This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | S.T.P.(HR) Chairman B.P.A.C.

DTP(HQ) | J.D. | P.A. | A.T.P | ATP(HQ)

JE (T) MEMBER BPAC

DINESH KUMAR PA(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

SURFACE PARKING AREA DETAIL

S.NO.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	1	20.000	11.000	220.000
F	1	1	2.500	13.500	33.750
TOTAL ADDITION					253.750
TOTAL AREA					253.750
				ECS	11.033

SURFACE ECS AREA DIAGRAM

SURFACE GROUND COVERAGE AREA DETAIL

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	2	1	2.500	5.000	25.000
B	1	1	5.000	20.000	100.000
TOTAL ADDITION					125.000
TOTAL AREA					125.000

SURFACE GROUND COVERAGE AREA DIAGRAM

RESIDENTIAL

UNIT NAME	UNIT		
TOTAL ECS REQUIRED (518 X 1.5)	777		
TOTAL ECS REQUIRED	777		
5% CAR PARKS RESERVED FOR EWS	38.85	39 ECS	
20 CAR PARKING PROVIDED ON SITE			
20 CAR PARKING PROVIDED ON EWS 5 STILT			
TOTAL RESERVED CAR PARKING FOR EWS = 40			
COMMERCIAL PARKING 175.550 / 50		3.511 4 ECS	
TOTAL ECS REQUIRED		820 ECS	

EWS CALCULATION		
TOTAL NO. OF UNIT	610	
TOTAL NO. OF MAIN UNIT	518	
TOTAL NO. OF EWS	15% OF THE NO. OF UNITS	91.41 UNITS
	PROVIDED	92 UNITS

SURFACE AREA PROPOSED

	AREA	ECS PROPOSED	CAR PARKING PROPOSED (DOUBLE STACK)
SURFACE AREA	253.75	11.0	20.0
TOTAL	253.75	11	20

STILT AREA PROPOSED

	AREA	ECS PROPOSED	CAR PARKING PROPOSED
TOWER-1	196.575	7	SCOOTER
TOWER 2	196.575	7	SCOOTER
TOWER 3	403.783	14	SCOOTER
TOWER 4	403.783	14	SCOOTER
TOWER 5	376.147	13	SCOOTER
TOWER 6	396.575	7	SCOOTER
TOTAL	1773.438	63	0

BASEMENT AREA PROPOSED

	AREA	ECS PROPOSED	CAR PARKING PROPOSED
BASEMENT 01	22764.779	711.399	532
BASEMENT 02	23747.527	742.110	587
TOTAL	46512.306	1454	1119

TOTAL CAR PARKING PROPOSED

	AREA	ECS PROPOSED	CAR PARKING PROPOSED
STILT	1773.438	63	SCOOTER
BASEMENT	46512.306	1454	1119
SURFACE	253.750	11	20
TOTAL	48539.494	1528	1139

SITE AREA CALCULATION

	PERMISSIBLE	PROPOSED	BALANCE
SITE AREA (9.1405 X 4046.85 SQ.MTS)	36990.232		
F.A.R. (175%) (A)	64732.907		
EXTRA F.A.R. FOR I.G.B.C. PLATINUM RATING (GREEN BUILDING)(15%) (IGBC REG. NO. GH230266) (B)	5548.535		
EXTRA F.A.R. FOR T.D.R. (125%) (C)	46237.7913		
NET PERMISSIBLE F.A.R. (A+B+C) (D)	116519.2329		
COMMERCIAL COMPONENT AREA@ 0.5% (E)	184.951		
NET PERMISSIBLE COMMERCIAL F.A.R.	184.951	175.550	9.401
TOTAL RESIDENTIAL F.A.R. (D-E)	116334.2817	116031.299	302.9827
TOTAL GROUND COVERAGE (35%)	12946.581	5346.999	7599.582
REQUIRED GREEN/OPEN AREA ON SITE (@ 15 %)	5548.535	11099.761	
		30.01%	
NO. OF DEWELLING UNIT OF RESIDENTIAL		518	
NO. OF DEWELLING UNIT OF EWS (@ 15 UNIT PER 85 UNITS)	91.41	92	
NO. OF DEWELLING UNIT OF SERVICE PERSONAL UNIT(@10%)	51.8	129	
MAIN DEWELING UNIT POPULATION (@ 5 PERSONS EACH)		2590	
EWS POPULATION (@ 2 PERSONS EACH)		184	
S.P.U. POPULATION (@ 2 PERSONS EACH)		258	
TOTAL POPULATION PROPOSED		3032	
DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA(6.95 ACRE) 100 - 300 PPA. (MAX DENSITY (PPA) WITH TDR EXISTING + 200)		3032.00	
PROPOSED DENSITY		331.71	

PARKING AREA	PERM. ECS	PROP. ECS	PROVIDE PARKING
TOTAL REQUIRED ECS	820		
PROPOSED ECS FOR STILT FLOOR		63	0
PROPOSED ECS FOR BASEMENT		1454	1119
PROPOSED ECS FOR SURFACE		11	20
TOTAL ECS PROPOSED		1528	1139
EV PARKING (820 /100) 31 ECS	31	31	31

UNIT DETAIL

	NO. OF FLOOR	UNIT ON GROUND FLOOR	TYP. (1) FL UNITS/ FL	NO. OF TYP. (1) FL.	TYP. (2) FL UNITS/ FL	NO. OF TYP. (2) FL.	TYP. (3) FL UNITS/ FL	NO. OF TYP. (3) FL	PENTHOUSE	TOTAL NO. OF UNITS	SERVICE PERSONAL UNIT	EWS UNIT
TOWER 1	S+42	0	2	34	2	4	2	4	0	84	0	
TOWER 2	S+42	0	2	34	2	4	2	4	0	84	0	
TOWER 3	S+44	0	2	34	2	4	2	4	2	86	43	
TOWER 4	S+44	0	2	34	2	4	2	4	2	86	43	
TOWER 5	S+44	0	2	34	2	4	2	4	2	86	43	
TOWER 6	S+46	0	2	38	2	4	2	4	0	92		
EWS		0	19	2	18	3						92
TOTAL NO. OF UNITS										518	129	92
NO. OF PERSONS IN EACH UNIT										5	2	2
POPULATION										2590	258	184
TOTAL POPULATION PROPOSED											3032	

TOWER AREA DETAIL

	NO. OF FLOOR	GROUND COVERAGE	GROUND FLOOR F.A.R.	STILT AREA	TYP. (1) FL. F.A.R.	NO. OF TYPICAL FL. (1)	TYP. (2) FL. F.A.R.	NO. OF TYPICAL FL. (2)	TYP. (3) FL. F.A.R. (REFUGE)	NO. OF TYP. FL. (3) (REFUGE)	LOWER PENTHOUSE AREA	UPPER PENTHOUSE AREA	TOTAL F.A.R. PER TOWER	MUMTY AREA	AREA UNDER STAIRCASE	STILT SERVICES AREA	BASEMENT AREAS	REFUGE TERRACE AREA	TOTAL BUILT UP PER TOWER
TOWER 1	S+42	572.805	259.161	196.575	364.595	34	364.595	4	364.595	4	0	0.000	15572.151	302.332	1369.494	59.367		79.668	17579.587
TOWER 2	S+42	572.805	259.161	196.575	364.595	34	364.595	4	364.595	4	0	0.000	15572.151	302.332	1369.494	59.367		79.668	17579.587
TOWER 3	S+44	728.850	298.342	403.783	480.896	34	487.941	4	480.896	4	480.896	344.26	21349.310	335.531	1469.820	26.725		135.205	23720.374
TOWER 4	S+44	728.850	298.342	403.783	480.896	34	487.941	4	480.896	4	480.896	344.26	21349.310	335.531	1469.820	26.725		135.205	23720.374
TOWER 5	S+44	728.850	325.978	376.147	480.896	34	487.941	4	480.896	4	480.896	344.26	21376.946	335.531	1469.820	26.725		135.205	23720.374
TOWER 6	S+46	572.805	259.161	196.575	364.595	38	364.595	4	364.595	4	0	0.000	17030.531	302.332	1499.922	59.367		79.668	19168.395
C.SHOPPING	B	0.000	175.550										175.550						175.550
COMMUNITY AREA	G+2	599.449	599.449		419.372	525.816							1544.637	108.435	118.448				1771.520
EWS	S+5	503.882	50.392	436.127	454.288	2	425.765	3					2236.263	32.960	137.200	17.363			2859.913
BASEMENT (PH-1)	1																28811.938		28811.938
BASEMENT (PH-1)	2																28958.849		28958.849
TOTAL		5008.299		2209.565							RESIDENTAIL F.A.R.		116031.299	COMMERCIAL F.A.R.		175.550			188066.461
N.SCHOOL	G+1	213.700	213.700		178.530	1.000							392.230	37.000	29.670				458.900
SURFACE GROUND COVERAGE	G	125.000																	125.000
TOTAL		5346.999																	188650.361

N.SCHOOL PARKING AREA DIAGRAM

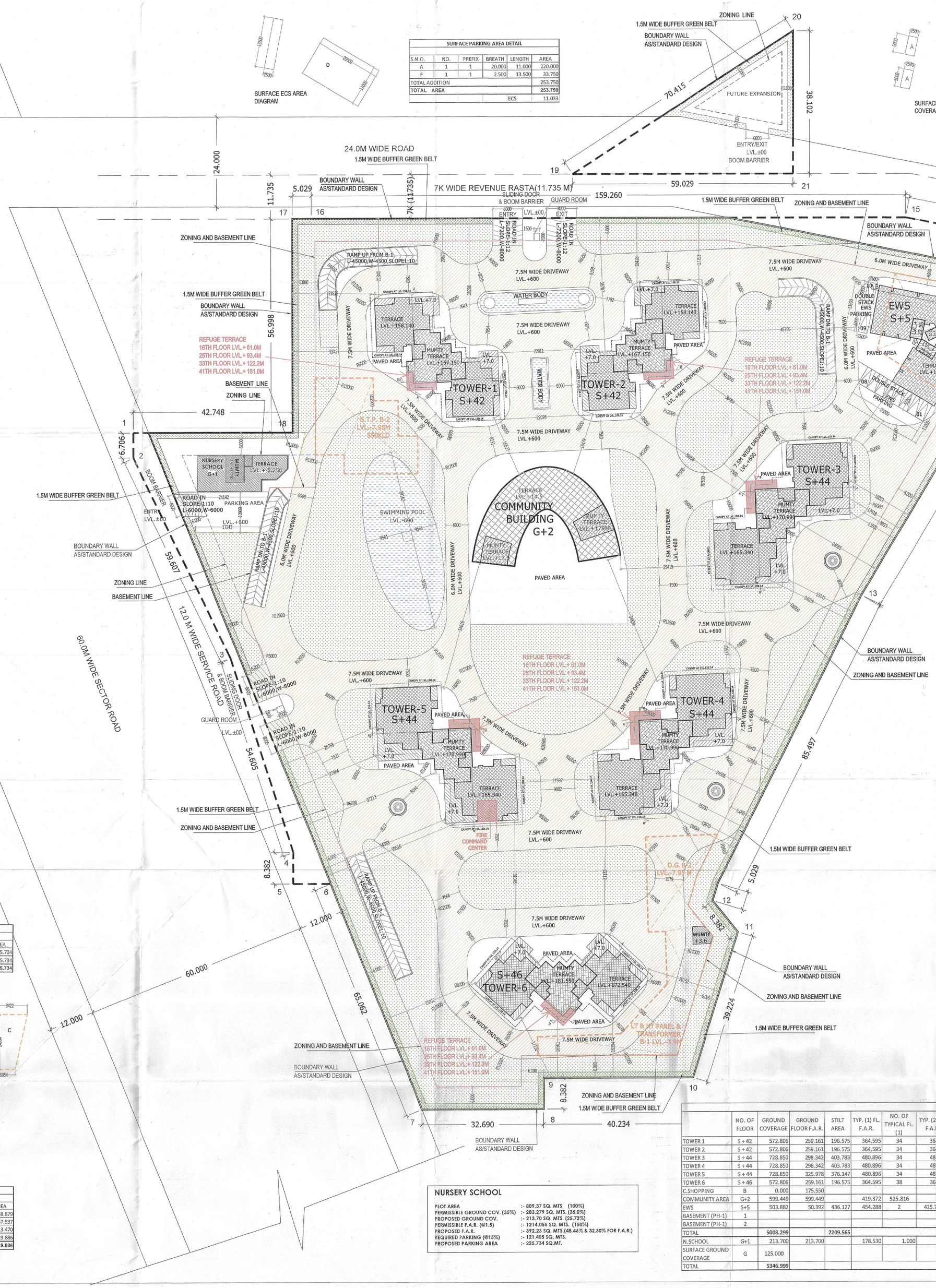
N. SCHOOL PARKING AREA					
S.NO.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	(24.142+17.243)/2	10.909		225.734
TOTAL ADDITION					225.734
TOTAL AREA					225.734

N.SCHOOL AREA DIAGRAM

N. SCHOOL AREA					
S.NO.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	(29.638+18.860)/2	26.759		648.879
B	1	(26.759+14.664)/2	2.778		57.587
C	1	(9.422+6.054)/2	14.664		113.470
TOTAL ADDITION					819.886
TOTAL AREA					819.886

NURSERY SCHOOL

PLOT AREA	:- 809.37 SQ. MTS (100%)
PERMISSIBLE GROUND COV. (35%)	:- 283.279 SQ. MTS. (35.0%)
PROPOSED GROUND COV.	:- 213.70 SQ. MTS. (25.73%)
PERMISSIBLE F.A.R. (@1.5)	:- 1214.055 SQ. MTS. (150%)
PROPOSED F.A.R.	:- 392.23 SQ. MTS.(48.46% & 32.30% FOR F.A.R.)
REQUIRED PARKING (@15%)	:- 121.405 SQ. MTS.
PROPOSED PARKING AREA	:- 225.734 SQ.MT.



NOTES:
- IS1893,IS13920 ARE ZNR FIRE RATED
- ALL INTERNAL AND EXTERNAL WALLS ARE R.C.C.

STRUCTURAL MEMBER

BRICK WORK
- ALL INTERNAL WALLS ARE OF 100mm AND EXTERNAL WALLS 150mm NON STRUCTURAL
- 100th POWDER BACKUP & MIC

Checked and found correct by Public Health (Internal) Service only subject to comments in forwarding letter No. 3077 dtd 04.11.25

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

OWNERS SIGNATURE:-

ARCHITECT SIGNATURE:-

ARCHITECT VIKKEY CA/2017/66218

PROJECT:-

REVISED BUILDING PLAN OF GROUP HOUSING COLONY AREA MEASURING 9.1405 ACRES LICENSE NO-137 OF 2013 DATED 05.07.2013(6.95 ACRES) , LICENSE NO. 15 OF 2025 DATED 29-01-2025 (1.26875 ACRES) , LICENSE NO 99 OF 2025 DATED 13.06.2025 (0.64375 ACRES) & LICENCE NO. 100 OF 2025 DATED 17.06.2025 (0.278 ACRES) IN SECTOR- 63, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY TARC LTD.

DRAWING TITLE :

SITE PLAN & AREA CALCULATION

DATE:- JUN-2025

SCALE:- 100

N

SHEET NO. S-1