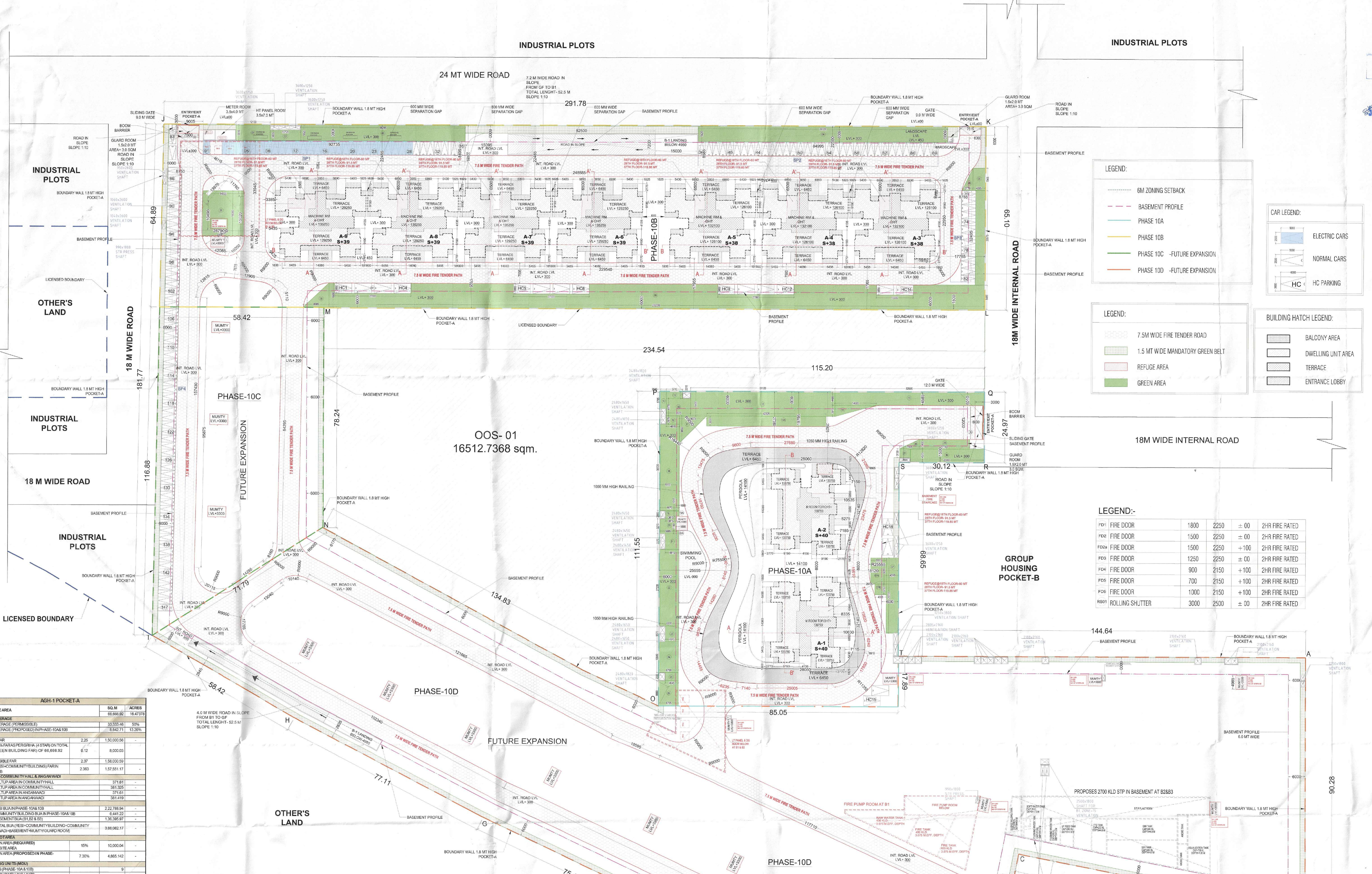

LEGEND:-

FD1	FIRE DOOR	1800	2250	± 00	2HR FIRE RATED
FD2	FIRE DOOR	1500	2250	± 00	2HR FIRE RATED
FD2a	FIRE DOOR	1500	2250	+100	2HR FIRE RATED
FD3	FIRE DOOR	1250	2250	± 00	2HR FIRE RATED
FD4	FIRE DOOR	900	2150	+100	2HR FIRE RATED
FD5	FIRE DOOR	700	2150	+100	2HR FIRE RATED
FD6	FIRE DOOR	1000	2150	+100	2HR FIRE RATED
RS01	ROLLING SHUTTER	3000	2500	± 00	2HR FIRE RATED

AGH-1 POCKET-A			
LICENSED SITE AREA		SQ.M 66,666.92	ACRES 16.47378
GROUND COVERAGE			
GROUND COVERAGE (PERMISSIBLE)		33,333.46	50%
GROUND COVERAGE (PROPOSED) IN PHASE-10A&10B		8,842.71	13.26%
FAR			
PERMISSIBLE FAR	2.25	1,50,000.56	-
ADDITIONAL 12% FAR AS PER GRIHA (4 STAR) ON TOTAL SITE AREA (GREEN BUILDING FAR) OF 66,666.92 SQM)	0.12	8,000.03	
TOTAL PERMISSIBLE FAR	2.37	1,58,000.59	
PROPOSED (RESI+COMMUNITY BUILDING) FAR IN PHASE-10A& 10B	2.363	1,57,551.17	-
BUILTUP AREA COMMUNITY HALL & ANGANWADI			
REQUIRED BUILTUP AREA IN COMMUNITY HALL		371.61	-
PROPSED BUILTUP AREA IN COMMUNITY HALL		381.325	-
REQUIRED BUILTUP AREA IN ANGANWADI		371.61	
PROPSED BUILTUP AREA IN ANGANWADI		381.419	
BUILTUP AREA			
PROPOSED RESI BUA IN PHASE-10A& 10B		2,22,788.94	-
PROPOSED COMMUNITY BUILDING BUA IN PHASE-10A& 10B		6,441.22	-
PROPOSED BASEMENT BUA (B1,B2 & B3)		1,36,395.97	-
PROPOSED TOTAL BUA (RESI+COMMUNITY BUILDING+COMMUNITY HALL+ANGANWADI+BASEMENT+MUMTY/GUARD ROOM)		3,66,062.17	-
GREEN / TOTLOT AREA			
TOTLOT/GREEN AREA **(REQUIRED)** 15% OF TOTAL SITE AREA	15%	10,000.04	-
TOTLOT/GREEN AREA **(PROPOSED IN PHASE-10A&10B)**	7.30%	4,865.142	-
MAIN DWELLING UNITS (MDU)			
NO OF TOWERS (PHASE-10A & 10B)		9	
PROPOSED MAIN DWELLING UNITS (PHASE-10A& 10B)		1,384	
PARKING			
REQUIRED ECS IN PHASE 10A & 10B (1 ECS PER DWELLING UNIT ABOVE 60 SQM)			1384.00
REQUIRED ECS IN COMMUNITY BUILIDNG PHASE 10A & 10B (1 ECS / 50 SQM)			82.05
TOTAL REQUIRED ECS IN PHASE-10A & 10B			1466.05
PROPOSED ECS AT SURFACE LEVEL E.C.S. = NET PARKING AREA / 23 SQ.M			138.24
PROPOSED ECS AT BASEMENT-1 (E.C.S. = NET PARKING AREA / 32 SQ.M)			1468.65
PROPOSED ECS AT BASEMENT-2 (E.C.S. = NET PARKING AREA / 32 SQ.M)			1482.02
PROPOSED ECS AT BASEMENT-3 (E.C.S. = NET PARKING AREA / 32 SQ.M)			814.00
TOTAL PROPOSED ECS IN PHASE-10A & 10B			**3902.91**
PROPOSED CAR PARKING AT SURFACE LVL			147
PROPOSED CAR PARKING AT SURFACE LVL FOR HANDICAPED PERSONS @2 CARS PER TOWER			18
PROPOSED CAR PARKING IN BASEMENT-1			1,257
PROPOSED CAR PARKING IN BASEMENT-2			1,203
PROPOSED CAR PARKING IN BASEMENT-3			713
TOTAL PROVIDED CAR PARKING AT SURFACE & BASEMENTS (B1, B2 & B3)			**3,338**
REQUIRED EV CAR PARKING WITH CHARGING STATION **2 EV CARS** FOR EVERY 100 ECS OF **1384** MDU			27.68
PROPOSED EV CAR PARKING AT SURFACE LEVEL			28

PHASING INFORMATION				
PHASING			BUILDING INFORMATION	FAR PER PHASING
PHASING	AREA (Acres)	AREA (Sq.m)		
PHASE 10A	2.5303	10239.74	COMMUNITY BUILDING & RESI TOWER A1 & A2	38,067.32
PHASE 10B	4.6959	19003.60	RESI TOWERS (A3 TO A9)	1,19,693.75
PHASE 10C	1.4243	5763.93		
PHASE 10D	7.82328	31659.64		
TOTAL	**16.47378**	**66666.92**		**1,57,761.07**

UNIT SUMMARY			
UNIT TYPE	NO OF UNITS	CARPET AREA (SQM)	PARKING REQUIRED 1 ECS PER DWELLING UNIT ABOVE 60 SQM
2 BHK (TYPE-2)	**27**	71.971	27
3 BHK (TYPE-3)	**692**	89.627	692
3 BHK (TYPE-4)	**665**	89.37	665
TOTAL INVENTORY	**1384**	-	**1384**

SUMMARY	TOTAL AREA (SQM)	TOWER-A9	TOWER-A8	TOWER-A7	TOWER-A6	TOWER-A5	TOWER-A4	TOWER-A3	TOWER-A2	TOWER-A1	COMMUNITY BUILDING (BELOW A1&A2)	COMMUNITY HALL	ANGANWADI CUM CRECHE	MUMTY & GUARD ROOM
TOTAL PROPOSED RESI. FAR IN PHASE-10A & 10B	1,53,448.45	17272.226	17272.226	17272.226	17272.226	16835.846	16835.846	16835.846	16908.655	16943.351				
TOTAL PROPOSED COMMUNITY BUILDING FAR IN PHASE-10A & 10B	4,102.72										4102.721			
TOTAL RESI. NON-FAR IN PHASE-10A & 10B	23,059.42	2671.42	2671.42	2671.42	2671.42	2621.38	2621.38	2621.38	2254.447	2255.152				
TOTAL COMMUNITY BUILDING NON-FAR IN PHASE-10A & 10B	1,575.76										1575.759			
TOTAL COMMUNITY HALL & ANGANWADI NON-FAR IN PHASE-10A & 10B	762.74											381.325	381.419	
TOTAL PROPOSED RESI. BALCONY AREA IN PHASE-10A & 10B	46,305.11	5219.673	5219.673	5219.673	5219.673	5085.284	5085.284	5085.284	5085.284	5085.284				
TOTAL PROPOSED RESI. BUILTUP AREA IN PHASE-10A & 10B	2,22,788.94	25163.319	25163.319	25163.319	25163.319	24542.51	24542.51	24542.51	24248.386	24283.787				
TOTAL PROPOSED COMMUNITY BUILDING + COMMUNITY HALL + ANGANWADI BUILTUP AREA IN PHASE-10A & 10B	6,441.22										6441.224			
MUMTY AREA AT SURFACE LEVEL @24.411 SQM x 11 NOS	268.52													268.521
MUMTY AREA AT SURFACE LEVEL @19.815 SQM x 08 NOS	158.52													158.52
GUARD ROOM (3.0 SQM EACH) X 3 NOS	9.00													9.00
TOTAL BUILT UP AREA FOR BASEMENT (B1, B2 & B3)	1,36,395.97													
TOTAL PROPOSED BUA IN PHASE-10A & 10B	3,66,062.17													

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 366511 Dt. 20/11/25

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

GROUP HOUSING POCKET-B

GROUND COVERAGE CALCULATION IN PHASE-11A	
PARTICULAR	AREA (SQM)
GROUND COVERAGE RESI. TOWER-A1	365.601
GROUND COVERAGE RESI. TOWER-A2	328.040
GROUND COVERAGE RESI. TOWER-A3	747.460
GROUND COVERAGE RESI. TOWER-A4	747.460
GROUND COVERAGE RESI. TOWER-A5	747.460
GROUND COVERAGE RESI. TOWER-A6	747.460
GROUND COVERAGE RESI. TOWER-A7	747.460
GROUND COVERAGE RESI. TOWER-A8	747.460
GROUND COVERAGE RESI. TOWER-A9	747.460
GROUND COVERAGE CLUBHOUSE (BELOW RESI. TOWERS A1 TO A2)	2480.809
MUMTY & GUARD ROOM	436.041
TOTAL PROPOSED GROUND COVERAGE IN PHASE-11A	**8842.711**

DENSITY CALCULATION			
	OCCUPANCY/PERSONS @5PERSONS/UNIT		
PERMISSIBLE DENSITY@600 PERSONS/ACRE	9884.268		
PERMISSIBLE DENSITY@900 PERSONS/ACRE	14826.402		
UNIT TYPE	NO OF UNITS	PERSONS PER UNIT	OCCUPANCY/PERSONS
2 BHK (TYPE-2)	27	5	135
3 BHK (TYPE-3)	692	5	3460
3 BHK (TYPE-4)	665	5	3325
PROPOSED POPULATION IN PHASE 10A & 10B	**1384**		**6920**
PROPOSED DENSITY (PPA)	420.061		

NOTE-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
3. 100% POWER BACKUP/ MECHANICAL VENTILATED SHAFTS.
4. FIRE TENDER ROAD SHALL BE DESIGNED FOR 60 TON LOAD CAPACITY.

KEY PLAN-

PROJECT

PROPOSED BUILDING PLAN FOR AFFORDABLE GROUP HOUSING-1 (POCKET-A) OVER AN AREA MEASURING 16.47378 ACRES, PART OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 139.79375 ACRES (LICENCE NO.168 OF 2025 DATED 08.09.2025) IN THE REVENUE ESTATE OF VILLAGE BAS HARIA AND JHUND SARAI ABAD, IN SECTOR M9, M10 AND M11 GURUGRAM MANESAR URBAN COMPLEX.

OWNER

M3M INDIA INFRASTRUCTURES PVT. LTD.

ARCHITECTS

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OWNER'S SEAL & SIGNATURE

For M3M India Infrastructures Pvt. Ltd. (Authorized Signatory)

ARCHITECT'S SEAL & SIGNATURE

AMIT GUPTA Architect CA / 2004 / 33147

DATE : | SCALE: 1:500 | DWG NO- SP-01

DWG TITLE:

SITE PLAN & AREA CALCULATIONS (PART-A)