1	1	1	1	1	1	1	1		
30th floor	1	1	1	1	1	1	1	1	1	1		
31st floor	1	1	1	1	1	1	1	1	1	1		
32nd floor	1	1	1	1	1	1	1	1	1	1		
33rd floor	1	1	1	1	1	1	1	1	1	1		
34th floor	1	1	1	1	1	1	1	1	1	1		
35th floor	1	1	1	1	1	1	1	1	1	1		
36th floor	1	1	1	1	1	1	1	1	1	1		
37th floor	1	1	1	1	1	1	1	1	1	1		
38th floor (REFUGE)	1	1	1	1	1	1	1	1	1	1		
39th floor	1	1	1	1	1	1	1	1	1	1		
40th floor	1	1	1	1	1	1	1	1	1	1		
41st floor	1	1	1	1	1	1	1	1	1	1		
42nd floor	1	1	1	1	1	1	1	1	1	1		
43rd floor	1	1	1	1	1	1	1	1	1	1		
PENTHOUSE	5A	5B	6A	6A	6A	6A	5A	5B	5A	5B		
44th floor	1	1	1	1	1	1	1	1	1	1		
45th floor												
Total	39	39	39	39	39	39	39	39	39	39	10	10
Blocks	1		1		1		1		1		1	
Total Units	78		78		78		78		78		20	



01 SITE PLAN WITH TERRACE
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This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C.
CTP.(HR.) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

DINESH KUMAR PA(HQ)

AD PA AATP

JDT(HQ) Member BPAC

AREA SUMMARY OF MIXED LAND USE DEVELOPMENT UNDER TOD POLICY

1	TOTAL PLOT AREA			8.34375	ACRES
	i.e			33765.905	SQ MTRS.
	GROUND COVERAGE				
2	PERMISSIBLE GROUND COVERAGE @ 60% OF PLOT AREA AS PER TOD POLICY DATED:- 09.02.2016	=	20259.543		SQ MTRS.
	RESIDENTIAL Ground Coverage (COMBINED BLOCK)	=	7338.671		SQ MTRS.
	EWS Ground Coverage	=	639.610		SQ MTRS.
	Commercial Ground Coverage	=	1375.778		
	Service Staircase	=	228.119		
	TOTAL PROPOSED GROUND COVERAGE	=	9582.178		SQ MTRS.
			28.376		% PERCENT
	FAR				
3	PERMISSIBLE FAR @ 250 % AS PER TOD POLICY DATED:-09.02.2016	=	84414.762		SQ MTRS.
	ADDITIONAL FAR UTILISED AGAINST IGBC PLATINUM CERTIFICATE NO - GH2300319	=	15		%
		=	5064.886		SQ MTRS.
	HENCE TOTAL PERMISSIBLE FAR	=	89479.647		SQ MTRS.
			265		% PERCENT
	PERMISSIBLE FAR				
4	PERMISSIBLE AREA FOR RESIDENTIAL (95%)	32077.609	SQ MTRS.	COMMERCIAL AREA (5%)	1688.295 SQ MTRS.
	=	7.92656	ACRES	=	0.417 ACRES
	RESIDENTIAL FAR @ 250 %	80194.024	SQ MTRS.	COMMERCIAL FAR @ 250 %	4220.738 SQ MTRS.
	ADDITIONAL FAR FOR IGBC @ 15%	4811.641	SQ MTRS.	ADDITIONAL FAR FOR IGBC @ 15%	253.244 SQ MTRS.
	PERMISSIBLE RESIDENTIAL FAR (95%) @ 265 %	85005.665	SQ MTRS.	PERMISSIBLE COMMERCIAL FAR (5%) @265 %	4473.982 SQ MTRS.
	DENSITY				
5	PERMISSIBLE DENSITY		=	410 PPA (± 10%)	PPA
	MAXIMUM PERMISSIBLE DENSITY		=	473	PPA
			=	1749	no of person
	MINIMUM PERMISSIBLE DENSITY		=	387	PPA
				3068	no of person
	PROPOSED Dus		=	410	DUS
	EWS REQUIRED		=	72	* 15/85
	EWS PROPOSED		=	100	EWS
	MINIMUM REQUIRED SERVICE PERSONNEL @ 10%		=	41	
	PROPOSED SERVICE PERSONNEL ROOMS		=	410	
	TOTAL POPULATION (Units @ 5 persons,EWS @ 2 persons ,Service Personnel @2 persons	UNITS= 410 X 5		2050	PERSONS
		EWS= 100 X 2		200	
		SERVICE PERSONNEL= 410 X 2		820	
		TOTAL		3070	
	Population Per Acre			387.305	
	PARKING				
6	MINIMUM REQUIRED ECS		=	705	ECS
				615 ECS (FOR RESIDENTIAL)	90 ECS (FOR COMMERCIAL)
	AREA REQUIRED FOR PARKING @BASEMENT (=ECSX20 SQ Mtr. For stack parking)		=	14100	SQ MTRS.
	AREA PROPOSED FOR PARKING @ BASEMENT (B1+B2)		=	36908.490	SQ MTRS.
	PROPOSED AREA FOR ECS @20 SQ Mtr. (20 SQ Mtr. For stack parking)		=	1845.425	ECS
			Say	1846	ECS
	PROVIDED NO FOR CAR PARKING		=	1498	NOS
	GREEN				
7	REQUIRED ORGANIZED GREEN @ 15%		=	5064.886	SQ MTRS.
	PROPOSED GREEN		=	8214.196	SQ MTRS.
				24.3276	% PERCENT
	PROPOSED RESIDENTIAL FAR				
8	PERMISSIBLE FAR FOR RESIDENTIAL		=	85005.665	SQ MTRS.
	PROPOSED RESIDENTIAL AREA		=	82299.570	SQ MTRS.
	FAR ACHIEVED FOR EWS		=	2653.990	SQ MTRS.
	TOTAL PROPOSED RESIDENTIAL AREA		=	84953.560	SQ MTRS.
	BALANCE FAR			52.105	SQ MTRS.
	PROPOSED COMMERCIAL FAR				
9	TOTAL PERMISSIBLE FAR FOR COMMERCIAL		=	4473.982	SQ MTRS.
	ACHIEVED FAR		=	4471.474	SQ MTRS.
	BALANCE FAR		=	2.508	SQ MTRS.
	BUILT UP AREA				
	TOTAL FAR AREA		=	89425.034	SQ MTRS.
	TOTAL NON FAR AREA		=	45453.856	SQ MTRS.
	TOTAL BUILT UP AREA		=	134878.887	SQ MTRS.
	AREA OF BASEMENT-1		=	20575.935	SQ MTRS.
	AREA OF BASEMENT-2		=	20575.935	SQ MTRS.

PROJECT TITLE

REVISED BUILDING PLANS FOR MIXED LAND USE COLONY (95% RESIDENTIAL COMPONENT & 5% COMMERCIAL COMPONENT) UNDER TRANSIT ORIENTED DEVELOPMENT POLICY (TOD)FOR THE AREA MEASURING 8.34375 ACRES (LICENSE NO. 127 OF 2023 DATED 16/06/2023) IN SECTOR-84, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY GANGA GLOBAL HOMES PVT.LTD.

LC - 4946

OWNERS' SIGNATURE

ARCHITECTS' SIGNATURE

Avanika Vashisht
CA/2018/70910

DRAWING TITLE

SITE PLAN WITH TERRACE

Checked and found OK for Policy details (Internal) Service only subject to comments in In-principle letter No. 23344 Dt. 6/7/25

Superintending Engineer (HQ) Chief Engineer-I HSVP, Panchkula

ARCHITECT		NORTH
GANGA REALTY - DESIGN TEAM		
GANGA REALTY Vatika Tower, Golf Course Road Gurugram, Haryana		
DATE	JULY, 2025	
SCALE	1:300	**S - 101**
DEALT	SV	
CHECKED	DA	