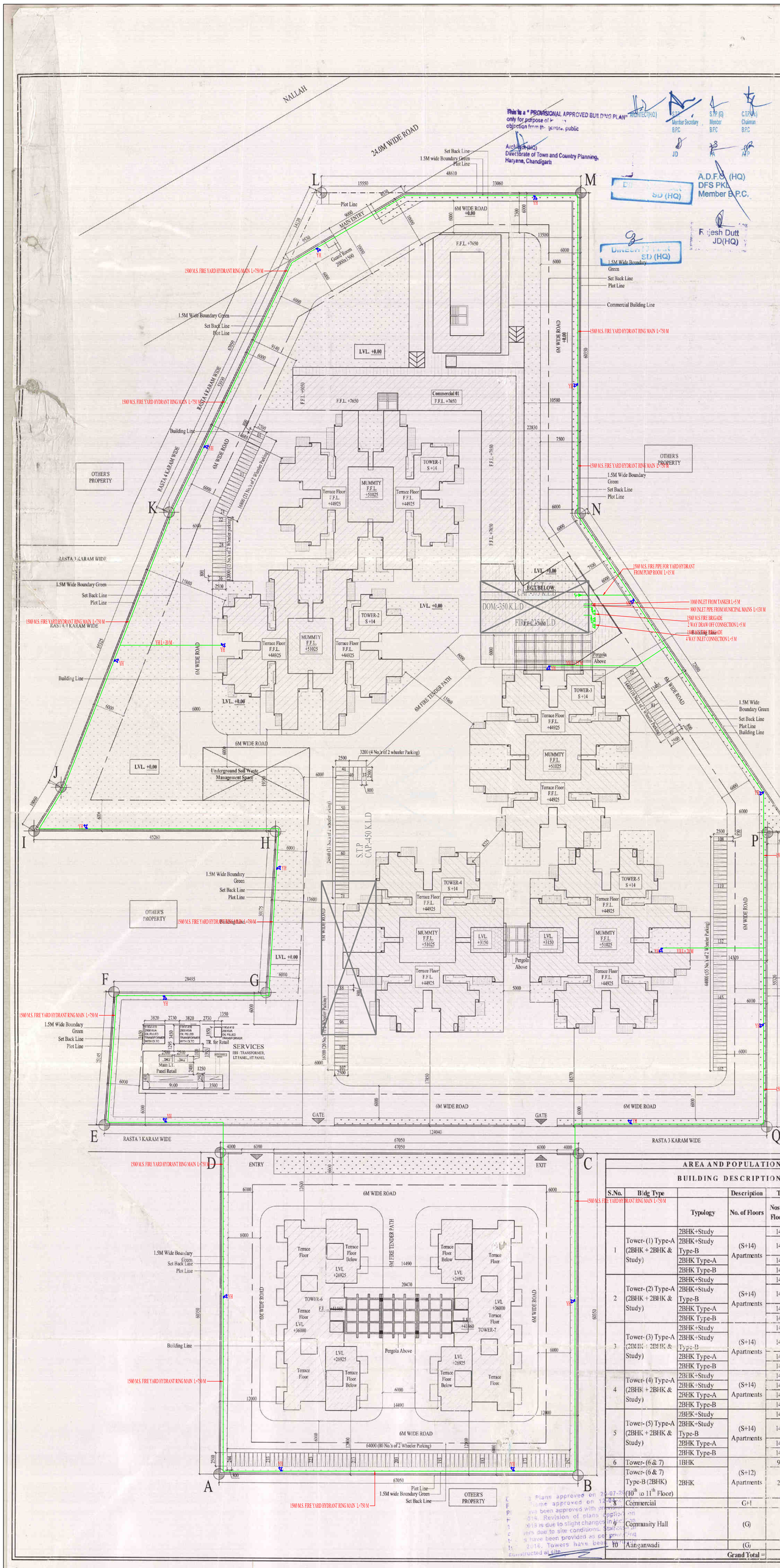

Pivotal Infrastructures Pvt Ltd.			
Plot Area Detail			
	(in Acres)	**(in Sq.mts)**	
Total Plot Area	**5.06875**	**20512.471**	
Commercial Plot Area @ 4%	0.20275	820.499	
Residential Plot Area @ 96%	4.866	19691.972	

Summary of F.A.R.			
	Permissible Area (in Sq.Mts.)	**Proposed Area (in Sq.Mts.)**	
Commercial F.A.R. @ 175%	**1435.873**	**1427.637**	
Balanced Commercial F.A.R.		8.236	
Permissible Residential F.A.R @ 225%	**44306.937**		
Additional F.A.R. - Solid Waste Management (3% of Residential Plot Area)	590.759		
Total Permissible Residential F.A.R	**44897.696**	**44841.133**	
Balanced Residential F.A.R.		56.563	

F.A.R Detail	**Area**	**Unit**
Tower-1 to Tower-3	22271.454	Sq.Mts.
Tower-4	7423.818	Sq.Mts.
Tower-5	7423.818	Sq.Mts.
Tower-6 & Tower-7	7722.042	Sq.Mts.
Total F.A.R	**44841.133**	**Sq.Mts.**

Summary of Ground Coverage			
	Permissible Area (in Sq.Mts.)	**Proposed Area (in Sq.Mts.)**	
Ground Coverage	10256.235	4959.768	
Percentage	50.00%	24.18%	

Ground Coverage Detail	**Area**	**Unit**
Tower-1 to Tower-3	1736.000	Sq.Mts.
Tower-4	610.499	Sq.Mts.
Tower-5	610.499	Sq.Mts.
Tower-6 & Tower-7	805.516	Sq.Mts.
Commercial	1197.255	Sq.Mts.
Total Ground Coverage	**4959.768**	**Sq.Mts.**

Density Calculation			
	Permissible (in PPA)	**Proposed (in PPA)**	
Density	750 to 900	773	
Density Detail			
Total Nos. of Dwelling Unit	752	Nos.	
Population per Dwelling Unit	5	Nos.	
Total Population	3760	Nos.	
Area of Plot for Density	4.866	Acre	
Population per Acre	773	PPA	

Green Area Summary			
	Permissible	**Proposed**	
Green Area	4102.494	**4179.082**	
	20%	20.57%	

Community Hall & Aanganwadi cum Creche Area Summary			
	Permissible Area (in Sq.Mts.)	**Proposed Area (in Sq.Mts.)**	
Community Hall	185.810	205.212	
Aanganwadi cum Creche	185.810	205.413	

Plot Area Summary			
	Area in Sq.Mts		
Building Area	4959.768	24.18%	
Green Area	4179.082	20.37%	
Parking Area	7050.903	34.37%	
Road Area & Hard Paved Area	4322.718	21.07%	
		100.00%	

Built-up Area Summary			
Typology	**Built-up Area (Sq.Mts)**	**Nos.**	**Total Built-up Area (in Sq.Mts.)**
Tower 1 to 3	9551.308	3	28653.923
Tower 4	9377.927	1	9377.927
Tower 5	9377.726	1	9377.726
Tower 6 & 7	5016.784	2	10033.568
Commercial	1427.637	1	1427.637
Underground Tank	401.000	1	401.000
STP	453.039	1	453.039
Soil Waste Management	200.000	1	200.000
Total Built-up Area			59924.820

SOLID WASTE GENERATION

The solid waste generated from the project is mainly domestic waste and estimated quantity of the waste is 1999.91 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	3760 @ 0.5 kg/day	1880
2.	Visitors	376 @ 0.15kg/day	56.4
3.	Staff	188 @ 0.25 kg/day	47.0
4.	Landscape Waste (1.0865 acres)	@ 0.2kg/acre/day	0.22
	Total Solid Waste Generated		**1983.62**

PARKING SUMMARY			
TOTAL NO. OF APARTMENTS	=	752	
PARKING REQUIRED @0.5 ECS PER DU	=	376	ECS
PARKING REQUIRED BY AREA			
PROPOSED OPEN PARKING AREA	=	7050.903	SQ.M.
TOTAL NOS. OF PARKING IN OPEN SPACE @ 25 SQ.M/ECS	=	282.036	ECS
	Say	282	ECS
PROPOSED STILT PARKING AREA	=	2903.793	SQ.M.
TOTAL NOS. OF PARKING IN STILT AREA @ 30SQ.M/ECS	=	96.860	ECS
	Say	97	
TOTAL ECS PROVIDED	=	**379**	**ECS**
PARKING PROVIDED			
TOTAL NO. OF APARTMENTS	=	**752**	
TWO WHEELER PARKING REQUIRED @1 PARKING PER DU	=	**752**	
2 WHEELERS PROVIDED ON STILT	=	**516**	**NO.s**
2 WHEELERS PROVIDED SITE	=	**244**	**NO.s**
TOTAL 2 WHEELERS PROVIDED	=	**760**	**NO.s**

AREA AND POPULATION STATEMENT

BUILDING DESCRIPTION

S.No.	Bldg Type	Typology	Description No. of Floors	Total No. of Apartments: Nos. of Floors	Nos. of Units per Floor	Total Unit in Tower	Population: Person per Unit	Main Population
1	Tower- (1) Type-A (2BHK + 2BHK & Study)	2BHK+Study	(S+14) Apartments	14	2	28	5	140
		2BHK+Study Type-B		14	2	28	5	140
		2BHK Type-A		14	2	28	5	140
		2BHK Type-B		14	2	28	5	140
2	Tower- (2) Type-A (2BHK + 2BHK & Study)	2BHK+Study	(S+14) Apartments	14	2	28	5	140
		2BHK+Study Type-B		14	2	28	5	140
		2BHK Type-A		14	2	28	5	140
		2BHK Type-B		14	2	28	5	140
3	Tower- (3) Type-A (2BHK + 2BHK & Study)	2BHK+Study	(S+14) Apartments	14	2	28	5	140
		2BHK+Study Type-B		14	2	28	5	140
		2BHK Type-A		14	2	28	5	140
		2BHK Type-B		14	2	28	5	140
4	Tower- (4) Type-A (2BHK + 2BHK & Study)	2BHK+Study	(S+14) Apartments	14	2	28	5	140
		2BHK+Study		14	2	28	5	140
		2BHK Type-A		14	2	28	5	140
		2BHK Type-B		14	2	28	5	140
5	Tower- (5) Type-A (2BHK + 2BHK & Study)	2BHK+Study	(S+14) Apartments	14	2	28	5	140
		2BHK+Study Type-B		14	2	28	5	140
		2BHK Type-A		14	2	28	5	140
		2BHK Type-B		14	2	28	5	140
6	Tower- (6 & 7)	1BHK	(S+12) Apartments	9	20	180	5	900
	Tower- (6 & 7) Type-B (2BHK) (10th to 11th Floor)	2BHK		2	6	12	5	60
8	Commercial		G+1					---
9	Community Hall		(G)					---
10	Aanganwadi		(G)					---
			Grand Total =			752		3760

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K-47, KAILASH COLONY, NEW DELHI-110048
PHONE NO.: 011-46556600

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

ANOJ TEVATIA
B. Arch (Hons)
CA/95/18739

CLIENT:
PIVOTAL INFRASTRUCTURE PVT.LTD.

PROJECT:
REVISED BUILDING PLAN OF AFFORDABLE GROUP HOUSING SCHEME MEASURING 5.06875 ACRES (LICENCE NO. 05 OF 2016 DATED 30.05.2016) IN SECTOR-62, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY PIVOTAL INFRASTRUCTURE PVT. LTD.

DRAWING TITLE:
SITE PLAN WITH TERRACE PLAN

SCALE : 1:350

DATE :

SHEET NO. 1

FIRE FIGHTING LAYOUT