PROJECT REPORT
FOR
PROPOSED RESIDENTIAL GROUP HOUSING COLONY
SS CENDANA & SS KIAVASA
IN
SECTOR 83,
GURUGRAM HARYANA

2.0 GENERAL

M/s A&D Estates Pvt. Ltd. is proposing the construction of Group Housing Colony located at Village- Kherki Daula & Sihi, Sector-83 Gurugram and Haryana. The purpose and objective of the report is as follows:

2.0.1 GOALS AND OBJECTIVES OF THE PROPOSED PROJECT

The objective of the project is as follows:

- To serve the state of art facility to live in Gurgaon.
- To provide the good infrastructure and amenities for the good social life.
- Maximize local employment and educational opportunities.

2.0.2 SIGNIFICANCE OF THE PROJECT

Increase in population in the country and rapid development in the Cities, specially the metro cities resulting in large number of migration of population for employment opportunity in the Cities. The developments are mostly city centric and hence the influx of people leading to huge gap between demand and supply of three main thing viz. water, energy and habitat. To cater the need of the people with a state of art facility to live in comfort with luxury the proposed project is planned.

2.1 DESCRIPTION OF THE PROJECT SITE

Project description is as follows:

2.1.1 LOCATION & ACCESSIBILITY

Proposed Group Housing Colony planned at Village: Kherki Daula & Sihi Sector-83, Gurugram, and Haryana being developed by **M/s A&D Estates Pvt. Ltd.** The project had received vide license no. 195 of 2008 Dated: 22.11.2008 for 11.418 acres which is renewed up to 21.11.2025 and another License no. 15 of 2023 Dated: 30.01.2023 for 1.19375 acres which is valid up to 29.01.2028 from the Directorate of Town & Country Planning, Haryana. Total land area for proposed group housing is 12.6118 Acres and Built up area for the same

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comes out to be **2,94,848.39 m^2.** Thus, EIA study has been done for this project to get Environmental Clearance from SEIAA, Haryana. The GPS Co-ordinates of the project site ranges from 28° 24' 6.300" N & 76° 58' 20.586" E to 28° 23' 54.300" N & 76° 58' 31.551" E which is covered by Survey of India Toposheet no. H43W15 & H43X3 of 1:50,000 scale. The nearest highway is NH – 48 approx. 0.70 km away in SE direction from project site. The nearest railway station is Garhi Harsaru junction at a distance of approx. 5.72 Km in NW direction from the proposed project site and Gurgaon Railway Station at a distance of ~10.43 Km from project site in NNE direction. The nearest airport is Indira Gandhi International Airport at a distance of approx. 19.04 km in NNE direction from the project site. The location and accessibility map of Group Housing Colony is shown in **Figure- 2.1.**

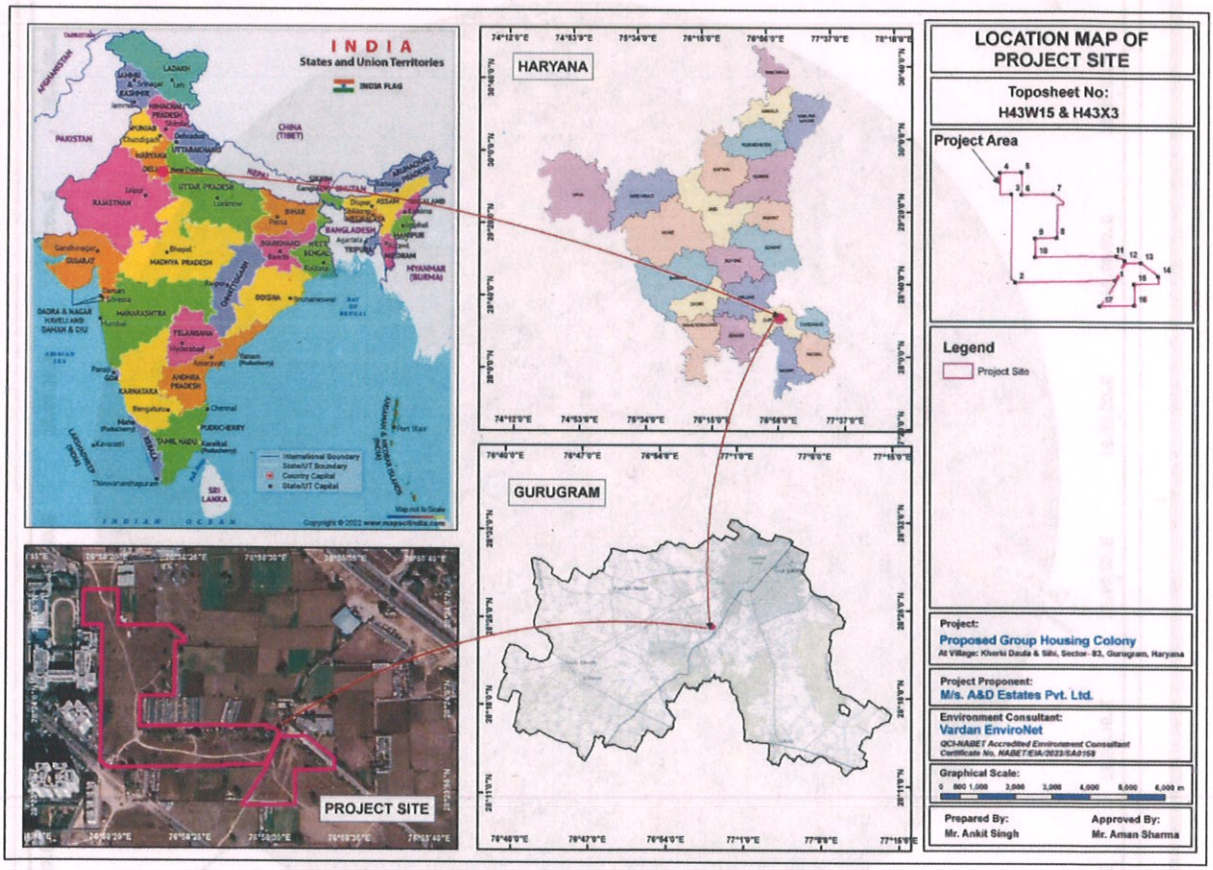


Figure-2.1: Location and Accessibility Map of proposed Project Site

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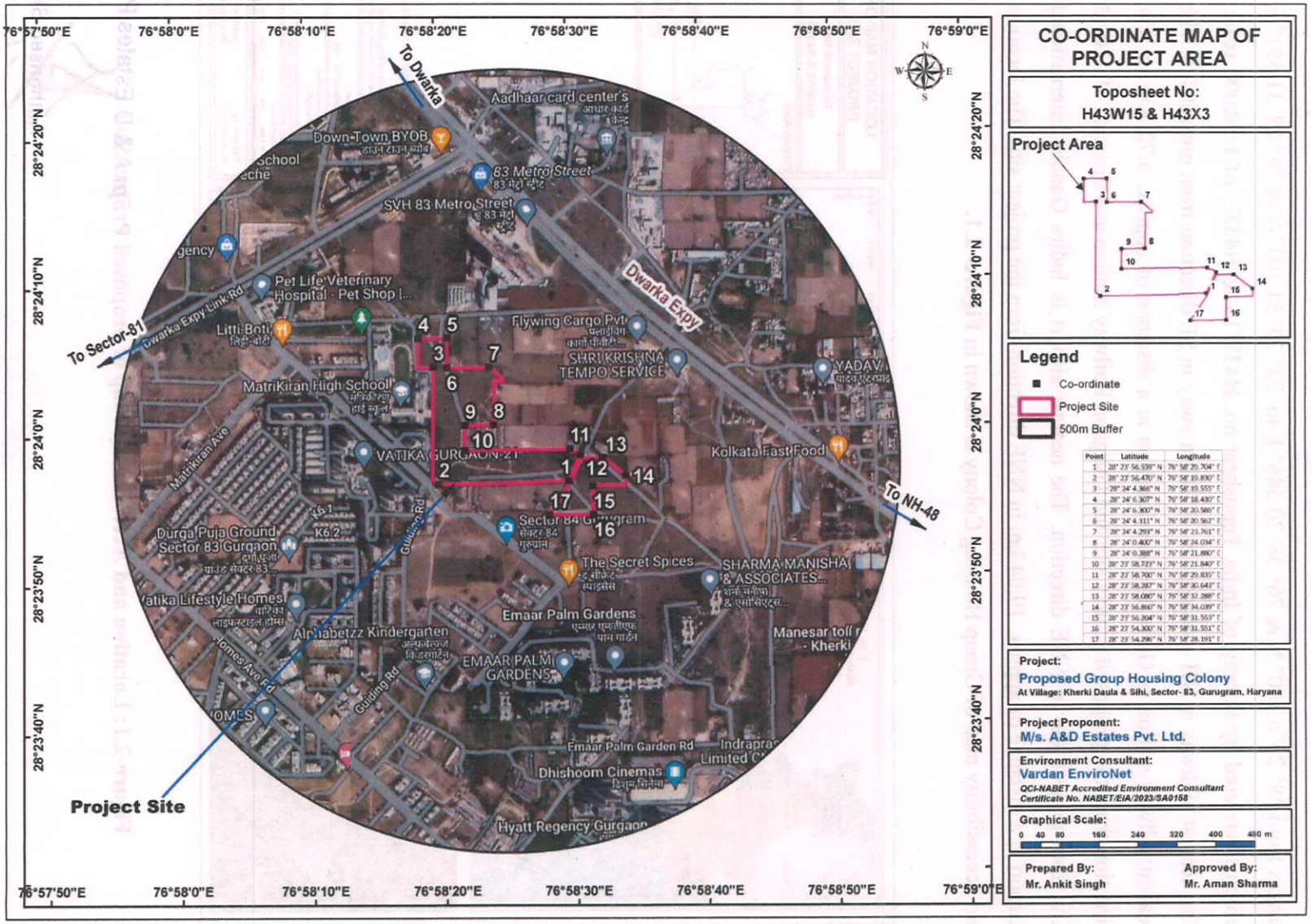


Figure-2.2: Buffer Map of 500 meter radius of Project Site

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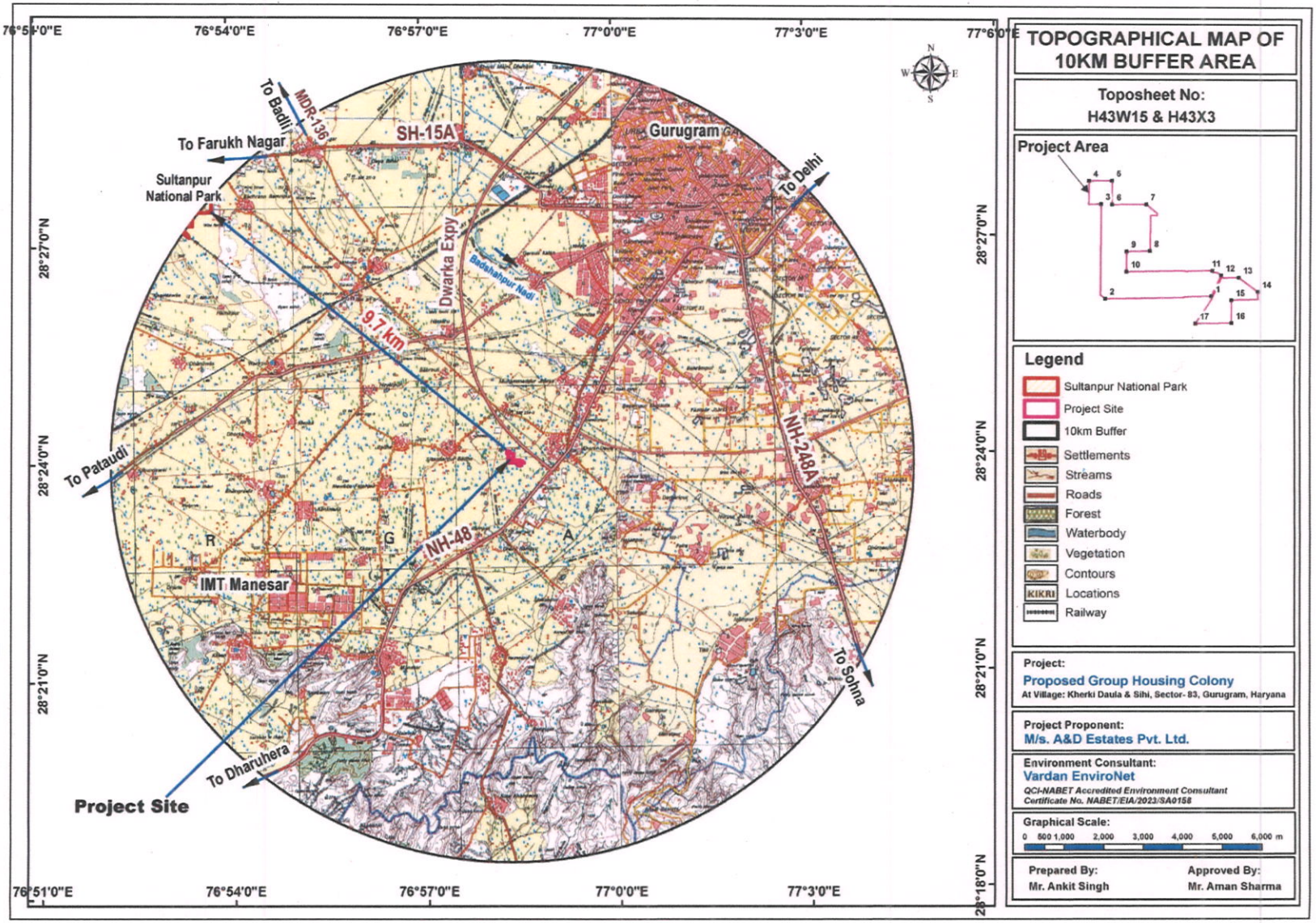


Figure-2.3: Buffer Map within 10 Kilometer radius of Project Site

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2.2 AREA DETAIL

This project is located at Village-Kherki Daula & Sihi, Sector-83, Gurugram and Haryana. The proposed project is Construction of Group Housing Colony. Total plot area of Group Housing colony is 12.6118 Acres (51,038.14 m^2).

Table-2.1: Area Statement

S. No.	Particular	Total Area Sq.m
1	**Total Plot Area**	**51,038.14 (12.6118 Acres)**
2	Area Under Road	6,053.00
3	Net Plot Area	44,985.14 (**11.1161 Acres**)
2	Permissible Ground Coverage (40 %)	20,415.26
3	Proposed Ground Coverage (19.72 %)	9,668.95
4	Residential Area (99.5 %)	50,782.95
5	Commercial Area (0.5 %)	255.19
6	Permissible FAR @ 3.5	1,78,633.49
7	**Total Proposed FAR (Residential + Commercial Community)**	**178478.08**
8	Proposed FAR for Residential	**177659.395**
9	Proposed FAR for Commercial	**818.685**
10	Proposed FAR for Community	**4441.429**
11	Total Proposed Non - FAR (Balcony, Basement, Mumty, Guard room, Meter room Nursery School & Primary School)	**100592.93**
12	**Total Built - up Area**	**279071.01**
15	Proposed Green Area (@25.81 % of the net plot area)	**7740.54**

***FAR = Floor Area Ratio**

Silent Features

S. No.	Particular	Total
1	Total Population	**7488**
2	Total Water Requirement	831
3	Total Fresh Water Requirement	577
4	Total Wastewater Generated	657
5	Capacity of STP in main Housing side	975 KLD
6	Capacity of STP in EWS side	70 KLD
7	Solid Waste Generation. Kg/day	4576
8	Maximum Building Height	159.55 m till terrace
9	Total Power Requirement & Source	7,102 KW (DHBVNL)
10	No. of DG Set	04 No 1010 KVA each
11	No. of Towers	11 nos and separate EWS tower
12	Total Dwelling Units (Housing side)	**1336 Main Unit+236 EWS Units**

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13	EWS	**236**
14	Total Project Cost	1043 Cr
16	No. of RWH Pits	**13**
17	Proposed Parking	**1305**

(Source: Conceptual Plan)

2.3 POPULATION DENSITY:

The Total population of the project will be **7488** Person. During construction phase, 50-100 numbers of labour will be engaged. The detailed population breakup is given bin **table 2.2**:

Table 2.2: Details of Population Break up

S. No.	Occupancy Type	PPU	Unit or Area (S.qm)	Total Population
1	Dwelling units (3 BHK)	@6 Persons	**1300**	**7800**
2	Dwelling units (4 BHK)	@7 Persons	**36**	**252**
3	EWS	@2 Person /Unit	**236**	**472**
4	Community Area	@6 Sq.m /Person	2194.69	366
5	Commercial		750.48	
5(a)	Ground floor	@3 Sq.m /Person	250.16	83
	Permanent	10% of total Population		8
	Floating	90% of total Population		75
5(b)	1st & 2nd floor	@6 Sq.m /Person	500.32	83
	Permanent	10% of total Population		8
	Floating	90% of total Population		75
6	Nursery School	lumpsum		100
7	Primary school	lumpsum		100
8	Security & Maintenance staff	lumpsum		50
	Total Population			**9,411**

(Source: Conceptual Plan)

2.4 WATER REQUIREMENT

The water will be supplied through HSVP/GMDA. Total water requirement for the project will be approximately **831 KLD**, out of which **577 KLD** is fresh water requirement and **254 KLD** is treated water requirement which will be used for flushing and horticulture. The calculations of daily water requirement for Operational phase are given below in **Table 2.3.**

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