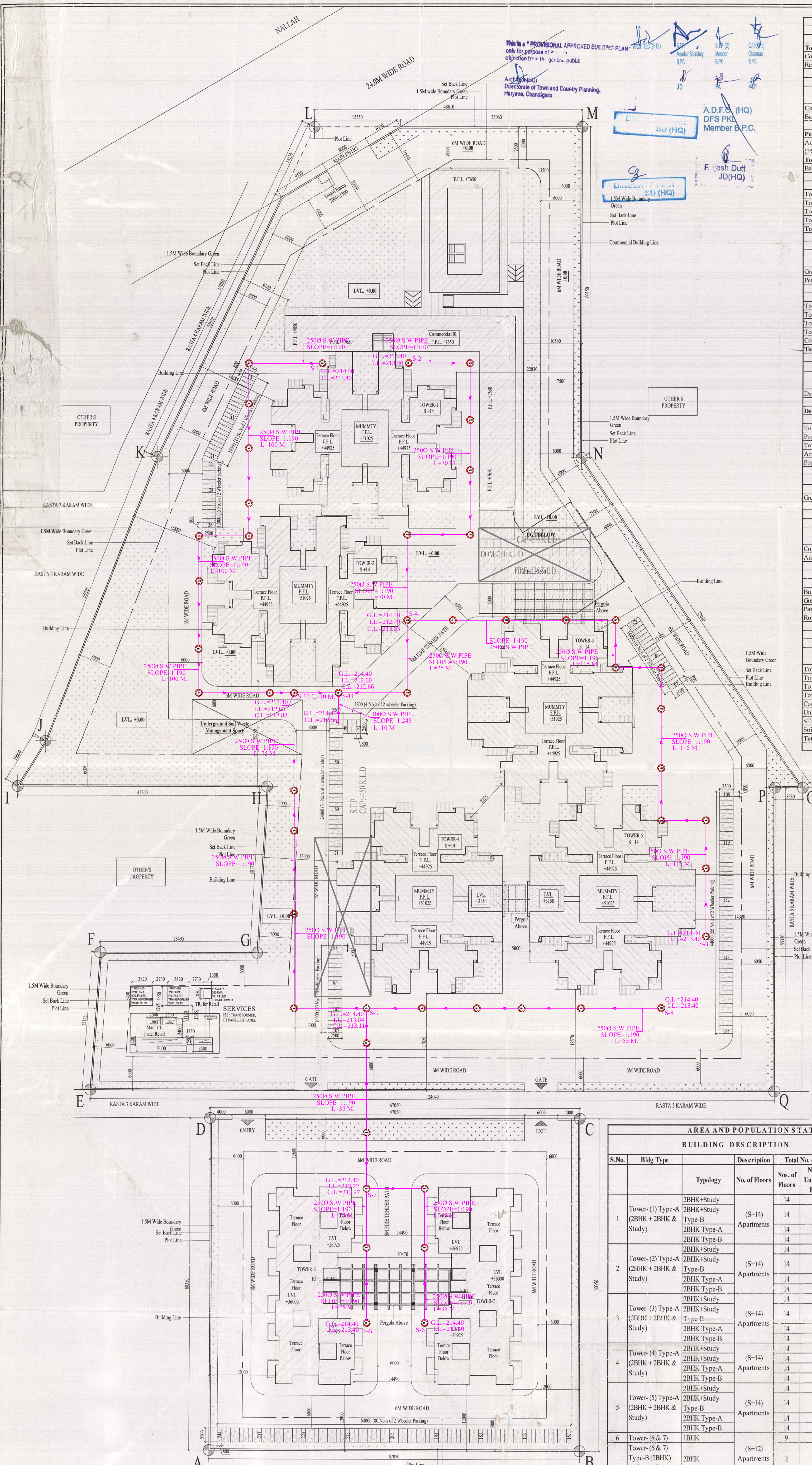




Pivotal Infrastructures Pvt Ltd.			
Plot Area Detail			
	(in Acres)	(in Sq.Ms.)	
Total Plot Area	5.06875	20517.471	
Commercial Plot Area @ 4%	0.20275	820.499	
Residential Plot Area @ 96%	4.866	19691.972	
Summary of F.A.R.			
	Permissible Area (in Sq.Ms.)	Proposed Area (in Sq.Ms.)	
Commercial F.A.R. @ 175%	1435.873	1427.637	
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	2227.454	Sq.Ms.	
Tower-4	7423.818	Sq.Ms.	
Tower-5	7423.818	Sq.Ms.	
Tower-6 & Tower-7	7722.042	Sq.Ms.	
Total F.A.R.	44841.133	Sq.Ms.	

Summary of Ground Coverage		
	Permissible Area (in Sq.Ms.)	Proposed Area (in Sq.Ms.)
Ground Coverage	10256.235	4959.768
Percentage	50.00%	24.18%
Ground Coverage Detail		
	Area	Unit
Tower-1 to Tower-3	1756.000	Sq.Ms.
Tower-4	610.499	Sq.Ms.
Tower-5	610.499	Sq.Ms.
Tower-6 & Tower-7	805.516	Sq.Ms.
Commercial	1197.255	Sq.Ms.
Total Ground Coverage	4959.768	Sq.Ms.

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
	24.37%	20.37%

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

Plot Area Summary		
	Area in Sq.Ms.	
Building Area	4959.768	24.18%
Green Area	4179.082	20.37%
Parking Area	7650.903	34.37%
Road Area & Hard Paved Area	4322.718	21.07%
		100.00%

Built-up Area Summary			
Typology	Built-up Area (Sq.Ms.)	Nos.	Total Built-up Area (in Sq.Ms.)
Tower 1 to 3	4551.308	3	13653.924
Tower 4	9377.927	1	9377.927
Tower 5	9377.726	1	9377.726
Tower 6 & 7	5016.766	2	10033.532
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			59524.622

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 (1.0665 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
PARKING PROVIDED			
PROPOSED STILT PARKING AREA			2963.792 SQ.M.
TOTAL NOS. OF PARKING IN STILT AREA @ 30 SQ.M./ECS			98.799 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 NOS.
2 WHEELERS PROVIDED SITE			244 NOS.
TOTAL 2 WHEELERS PROVIDED			760 NOS.

AREA AND POPULATION STATEMENT								
BUILDING DESCRIPTION								
S.No.	Bldg Type	Description	Total No. of Apartments			Population		
			Nos. of Floors	Nos. of Units per Floor	Total Unit in Tower	Person per Unit	Main Population	
1	Tower- (1) Type-A (2BHK + 2BHK + Study)	2BHK+Study	(S+14) Apartments	14	2	28	5	140
		2BHK Type-A		14	2	28	5	140
		2BHK Type-B		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 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 Type-A		14	2	28	5	140
		2BHK Type-B		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 Type-A		14	2	28	5	140
		2BHK Type-B		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 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) Type-B (2BHK)	1BHK	(S+12) Apartments	9	20	180	5	900
		2BHK		2	6	12	5	60
7	Commercial		(G)+					--
8	Community Hall		(G)					--
9	Kanganwadi		(G)					--

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 (Hon.)
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. (A COMPANY INCORPORATED IN INDIA) IN PURSUANCE OF SECTION 13(1)(a) OF THE URBAN CEILING ACT, 1973.

DRAWING TITLE: SITE PLAN WITH TERRACE GARDEN

SHEET NO. 1

SCALE: 1:500

DATE: _____

SEWERAGE LAYOUT