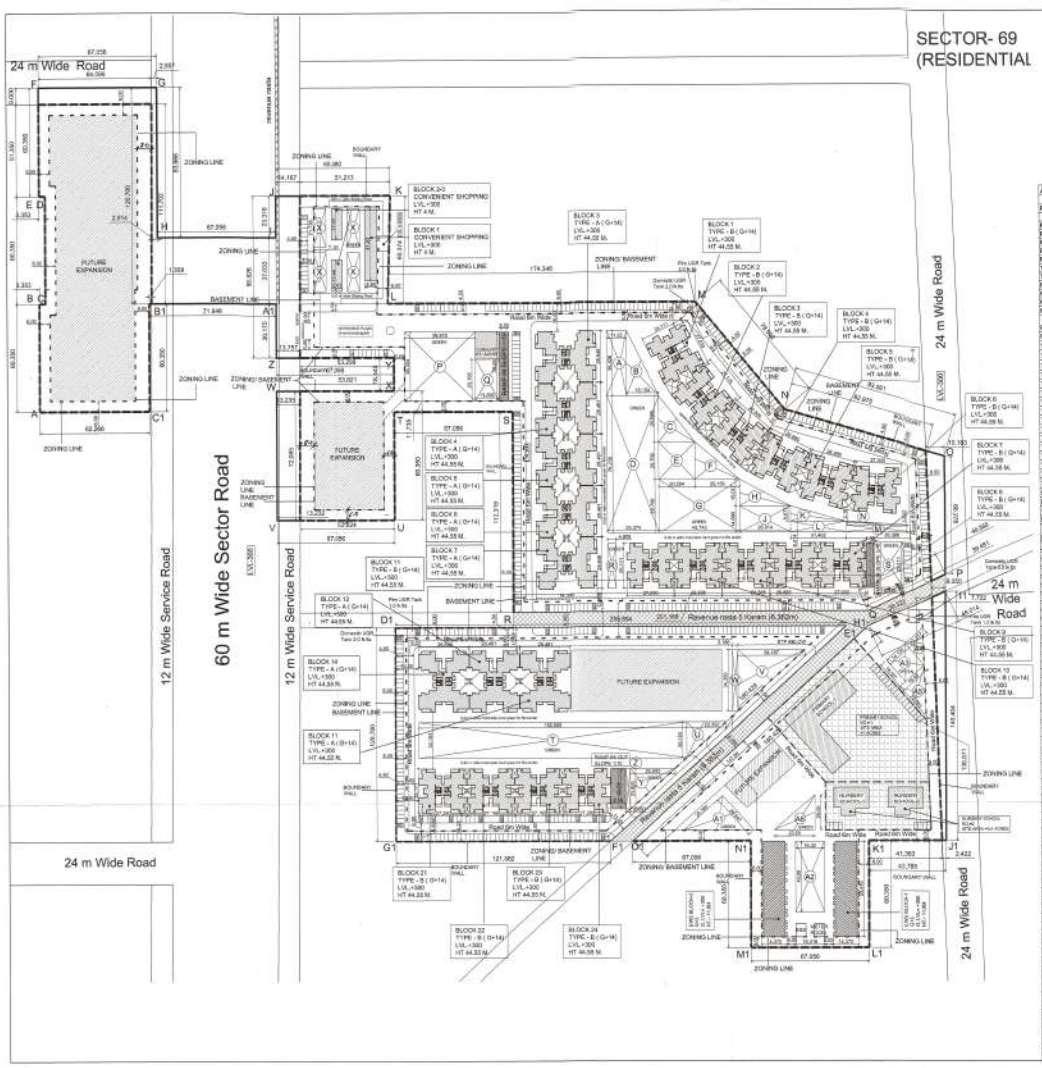


| AREA STATEMENT | | | |
|---|---|---|---|
| PLOT AREA | = | 25.1464 | ACRES |
| | = | 101760.857 | SQM |
| PERMISSIBLE GR. COVG 33% | = | 33616.023 | SQM |
| PERMISSIBLE FAR 175 | = | 178068.127 | SQM |
| MINIMUM GREEN AREA 15% | = | 15264.018 | SQM |
| PERMISSIBLE SHOPPING 2% | = | 508.800 | SQM |
| PERMISSIBLE DENSITY | = | 360 | PPA |
| TOTAL SITE DENSITY | = | 7544 | People |
| TOTAL PERMISSIBLE UNITS | = | 1508 | UNITS |
| NO OF EWS @ 15% OF MAIN UNITS | = | 243 | UNITS |
| NO OF DU'S @ 60% OF HMB UNITS | = | 1206 | UNITS |
| NO OF SERVICE PERS. @ 10% | = | 136 | UNITS |
| MAX HT | = | 45 | MTR. |

| PROPOSED DENSITY | | | | | |
|---|---|---|---|---|---|
| NO. OF UNITS | NO OF BLK | Unit/BLK | Y. UNITS | Density |
| TYPE - A ( BLK-A3 ) | 1 | 60 | 60 | 360 |
| TYPE - A ( BLK-A4, A5, A6, A11, A12) | 5 | 66 | 330 | 1980 |
| TYPE - A ( BLK-A7, A14) | 2 | 60 | 120 | 720 |
| TYPE - B ( BLK-B1 ) | 1 | 66 | 66 | 396 |
| TYPE - B ( BLK-B2 ) | 1 | 66 | 66 | 396 |
| TYPE - B ( BLK-B3 ) | 1 | 66 | 66 | 396 |
| TYPE - B ( BLK-B4 ) | 1 | 66 | 66 | 396 |
| TYPE - B ( BLK-B5 ) | 1 | 66 | 66 | 396 |
| TYPE - B ( BLK-B6 ) | 1 | 66 | 66 | 396 |
| TYPE - B ( BLK-B7 ) | 1 | 66 | 66 | 396 |
| TYPE - B ( BLK-B8, B9, B23, B22) | 4 | 60 | 240 | 1200 |
| TYPE - B ( BLK-B10 ) | 1 | 50 | 50 | 300 |
| TYPE - B ( BLK-B11 ) | 1 | 66 | 66 | 396 |
| TYPE - B ( BLK-B24 ) | 1 | 60 | 60 | 360 |
| TYPE - B ( BLK-B25) | 1 | 50 | 50 | 300 |
| TOTAL | | | 1348 | 8740 |
| SERVICE PER. | | | 136 | 272 |
| EWS UNITS | 3 | 120 | 360 | 480 |
| TOTAL DENSITY | | | 1508 | 7480 |
| DENSITY PER ACRE | | | | 298 |

| PROPOSED GROUND COVERAGE | | AREA/BLK | No. BLK | TOTAL | |
|---|---|---|---|---|---|
| TYPE - A ( BLK. A3 ) | = | 867.25 | 1 | 867.25 | SQM |
| TYPE - A ( BLK. A4, A5, A6, A11, A12) | = | 868.13 | 5 | 4535.51 | SQM |
| TYPE - A ( BLK. A7, A14) | = | 867.25 | 2 | 1134.50 | SQM |
| TYPE - B ( BLK. B1 ) | = | 433.61 | 1 | 433.61 | SQM |
| TYPE - B ( BLK. B2 ) | = | 434.05 | 1 | 434.05 | SQM |
| TYPE - B ( BLK. B3 ) | = | 433.66 | 1 | 433.66 | SQM |
| TYPE - B ( BLK. B4 ) | = | 433.12 | 1 | 433.12 | SQM |
| TYPE - B ( BLK. B5 ) | = | 433.12 | 1 | 433.12 | SQM |
| TYPE - B ( BLK. B6 ) | = | 433.82 | 1 | 433.82 | SQM |
| TYPE - B ( BLK. B7 ) | = | 433.82 | 1 | 433.82 | SQM |
| TYPE - B ( BLK. B8, B9, B23, B22) | = | 432.26 | 4 | 1729.05 | SQM |
| TYPE - B ( BLK. B10 ) | = | 432.26 | 1 | 432.26 | SQM |
| TYPE - B ( BLK. B11 ) | = | 433.82 | 1 | 433.82 | SQM |
| TYPE - B ( BLK. B24 ) | = | 433.15 | 1 | 433.15 | SQM |
| TYPE - B ( BLK. B25 ) | = | 433.15 | 1 | 433.15 | SQM |
| EWS UNITS BLOCK | = | 880.62 | 2 | 1329.87 | SQM |
| SHOPPING COMPLEX | = | 888.77 | 1 | 888.77 | SQM |
| TOTAL | = | | | 12851.78 | |
| | | | | 13.83 % | |
| NURSERY SCHOOL | = | 369.00 | 2 | 838.68 | SQM |

| PROPOSED FAR | | FAR/BLK | No. BLK | TOTAL | |
|---|---|---|---|---|---|
| TYPE - A ( BLK. A3 ) | = | 6499.490 | 1 | 6499.49 | SQM |
| TYPE - A ( BLK. A4, A5, A6, A11, A12) | = | 6493.840 | 5 | 42297.69 | SQM |
| TYPE - A ( BLK. A7, A14) | = | 6495.910 | 2 | 13071.82 | SQM |
| TYPE - B ( BLK. B1 ) | = | 6496.710 | 1 | 6496.71 | SQM |
| TYPE - B ( BLK. B2 ) | = | 6594.390 | 1 | 6594.39 | SQM |
| TYPE - B ( BLK. B3 ) | = | 6594.440 | 1 | 6594.44 | SQM |
| TYPE - B ( BLK. B4 ) | = | 6587.280 | 1 | 6587.28 | SQM |
| TYPE - B ( BLK. B5 ) | = | 6581.370 | 1 | 6581.37 | SQM |
| TYPE - B ( BLK. B6 ) | = | 6596.590 | 1 | 6596.59 | SQM |
| TYPE - B ( BLK. B7 ) | = | 6575.050 | 1 | 6575.05 | SQM |
| TYPE - B ( BLK. B8, B9, B23, B22) | = | 6574.260 | 4 | 26297.04 | SQM |
| TYPE - B ( BLK. B10 ) | = | 6597.430 | 1 | 6597.43 | SQM |
| TYPE - B ( BLK. B11 ) | = | 6579.020 | 1 | 6579.02 | SQM |
| TYPE - B ( BLK. B24 ) | = | 6580.830 | 1 | 6580.83 | SQM |
| TYPE - B ( BLK. B25 ) | = | 6587.780 | 1 | 6587.78 | SQM |
| EWS UNITS BLOCK | = | 2641.730 | 2 | 5283.46 | SQM |
| SHOPPING COMPLEX | = | 888.767 | 1 | 888.77 | SQM |
| TOTAL | = | | | 172364.96 | |
| | | | | 169.36 % | |

| | | | | | |
|---|---|---|---|---|---|
| NURSERY SCHOOL + BASEMENT | = | 1200.000 | 2 | 2400.00 | SQM |
| NET BASEMENT AREA | = | 59866.728 | 1 | 59866.72 | SQM |
| COMMUNITY BUILDING | = | 226.800 | 1 | 226.80 | SQM |

| PARKING AREA CALCULATION | | | | |
|---|---|---|---|---|
| REQUIRED PARKING | | | | |
| TOTAL NO OF UNITS X 0.8 (ECS) | = | 2622 | ECS | |
| COVERED PARKING REQUIRED 75% | | 1516.5 | ECS | |
| PROPOSED COVERED PARKING | | | | |
| BASEMENT-A+B+C+E | | 53365.40 | SQM/28 | 1917 ECS |
| OPEN PARKING | | | | 506 CARS |
| TOTAL PARKING | | | | 2423 |

Park Area Calculation

| S No. | L (m) | B (m) | Calc. | No. | Area (sqm.) |
|---|---|---|---|---|---|
| A | 11.22 | 36.32 | LXB | 1 | 407.58 |
| B | 18.154 | 36.32 | LXB/2 | 1 | 329.72 |
| C | 20.584 | 25.82 | LXB/2 | 1 | 265.62 |
| D | 23.374 | 76.23 | LXB | 1 | 2238.03 |
| E | 22.584 | 20.7 | LXB | 1 | 426.09 |
| F | 23.152 | 20.7 | LXB/2 | 1 | 260.40 |
| G | 45.742 | 29.708 | LXB | 1 | 1358.66 |
| H | 28.914 | 15.017 | LXB/2 | 1 | 217.10 |
| I | 28.914 | 14.69 | LXB | 1 | 424.75 |
| J | 31.402 | 9.677 | LXB/2 | 1 | 136.24 |
| K | 31.402 | 9.014 | LXB | 1 | 168.85 |
| L | 36.366 | 3.822 | LXB | 1 | 139.07 |
| M | 36.366 | 2.191 | LXB/2 | 1 | 39.86 |
| N | 36.875 | 39.354 | LXB | 1 | 1529.37 |
| O | 13.66 | 23.193 | LXB | 1 | 317.51 |
| R | 4.606 | 25.111 | LXB | 1 | 120.69 |
| S | 15.536 | 25.111 | LXB | 1 | 415.24 |
| T | 152.055 | 22.153 | LXB | 1 | 3064.96 |
| U | 22.262 | 20.153 | LXB/2 | 1 | 225.63 |
| V | 38.167 | 34.36 | LXB/2 | 1 | 655.52 |
| W | 3.066 | 34.36 | LXB | 1 | 108.75 |
| X | 7.161 | 21.736 | LXB | 4 | 622.99 |
| Y | 25.583 | 23.026 | LXB/2 | 1 | 294.52 |
| Z | 2.466 | 23.026 | LXB | 1 | 61.25 |
| A1 | 26.447 | 28.386 | LXB/2 | 1 | 389.66 |
| A2 | 16.32 | 40 | LXB | 1 | 652.80 |
| A3 | 18.001 | 14.15 | LXB | 1 | 229.41 |
| A4 | 16.001 | 13.317 | LXB/2 | 1 | 106.54 |
| A5 | 19.794 | 23.765 | LXB/2 | 1 | 235.38 |
| A6 | 23 | 20 | LXB/2 | 1 | 230.00 |
| | | | Total | | 15888.60 |
| | | | | 15.41 % | |

PROJECT TITLE

**Approval of Revised Building Plan of Group Housing Colony area measuring 25.44 acres (Licence No. 78 of 2010 dated 15.10.2010) in Sector-69 & 70, Gurgaon Manesar Urban Complex being developed by Sh. Amit, Sumit and others in collaboration with M/s Tulip Infratech Pvt. Ltd.**

DRAWING TITLE

SUBMISSION DRAWING

SITE LAYOUT PLAN

NORTH

OWNER's SIGNATURE

For TULIP INFRATECH PVT. LTD.

ARCHITECT's SIGNATURE

APOORV SINGH
CA/2005/52714

ARCHITECTS

**Design Cement**
Architects & Interior Design Consultants
2nd Floor, Ward No. 1, Mehrauli, ND-110030
Email : studio.designcement@gmail.com,
Contact : 011-45593878

| | | |
|---|---|---|
| DATE | OCT 2014 | DWG. NO. |
| SCALE | NTS | S - 01 |
| DEALT | AS | |
| CHECKED | MA | |