


| Carpet Area (Commercial) | | |
|---|---|---|
| Ground floor | = | 1007.172 sqm. |
| 1st floor | = | 708.764 sqm. |
| 2nd floor | = | 1257.416 sqm. |
| 3rd floor | = | 1268.355 sqm. |
| 4th floor | = | 1264.679 sqm. |
| 5th floor | = | 1220.797 sqm. |
| 6th floor | = | 1140.769 sqm. |
| 7th floor | = | 1267.206 sqm. |
| 8th floor | = | 1259.105 sqm. |
| **Total** | = | **10394.257 sqm.** |

**PROPOSED PARKING NUMBER (Table-5)**

| | TYPE | ECS | NO. OF CAR BAYS (PART-1) | | ECS | NO. OF CAR BAYS(PART-2) | ECS | NO. OF CAR BAYS (COMMERCIAL) |
|---|---|---|---|---|---|---|---|---|
| | | - | MAIN UNITS | EWS | - | MAIN UNITS | - | COMMERCIAL |
| BASEMENT-1 | DOUBLE STACK | - | - | | 585 | | 171 | 67#2= 134 |
| | SINGLE | 322 | 218 | 18 | | | | |
| | | | | | | 428 | | 0 |
| | HANDICAPPED | | 3 | | | 6 | | 1 |
| | TOTAL | 322 | 221 | 18 | 585 | 434 | 171 | 135 |
| BASEMENT-2 | SINGLE | 351 | 250 | - | 605 | 428 | 89 | 72 |
| | HANDICAPPED | | 3 | - | | 6 | | 1 |
| TOTAL | | 351 | 253 | - | 605 | 434 | 89 | 73 |
| TOTAL (BASEMENT 1 + BASEMENT 2) | | 673 | 474 | 18 | 1190 | 868 | 260 | 208 |
| SURFACE | | 141 | 125 | | | 0 | | |
| GRAND TOTAL ECS MAIN UNITS(673+141+1190) | | | | 2004 | | | | |
| GRAND TOTAL CAR BAYS MAIN UNITS(474+125=868) | | | | 1467 | | | | |
| GRAND TOTAL CAR BAYS EWS | | | | 18 | | | | |

**TABLE-3- AREA CALCULATION**

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TOWER NAME | FLOORS | NO. OF TYPICAL FLOORS | AREA OF FLOOR | TOTAL FAR AREA OF ONE FLOOR (SM) | TOTAL FAR AREA OF 1 TOWER | NO. OF APARTMENTS PER FLOOR | NO. OF APARTMENTS IN TOWER | TOTAL NO. OF APARTMENTS IN TOWER | NO. OF SERVICE PERSONNEL UNIT PER FLOOR | NO. OF SERVICE PERSONNEL UNIT IN TOWER | TOTAL SERVICE PERSONNEL UNITS IN A TOWER | GROUND COVERAGE OF 1 UNIT /TOWER | NON FAR AREA | NON FAR AREA (IF 1 TOWER (3 X 11) | BUILTUP AREA OF FLOOR | BUILTUP AREA OF 1 TOWER (SQ.M) |
| TYPE-A | STILT/GROUND FLOOR | 1 | 318.217 | 318.217 | | 4 | 4 | | 0 | 0 | | | 334.046 | 334.046 | 652.263 | 652.263 |
| | 1ST TO 17TH & 19 TO 22ND FLOOR | 21 | 523.813 | 11000.073 | 11718.620 | 4 | 84 | | 2 | 42 | | 652.263 | 367.388 | 367.388 | 554.641 | 11647.461 |
| | 18TH (REFUGE FLOORS) | 1 | 400.330 | 400.330 | | 3 | 3 | 87 | 1 | 1 | 43 | | 180.139 | 180.139 | 580.559 | 580.559 |
| | MUMTY/MACHINE ROOM | - | - | - | | - | - | | - | - | | | 62.448 | 62.448 | 62.448 | 62.448 |
| TOWER-4 | STILT/GROUND FLOOR | 1 | 318.525 | 318.525 | | 0 | 0 | | 0 | 0 | | | 338.401 | 338.401 | 656.926 | 656.926 |
| | 1ST TO 17TH & 19 TO 23rd FLOOR | 22 | 535.180 | 11355.960 | 11771.992 | 4 | 88 | | 2 | 44 | | 656.926 | 367.388 | 367.388 | 554.008 | 12102.376 |
| | 18TH (REFUGE FLOORS) | 1 | 399.507 | 399.507 | | 3 | 3 | 91 | 1 | 1 | 45 | | 181.585 | 181.585 | 581.092 | 581.092 |
| | MUMTY/MACHINE ROOM | - | - | - | | - | - | | - | - | | | 62.448 | 62.448 | 62.448 | 62.448 |
| TOWER-7 | STILT/GROUND FLOOR | 1 | 319.269 | 319.269 | | 0 | 0 | | 0 | 0 | | | 330.080 | 330.080 | 649.349 | 649.349 |
| | 1ST TO 17TH & 19 TO 23rd FLOOR | 23 | 523.976 | 11527.472 | 11940.920 | 4 | 88 | | 2 | 44 | | 649.349 | 367.388 | 367.388 | 554.803 | 12205.666 |
| | 18TH (REFUGE FLOORS) | 1 | 402.169 | 402.169 | | 3 | 3 | 91 | 1 | 1 | 45 | | 178.138 | 178.138 | 580.826 | 580.826 |
| | MUMTY/MACHINE ROOM | - | - | - | | - | - | | - | - | | | 62.448 | 62.448 | 62.448 | 62.448 |
| TYPE-B & B1 | STILT/GROUND FLOOR | 1 | 402.106 | 402.106 | | 0 | 0 | | 0 | 0 | | | 430.829 | 430.829 | 832.935 | 832.935 |
| TOWER-2 | 1ST TO 17TH & 19 TO 22nd FLOOR | 21 | 690.883 | 14508.543 | 15401.488 | 4 | 84 | 87 | 2 | 42 | 43 | 832.935 | 277.300 | 573.300 | 728.183 | 15081.841 |
| | 18TH (REFUGE FLOORS) | 1 | 552.759 | 552.759 | | 3 | 3 | | 1 | 1 | | | 193.417 | 193.417 | 746.176 | 746.176 |
| | MUMTY/MACHINE ROOM | - | - | - | | - | - | | - | - | | | 86.509 | 86.509 | 86.509 | 86.509 |
| TOWER-5 | STILT/GROUND FLOOR | 1 | 402.106 | 402.106 | | 0 | 0 | | 0 | 0 | | | 430.829 | 430.829 | 832.935 | 832.935 |
| | 1ST TO 17TH & 19 TO 23rd FLOOR | 22 | 690.883 | 15199.426 | 16154.291 | 4 | 88 | 91 | 2 | 44 | 45 | 832.935 | 277.300 | 573.300 | 728.183 | 15983.035 |
| | 18TH (REFUGE FLOORS) | 1 | 552.759 | 552.759 | | 3 | 3 | | 1 | 1 | | | 193.417 | 193.417 | 746.176 | 746.176 |
| | MUMTY/MACHINE ROOM | - | - | - | | - | - | | - | - | | | 86.509 | 86.509 | 86.509 | 86.509 |
| TOWER-8 | STILT/GROUND FLOOR | 1 | 311.891 | 311.891 | | 0 | 0 | | 0 | 0 | | | 351.850 | 351.850 | 663.741 | 663.741 |
| | 1ST TO 17TH & 19 TO 23rd FLOOR | 22 | 516.280 | 11358.358 | 12047.309 | 3 | 66 | 68 | 4 | 88 | 45 | 663.741 | 32.732 | 720.104 | 549.021 | 12078.462 |
| | 18TH (REFUGE FLOORS) | 1 | 377.982 | 377.982 | | 2 | 2 | | 4 | 4 | | | 167.597 | 167.597 | 544.657 | 544.657 |
| | MUMTY/MACHINE ROOM | - | - | - | | - | - | | - | - | | | 86.509 | 86.509 | 86.509 | 86.509 |
| TYPE-C & C1 | STILT/GROUND FLOOR | 1 | 385.997 | 385.997 | | 0 | 0 | | | | | | 585.693 | 585.693 | 972.690 | 971.69 |
| TOWER-3 | 1ST TO 17TH & 19 TO 22nd FLOOR | 21 | 804.144 | 16887.024 | 17901.143 | 4 | 84 | 87 | 4 | 84 | 87 | 972.690 | 27.300 | 573.300 | 831.444 | 17460.924 |
| | 18TH (REFUGE FLOORS) | 1 | 628.122 | 628.122 | | 3 | 3 | | 3 | 3 | | | 248.124 | 248.124 | 872.246 | 872.246 |
| | MUMTY/MACHINE ROOM | - | - | - | | - | - | | - | - | | | 87.365 | 87.365 | 87.365 | 87.365 |
| TOWER-9 | STILT/GROUND FLOOR | 1 | 390.323 | 390.323 | | 0 | 0 | | | | | | 576.013 | 576.013 | 966.336 | 966.336 |
| | 1ST TO 17TH & 19 TO 23rd FLOOR | 22 | 802.511 | 17655.682 | 18667.078 | 4 | 88 | 91 | 4 | 88 | 91 | 966.336 | 27.300 | 600.000 | 829.815 | 18256.392 |
| | 18TH (REFUGE FLOORS) | 1 | 621.073 | 621.073 | | 3 | 3 | | 1 | 3 | | | 249.560 | 249.560 | 870.633 | 870.633 |
| | MUMTY/MACHINE ROOM | - | - | - | | - | - | | - | - | | | 87.366 | 87.366 | 87.366 | 87.366 |
| TOWER-6 | STILT/GROUND FLOOR | 1 | 305.464 | 305.464 | | 0 | 0 | | | | | | 472.878 | 472.878 | 778.342 | 778.342 |
| | 1ST TO 17TH & 19 TO 23rd FLOOR | 22 | 616.461 | 13570.080 | 14553.551 | 3 | 66 | 68 | 2 | 66 | 68 | 778.342 | 32.760 | 720.720 | 649.623 | 14391.703 |
| | 18TH (REFUGE FLOORS) | 1 | 437.081 | 437.081 | | 2 | 2 | | 1 | 2 | | | 253.623 | 253.623 | 690.702 | 690.702 |
| | MUMTY/MACHINE ROOM | - | - | - | | - | - | | - | - | | | 87.366 | 87.366 | 87.366 | 87.366 |
| COMMUNITY CENTER | GROUND FLOOR | 1 | 1178.82 | | | - | - | - | - | - | - | | 565.973 | 565.973 | 1744.173 | 1744.173 |
| | 1ST FLOOR | 1 | 984.297 | - | 2869.075 | - | - | - | - | - | - | 1744.773 | 132.721 | 132.721 | 1117.018 | 1117.018 |
| | 2nd FLOOR | 1 | 705.976 | | | - | - | - | - | - | - | | 132.721 | 132.721 | 838.697 | 838.697 |
| | MUMTY | - | - | - | | - | - | - | - | - | - | - | 153.376 | 153.376 | 153.376 | 153.376 |
| EWS | STILT/GROUND FLOOR | 1 | 74.016 | 74.016 | | - | - | - | - | - | - | | 144.723 | 144.723 | 333.109 | 333.109 |
| | 1st to 12th FLOOR | 12 | 275.800 | 3309.600 | 3529.208 | 11 | 132 | 136 | - | - | - | 333.333 | 29.528 | 154.336 | 305.928 | 3651.936 |
| | 13th FLOOR | 1 | 140.902 | 140.902 | | 4 | 4 | | - | - | - | | 29.528 | 29.528 | 174.520 | 174.520 |
| | MUMTY/MACHINE ROOM | - | - | - | | - | - | | - | - | - | | 46.325 | 46.325 | 46.325 | 46.325 |
| PRIMARY SCHOOL | GROUND FLOOR | 1 | - | - | - | - | - | - | - | - | - | | 636.076 | 636.076 | 636.076 | 636.076 |
| | 1ST FLOOR | 1 | - | - | - | - | - | - | - | - | - | 636.076 | 562.304 | 562.304 | 562.304 | 562.304 |
| | 2ND & 3RD FLOOR | 2 | - | - | - | - | - | - | - | - | - | | 600.054 | 600.054 | 600.054 | 1200.108 |
| | 4TH FLOOR | 1 | - | - | - | - | - | - | - | - | - | | 557.784 | 557.784 | 557.784 | 557.784 |
| | MUMTY | - | - | - | - | - | - | - | - | - | - | | 105.435 | 106.435 | 105.435 | 105.435 |
| NURSERY SCHOOL | GROUND FLOOR | 1 | - | - | - | - | - | - | - | - | - | | 262.060 | 262.060 | 262.060 | 262.060 |
| | 1st, 2nd & 3rd floor | 3 | - | - | - | - | - | - | - | - | - | 262.060 | 274.576 | 274.576 | 274.576 | 823.727 |
| | MUMTY | - | - | - | - | - | - | - | - | - | - | - | 65.685 | 65.685 | 65.685 | 65.685 |
| BASEMENT-1 | (PART - 1) | 1 | - | - | - | - | - | - | - | - | - | - | 13251.812 | 13251.812 | 13251.812 | 13251.812 |
| | (PART - 2) | 1 | - | - | - | - | - | - | - | - | - | - | 22330.140 | 22330.140 | 22330.140 | 22330.140 |
| BASEMENT-2 | (PART - 1) | 1 | - | - | - | - | - | - | - | - | - | - | 13726.429 | 13726.425 | 13726.429 | 13726.425 |
| | (PART - 2) | 1 | - | - | - | - | - | - | - | - | - | - | 22793.652 | 22793.652 | 22793.652 | 22793.652 |
| GUARD ROOM | - | 5 | 33.355 | - | 33.355 | - | - | - | - | - | - | 61.470 | 8.115 | 8.115 | 61.470 | 61.470 |
| ELECTRICAL ROOM | - | 1 | - | - | - | - | - | - | - | - | - | | 44.782 | 44.782 | 44.782 | 44.782 |
| METER ROOM & HT PANEL ROOM | - | 1 | - | - | - | - | - | - | - | - | - | | 36.270 | 36.270 | 36.270 | 36.270 |
| SURFACE STAIRCASE | - | 1 | - | - | - | - | - | - | - | - | - | | 18.880 | 18.880 | 18.880 | 18.880 |
| **TOTAL** | - | - | - | - | **137217.959** | - | - | **761** | - | - | **512** | **10129.187** | - | **89694.594** | - | **227512.607** |
| COMMERCIAL | GROUND FLOOR | 1 | 1780.269 | 1780.269 | | - | | | | | | | 115.944 | 115.944 | 1896.213 | 1896.213 |
| | 1ST FLOOR | 1 | 1489.825 | 1489.825 | | - | | | | | | | 101.990 | 101.990 | 1591.815 | 1591.815 |
| | 2ND FLOOR | 1 | 1648.172 | 1648.172 | | - | | | | | | | 101.990 | 101.990 | 1750.162 | 1750.162 |
| | 3RD FLOOR | 1 | 1662.736 | 1662.736 | | - | | | | | | | 101.990 | 101.990 | 1764.726 | 1764.726 |
| | 4TH FLOOR | 1 | 1660.337 | 1660.337 | 14696.103 | - | | | | | | | 101.990 | 101.990 | 1762.327 | 1762.327 |
| | 5TH FLOOR | 1 | 1654.792 | 1654.792 | | - | | | | | | | 101.990 | 101.990 | 1756.782 | 1756.782 |
| | 6TH FLOOR | 1 | 1528.203 | 1528.203 | | - | | | | | | | 217.178 | 217.178 | 1745.381 | 1745.381 |
| | 7TH FLOOR | 1 | 1661.788 | 1661.788 | | - | | | | | | | 101.990 | 101.990 | 1763.388 | 1763.388 |
| | 8TH FLOOR | 1 | 1652.891 | 1652.891 | | - | | | | | | | 101.990 | 101.990 | 1754.871 | 1754.871 |
| | MUMTY/MACHINE ROOM | 1 | | | | - | | | | | | | 154.308 | 154.308 | 154.308 | 154.308 |
| BASEMENT-1 | (PART 1) | 1 | - | - | - | - | - | - | - | - | - | - | 3955.420 | 3955.420 | 3955.420 | 3955.420 |
| BASEMENT-2 | (PART 1) | 1 | - | - | - | - | - | - | - | - | - | - | 4293.708 | 4293.708 | 4293.708 | 4293.708 |
| **TOTAL** | - | - | - | - | **14696.103** | - | - | - | - | - | - | **1896.213** | - | **9450.488** | - | **24146.591** |
| **GRAND TOTAL** | - | - | - | **151914.062** | - | - | **761** | - | - | **512** | **12025.400** | - | **99145.082** | - | **251659.198** | |

**TABLE-2**

| | | | | | | |
|---|---|---|---|---|---|---|
| **LAND AREA** | = | **14.53125** | **ACRE** | | | |
| **AREA AS PER ZONING** | = | **14.53125** | **ACRE** | **OR** | **58805.789** | **SQM.** |
| **Proportionate land area of Residential @ 90%** | = | **13.078125** | **ACRE** | **OR** | **52925.210** | **SQM.** |
| **Proportionate land area of Commercial @ 10%** | = | **1.453125** | **ACRE** | **OR** | **5880.579** | **SQM.** |
| Permissible FAR under TOD @250% | = | 147014.473 | SQM. | | | |
| Permissible Grihs 4 STAR FAR on Net Plot area @ 12% | = | 7056.695 | SQM. | | | |
| **Total Permissible FAR** | = | **154071.167** | **SQM.** | | | |
| **Commercial FAR Component @10%** | = | 15407.117 | SQM. | | | |
| **Residential FAR Component @90%** | = | 138664.050 | SQM. | | | |
| **FAR Achieved** | | | | | | |
| Commercial FAR | = | 14696.103 | SQM | | | |
| Residential FAR | = | 137217.959 | SQM | | | |
| **Permissible Ground Coverage @40%** | = | 23522.316 | SQM | | | |
| Proposed Ground Coverage | = | 12025.400 | SQM | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Population Calculation** | | | | | | | | |
| Main Units | = | 761 | | X | 5 | = | 3805 | |
| EWS | = | 136 | | X | 2 | = | 272 | |
| **Service personnel units** | = | 512 | | X | 2 | = | 1024 | |
| | | | | | Total | = | 5101 | |
| **Permissible Density (430±10%) in Transition TOD Zone on 13.078125 acres @ 387 to 473 PPA** | | | | | | | | |
| Proposed Density | = | 5101 | Persons or | 390.04 | PPA | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Required Community Facility** | | | | | | | | |
| Required EWS Units = 15% of total Units (Main+EWS) | = | 15x897/100 | = | 134.550 | Nos. | SAY | 135 | Nos. |
| Proposed EWS Units | = | 136 | Nos. | 136X100/897 | = | 15.161 | % | |
| Required Service personnel units = 10% of main units | = | 10x761/100 | = | 76.100 | Nos. | SAY | 76 | Nos. |
| Proposed Service personnel units | = | 512 | = | 5124100/761 | = | 67.280 | % | |
| Required @ 15% of the total Site area - Organized open space .i.e. Tot lots and play ground | = | 8820.868 | SQM | OR | | | | |
| Proposed Organized open space .i.e. Tot lots and play ground | = | 9238.143 | SQM | OR | 15.710 | % | | |

**TABLE-3-COMMUNITY FACILITY DETAILS PHASES WISE**

| TOTAL REQUIRED | REQUIRED | TOTAL ACHIEVED |
|---|---|---|
| NURSERY SCHOOL | 1 | 1 NOS. 0.2 Acre |
| PRIMARY SCHOOL | 1 | 1 NOS. 0.5 Acre |

**CAR PARKING (Table-4)**

| Required Car Parking for Main Units | | | | | | | |
|---|---|---|---|---|---|---|---|
| = 0.5 ECS per Main unit upto 100 sqm. | = | 133 | X | 0.5 | = | 67 | |
| = 1.0 ECS per Main unit between 100 to 150 sqm. | = | 382 | X | 1 | = | 382 | |
| = 1.5 ECS per Main more than 150 sqm. | = | 246 | X | 1.5 | = | 369 | |
| TOTAL REQUIRED ECS FOR MAIN UNITS | | | | | = | 818 | |
| TOTAL PROPOSED ECS FOR MAIN UNITS | | | | | = | 2004 | |
| TOTAL PROPOSED NO. OF CAR BAYS FOR MAIN UNITS | | | | | = | 1467 | |
| CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS @ 5% OF 818 ECS | | | | | = | 41 | |
| PROPOSED ECS FOR EWS UNITS =18 (BASEMENT-1) + 15 (SURFACE)+9(STILT) | | | | | = | 45 | |
| PROPOSED NO. OF CAR BAYS FOR EWS UNITS | | | | | = | 42 | |
| REQUIRED ECS FOR COMMERCIAL AREA @ 1 ECS /50 SQM CARPET AREA | 10394.257 | / | 50 | | = | 208 | |
| PROPOSED ECS FOR COMMERCIAL AREA | | | | | = | 260 | |
| TOTAL PROPOSED CAR BAYS FOR COMMERCIAL AREA | | | | | = | 208 | |

**EWS PARKING DETAILS**

| | TYPE | ECS | NO. OF CAR BAY |
|---|---|---|---|
| **BASEMENT-1 (PART-1) (RESERVED FOR EWS)** | SINGLE | 18 | 18 |
| **STILT** | SINGLE | 9 | 9 |
| **SURFACE** | SINGLE | 18 | 15 |
| **TOTAL** | | 45 | 42 |

**NOTE :-**

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. ALL TOILET & KITCHEN HAVE PERMANENT VENTILATION /EXHAUST
4. ALL BUILDINGS ARE NATURALLY VENTILATED AND WHERE EVER REQUIRED MECHANICAL VENTILATION IS PROPOSED WITH 100% POWER BACKUP.

**PROJECT**

PROPOSED GROUP HOUSING COLONY (MIX LAND USE) UNDER TOD ZONE (90% GH COMPONENT & 10% COMMERCIAL COMPONENT) ON THE AREA 14.53125 ACRE (0.95625+13.575) LICENCE NO. 100 OF 08/05/2023, DATED 08/05/2023, SECTOR -90, GURUGRAM, BEING DEVELOPED BY PARDOS CRAFT HOMES PVT. LTD.

**CLIENT**

PARDOS CRAFT HOMES PVT. LTD.
10, Vishnu Digamber Marg, Rouse Avenue, Mata Sundari Railway Colony, Mandi House, New Delhi, Delhi, 110002

**DESIGN ARCHITECT**

RSP Design consultants (India) Pvt. Ltd.
103, First Floor, Bestech Business Tower, Sector: 48, Sohna Road Gurgaon, 122018, India TEL: 4706868 FAX: 4706818
HEAD OFFICE:NO.30, MUSEUM ROAD, BANGALORE–560 001
TEL: 25598868 FAX:25598818
EMAIL: rsp@rspindia.net ; www.rspindia.net

**ASSOCIATE ARCHITECT**

RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj (Behind D2), Vasant Kunj, New Delhi-110070.
Tel.:011- 26898616,26898617
www.rsms-arch.com

S.T.P.(HQ) Member Secretary, B.P.A.C.
S.T.P.(D) GTK Dir. B.P.A.C.
DTP(HQ)
ATP(HQ)
Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. ... Dated ...
Chief Engineer (HQ) HSVP, Panchkula
SE (HQ)
PA
Ram Avtar Sasai JD(HQ)
SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO. ... DATED ...

| ARCHITECTS' SEAL & SIGNATURE | OWNER'S SEAL & SIGNATURE |
|---|---|
| | For Pardos Craft Homes Pvt. Ltd. Director/Authorised Signatory |

| | | |
|---|---|---|
| JUNE.-2024 | Scale : 1:500 | |
| Drawing Title:- SITE PLAN | | Drawing No:- ST-01 |
| N | | 3-17122024 |

A1-1