	ACRES	SQ.MTS
TOTAL PLOT AREA	9.875	39962.644
PERMISSIBLE RESIDENTIAL AREA@96%	9.480	38364.138
PERMISSIBLE COMMERCIAL AREA@4%	0.395	1598.506
PERMISSIBLE GROUND COVERAGE AREA@50%	4.938	19981.322
PERMISSIBLE GREEN AREA@ 15%	1.481	5994.397

AREA STATEMENT

	TOTAL SITE AREA		PREVIOUS SANCTION AREA		AREA TO BE PROPOSED	
	(IN ACRES)	(IN SQ.MTS)	(IN ACRES)	(IN SQ.MTS)	(IN ACRES)	(IN SQ.MTS)
TOTAL PLOT AREA	9.875	39962.6438	8.76875	35485.816	1.10625	4476.82781
COMMERCIAL PLOT AREA@4%	0.3950	1598.5058	0.3508	1419.433	0.0443	179.07311
RESIDENTIAL PLOT AREA@96%	9.4800	38364.1380	8.4180	34066.383	1.0620	4297.75470

	TOTAL SITE AREA		PREVIOUS SANCTION AREA		AREA TO BE PROPOSED	
	Permissible Area (in sq.mts)	Proposed area (in sq.mts)	Permissible Area (in sq.mts)	Proposed area (in sq.mts)	Permissible Area (in sq.mts)	Proposed area (in sq.mts)
Permissible Residential F.A.R @ 2.25%	86319.311		76649.362		9669.948	
ADDITIONAL F.A.R-SOILD WASTE@3%	1150.924		1021.991		128.933	
Total Permissible Residential F.A.R	87470.23	87461.874	77671.354	77665.204	9798.881	9796.67
Balanced Residential F.A.R		8.36		6.150		2.211
Permissible Commercial F.A.R @ 1.75%	2797.385		2484.007		313.378	
ADDITIONAL F.A.R-SOILD WASTE@3%	47.955		42.583		5.372	
Total Permissible Commercial F.A.R	2845.34	2843.641	2526.590	2525.401	318.750	318.24
Balanced Commercial F.A.R		1.70		1.189		0.510

	TOTAL SITE AREA		PREVIOUS SANCTION AREA		AREA TO BE PROPOSED	
	Permissible Area (in sq.mts)	Proposed area (in sq.mts)	Permissible Area (in sq.mts)	Proposed area (in sq.mts)	Min Permissible Area (in sq.mts)	Proposed area (in sq.mts)
Permissible green @ 15%	5994.397	6936.804	5322.872	6033.554	671.524	903.25
	15	17.36	15	17.00	15	20.18

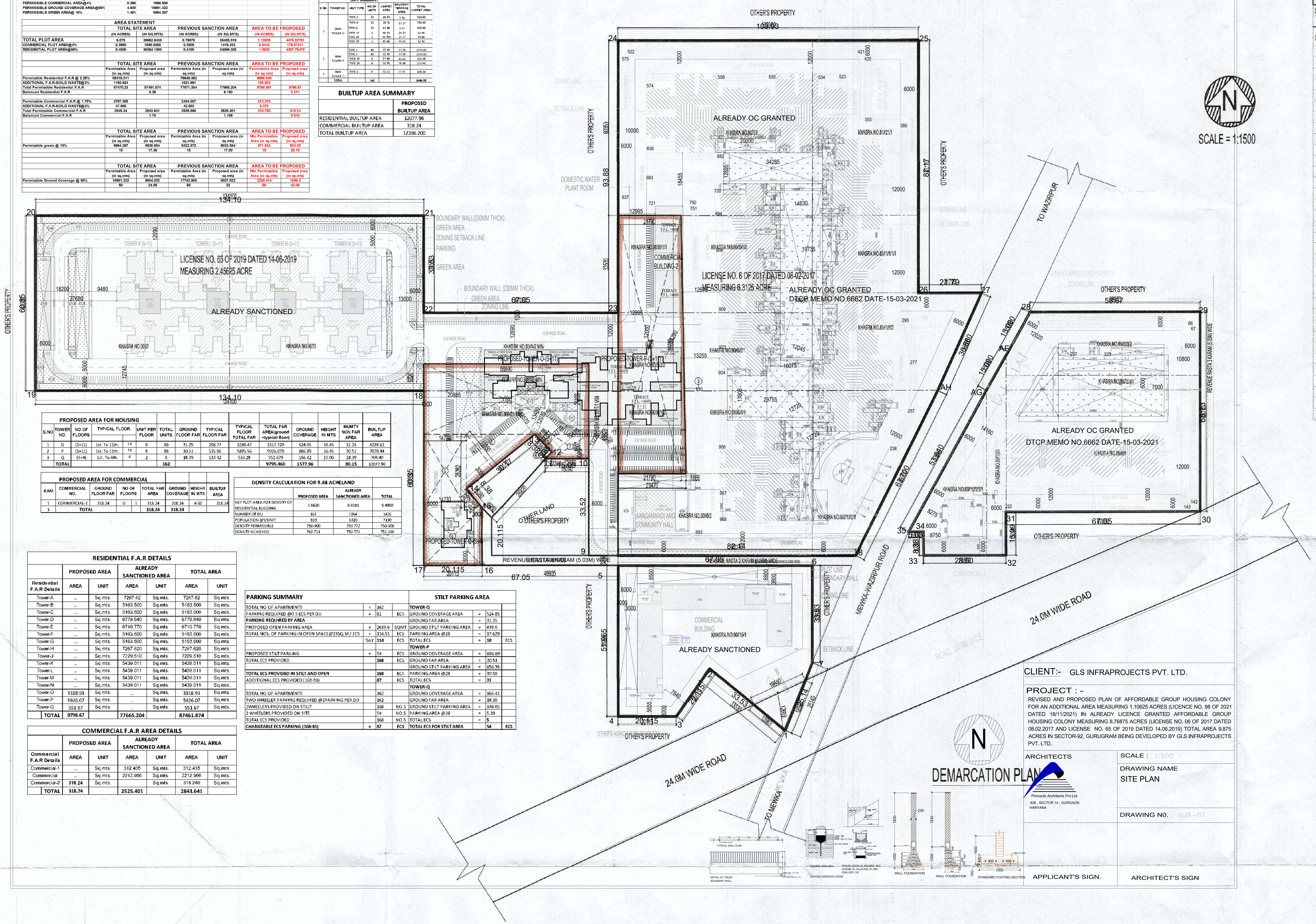
	TOTAL SITE AREA		PREVIOUS SANCTION AREA		AREA TO BE PROPOSED	
	Permissible Area (in sq.mts)	Proposed area (in sq.mts)	Permissible Area (in sq.mts)	Proposed area (in sq.mts)	Min Permissible Area (in sq.mts)	Proposed area (in sq.mts)
Permissible Ground Coverage @ 50%	19981.322	9934.022	17742.908	8037.822	2238.414	1896.2
	50	24.86	50	23	50	42.36

UNIT SUMMARY

S NO	TOWER NO	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY/ TERRACE AREA	TOTAL CARPET AREA
1	2BHK TOWER-O	TYPE-3	20	40.93	9.78	818.60
		TYPE-4	20	39.70	10.17	794.00
		TYPE-5	20	41.48	9.77	829.60
		TYPE-5P	2	40.93	24.27	81.86
		TYPE 4P	2	39.700	21.17	79.40
		TYPE 5P	2	41.48	31.02	82.96
2	4BHK TOWER P	TYPE 1	40	57.99	10.74	2319.60
		TYPE 2	40	55.99	10.58	2239.60
		TYPE-1P	4	57.99	42.66	231.96
		TYPE 2P	4	55.99	18.48	223.96
3	4BHK TOWER Q	TYPE 6	8	55.63	11.51	445.04
	TOTAL		162			8146.58

BUILTUP AREA SUMMARY

	PROPOSED BUILTUP AREA
RESIDENTIAL BUILTUP AREA	12077.96
COMMERCIAL BUILTUP AREA	318.24
TOTAL BUILTUP AREA	12396.200



PROPOSED AREA FOR HOUSING

S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR		UNIT PER FLOOR	TOTAL UNITS	GROUND FLOOR FAR	TYPICAL FLOOR FAR	TYPICAL FLOOR TOTAL FAR	TOTAL FAR AREA(ground +typical floor)	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	BUILTUP AREA
1	O	(S+11)	1st. To 11th.	11	6	66	31.25	298.77	3286.47	3317.720	524.65	36.45	31.25	4229.12
2	P	(S+11)	1st. To 11th.	11	8	88	30.51	535.96	5895.56	5926.070	886.89	36.45	30.51	7079.44
3	Q	(S+4)	1st. To 4th.	4	2	8	18.39	133.32	533.28	551.670	166.42	15.00	18.39	769.40
	TOTAL					162				9795.460	1577.96		80.15	12077.96

PROPOSED AREA FOR COMMERCIAL

S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	NO OF FLOORS		TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	BUILTUP AREA
1	COMMERCIAL-2	318.24	G	1	318.24	318.24	4.60	318.24
3	TOTAL				318.24	318.24		

DENSITY CALCULATION FOR 9.48 ACHELAND

	PROPOSED AREA	ALREADY SANCTIONED AREA	TOTAL
NET PLOT AREA FOR DENSITY OF RESIDENTIAL BUILDING	1.0620	8.4180	9.4800
NUMBER OF DU	162	1264	1426
POPULATION @5/UNIT	810	6320	7130
DENSITY PERMISSIBLE	750-900	750.772	750-900
DENSITY ACHIEVED	762.711	750.772	752.109

RESIDENTIAL F.A.R DETAILS

	PROPOSED AREA		ALREADY SANCTIONED AREA		TOTAL AREA	
Residential F.A.R Details	AREA	UNIT	AREA	UNIT	AREA	UNIT
Tower-A	..	Sq.mts.	7267.62	Sq.mts.	7267.62	Sq.mts.
Tower-B	..	Sq.mts.	5163.500	Sq.mts.	5163.500	Sq.mts.
Tower-C	..	Sq.mts.	5163.500	Sq.mts.	5163.500	Sq.mts.
Tower-D	..	Sq.mts.	6779.640	Sq.mts.	6779.640	Sq.mts.
Tower-E	..	Sq.mts.	6710.770	Sq.mts.	6710.770	Sq.mts.
Tower-F	..	Sq.mts.	5163.500	Sq.mts.	5163.500	Sq.mts.
Tower-G	..	Sq.mts.	5163.500	Sq.mts.	5163.500	Sq.mts.
Tower-H	..	Sq.mts.	7267.620	Sq.mts.	7267.620	Sq.mts.
Tower-J	..	Sq.mts.	7229.510	Sq.mts.	7229.510	Sq.mts.
Tower-K	..	Sq.mts.	5439.011	Sq.mts.	5439.011	Sq.mts.
Tower-L	..	Sq.mts.	5439.011	Sq.mts.	5439.011	Sq.mts.
Tower-M	..	Sq.mts.	5439.011	Sq.mts.	5439.011	Sq.mts.
Tower-N	..	Sq.mts.	5439.011	Sq.mts.	5439.011	Sq.mts.
Tower-O	3318.93	Sq.mts.	..	Sq.mts.	3318.93	Sq.mts.
Tower-P	5926.07	Sq.mts.	..	Sq.mts.	5926.07	Sq.mts.
Tower-Q	551.67	Sq.mts.	..	Sq.mts.	551.67	Sq.mts.
TOTAL	9796.67		77665.204		87461.874	

COMMERCIAL F.A.R AREA DETAILS

	PROPOSED AREA		ALREADY SANCTIONED AREA		TOTAL AREA	
Commercial F.A.R Details	AREA	UNIT	AREA	UNIT	AREA	UNIT
Commercial-1	..	Sq.mts.	312.435	Sq.mts.	312.435	Sq.mts.
Commercial	..	Sq.mts.	2212.966	Sq.mts.	2212.966	Sq.mts.
Commercial-2	318.24	Sq.mts.		Sq.mts.	318.240	Sq.mts.
TOTAL	318.24		2525.401		2843.641	

PARKING SUMMARY				STILT PARKING AREA			
TOTAL NO.OF APARTMENTS	=	162		TOWER-O			
PARKING REQUIRED @0.5 ECS PER DU	=	81	ECS	GROUND COVERAGE AREA	=	524.85	
PARKING REQUIRED BY AREA				GROUND FAR AREA	=	31.25	
PROPOSED OPEN PARKING AREA	=	2633.6	SQMT	GROUND STILT PARKING AREA	=	493.6	
TOTAL NOS. OF PARKING IN OPEN SPACE@23SQ.M / ECS	=	114.51	ECS	PARKING AREA @28	=	17.629	
	SAY	114	ECS	TOTAL ECS	=	18	ECS
				TOWER-P			
PROPOSED STILT PARKING	=	54	ECS	GROUND COVERAGE AREA	=	886.89	
TOTAL ECS PROVIDED		168	ECS	GROUND FAR AREA	=	30.51	
				GROUND STILT PARKING AREA	=	856.38	
TOTAL ECS PROVIDED IN STILT AND OPEN		168	ECS	PARKING AREA @28	=	30.59	
ADDITIONAL ECS PROVIDED (168-81)		87	ECS	TOTAL ECS	=	31	
				TOWER-Q			
TOTAL NO.OF APARTMENTS		162		GROUND COVERAGE AREA	=	166.42	
TWO WHEELER PARKING REQUIRED @1PARKING PER DU		162		GROUND FAR AREA	=	18.39	
2WHEELERS PROVIDED ON STILIT		108	NO.S	GROUND STILT PARKING AREA	=	148.03	
2 WHEELERS PROVIDED ON SITE		54	NO.S	PARKING AREA @28	=	5.29	
TOTAL ECS PROVIDED		168	NO.S	TOTAL ECS	=	5	
CHARGEABLE ECS PARKING (168-81)	=	87	ECS	TOTAL ECS FOR STILT AREA		54	ECS

Area Chart Killa Wise

S.No.	Village	Rect. No.	Killa No.	Area Sqmtr	Area in 24 Mtr wide road(Sqmt.)	Remarks
Existing Under License No. 6 of 2017 & 65 of 2019						
1	Wazirpur	Rect No 90	5/2/1	1188.7641	Nil	Under Lic. No. 6 of 2017
2			6/1/1	1264.6427	Nil	-do-
3			6/2	1922.2569	Nil	-do-
4		Rect No 89	10/2/1	1669.3283	Nil	-do-
5			1/1/2	1745.2069	Nil	-do-
6			2/3/2	1644.0855	Nil	-do-
7			9/1	2807.5068	Nil	-do-
8			10/1	379.3928	Nil	-do-
9			10/2/3/1	809.37152	Nil	-do-
10			2/3/3	101.17141	Nil	-do-
11		Rect No 80	25	4046.8566	Nil	-do-
12		Rect No 81	21/1	2225.7711	Nil	-do-
13		Rect No 89	1/1/1/1	1011.7141	Nil	-do-
14		Rect No 90	5/1/2	1517.5712	Nil	-do-
15			15/1	3212.1924	123.732	-do-
16			2	4046.8566	Nil	Under Lic. No. 65 of 2019
17			3	4046.8566	Nil	-do-
18			4/2 min N & E	1264.6427	Nil	-do-
19			7/1 min E	581.73563	Nil	-do-
		Total 'A'	Sqmtr	35485.874	123.732	
			Acre	8.76875	0.03057	
Proposed						
20	Wazirpur	Rect No 90	5/1/1	733.4928	Nil	Now Proposed
21			5/2/2	607.0285	Nil	-do-
22			6/1/2	657.6142	Nil	-do-
23			4/2 min	531.1499	Nil	-do-
24			7/1 min	1947.55	Nil	-do-
		Total 'B'	Sqmtr	4476.835		
			Acre	1.10625		

Grand Total Area :-

Existing + Proposed 'A' + 'B' =(35485.874 + 4476.835) = 39962.71 Sqmtr. Or 9.875000Acre

DTP

ATP

JD

JE

LAND SCHEDULE FOR AREA UNDER 24 MTR. WIDE ROAD FALLING UNDER LICENSE NO. 6 OF 2017 DATE 08.02.2017

RECT. NO.	KILLA NO.	AREA		
		SQMTR.	ACRE	K - M - S
90	15/1 MIN SOUTH	123.732	0.03057	0 - 4 - 8

DEMARCATION PLAN OF AFFORDABLE GROUP HOUSING COLONY ON THE ADDITIONAL LAND MEASURING 1.10625 ACRE AT VILLAGE WAZIRPUR, SECTOR-92, TEHSIL MANESAR, DISTT. GURGAON.

BELONGING TO M/S GLS INFRAPROJECTS PVT. LTD.

VIDE LOI MEMO NO. LC-3246-C-JE(DS)/2021/ 22086 DATED 03-09-2021.

AREA STATEMENT FORAFFORDABLE GROUP HOUSING COLONY OUTER TO OUTER (1NOS.)

AREA STATEMENT

S.NO	NO.S	WIDTH(W)	LENGTH(L)	HEIGHT(H)	POLYLINE	FORMULA	AREA
ADDITIONS							
a	1	20.115	20.115		RECTANGLE	LXW	404.613
b	1	4.120	8.380	0.500	TRIANGLE	LXW	17.262
c	1	14.739	25.262		RECTANGLE	LXW	372.337
d	1	30.170	13.850	0.500	RECTANGLE	LXW	208.927
e	1	2.240	2.490	0.500	RECTANGLE	LXW	2.788
f	1	12.850	8.507		RECTANGLE	LXW	109.315
g	1	8.380	4.188	0.500	RECTANGLE	LXW	17.547
h	1	56.990	24.193		RECTANGLE	LXW	1378.759
j	1	21.790	88.850		RECTANGLE	LXW	1936.042
k	1	1.680	88.850	0.500	TRIANGLE	LXW	74.634
						TOTAL AREA =	4522.223
						OR 1.117 ACRE =	

CLIENT:- GLS INFRAPROJECTS PVT. LTD.

PROJECT : -

REVISED AND PROPOSED PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 1.10625 ACRES (LICENCE NO. 98 OF 2021 DATED 18/11/2021) IN ALREADY LICENCE GRANTED AFFORDABLE GROUP HOUSING COLONY MEASURING 8.76875 ACRES (LICENSE NO. 06 OF 2017 DATED 08.02.2017 AND LICENSE NO. 65 OF 2019 DATED 14.06.2019) TOTAL AREA 9.875 ACRES IN SECTOR-92, GURUGRAM BEING DEVELOPED BY GLS INFRAPROJECTS PVT. LTD.

ARCHITECTS

Pinnacle Architects Pvt.Ltd.
938 , SECTOR 14 , GURGAON
HARYANA

SCALE : 1:500

DRAWING NAME

SITE PLAN

DRAWING N0. SUB – 01

APPLICANT'S SIGN.

ARCHITECT'S SIGN

NOTE:-

ALREADY LICENCE LAND SHOWN THUS	☐
PROPOSED APPLIED LAND SHOWN THUS	🟥

For GLS INFRAPROJECTS PVT. LTD.

Authorised Signatory

OWNER'S

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

ARCHITECT