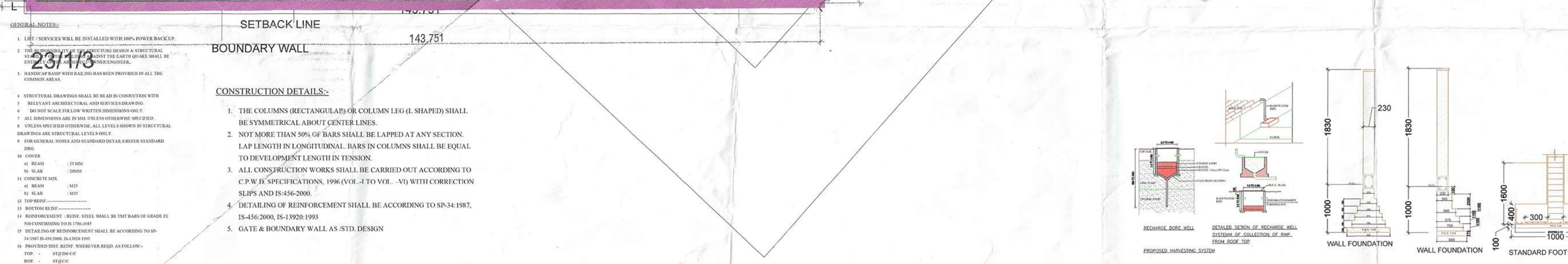
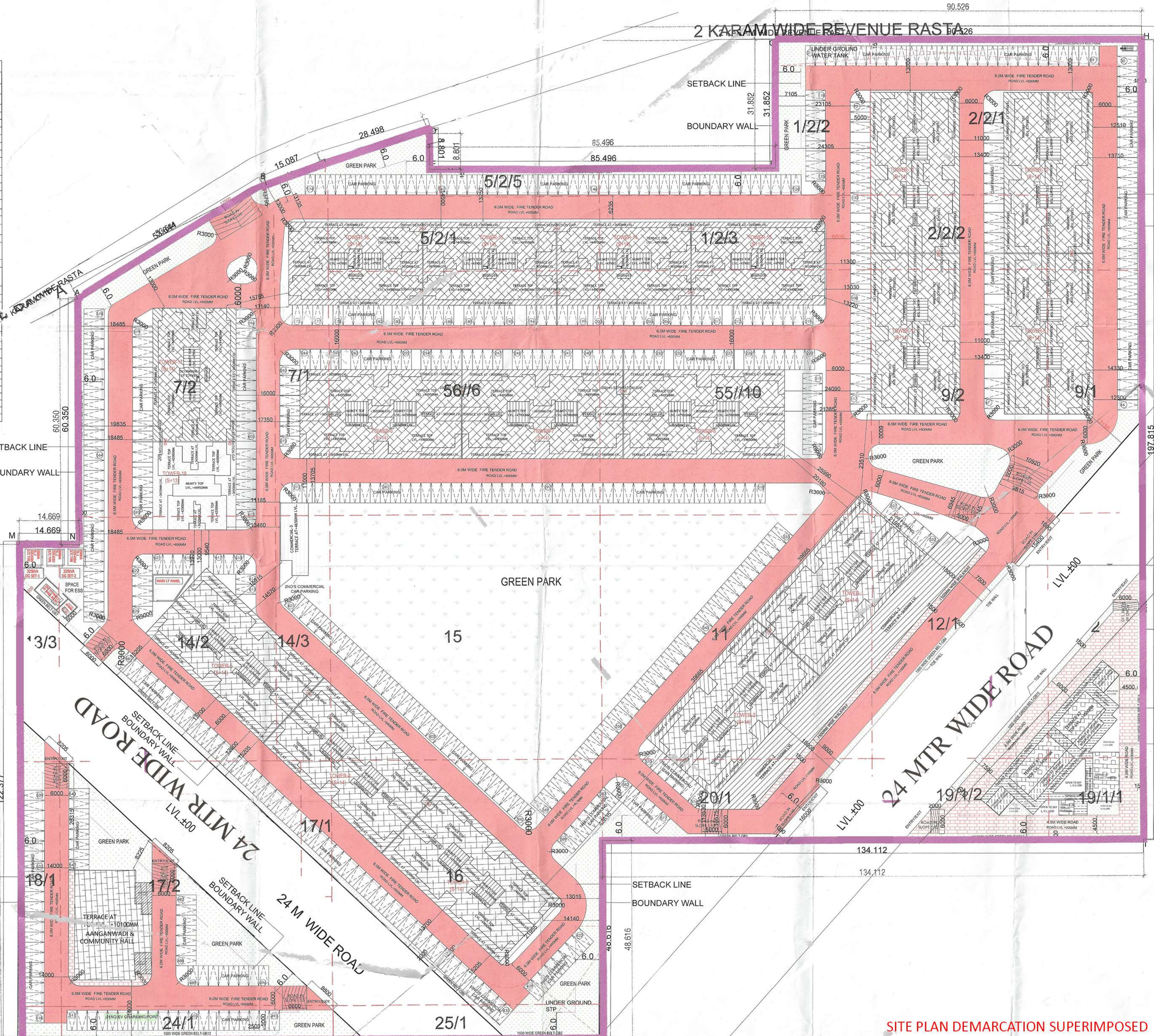


AREA STATEMENT					
TOTAL PLOT AREA	13.2750	ACRES	53721.9338	sq. MTRS.	
PERMISSIBLE COMMERCIAL @ 2% OF 13.275 ACRE	0.2655	ACRES	1074.4387	sq. MTRS.	
PERMISSIBLE RESIDENTIAL @ 8% OF 13.275 ACRE	13.0095	ACRES	52677.4951	sq. MTRS.	
	FAR	PERMISSIBLE/REQUIRED	PROPOSED		
COMMERCIAL PLOT AREA	0.2655	ACRES			
PERMISSIBLE FAR ON COMMERCIAL	1.75	sq. MTRS.			
1% EXTRA FAR FOR ISBC PLATINUM GREEN RATING (REG. NO. GAH058873) FOR COMMERCIAL	0.15	sq. MTRS.	1.899	%	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL	1.90	sq. MTRS.	2039.91	sq. MTRS.	
GROUND COVERAGE FOR COMMERCIAL			1539.00	sq. MTRS.	
REMAINING PLOT AREA FOR RESIDENTIAL	13.0095	ACRES			
PERMISSIBLE FAR ON RESIDENTIAL	2.25	sq. MTRS.			
1% EXTRA FAR FOR ISBC PLATINUM GREEN RATING (REG. NO. GAH058873) FOR RESIDENTIAL	0.15	sq. MTRS.	2.3998	%	
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL	2.40	sq. MTRS.	126342.170	sq. MTRS.	
GROUND COVERAGE FOR RESIDENTIAL			14274.07	sq. MTRS.	
RESIDENTIAL + COMMERCIAL + ANGANWADI + COMMUNITY	26860.9669	sq. MTRS.	16811.10	sq. MTRS. (STILT + COMMERCIAL AREA)	
	50	%	31.29	%	
TOTAL BUILTUP AREA (RESIDENTIAL + COMMERCIAL + ANGANWADI + COMMUNITY)	RESIDENTIAL	COMMERCIAL + ANGANWADI + COMMUNITY	152227.520	sq. MTRS.	
	148994.420	3233.10			
NO. OF DWELLING UNITS PERMISSIBLE	750-900	NO	1956	UNITS	
OCCUPANCY PER DWELLING UNIT	5	PER UNIT	5	PERSON PER UNIT	
TOTAL POPULATION (750-900)	3750-4500	PERSONS	9780	PERSONS	
IDENTITY	750-900	PPA	751.758	PPA	
GREEN AREA	15	% OF THE PLOT	18.00	% OF THE PLOT	
PARKING	8058.290	sq. MTRS.	9780	sq. MTRS.	
TWO WHEELER PARKING REQUIRED	1956	DWELLING UNIT	2445 TWO WHEELERS PROVIDED		
TOTAL ECS PROVIDED	978	ECS			
COMMERCIAL WHEELERS PROVIDED ON OPEN SITE			41	ECS	
1 NO. OF ANGANWADI	185.910	sq. MTRS.	496.030	sq. MTRS.	
1 NO. OF COMMUNITY HALL	185.910	sq. MTRS.	502.000	sq. MTRS.	
TOTAL WHEELERS PROVIDED ON OPEN SITE			626	NO'S	

PROPOSED AREA FOR HOUSING											
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL UNITS	TOTAL FAR	TOTAL FAR	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	BUILTUP AREA
1	1	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
2	2	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
3	3	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
4	4	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
5	5	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
6	6	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
7	7	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
8	8	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
9	9	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
10	10	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
11	11	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
12	12	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
13	13	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
14	14	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
15	15	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
16	16	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
17	17	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
18	18	5	GROUND	8	12	112	631.08	631.08	14.50	55.83	1275.73
TOTAL						1956	126342.17	14274.07			148994.42

PROPOSED AREA FOR COMMERCIAL						
S.NO.	COMMERCIAL NO.	FLOOR FAR	NO. OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	BUILTUP AREA
1	COMMERCIAL-1	GROUND FLOOR	G+2	1131.99	631.08	14.50
2	COMMERCIAL-2	FIRST FLOOR		342.53		
3	COMMERCIAL-3	SECOND FLOOR		158.38		
4	COMMUNITY HALL NON FAR AREA (GROUND & FIRST FLOOR)			496.030	10.10	496.030
5	AANGANWADI NON FAR AREA (GROUND & FIRST FLOOR)			502.300	10.10	502.300
6	AANGANWADI & COMMUNITY (MUMTY AREA)			51.120		
TOTAL				2537.33		3233.10

PARKING SUMMARY			
TOTAL NO. OF APARTMENTS	=	1956	
PARKING REQUIRED @ 0.5 ECS PER DU	=	978	ECS
PROPOSED PARKING			
PROPOSED OPEN PARKING AREA	=	18830.24	SQMT
SITE OPEN PARKING (@ 23)	=	818.71	ECS
PROVIDED ON OPEN SITE	=	819	ECS
2 WHEELERS PROVIDED ON STILT PARKING AREA	ECS	2 WHEELERS PROVIDED	
TOWER-1 to 12 (813.18/28 = 29.04 OR 29 ECS)		=	150
TOTAL ECS (29 X 12 = 348 ECS)	348	=	150X12 1800
TOWER-13 TO 17 (675.76/28 = 24.13 OR 24 ECS)		=	115
TOTAL ECS (24 X 5 = 120 ECS)	120	=	115X5 575
TOWER-18 (389.71/28 = 13.92 OR 14 ECS)	14	=	70 70
TOTAL	482	=	2445
TOTAL ECS PROVIDED (482+819)	=	1301	ECS
2 WHEELERS PROVIDED ON STILT ALL	=	2445	NO'S
CAR PARKING PROVIDED ON OPEN SITE	=	626	NO'S
COMMERCIAL PARKING (2039.91/50)	=	41	NO'S
PROVIDED ON OPEN SITE			



CLIENT:-

PROJECT :-

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 13.275 ACRE OF (LICENCE NO.193 DATED 08.10.2025) IN THE REVENUE ESTATE OF VILLAGE PATAUDI, SECTOR-3, PATAUDI, GURUGRAM BEING DEVELOPED BY SH. RAMESH KUMAR YADAV AND OTHERS IN COLLABORATION WITH Y. CON INFRA

ARCHITECTS

SCALE : 1:100

DRAWING NAME

SITE PLAN

DRAWING NO. SUB-01

APPLICANT'S SIGN.

ARCHITECT'S SIGN

FOR Y CON INFRA

Authorised Signatory