S.NO	COMMERCIAL NO.	FLOOR FAR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA	BUILTUP AREA
PROPOSED AREA FOR COMMERCIAL								
COMMERCIAL-1								
1	GROUND FLOOR	766.79			766.79	9.70	9.00	1131.41
	FIRST FLOOR	355.62	G+1	1122.41				SQMT
COMMERCIAL-2								
2	GROUND FLOOR	1185.06	G	1185.06	1185.06	3.65	1185.06	SQMT
COMMERCIAL-3								
3	GROUND FLOOR	393.46	G	393.46	393.46	4.65	393.46	SQMT
	TOTAL			**2700.93**	**2345.31**		2709.93	
4	**AANGANWADI OR CRECHE NON FAR AREA**				186.120	4.30	186.120	SQMT
5	**COMMUNITY HALL NON FAR AREA**				186.890	3.65	186.890	SQMT
TOTAL				**2718.32**			**3082.94**	

PARKING SUMMARY		
TOTAL NO. OF APARTMENTS	=	1295
PARKING REQUIRED (0.5 ECS PER DU	=	648 ECS
PROPOSED PARKING		
PROPOSED OPEN PARKING AREA	=	12848.75 SQMT
SITE OPEN PARKING(@23)	=	558.62 ECS
ZWHEELERS PROVIDED ON SITE PARKING AREA	ECS	ZWHEELERS PROVIDED
PROVIDED ON OPEN SITE		559 ECS
PROPOSED OPEN PARKING AREA	SAY	559 ECS
TOWER-1+6(401.26/28 = 14.40 OR 14 ECS)	=	91 ECS
TOTAL ECS(14 X 4 =56 ECS)	56	= 364 364
TOWER-5 TOTZES(40.24/28 = 9.84 OR 10 ECS)	10	= 64 64
TOTAL ECS(10 X 3 = 30 ECS)	30	= 192 192
TOWER-7(247.28/28 = 8.83 OR 9 ECS)	9	= 30 30
TOTAL	95	586
TOTAL ECS PROVIDED (95+559)	=	654 ECS
ZWHEELERS BAYS PROVIDED ON STILT ALL	=	586 NO'S
ZWHEELERS BAYS PROVIDED ON OPEN SITE	=	755 NO'S
CAR PARKING BAYS PROVIDED ON OPEN SITE	=	1341 NO'S
COMMERCIAL CAR PARKING BAYS PROVIDED ON OPEN SITE	54	= 341 ECS

S.NO	TOWER NO.	TYPICAL FLOOR UNIT PER FLOOR	TOTAL UNITS	TOTAL UNITS	GROUND FLOOR FAR	TYPICAL FLOOR FAR	TOTAL FAR AREA	NON FAR AREA(approx 8%)	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA	BUILTUP AREA
PROPOSED AREA FOR HOUSING												
1	1	(G+22)	1	3	1	3	1	3	1	3	1	3
		1st To 19th	19	19	152	152	152	152	152	152	152	152
		20th	1	7	7	7	7	7	7	7	7	7
		21th To24th	2	8	16	16	16	16	16	16	16	16
		GROUND	1	4	4	4	4	4	4	4	4	4
2	2	(G+22)	1	3	1	3	1	3	1	3	1	3
		1st To 19th	19	19	152	152	152	152	152	152	152	152
		20th	1	7	7	7	7	7	7	7	7	7
		21th To24th	2	8	16	16	16	16	16	16	16	16
		GROUND	1	4	4	4	4	4	4	4	4	4
3	3	(G+22)	1	3	1	3	1	3	1	3	1	3
		1st To 19th	19	19	152	152	152	152	152	152	152	152
		20th	1	7	7	7	7	7	7	7	7	7
		21th To24th	2	8	16	16	16	16	16	16	16	16
		GROUND	1	4	4	4	4	4	4	4	4	4
4	4	(G+22)	1	3	1	3	1	3	1	3	1	3
		1st To 19th	19	19	152	152	152	152	152	152	152	152
		20th	1	7	7	7	7	7	7	7	7	7
		21th To24th	2	8	16	16	16	16	16	16	16	16
		GROUND	1	4	4	4	4	4	4	4	4	4
5	5	(G+22)	1	3	1	3	1	3	1	3	1	3
		1st To 19th	19	19	152	152	152	152	152	152	152	152
		20th	1	7	7	7	7	7	7	7	7	7
		21th To24th	2	8	16	16	16	16	16	16	16	16
		GROUND	1	4	4	4	4	4	4	4	4	4
6	6	(G+22)	1	3	1	3	1	3	1	3	1	3
		1st To 19th	19	19	152	152	152	152	152	152	152	152
		20th	1	7	7	7	7	7	7	7	7	7
		21th To24th	2	8	16	16	16	16	16	16	16	16
		GROUND	1	4	4	4	4	4	4	4	4	4
7	7	(G+22)	1	3	1	3	1	3	1	3	1	3
		1st To 19th	19	19	152	152	152	152	152	152	152	152
		20th	1	7	7	7	7	7	7	7	7	7
		21th To24th	2	8	16	16	16	16	16	16	16	16
		GROUND	1	4	4	4	4	4	4	4	4	4
8	8	(G+11)	1st To 10th	10	2	2	2	2	2	2	2	2
			GROUND	1	2	2	2	2	2	2	2	2
			21th To24th	2	8	16	16	16	16	16	16	16
			GROUND	1	4	4	4	4	4	4	4	4
TOTAL						**1297**	**1689.82**		**8243.63**		**4385.21**	**19936.61**

AREA STATEMENT			
TOTAL PLOT AREA	**8.84375 ACRES**	**35769.297**	SQ. MTRS.
PERMISSIBLE RESIDENTIAL@94% OF 8.84375 ACRE	0.3575 ACRES	1447.5722	SQ. MTRS.
PERMISSIBLE COMMERCIAL@4% OF 8.84375 ACRE	0.14000 ACRES	3457.7665	SQ. MTRS.
PERMISSIBLE/REQUIRED			**PROPOSED**
COMMERCIAL PLOT AREA	FAR	0.35375 ACRES	
PERMISSIBLE FAR ON COMMERCIAL		1447.5722	SQ. MTRS.
		2505.2551	SQ. MTRS.
10% EXTRA FAR FOR IGBC PLATINUM GREEN RATING (REG.NO.GAH 25047) FOR COMMERCIAL	1.75	2505.2551	SQ. MTRS.
	0.15	214.736	SQ. MTRS.
TOTAL PERMISSIBLE FAR FOR COMMERCIAL	1.90	2719.289056	SQ. MTRS.
GROUND COVERAGE FOR COMMERCIAL			2345.31 SQ. MTRS.
REMAINING PLOT AREA FOR RESIDENTIAL		8.49000 ACRES	
		34357.7965	SQ. MTRS.
PERMISSIBLE FAR ON RESIDENTIAL	2.25	77304.95	SQ. MTRS.
10% EXTRA FAR FOR IGBC PLATINUM GREEN RATING (REG.NO.GAH 25047) FOR RESIDENTIAL	0.15	5152.663	SQ. MTRS.
		2.399	%
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL	2.4	82458.62	SQ. MTRS.
GROUND COVERAGE FOR RESIDENTIAL			4385.21 SQ. MTRS.
GROUND COVERAGE (SPLIT + RESIDENTIAL+COMMERCIAL+ANGANWADI+COMMUNIT		17894.6668	SQ. MTRS. 7703.53 SQ. MTRS. COMMERCIAL AREA
		50 %	19.85 %
TOTAL BUILTUP AREA =RESIDENTIAL+COMMERCIAL+ ANGANWADI+COMMUNITY		RESIDENTIAL 19936.61	ANGANWADI+ COMMUNITY 3082.94
			55019.55 SQ. MTRS.
NO. OF DWELLING UNITS PERMISSIBLE		750-000	NO 1297 UNITS
OCCUPANCY PER DWELLING UNIT		5	PER UNIT 5 PERSON PER UNIT
TOTAL POPULATION(750-000)		6070-6804	PERSONS 6485 PERSONS
DENSITY		750-000	PPA 763.840 PPA
GREEN AREA		15	% OF THE PLOT 15.131 % OF THE PLOT
		5366.399	SQ. MTRS. 4415.240 SQ. MTRS.
PARKING		0.500	ECS PER DWELLING UNIT
		1	PER DWELLING UNIT 1341 TWO WHEELERS PROVIDED
Two WHEELER PARKING REQUIRED			1297 TWO WHEELERS
TOTAL ECS REQUIRED			649 ECS
TOTAL ECS PROVIDED			ECS 654 ECS
TOTAL ZWHEELERS BAYS PROVIDED ON OPEN SITE			755 NO'S
COMMERCIAL AWHEELERS BAYS PROVIDED ON OPEN SITE			54 ECS
TOTAL ZWHEELERS BAYS PROVIDED ON OPEN SITE			1810 SQ.MTRS. 186.120 SQ.MTRS.
1 NO. OF ANGANWADI			1810 SQ.MTRS.
1 NO. OF COMMUNITY HALL			1810 SQ.MTRS. 186.890 SQ.MTRS.
TOTAL AMENEITIES BAYS PROVIDED ON OPEN SITE			341 NO'S

S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY / TERRACE AREA	TOTAL CAMPET AREA	TOTAL BALCONY / TERRACE AREA
UNIT SUMMARY							
1	TOWER-1	3BHK-TYPE-(G1)	2	59.97	26.88	119.94	53.76
		3BHK-TYPE-(P1)	2	59.97	62.98	119.94	125.96
		3BHK-TYPE-(J1)	2	59.97	40.04	119.94	80.08
		3BHK-TYPE-(M1)	2	59.97	31.5	119.94	63.00
		3BHK-TYPE-(P2)	2	59.97	62.98	119.94	125.96
		3BHK-TYPE-(J2)	2	59.97	26.88	119.94	53.76
		3BHK-TYPE-(B)	41	51.32	9.32	2104.12	382.12
2	TOWER-2	3BHK-TYPE-(G1)	2	59.97	26.88	119.94	53.76
		3BHK-TYPE-(P1)	2	59.97	62.98	119.94	125.96
		3BHK-TYPE-(J1)	2	59.97	40.04	119.94	80.08
		3BHK-TYPE-(M1)	2	59.97	31.5	119.94	63.00
		3BHK-TYPE-(P2)	2	59.97	62.98	119.94	125.96
		3BHK-TYPE-(J2)	2	59.97	26.88	119.94	53.76
		3BHK-TYPE-(B)	41	51.32	9.32	2104.12	382.12
3	TOWER-3	3BHK-TYPE-(G1)	2	59.97	26.88	119.94	53.76
		3BHK-TYPE-(P1)	2	59.97	62.98	119.94	125.96
		3BHK-TYPE-(J1)	2	59.97	40.04	119.94	80.08
		3BHK-TYPE-(M1)	3	59.97	31.5	179.91	94.50
		3BHK-TYPE-(P2)	2	59.97	62.98	119.94	125.96
		3BHK-TYPE-(J2)	2	59.97	26.88	119.94	53.76
		3BHK-TYPE-(B)	41	51.32	9.32	2104.12	382.12
4	TOWER-4	3BHK-TYPE-(G1)	2	59.97	26.88	119.94	53.76
		3BHK-TYPE-(P1)	2	59.97	62.98	119.94	125.96
		3BHK-TYPE-(J1)	2	59.97	40.04	119.94	80.08
		3BHK-TYPE-(M1)	3	59.97	31.5	179.91	94.50
		3BHK-TYPE-(P2)	2	59.97	62.98	119.94	125.96
		3BHK-TYPE-(J2)	2	59.97	26.88	119.94	53.76
		3BHK-TYPE-(B)	41	51.32	9.32	2104.12	382.12
5	TOWER-5	3BHK-TYPE-(G1)	2	59.97	26.88	119.94	53.76
		3BHK-TYPE-(P1)	4	59.97	31.5	239.88	126.00
		3BHK-TYPE-(J1)	2	59.97	40.04	119.94	80.08
		3BHK-TYPE-(M1)	2	59.97	31.5	119.94	63.00
		3BHK-TYPE-(P2)	4	59.97	62.98	239.88	251.92
		3BHK-TYPE-(J2)	4	59.97	26.88	239.88	107.52
		3BHK-TYPE-(B)	41	51.32	9.32	2104.12	382.12
6	TOWER-6	3BHK-TYPE-(G1)	2	59.97	26.88	119.94	53.76
		3BHK-TYPE-(P1)	84	59.97	31.5	5037.48	2646.00
		3BHK-TYPE-(J1)	42	59.97	40.04	2518.74	1681.68
		3BHK-TYPE-(M1)	2	59.97	31.5	119.94	63.00
		3BHK-TYPE-(P2)	2	59.97	62.98	119.94	125.96
		3BHK-TYPE-(J2)	2	59.97	26.88	119.94	53.76
		3BHK-TYPE-(B)	41	51.32	9.32	2104.12	382.12
7	TOWER-7	3BHK-TYPE-(G1)	2	59.97	26.88	119.94	53.76
		3BHK-TYPE-(P1)	84	59.97	31.5	5037.48	2646.00
		3BHK-TYPE-(J1)	42	59.97	40.04	2518.74	1681.68
		3BHK-TYPE-(M1)	2	59.97	31.5	119.94	63.00
		3BHK-TYPE-(P2)	2	59.97	62.98	119.94	125.96
		3BHK-TYPE-(J2)	2	59.97	26.88	119.94	53.76
		3BHK-TYPE-(B)	41	51.32	9.32	2104.12	382.12
8	TOWER-8	3BHK-TYPE-(G1)	2	59.97	31.50	119.94	63.00
		3BHK-TYPE-(P1)	24	59.97	10.71	1439.28	256.04
		3BHK-TYPE-(J1)	1	59.18	18.19	59.18	18.19
		3BHK-TYPE-(M1)	2	59.18	9.12	118.36	18.24
		3BHK-TYPE-(P2)	12	59.97	21.42	719.64	257.04
		3BHK-TYPE-(J2)	1	59.18	17.27	59.18	17.27
		3BHK-TYPE-(B)	52	51.32	9.32	2668.64	484.64
TOTAL			**1297**			**74682.18**	**14172.61**

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 8.8375 ACRE IN THE REVENUE ESTATE OF VILLAGE FARUKHNAGAR, SECTOR-3, FARUKHNAGAR, DISTT. GURUGRAM BEING DEVELOPED BY SH. ANIL KUMAR JAIN S/O SH MAHENDER KUMAR JAIN SMT. SUDESH W/O SH. RAJENDER IN COLLABORATION WITH NOWARA REALTY LLP		
PROJECT :-		
M/S NOWARA REALTY LLP		
CLIENT:-		
ARCHITECTS	**SCALE (Internal purpose only subject to commencement of In-principle Letter No. 205/D DT.15/11/21)**	**APPLICANT'S SIGN.**
Pioneer Architects Pvt.Ltd. 938, SECTOR 14, GURGAON HARYANA	**DRAWING NAME**	**For NOWARA REALTY LLP Authorised Signatory VIMAL BAJAJ Managing Director Aadhar Card No. 199961**
SITE PLAN	**DRAWING NO.**	**SUB-01**
Pioneer Architects Pvt.Ltd. HSRP Panchkula		**ARCHITECTS SIGN**
Pioneer Architects (HO) Engineering Department		
Pawan Kumar SO(HQ) Member BPAC		
SANCTIONED TO BE ISSUED WITH THIS OFFICE MEMO NO.: DATED :		
DTP(HQ) ATP(HQ) ATP AD AD ATP		
STP(HQ) Member Secretary BPAC	**STP(G) Member BPAC**	**CTP(HQ) Chairman BPAC**