AREA STATEMENT					
TOTAL PLOT AREA	8.84375	ACRES	35789.3297	SQ. MTRS.	
PERMISSIBLE COMMERCIAL@6% OF 8.84375 ACRE	0.35375	ACRES	1431.5732	SQ. MTRS.	
PERMISSIBLE RESIDENTIAL@96% OF 8.84375 ACRE	8.49000	ACRES	34357.7565	SQ. MTRS.	
			PERMISSIBLE/REQUIRED		PROPOSED
	FAR				
COMMERCIAL PLOT AREA			0.35375	ACRES	
			1431.5732	SQ. MTRS.	
PERMISSIBLE FAR ON COMMERCIAL	1.75		2503.2531	SQ. MTRS.	
10% EXTRA FSR FOR IGBC PLATINUM GREEN RATING (REF.NO.GAH.206870) FOR COMMERCIAL	0.15		214.735	SQ. MTRS.	1.587	%
TOTAL PERMISSIBLE FAR FOR COMMERCIAL	1.90		2717.989995	SQ. MTRS.	2700.93	SQ. MTRS.
GROUND COVERAGE FOR COMMERCIAL					2345.31	SQ. MTRS.
REMAINING PLOT AREA FOR RESIDENTIAL			8.4900	ACRES		
			34357.7565	SQ. MTRS.		
PERMISSIBLE FAR ON RESIDENTIAL	2.25		77304.95	SQ. MTRS.		
10% EXTRA FSR FOR IGBC PLATINUM GREEN RATING (REF.NO.GAH.206870) FOR RESIDENTIAL	0.15		5153.663	SQ. MTRS.	2.399	%
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL	2.4		82458.52	SQ. MTRS.	82430.63	SQ. MTRS.
GROUND COVERAGE FOR RESIDENTIAL					4385.21	SQ.MTRS.
TOTAL BUILTUP AREA =RESIDENTIAL+COMMERCIAL+ANGANWADI+COMMUNITY			111188.68	SQ. MTRS.	7133.53	SQ. MTRS. (BTILT + COMMERCIAL AREA
			80	%	16.95	%
TOTAL BUILTUP AREA =RESIDENTIAL+COMMERCIAL+ANGANWADI+COMMUNITY			RESIDENTIAL	COMMERCIAL+ ANGANWADI+ COMMUNITY		
			111000.67	188.01	88214.55	SQ. MTRS.
NO. OF DWELLING UNITS PERMISSIBLE			700-980	NO	1287	UNITS
OCCUPANCY PER DWELLING UNIT			5	PER UNIT	5	PERSON PER UNIT
TOTAL POPULATION(700-980)			3500-4900	PERSONS	6435	PERSONS
DENSITY			700-980	PPA	765.840	PPA
GREEN AREA			18	% OF THE PLOT	15.131	% OF THE PLOT
			6386.308	SQ. MTRS.	5415.246	SQ. MTRS.
PARKING			1-200	ECS PER DWELLING UNIT		
				PER DWELLING UNIT	1 MAY TWO WHEELERS PER FLAT PREFERRED	
			1287	TWO WHEELERS		
TOTAL ECS REQUIRED			1287	ECS		
TOTAL ECS PROVIDED					954	ECS
TOTAL 2WHEELERS BAYS PROVIDED ON OPEN SITE					755	NOS
COMMERCIAL/WHEELERS BAYS PROVIDED ON OPEN SITE					54	ECS
1 NO. OF AANGANWADI			100.010	SQ.MTRS.	186.120	SQ.MTRS.
1 NO. OF COMMUNITY HALL			100.010	SQ.MTRS.	186.890	SQ.MTRS.
TOTAL 4WHEELERS BAYS PROVIDED ON OPEN SITE					341	NOS

PROPOSED AREA FOR HOUSING

S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR		UNIT PER FLOOR	TOTAL UNITS	TOTAL UNITS	GROUND FLOOR FAR	TYPICAL FLOOR FAR	TOTAL FAR AREA(excluding Stairs)	TOTAL FAR AREA	NON FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	BUILTUP AREA
			GROUND		1	2	2		267.00	267.00						
1	1	(G+23)	1st To 23rd	23	6	138	140	267.00	554.40	3326.40	12326.70	1134.50	360.60	68.90	65.00	13461.20
			23th FLOOR	1	6	6			554.40	554.40						
			GROUND		1	2	2		267.00	267.00						
2	2	(G+23)	1st To 23rd	23	6	138	140	267.00	554.40	3326.40	12326.70	1134.50	360.60	68.90	65.00	13461.20
			23th FLOOR	1	6	6			554.40	554.40						
			GROUND		1	2	2		267.00	267.00						
3	3	(G+23)	1st To 23rd	23	6	138	140	267.00	554.40	3326.40	12326.70	1134.50	360.60	68.90	65.00	13461.20
			23th FLOOR	1	6	6			554.40	554.40						
			GROUND		1	2	2		267.00	267.00						
4	4	(G+23)	1st To 23rd	23	6	138	140	267.00	554.40	3326.40	12326.70	1134.50	360.60	68.90	65.00	13461.20
			23th FLOOR	1	6	6			554.40	554.40						
			GROUND		1	2	2		267.00	267.00						
5	5	(G+23)	1st To 23rd	23	6	138	140	267.00	554.40	3326.40	12326.70	1134.50	360.60	68.90	65.00	13461.20
			23th FLOOR	1	6	6			554.40	554.40						
			GROUND		1	2	2		267.00	267.00						
6	6	(G+23)	1st To 23rd	23	6	138	140	267.00	554.40	3326.40	12326.70	1134.50	360.60	68.90	65.00	13461.20
			23th FLOOR	1	6	6			554.40	554.40						
			GROUND		1	2	2		267.00	267.00						
7	7	(G+23)	1st To 23rd	23	6	138	140	267.00	554.40	3326.40	12326.70	1134.50	360.60	68.90	65.00	13461.20
			23th FLOOR	1	6	6			554.40	554.40						
			GROUND		1	2	2		267.00	267.00						
8	8	(G+23)	1st To 23rd	23	6	138	140	267.00	554.40	3326.40	12326.70	1134.50	360.60	68.90	65.00	13461.20
			23th FLOOR	1	6	6			554.40	554.40						
TOTAL						1287	1288.83			80430.63		4385.21				91186.63

PROPOSED AREA FOR COMMERCIAL									
S.NO	COMMERCIAL NO.	FLOOR FAR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA	BUILTUP AREA	
	COMMERCIAL-1								
1	GROUND FLOOR	766.79	G+1	1122.41	766.79	9.70	9.00	1131.41	SQMT
	FIRST FLOOR	355.62							
	COMMERCIAL-2								
2	GROUND FLOOR	1185.06	G	1185.06	1185.06	3.65		1185.06	SQMT
	COMMERCIAL-3								
3	GROUND FLOOR	393.46	G	393.46	393.46	4.65		393.46	SQMT
	TOTAL			2700.93	2345.31			2709.93	
4	AANGANWADI OR CRECHE NON FAR AREA			186.120	186.120	4.30	186.120	186.120	SQMT
5	COMMUNITY HALL NON FAR AREA			186.890	186.890	3.65	186.890	186.890	SQMT
TOTAL				2718.32				3082.94	

PARKING SUMMARY				
TOTAL NO OF APARTMENTS		=	1285	
PARKING REQUIRED @0.5 ECS PER DU		=	643	ECS
PROPOSED PARKING				
PROPOSED OPEN PARKING AREA		=	12846.25	SQMT
SITE OPEN PARKING(@2ECS)		=	558.62	ECS
		SAY	559	ECS
PROVIDED ON OPEN SITE		=	559	ECS
2WHEELERS PROVIDED ON STILT PARKING AREA	ECS		2WHEELERS PROVIDED	
TOWER-1(44(403.26/28 = 14.40 OR 14 ECS)	14	=	91	
TOTAL ECS(14 X 4 =56 ECS)	56	=	364	364
TOWER-5 TO 7(275.40/28 = 9.84 OR 10 ECS)	10	=	64	
TOTAL ECS(10 X 3 = 30 ECS)	30	=	192	192
TOWER-8(247.28/28 = 8.83 OR 9 ECS)	9	=	30	30
TOTAL	95			586
TOTAL ECS PROVIDED (95+559)	=		654	ECS
2WHEELERS BAYS PROVIDED ON STILT ALL		=	586	NO'S
2WHEELERS BAYS PROVIDED ON OPEN SITE		=	755	NO'S
2WHEELERS BAYS PROVIDED		=	1341	NO'S
CAR PARKING BAYS PROVIDED ON OPEN SITE		=	341	ECS
COMMERCIAL CAR PARKING BAYS PROVIDED ON OPEN SITE		=	54	ECS

UNIT SUMMARY						
S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY/ TERRACE AREA	TOTAL EXCESS AREA	TOTAL BALCONY TERRACE AREA
1	TOWER-1	3BHK (TYPE-1G)	2	98.97	20.88	119.84	53.76
		3BHK (TYPE-1PT)	2	98.97	42.96	119.84	125.86
		3BHK (TYPE-1P)	2	98.97	31.3	119.84	85.80
		2BHK (TYPE-1)	84	56.80	10.21	1032.40	857.64
		2BHK (TYPE-2P)	2	82.97	42.96	102.79	80.08
		2BHK (TYPE-2F)	2	51.52	11.43	102.04	22.86
		2BHK (TYPE-3)	42	51.87	9.32	2178.54	391.44
		2BHK (TYPE-3F)	41	51.52	9.32	2109.12	382.12
			177				
2	TOWER-2	3BHK (TYPE-1G)	2	98.97	20.88	119.84	53.76
		3BHK (TYPE-1PT)	2	98.97	42.96	119.84	125.86
		3BHK (TYPE-1P)	2	98.97	31.3	119.84	85.80
		2BHK (TYPE-1)	84	56.80	10.21	1032.40	857.64
		2BHK (TYPE-2P)	2	82.97	42.96	102.79	80.08
		2BHK (TYPE-2F)	2	51.52	11.43	102.04	22.86
		2BHK (TYPE-3)	42	51.87	9.32	2178.54	391.44
		2BHK (TYPE-3F)	41	51.52	9.32	2109.12	382.12
			177				
3	TOWER-3	3BHK (TYPE-1G)	2	98.97	20.88	119.84	53.76
		3BHK (TYPE-1PT)	2	98.97	42.96	119.84	125.86
		3BHK (TYPE-1P)	2	98.97	31.3	119.84	85.80
		2BHK (TYPE-1)	84	56.80	10.21	1032.40	857.64
		2BHK (TYPE-2P)	2	82.97	42.96	102.79	80.08
		2BHK (TYPE-2F)	2	51.52	11.43	102.04	22.86
		2BHK (TYPE-3)	42	51.87	9.32	2178.54	391.44
		2BHK (TYPE-3F)	41	51.52	9.32	2109.12	382.12
			177				
4	TOWER-4	3BHK (TYPE-1G)	2	98.97	20.88	119.84	53.76
		3BHK (TYPE-1PT)	2	98.97	42.96	119.84	125.86
		3BHK (TYPE-1P)	2	98.97	31.3	119.84	85.80
		2BHK (TYPE-1)	84	56.80	10.21	1032.40	857.64
		2BHK (TYPE-2P)	2	82.97	42.96	102.79	80.08
		2BHK (TYPE-2F)	2	51.52	11.43	102.04	22.86
		2BHK (TYPE-3)	42	51.87	9.32	2178.54	391.44
		2BHK (TYPE-3F)	41	51.52	9.32	2109.12	382.12
			177				
5	TOWER-5	3BHK (TYPE-1G)	2	98.97	20.88	199.68	107.52
		3BHK (TYPE-1PT)	2	98.97	42.96	199.68	128.00
		3BHK (TYPE-1P)	2	98.97	31.3	199.68	107.04
		2BHK (TYPE-1)	84	56.80	10.21	1032.40	857.64
		2BHK (TYPE-2P)	2	82.97	42.96	102.79	80.08
		2BHK (TYPE-2F)	2	51.52	11.43	102.04	22.86
		2BHK (TYPE-3)	42	51.87	9.32	2178.54	391.44
		2BHK (TYPE-3F)	41	51.52	9.32	2109.12	382.12
			178				
6	TOWER-6	3BHK (TYPE-1G)	2	98.97	20.88	199.68	107.52
		3BHK (TYPE-1PT)	2	98.97	42.96	199.68	128.00
		3BHK (TYPE-1P)	2	98.97	31.3	199.68	107.04
		2BHK (TYPE-1)	84	56.80	10.21	1032.40	857.64
		2BHK (TYPE-2P)	2	82.97	42.96	102.79	80.08
		2BHK (TYPE-2F)	2	51.52	11.43	102.04	22.86
		2BHK (TYPE-3)	42	51.87	9.32	2178.54	391.44
		2BHK (TYPE-3F)	41	51.52	9.32	2109.12	382.12
			178				
7	TOWER-7	3BHK (TYPE-1G)	2	98.97	20.88	199.68	107.52
		3BHK (TYPE-1PT)	2	98.97	42.96	199.68	128.00
		3BHK (TYPE-1P)	2	98.97	31.3	199.68	107.04
		2BHK (TYPE-1)	84	56.80	10.21	1032.40	857.64
		2BHK (TYPE-2P)	2	82.97	42.96	102.79	80.08
		2BHK (TYPE-2F)	2	51.52	11.43	102.04	22.86
		2BHK (TYPE-3)	42	51.87	9.32	2178.54	391.44
		2BHK (TYPE-3F)	41	51.52	9.32	2109.12	382.12
			178				
8	TOWER-8	3BHK (TYPE-1P)	2	98.97	31.3	199.68	44.00
		2BHK (TYPE-1)	24	56.80	10.21	295.28	245.04
		2BHK (TYPE-4P)	1	51.19	10.13	51.19	10.13
		2BHK (TYPE-4F)	1	51.52	11.43	51.52	11.43
		2BHK (TYPE-4)	12	51.87	9.32	622.44	111.84
		2BHK (TYPE-3)	12	51.52	9.32	618.24	111.84
			52				
TOTAL			1287		72482.38	14172.81	

CLIENT:
M/S NOWARA REALTY LLP

PROJECT :
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AMENITIES MEASURING 8.84375 ACRE (LICENCE NO.75 DATED 22.05.2025) FALLING IN THE REVENUE ESTATE OF VILLAGE FARUKHNAGAR, SECTOR-3,FARUKHNAGAR, DISTT. GURUGRAM BEING DEVELOPED BY SH. ANIL KUMAR ,JAIN S/O SH MAHENDER KUMAR JAIN SMT. SUDESH W/O SH. RAJENDER IN COLLABORATION WITH NOWARA REALTY LLP

ARCHITECTS
Pinnacle Architects Pvt.Ltd
508 , SECTOR 14 , GURUGRAM
HARYANA

SCALE : 1:200
Checked and found as per Building Plans Rules, Provisional approval only subject to compliance of the conditions in forwarding letter No. 20-S dt 01/7/2025
DRAWING NAME :
SITE PLAN
Superintending Engineer (HQ)
City Chief Engineer-I
HSVP, Panchkula
DRAWING NO. SUB-01

SUPERIMPOSED PLAN

For NOWARA REALTY LLP
Authorised Signatory

VIMAL RAJAI
Architect-Enrolment
Sector-14, Gurgaon

APPLICANT'S SIGN.
ARCHITECT'S SIGN

(PARVEEN KUMAR) SD(HQ) | (SANDEEP KUMAR) ATP(HQ) | (RAKESH BANSAL) DTP(HQ) | (VIJENDER SINGH) STP(HQ) | (BHUVNESH KUMAR) CTP(HR) | (AMIT KHATRI, IAS) DTCP(HR)