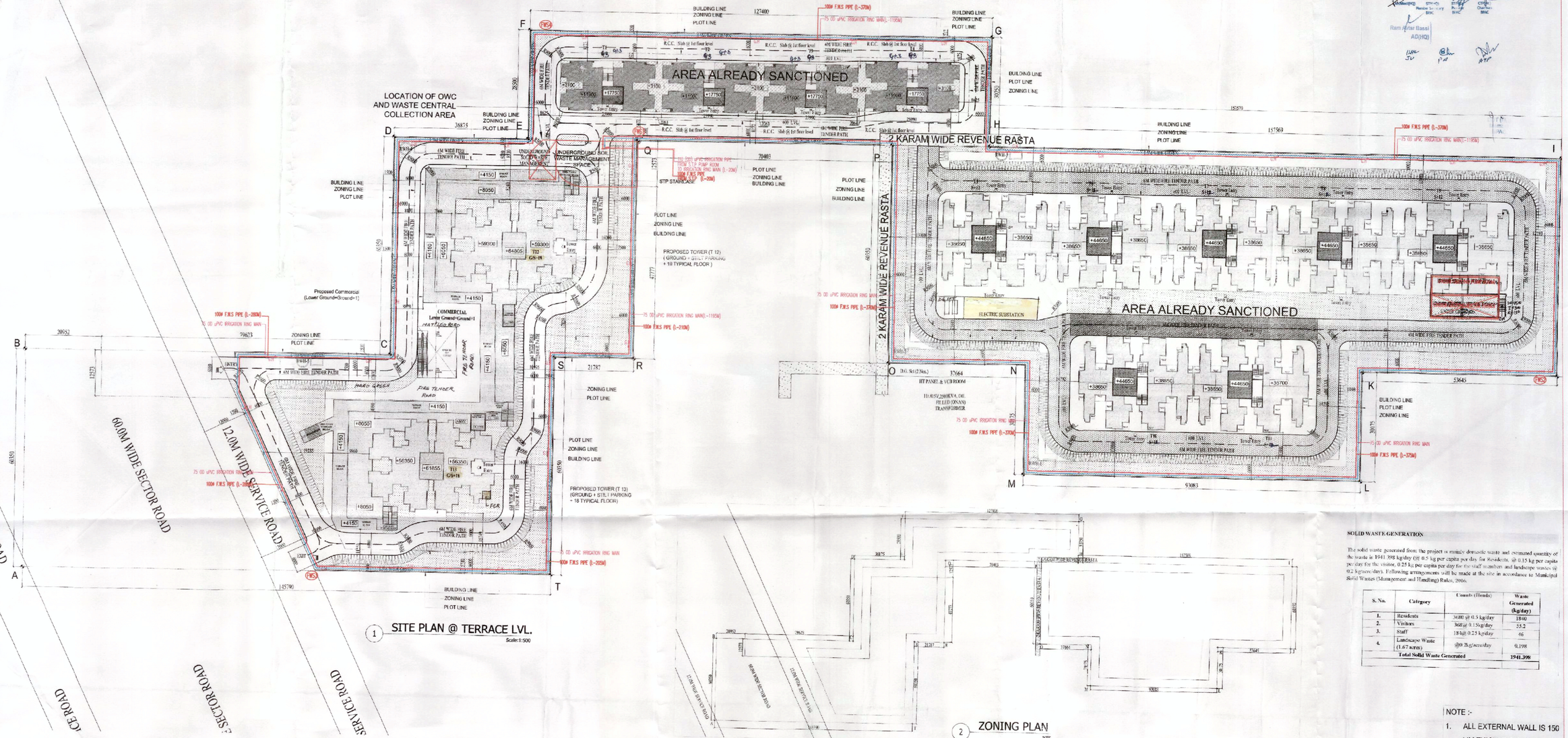
This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

Ram Avtar Bassi
AD(HQ)



1 SITE PLAN @ TERRACE LVL.
Scale:1:500

2 ZONING PLAN
NTS

SUMMARY OF EARLIER SANCTIONED AREAS:

IMPERIA AFFORDABLE HOUSING, GURGAON - AREA SUMMARY

PLOT AREA DETAILS		ACRE	SQ.M.
TOTAL PLOT AREA	=	7.52125	30477.83916
NET PLOT (PLANNED AREA	=	7.43007	25806.46412
PLOT AREA FOR PHASE -		4.56700	20160.30305
PLOT AREA FOR PHASE -		2.56125	10377.13511
COMMERCIAL COMPONENT (8%) OF NET PLANNED AREA	=	0.57465	2309.37715
RESIDENTIAL COMPONENT (92%) OF NET PLANNED AREA	=	6.56242	26551.14718

SUMMARY OF F.A.R.	PERMISSIBLE	PROPOSED	UNITS
COMMERCIAL F.A.R. (12.5 %)	4041.358		SQ.M.
ADDITIONAL F.A.R. - RGBC (12% OF COMMERCIAL PLOT AREA)	277.158		
TOTAL PERMISSIBLE COMMERCIAL F.A.R. (187 %)	4318.423		
TOTAL COMMERCIAL F.A.R. (ALREADY SANCTIONED)		1315.130	
TOTAL COMMERCIAL F.A.R. (PROPOSED)		2703.293	
TOTAL COMMERCIAL F.A.R CONSUMED IN PHASE 1 & PHASE 2 (187 %)		4318.252	SQ.M.
REMAINING COMMERCIAL F.A.R		0.171	SQ.M.
RESIDENTIAL F.A.R. (2.25)	59753.581		SQ.M
ADDITIONAL F.A.R. - RGBC (12% OF RESIDENTIAL PLOT AREA)	3186.858	-	SQ.M.
TOTAL PERMISSIBLE RESIDENTIAL F.A.R. (237 %)	62940.439	-	SQ.M.
TOTAL RESIDENTIAL FAR (CONSUMED IN PHASE - 1 (TOWER 11 to 21)		43859.683	SQ.M.
TOTAL RESIDENTIAL FAR (CONSUMED IN PHASE - 2 (TOWER 15 to 17)		18512.264	SQ.M.
TOTAL ACHIEVED RESIDENTIAL F.A.R (236 %)		62371.951	SQ.M.
REMAINING RESIDENTIAL F.A.R		137.487	SQ.M.
RESIDENTIAL F.A.R DETAILS			
T-12 (Ground+18)	=	9710.685	SQ.M.
T-13 (Ground+18)	=	9182.580	SQ.M.

BUILT UP AREA DETAILS			
Total Built Up Area (Sanctioned Earlier_Phase 1)	=	53129.934	SQ.M
COMMERCIAL	=	2156.181	SQ.M
T-12 (Ground+18)	=	12599.568	SQ.M
T-13 (Ground+18)	=	10974.864	SQ.M
STP	=	101.435	SQ.M
OCF	=	541.860	SQ.M
UNDERGROUND SOLID WASTE MANAGEMENT	=	104.608	SQ.M
ESS	=	180.275	SQ.M
TOTAL BUILT UP AREA	=	80127.86	SQ.M
		862488.597	SQ.FT.

SUMMARY OF GROUND COVERAGE	PERMISSIBLE	PROPOSED	UNITS
AREA	14433.232	7708.658	SQ.M.
PERCENTAGE	50%	26.70%	

GROUND COVERAGE AREA DETAILS			
Total Gr.Coverage Area (Sanctioned Earlier_Phase 1)		5089.822	SQ.M
Comercial		1541.116	SQ.M
T-12 (Ground+18)		511.761	SQ.M
T-13 (GSB+18)		549.629	SQ.M

CRECHE & COMMUNITY AREA SUMMARY			
COMMUNITY HALL AREA	183.81	188.086	SQ.M
CRECHE AREA	185.81	186.986	SQ.M

GREEN AREA SUMMARY			
	4329.970	4615.520	SQ.M.
	15%	15.99%	

DENSITY CALCULATION			
PERMISSIBLE DENSITY	750 TO 900	PPA	
PROPOSED			
TOTAL NO.OF UNITS	992	NOS	
MAXIMUM PERSONS IN 2 BHK (@ 5 PERSONS/UNIT	4960	NOS	
AREA OF 1 FLOOR (SQ.M.)	6.562/4244	SQ.M.S	
PERSONS / SQ.M/HT	755.918	PPA	
	SAY 756	PPA	

PLOT AREA SUMMARY	SqMts	SqFt	
Total Site Area	24856.448	267610.632	Sq.Fts 100.00%
Building Area	7708.658	82975.982	Sq.Fts 28.70%
Green Area	4615.520	49681.457	Sq.Fts 15.69%
Parking Area	8291.061	58285.936	Sq.Fts 28.41%
Road & Service Area	8240.225	39775.264	Sq.Fts 28.69%

CARPET AREA SUMMARY					
TYPOLOGY	CARPET AREA	NOS. OF DWELLING UNIT	SALABLE AREA	UNIT	
2BHK (Type-A) (TOWER 1 TO 4)	59.918	48	2872.723	SqMtr	
2BHK (Type-A) (TOWER 5 TO 11)	53.719	334	17932.585	SqMtr	
2BHK (Type-B) (TOWER 5 TO 11)	53.906	331	17932.598	SqMtr	
3BHK (Type-B) (TOWER 12 TO 13)	57.906	130	8289.690	SqMtr	
3BHK (Type-C) (TOWER 12 TO 13)	55.992	138	8277.657	SqMtr	
		992		SqMtr	
TOTAL CARPET AREA			54115.010	SqMtr	
			588729.853	Sq.Fts	
		SAY	89255	Sq.Mts. Area	

POPULATION STATEMENT

BUILDING DESCRIPTION

S.NO.	Bldg Type	Description	Typology	Total No. of Apartments			Population	
		No. of Floors		Nos. of units Occupied Floors	Nos. of Units per Floor	Total Unit in Tower	Person per Unit	Main Population
1	T1	(S+18) Apartments	1BHK Type-A	1	4	12	5	60
2	T2	(S+18) Apartments	1BHK Type-A	1	4	12	5	60
3	T3	(S+4) Apartments	1BHK Type-A	1	4	12	5	60
4	T4	(S+4) Apartments	1BHK Type-A	1	4	12	5	60
5	T5	(S+12) Apartments	2BHK Type-A	12	4	48	5	240
		(S+12) Apartments	2BHK Type-B	12	4	48	5	240
6	T6	(S+12) Apartments	2BHK Type-A	12	4	48	5	240
		(S+12) Apartments	2BHK Type-B	12	4	48	5	240
7	T7	(S+12) Apartments	2BHK Type-A	12	4	48	5	240
		(S+12) Apartments	2BHK Type-B	12	4	48	5	240
8	T8	(S+12) Apartments	2BHK Type-A	12	4	48	5	240
		(S+12) Apartments	2BHK Type-B	12	4	48	5	240
9	T9	(S+12) Apartments	2BHK Type-A	12	4	48	5	240
		(S+12) Apartments	2BHK Type-B	12	4	48	5	240
10	T10	(S+12) Apartments	2BHK Type-A	12	4	48	5	240
		(S+12) Apartments	2BHK Type-B	12	4	48	5	240
11	T-11 (1st to 18th Floor)	(S+12) Apartments	2BHK Type-A	12	4	48	5	240
		(S+12) Apartments	2BHK Type-B	12	4	48	5	240
	T11 (GSB+18)	(S+12) Apartments	2BHK Type-A	11	4	44	5	220
	T11 (GSB+18)	(S+12) Apartments	2BHK Type-B	11	4	44	5	220
	T11 (G2th Floor)	Apartments	2BHK Type-B	1	2	2	5	10
12	T12 (1st & 2nd Floor)	Apartments	2BHK Type-D	2	2	4	5	20
		Apartments	3BHK Type-C	2	2	4	5	20
13	T12 (3rd to 19th Floor)	Shift Ground-19	2BHK Type-D	17	4	68	5	340
		1 Apartments	3BHK Type-C	17	4	68	5	340
14	T13 (1st & 2nd Floor)	Shift Ground-18	2BHK Type-D	2	2	4	5	20
		1 Apartments	3BHK Type-C	2	2	4	5	20
15	T13 (3rd to 18th Floor)	Shift Ground-18	2BHK Type-D	16	4	64	5	320
		1 Apartments	3BHK Type-C	16	4	64	5	320
16	Commercial	Lower Ground +Ground+1 (G)						20
17	Community Hall	(G)						100
18	Anganwadi	(G)						50
		Grand Total =				992		4960

PARKING SUMMARY

PARKING AREA DETAILS	
TOTAL COVERED PARKING AREA	3890.666 SQ.M.
TOTAL OPEN TO SKY PARKING AREA	3201.961 SQ.M.
STILT PARKING AREA OF TYPICAL TOWER (T-5 TO T-11)	
GROUND COVERAGE	521.187 SQ.M
1ST FLOOR	76.998 SQ.M
PARKING AREA ON STILT OF TYPICAL TOWER (T-5 TO T-11)	470.967 SQ.M
NOS. OF TYPICAL TOWER (T-5 TO T-11)	7 NOS
AREA OF COMMUNITY AT GROUND FLOOR	185.810 SQ.M
AREA OF CRECHE AT GROUND FLOOR	185.810 SQ.M
TOTAL PARKING AREA ON STILT OF TOWER (T-5 TO T-11)	3572.589 SQ.M
STILT PARKING AREA OF TOWER-12	
GROUND COVERAGE	514.291 SQ.M
GROUND FLAR	50.255 SQ.M
TOTAL PARKING AREA ON STILT OF TOWER (T-12)	180.956 SQ.M
STILT PARKING AREA OF TOWER-13	
GROUND COVERAGE	516.729 SQ.M
GROUND FLAR	50.255 SQ.M
TOTAL PARKING AREA ON STILT OF TOWER (T-13)	496.919 SQ.M

PARKING NUMBER DETAILS		
TOTAL NO. OF APARTMENTS	992	Nos.
PARKING REQUIRED @ 0.5 ECS PER DU	496	ECS
PROPOSED OPEN PARKING AREA	3201.961	SQ.M
ECS PROVIDED FOR OPEN PARKING @ 25SQ.M /ECS	128.078	ECS
PROPOSED STILT PARKING AREA	1668.448	SQ.M
ECS PROVIDED FOR STILT PARKING @ 25SQ.M /ECS	66.737	ECS
TOTAL ECS PROVIDED	195	ECS
2 WHEELERS PARKING PROVIDED ON STILT - Tower 5 to 11 (Sanctioned Area)	392	Nos.
2 WHEELERS PARKING PROVIDED ON STILT - Tower 12 & 13 (To be Sanctioned Area)	105	Nos.
2 WHEELERS PARKING PROVIDED OPEN TO SKY AREA (Sanctioned Area)	580	Nos.
2 WHEELERS PARKING PROVIDED OPEN TO SKY AREA (To be Sanctioned Area)	258	Nos.
TOTAL 2 WHEELERS PROVIDED	1735	Nos.

SOLID WASTE GENERATION

The solid waste generated from the project is mainly domestic waste and estimated quantity of the waste is 1941.398 kg/day @ 0.5 kg per capita per day for Residents, @ 0.15 kg per capita per day for the visitor, 0.25 kg per capita per day for the staff members and landscape wastes @ 0.2 kg/acre/day). Following arrangements will be made at the site in accordance to Municipal Solid Wastes (Management and Handling) Rules, 2016.

S. No.	Category	Counts (Heads)	Waste Generated (kg/day)
1.	Residents	3680 @ 0.5 kg/day	1840
2.	Visitors	368 @ 0.15kg/day	55.2
3.	Staff	184 @ 0.25 kg/day	46
4.	Landscape Waste (1.67 acres)	@0.2kg/acre/day	0.198
	Total Solid Waste Generated		1941.398

NOTE :-

1. ALL EXTERNAL WALL IS 150 MM THICK R.C.C WALL.
2. ALL INTERNAL WALL IS 90 MM THICK R.C.C WALL.

PROJECT
REVISED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 5.00 ACRES (LICENCE NO.15 OF 2018 DATED 13/02/2018) IN SECTOR-37C, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY RENUKA TRADERS PVT.LTD. (LC - 3014)

PRINCIPAL ARCHITECT

DESIGN FORUM INTERNATIONAL
K-47, KAILASH COLONY, NEW DELHI-110048
PHONE NO.:- 011-46566600

DRG. TITLE
SITE PLAN
FLUSHING & IRRIGATION WATER SUPPLY LAYOUT

OWNER'S SIGN
For RENUKA TRADERS PVT. LTD.
Authorised Signatory

ARCHITECT'S SIGN
ANOJ TEVATIA
B. Arch (Hons)
CA/93/18739

SCALE -AS MARKED
SHEET NO. 01
DATE :-30.03.2021