

LOCATION PLAN

AREA STATEMENT

TOTAL AREA OF THE SITE	= 36.51875 ACRES
NET AREA OF THE SITE (FOR F.A.R.)	= 36.27375 ACRES= 1,46,794.425 SQMTS
PERMISSIBLE F.A.R = 175%	= 2,56,890.243 SQMTS
BLOCK-O PANELTY(EXCESS AREA COMPOUNDED) 6.769%=	9,404.176 SQMTS
TOTAL PERMISSIBLE F.A.R INC. COMPOUNDING	= 2,66,294.419 SQMTS
TOTAL PROPOSED F.A.R. (174.799%) (6.406%) (COMPUNDED IN TOWER 01 TO 06)	= 2,56,595.545 + 9404.176 = 2,65,999.721 SQMT
PERMISSIBLE GROUND COVERAGE = 35%	= 51,378.048 SQMTS
PROPOSED GROUND COVERAGE IN ALL BUILDINGS (21.731%)	= 31,900.219 SQ.M. (GR. COVERAGE INC. N.S.-I+N.S.-II+& P.S.)
REQUIRED AREA FOR TOTLOTS = 15% OF SITE AREA	= 22019.163 SQMTS
AREA PROVIDED IN TOTLOTS (15.045 %)	= 22086.31 SQ.MT.

DENSITY CALCULATIONS

TOTAL NO. OF DWELLING UNITS	= 1270 NOS.
POPULATION	= 1270X5 = 6350
SERVICE PERSONEL REQUIRMENT 10% OF TOTAL NO OF DU'S	= 10%OF 1270 = 127 UNITS
NO OF SERVICE PERSONEL UNITS PROVIDED	= 153 NOS.
POPULATION = 2 PERSONS/UNIT	= 153 X 2 = 306 NOS
E.W.S UNITS REQUIRED (15% OF D.U.'S)	= 15X OF (TOTAL NO. OF DU'S) /85 = 15X (1266) /85 = 223.411 SAY 224 UNITS
NO. OF E.W.S. UNITS PROVIDED	= 244 UNITS POPULATION = 244 X 2 = 488
E.W.S. POPULATION (2PER/UNIT)	= 244 X 2 = 488 PERSON
TOTAL POPULATION = 6350 + 306 +488	= 7144
DENSITY = 7144 / 36.27375	= 196.946 SAY 197 PERSONS/ACRE

STATEMENT OF PARKING IN TOWER R1,R2,R3,R4 & S

REQUIRED NO. OF E.C.S. R1,R2,R3,R4 = 200% OF 80 DU'S = 160 E.C.S.
REQUIRED NO. OF COVD. E.C.S. = 75% OF 160 E.C.S. = 120 E.C.S.

TOTAL NO OF BASEMENT-2 COVD E.C.S. PROVIDED	= 114 E.C.S.
TOTAL NO OF BASEMENT-1 COVD E.C.S. PROVIDED	= 286 E.C.S.
TOTAL NO OF STILT COVD E.C.S. PROVIDED	= 36 E.C.S.
TOTAL PROPOSED E.C.S. IN R1,R2,R3,R4 (WITH FUTURE EXP. PROVISION)	= 456 E.C.S.

STILT AREA IN TOWER-R1	= 381.216 SQ.M.
STILT AREA IN TOWER-R2	= 424.018 SQ.M.
STILT AREA IN TOWER-R3	= 424.018 SQ.M.
STILT AREA IN TOWER-R4	= 381.216 SQ.M.
TOTAL STILT AREA	=1610.468 SQ.M.
NOS OF E.C.S. IN STILT	=36 E.C.S.
AREA PER E.C.S.	=44.735 SQ.M.

STATEMENT OF PARKING IN TOWER Q1,Q2,

REQUIRED NO. OF E.C.S. IN Q1 & Q2 = 150% OF 52 DU'S = 78 E.C.S.
REQUIRED NO. OF COVD. E.C.S. = 75% OF 78 NOS OF PARKING = 58.5 SAY 59 E.C.S.

TOTAL NO OF BASEMENT-2 COVD E.C.S. PROVIDED	= 37 NOS.
TOTAL NO OF BASEMENT-1 COVD E.C.S. PROVIDED	= 37 NOS.
TOTAL NO OF STILT COVD E.C.S. PROVIDED	= 04 NOS.
TOTAL PROPOSED E.C.S. IN Q1+Q2	= 78 E.C.S.
STILT AREA IN TOWER-Q1+Q2 = 677.537 SQ.M.	
TOTAL NO OF STILT E.C.S. PROVIDED	= 4 E.C.S.
AREA PER E.C.S.	= 169.384 E.C.S.

BUILDING NO	NO. OF BLOCKS	TOTAL GROUND COVERAGE	NO. OF STOREYS		TOTAL COVD. AREA OF BLOCK F.A.R.	TOTAL NO OF DWELLING UNITS ON GR+TYP. FLS.	NO. OF DWELLING UNITS ON PENT HOUSE FLS.	TOTAL NO OF DWELLING UNITS IN THE BLOCK	POPULATION	REMARK	
A	1	778.223	GROUND+16 GROUND+13	5,3966.675	11220.09	48	–	48	48X5 =240		
B	1	524.347	2S+16 GROUND+13		7144.341	30	–	30	30X5 =150	O/C GRANTED WIDE MEMO NO. 7010 DATED 18-05-2004	
C	1	1081.578	GROUND+18 GROUND+14		17438.98	53	–	53	53X5 =265		
D	1	524.347	2S+16 GROUND+13		7144.341	30	–	30	30X5 =150		
E	1	778.233	GROUND+16 GROUND+12		11018.923	47	–	47	47X5 =235		
G	1	979.079	STILT+11		10221.802	20	–	20 20 SER. PER.	20X5 =100 20X2 =40	O/C GRANTED WIDE MEMO NO. 1520 DATED:21-01-08	
H	1	918.384	GROUND+18 GROUND+17		16279.998	37	–	37 37 SER. PER.	37X5 =185 37X2 =74	O/C GRANTED WIDE MEMO NO. 10654 DATED:06-09-05	
I 1	1	771.469 81.68	STILT+14	3554.3.694	9617.234	84	–	84	84X5 =420		
I 2	1	663.269 91.603	STILT+14		8154.613	78	–	78	78X5 =390	O/C GRANTED WIDE MEMO NO. 1377 DATED 16-01-2003	
I 3	1	663.269 91.603	STILT+14		8154.613	80	–	80	80X5 =400		
I 4	1	771.469 81.68	STILT+14		9617.234	84	–	84	84X5 =420		
J 1	1	775.312	STILT+12	24949.783	8266.495	58	--	58	58X5 =290		
J 2	1	771.199	STILT+12		8416.793	34	--	34	34X5 =170	O/C GRANTED WIDE MEMO NO. 2205 DATED 03-03-2005	
J 3	1	775.312	STILT+12		8266.495	58	--	58	58X5 =290		
K 1	1	481.16	STILT+10	16243.00	4476.81	24	3	27	27X5 =135		
K 2	1	481.16	STILT+14		5886.08	33	3	36	36X5 =180	O/C GRANTED WIDE MEMO NO. 16327 DATED 18-11-2004	
K 3	1	481.16	STILT+14		5880.11	33	3	36	36X5 =180		
L	1	693.72	STILT+6		4260.00	12	–	12 12 SER. PERSONEL	12X5 =60 12X2 =24		
N 1	18	2201.883	STILT+5	27705.408	13759.51	90		90	90X5 =450	O/C GRANTED WIDE MEMO NO. 1377 DATED 16-01-2003	
N 2	14	1970.816	GROUND+3		5271.18	14		14 14 SER. PERSONEL	14X5 =70 14X2 =28		
N 3	8	1261.392	STILT+3		3674.718	24		24	24X5 =120		
O-1	1	477.183	GROUND+2	37057.354	5769.840	24	2	26 4 SER. PERSONEL	26X5 =130 4X2 =8	O/C GRANTED WIDE MEMO NO. 11915 DATED 11-12-2008 EXCESS AREA COMPOUNDED =9404.176 SQ.M.	
O-2	1	512.818	GROUND+13		6223.420	24	2	26 13 SER. PERSONEL	26X5 =130 13X2 =26		
O-3	1	512.818	GROUND+13		6223.420	24	2	26 13 SER. PERSONEL	26X5 =130 13X2 =26		
O-4	1	512.818	GROUND+13		6223.420	24	2	26 13 SER. PERSONEL	26X5 =130 13X2 =26		
O-5	1	512.818	GROUND+13		6223.420	24	2	26 13 SER. PERSONEL	26X5 =130 13X2 =26		
O-6	1	512.818	GROUND+2		6223.420	24	2	26 4 SER. PERSONEL	26X5 =130 4X2 =8		
COVD. GARAGE	2	171.014	GROUND		171.014						
COMMERCIAL	1	502.020	GROUND+1		502.020					O/C GRANTED	
NURSERY SCHOOL-I	1	251.560	G+2		0.000	--	--	--	--	O/C GRANTED WIDE MEMO NO. 1204 DATED:16-01-2008	
N 2	2	544.684	GROUND+3		1505.853	2		2 2 SER. PERSONEL	2X5 =10 2X2 =4	O/C GRANTED	
COMMUNITY BUILDING	1	1451.298	GROUND+1		2169.745	--	--	--	--	O/C GRANTED	
P	1	640.659	GROUND+8		5328.827	236	--	236	236X2 =472	O/C GRANTED	
TOTAL (ACHIEVED IN COMPLETION)		25,295.855 SQ.MT. (ACHIEVED IN COMPLETION)			2,30,734.759 SQ.MT. (ACHIEVED IN COMPLETION)	MAIN DWELLING UNITS= 1138 E.W.S. UNITS= 236 SERVICE PERSONAL= 145			x5 = 5690 x2 = 472 x2 = 290		
PRIMARY SCHOOL	1	1332.261	GROUND		0.000	--	--	--	--	UNDER CONSTRUCTION	
NURSERY SCHOOL-II	1	266.794	GROUND+2		0.000	--	--	--	--	UNDER CONSTRUCTION	
TOTAL OF SANCTION		1599.055									
TOTAL OF SANCTION & COMPLETION ACHIEVED		26894.910			2,30,734.759 SQ.MT.	MAIN DWELLING UNITS= 1138 E.W.S. UNITS= 236 SERVICE PERSONAL= 145			x5 = 5690 x2 = 472 x2 = 290		
COMMUNITY BUILDING	1	1940.275	GR. & Ist FL. 2nd TO 14th 2nd TO 14th	18,186.042	2014.286	--	--	--	--	REVISED	
Q1	1				8085.878	26	--	26	26X5 =130	REVISED	
Q2	1				8085.878	26	--	26	26X5 =130	REVISED	
R1	1	593.333	S+10		3985.215	20	--	20	20X5 =100	PROPOSED	
R2	1	642.344	S+10		4304.413	20	--	20	20X5 =100	PROPOSED	
R3	1	642.344	S+10		4304.413	20		20	20X5 =100	PROPOSED	
R4	1	593.333	S+10		3985.215	20	--	20	20X5 =100	PROPOSED	
S1 (SERVANT)	1	122.495	S+1		134.310	4		4		PROPOSED	
S2 (SERVANT)	1	122.495	S+1		134.310	4		4		PROPOSED	
T (EWS)	1	91.988	G+2		231.044	8		8		PROPOSED	
CONNECTION PERGOLA		241.102									
BASEMENT FIRE STAIR		15.600									
TOTAL OF REV/PROPOSED		5005.309			35,264.962	MAIN DWELLING UNITS= 132 SERVANT UNITS= 3 E.W.S. UNITS=					
TOTAL OF PROPOSED, UNDER CONSTRUCTION & COMPLETION ACHIEVED		31,900.219			2,65,999.721 SQ.MT.	MAIN DWELLING UNITS= 1138+132=1270 E.W.S UNITS= 236+8 = 244 SERVICE PERSONAL= 145+8 = 153			x5 = 6350 x2 = 488 x2 = 306		

O/C GRANTED COVERED PARKING DETAIL

BUILDING NO.		NOS. OF CAR PARK
A B C D E	1ST BASEMENT	131
	2ND BASEMENT	131
G	STILTS	20
	1ST BASEMENT	60
H	STILTS	11
	1ST BASEMENT	60
I	STILTS	76
	BASEMENT	132
J	STILTS	50
	BASEMENT	70
K	STILTS	39
	BASEMENT	56
L	STILTS	18
N1	STILTS	18x6 =108
N2	COVD. GARRAGE	16
N3	STILTS	8x6 = 48
O-1,O-2,O-3,O-4,O-5,O-6	1ST BASEMENT	63
	2ND BASEMENT	72
COVD. GARAGE	GROUND	4
	TOTAL	1165

O/C GRANTED SURFACE PARKING DETAIL (POCKET WISE)

BUILDING NO.	NOS. OF CARS
A B C D E	18
H	04
I	92
J	49
K	41
N	84
O	85
P	10
N.S.	06
TOTAL	389

STATEMENT OF PARKING IN O/C GRANTED

REQUIRED NO. OF PARKING = 100% OF TOTAL NO OF DU'S = 1138 NOS
REQUIRED NO. OF COVD. PARKING = 50% OF TOTAL NOS OF PARKING = 50% OF 1138 = 569 NOS.

COVERED PARKING	= 1165 E.C.S.
SURFACE PARKING	= 389 E.C.S.
COVERED PARKING	= 1554 E.C.S.

NOTE
ALL SURFACE PARKING SHALL HAVE A CLEAR SPACE OF 2.4 X 5.5 MT. EXCLUDING THE ROAD.

NOTES
1 KITCHEN/TOILET SHALL HAVE WIREMESH SHUTTERS, TILE DADO AND EXHAUST FAN.
2 THE TOTAL COMPLEX IS WITH GENERATOR WITH AUTOMATIC SWITCHOVER PROVISION FOR ALL SERVICES.
3 ALL THE BASEMENTS SHALL HAVE MECHANICAL VENTILATION IN ADDITION TO THE NATURAL VENTILATION AND ARTIFICIAL LIGHTING.
4 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED
5 ALL THE LIFTS SHALL HAVE 100% STAND BY GENERATOR ALONG WITH AUTOMATIC SWITCH OVER AND AS/REQUIRMENT OF N.B.C.

ARCHITECT,S SIGN
BHUPENDERA KUMAR ARCHITECT
For Essel Housing Projects Pvt. Ltd.

CLIENT'S SIGN
Authorised Signatory

CLIENT
REVISED /PROPOSED TOWER Q1,Q2,R1,R2,R3,R4,S1,S2 & T GROUP HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 1.75 ACRES [LICENCE NO. LC-224(E)-PASNI/2016/20025 DATED 22-09-2016 AND ADDITIONAL AREA MEASURING 0.19375 ACRE [LICENCE NO.LC-224(F)-PASNI/2016/20030 DATED 22-09-2016) IN ALREADY LICENCE GRANTED GROUP HOUSING COLONY MEASURING 34.575 ACRES [LICENCE NO. 48 OF 1995, DATED 20.12.1995, LICENSE NO. 61 OF 2004, DATED 01.06.2004 AND LICENSE NO.32 & 33 OF 2009, DATED 11.07.2009), TOTAL AREA 36.51875 ACRES IN SECTOR-28, GURGAON-MANESAR URBAN COMPLEX BEING DEVELOPED BY ESSEL HOUSING PROJECTS (P) LTD. IN COLLABORATION WITH SH. RANBIR SINGH & SH. AJAY AND MOONLIGHT CONTINENTAL PVT. LTD.

BUILDING NO.
Q1,Q2,R1,R2,R3,R4,S1,S2,T

SHEET TITLE
SITE PLAN & AREA CALCULATION

DEALT S.K. | SCALE 1:750 | JOB NO
CHECKED B.K. | DATE 14-01-17 | DRG. NO ET-SP-01

Checked and found ok for Fire Services (Internal) Service only. Subject to terms & conditions mentioned in forwarding letter.
Superintending Engineer HSVP, Panchkula.

ARCHITECT
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