PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



ARCHITECT(H.Q.)
S.T.P. Member Secretary BPC
S.T.P.(G) Member BPC
C.T.P.(H) Chairman BPC
JD
PA
ATP
NEHA CHANDEL JD.
Deputy Director (T) O/o Directorate Fire Service Member BPC
29/x/19

		AREA CALCULATION							
		EXISTING SCHEME/OC GRANTED			T.O.D. SCHEME			TOTAL(EXISTING+T.O.D.)	
			ACRE	SQ.M.		ACRE	SQ.M.	ACRE	SQ.M.
LICENSE AREA	=		32.575			3.94375		36.51875	
NET PLANNING AREA	=		32.330	130834.661		3.94375	15959.765	36.27375	146794.425
PERMISSIBLE F.A.R.	=	@175%		228960.656	@350%		55859.176		284819.832
ALREADY COMPOUNDED AREA				9404.176					9404.176
TOTAL F.A.R.				238364.832			55859.176		294224.008
TOTAL PROPOSED F.A.R.				230734.759			62535.584		293270.343
TOTAL PERMISSIBLE GROUND COVERAGE	=	@35%		45792.131	@40%		6383.906		52176.037
TOTAL PROPOSED GROUND COVERAGE	=	20.56%		26894.910	30.00%		4788.486		31683.396
TOTAL REQUIRED GREEN AREA	=	@15%		19625.199	@15%		2393.965		22019.164
TOTAL PROPOSED GREEN AREA	=	16.03%		20972.890	15.08%		2406.171		23379.061
TOTAL PERMISSIBLE COMMERCIAL AREA	=	0.5%		654.173	0.5%		79.799		733.972
TOTAL PERMISSIBLE COMMERCIAL F.A.R.	=	100%		654.173	350%		279.296		933.469
TOTAL PROPOSED COMMERCIAL F.A.R.	=			502.02			114.917		616.937
DENSITY CALCULATION				No.			No.		No.
TOTAL PROPOSED Nos. OF MAIN D.U.'s	=			1138			264		1402
POPULATION	=	@5 P/D.U.		5690			1320		7010
REQUIRED E.W.S (15% of total no. of D.U.'s)	=	@15%		201	@15%		47		248
PROPOSED E.W.S UNITS	=			236			12		248
POPULATION	=	@2 P/D.U.		472			24		496
REQUIRED SERVICE PERSONAL (10% of total no of D.U)	=	@10%		114	@10%		26		140
PROPOSED SERVICE PERSONAL UNITS	=			145			36		181
POPULATION	=	@2 P/D.U.		290			72		362
MINIMUM REQUIRED DENSITY(PPA)	=	100		100	398.50(-10%)		358.650		
MAXIMUM REQUIRED DENSITY (PPA)	=	300		300	398.50(+10%)		438.350		
MINIMUM REQUIRED POPULATION	=			3233			1414.426		4647.426
MAXIMUM REQUIRED POPULATION	=			9699			1728.743		11427.743
PROPOSED POPULATION	=			6452			1416		7868
PROPOSED DENSITY (PPA)	=			199.567			359.049		
REQUIRED PARKING	=			1138			327		1465
PROPOSED COVERED PARKING (BASEMENT+STILT)	=			1165			548		1713
PROPOSED SURFACE PARKING	=			389			7		396
TOTAL PROPOSED PARKING (COVERED+SURFACE)	=			1554			555		2109

PROPOSED PARKING DETAIL PHASE-II

BLOCK Q1 & Q2 (4BED) CARPET AREA > 150 SQ.M. = 80 D.U. @1.5 = 120 E.C.S.
BLOCK R1 & R4 (2+3BED) CARPET AREA 100 to 150 SQ.M.= 92 D.U. @1.0 = 92 E.C.S.
BLOCK R2 & R3 (2+3BED) CARPET AREA 100 to 150 SQ.M. = 46 D.U. @1.0 = 46 E.C.S
BLOCK R2 & R3 (4BED) CARPET AREA > 150 SQ.M. = 46 D.U. @1.5 = 69 E.C.S
TOTAL REQUIRED E.C.S. = 327 E.C.S.

PROPOSED PARKING IN LOWER BASEMENT = 255 ECS
PROPOSED PARKING IN UPPER BASEMENT = 273 ECS
PROPOSED PARKING IN STILT = 20 ECS
PROPOSED SURFACE PARKING = 07 ECS
TOTAL E.C.S. = 555 ECS

TOTAL AREA OF LOWER BASEMENT = 13286.882 SQ.M.
NET AREA IN LOWER BASEMENT FOR PARKING = 10718.934 SQ.M.
NOS OF E.C.S. IN LOWER BASEMENT =255 E.C.S.
AREA PER E.C.S. =42.035 SQ.M.

TOTAL AREA OF UPPER BASEMENT = 13685.909 SQ.M.
NET AREA IN UPPER BASEMENT FOR PARKING = 10970.166 SQ.M.
NOS OF E.C.S. IN UPPER BASEMENT =273 E.C.S.
AREA PER E.C.S. =40.183 SQ.M.

STILT AREA IN TOWER- Q1& Q2 = 677.537 SQ.M.
NOS OF E.C.S. IN STILT =4 E.C.S.
AREA PER E.C.S. =169.384 SQ.M.

STILT AREA IN TOWER-R1 = 374.777 SQ.M.
NOS OF E.C.S. IN STILT =4 E.C.S.
AREA PER E.C.S. =93.694 SQ.M.

STILT AREA IN TOWER-R2 = 371.542 SQ.M.
NOS OF E.C.S. IN STILT =4 E.C.S.
AREA PER E.C.S. =92.885 SQ.M.

STILT AREA IN TOWER-R3 = 371.542 SQ.M.
NOS OF E.C.S. IN STILT =4 E.C.S.
AREA PER E.C.S. =92.885 SQ.M.

STILT AREA IN TOWER-R4 = 374.777 SQ.M.
NOS OF E.C.S. IN STILT =4 E.C.S.
AREA PER E.C.S. =169.384 SQ.M.

STATEMENT OF PARKING IN O/C GRANTED

REQUIRED NO. OF PARKING = 100% OF TOTAL NO OF DU'S = 1138 NOS
REQUIRED NO. OF COVD. PARKING = 50% OF TOTAL NOS OF PARKING
= 50% OF 1138
= 569 NOS.
COVERED PARKING = 1165 E.C.S.
SURFACE PARKING = 389 E.C.S.
COVERED PARKING = 1554 E.C.S.

BUILDING NO	NO. OF BLOCKS	TOTAL GROUND COVERAGE	NO. OF STOREYS		TOTAL COVD. AREA OF BLOCK F.A.R.	TOTAL NO OF DWELLING UNITS ON GR+TYP. FLS.	NO OF DWELLING UNITS ON PENT HOUSE FLS.	TOTAL NO OF DWELLING UNITS IN THE BLOCK	POPULATION	REMARK
A	1	778.223	GROUND+16 GROUND+13	53966.675	11220.09	48	–	48	48X5 =240	O/C GRANTED WIDE MEMO NO. 7010 DATED 18-05-2004
B	1	524.347	2S+16 GROUND+13		7144.341	30	–	30	30X5 =150	
C	1	1081.578	GROUND+18 GROUND+14		17438.98	53	–	53	53X5 =265	
D	1	524.347	2S+16 GROUND+13		7144.341	30	–	30	30X5 =150	
E	1	778.233	GROUND+16 GROUND+12		11018.923	47	–	47	47X5 =235	
G	1	979.079	STILT+11		10221.802	20	–	20 20 SER. PER.	20X5 =100 20X2 =40	O/C GRANTED WIDE MEMO NO. 1520 DATED:21-01-08
H	1	918.384	GROUND+18 GROUND+17		16279.998	37	–	37 37 SER. PER.	37X5 =185 37X2 =74	O/C GRANTED WIDE MEMO NO. 10654 DATED:06-09-05
I 1	1	771.469 81.68	STILT+14	35543.694	9617.234	84	–	84	84X5 =420	O/C GRANTED WIDE MEMO NO. 1377 DATED 16-01-2003
I 2	1	663.269 91.603	STILT+14		8154.613	78	–	78	78X5 =390	
I 3	1	663.269 91.603	STILT+14		8154.613	80	–	80	80X5 =400	
I 4	1	771.469 81.68	STILT+14		9617.234	84	–	84	84X5 =420	
J 1	1	775.312	STILT+12	24949.783	8266.495	58	--	58	58X5 =290	O/C GRANTED WIDE MEMO NO. 2205 DATED 03-03-2005
J 2	1	771.199	STILT+12		8416.793	34	--	34	34X5 =170	
J 3	1	775.312	STILT+12		8266.495	58	--	58	58X5 =290	
K 1	1	481.16	STILT+10	16243.00	4476.81	24	3	27	27X5 =135	O/C GRANTED WIDE MEMO NO. 16327 DATED 18-11-2004
K 2	1	481.16	STILT+14		5886.08	33	3	36	36X5 =180	
K 3	1	481.16	STILT+14		5880.11	33	3	36	36X5 =180	
L	1	693.72	STILT+6		4260.00	12	–	12 12 SER. PERSONEL	12X5 =60 12X2 =24	
N 1	18	2201.883	STILT+5	22705.408	13759.51	90		90	90X5 =450	O/C GRANTED WIDE MEMO NO. 1377 DATED 16-01-2003
N 2	14	1970.816	GROUND+3		5271.18	14		14 14 SER. PERSONEL	14X5 =70 14X2 =28	
N 3	8	1261.392	STILT+3		3674.718	24		24	24X5 =120	
0-1	1	477.183	GROUND+2	37057.954	5769.840	24	2	26 4 SER. PERSONEL	26X5 =130 4X2 =8	O/C GRANTED WIDE MEMO NO. 11915 DATED 11-12-2008 EXCESS AREA COMPOUNDED =9404.176 SQ.M.
0-2	1	512.818	GROUND+13		6223.420	24	2	26 13 SER. PERSONEL	26X5 =130 13X2 =26	
0-3	1	512.818	GROUND+13		6223.420	24	2	26 13 SER. PERSONEL	26X5 =130 13X2 =26	
0-4	1	512.818	GROUND+13		6223.420	24	2	26 13 SER. PERSONEL	26X5 =130 13X2 =26	
0-5	1	512.818	GROUND+13		6223.420	24	2	26 13 SER. PERSONEL	26X5 =130 13X2 =26	
0-6	1	512.818	GROUND+2		6223.420	24	2	26 4 SER. PERSONEL	26X5 =130 4X2 =8	
COVD. GARAGE	2	171.014	GROUND		171.014					
COMMERCIAL	1	502.020	GROUND+1		502.020					O/C GRANTED
NURSERY SCHOOL-I	1	251.560	G+2		0.000	--	--	--	--	O/C GRANTED WIDE MEMO NO. 1204 DATED:16-01-2008
N 2	2	544.684	GROUND+3		1505.853	2		2 2 SER. PERSONEL	2X5 =10 2X2 =4	O/C GRANTED
COMMUNITY BUILDING	1	1451.298	GROUND+1		2169.745	--	--	--	--	O/C GRANTED
P	1	640.659	GROUND+8		5328.827	236	--	236	236X2 =472	O/C GRANTED
PRIMARY SCHOOL	1	1332.261	GROUND		0.000	--	--	--	--	O/C GRANTED
NURSERY SCHOOL-II	1	266.794	GROUND+2		0.000	--	--	--	--	O/C GRANTED
TOTAL (ACHIEVED IN COMPLETION)		26894.910			2,30,734.759 SQ.MT.	MAIN DWELLING UNITS= 1138 x5 = 5690; E.W.S. UNITS= 236 x2 = 472; SERVICE PERSONAL= 145 x2 = 290				

T.O.D. AREA CALCULATION

BUILDING NO	NO. OF BLOCKS	TOTAL GROUND COVERAGE	NO. OF STOREYS		TOTAL COVD. AREA OF BLOCK F.A.R.	TOTAL NO OF DWELLING UNITS ON GR+TYP. FLS.	NO OF DWELLING UNITS ON PENT HOUSE FLS.	TOTAL NO OF DWELLING UNITS IN THE BLOCK	POPULATION	REMARK
COMMUNITY BUILDING	1		GR. & Ist FL	26,384.310	1979.996	--	--	--	--	REVISED
Q1 PLATINUM-A	1	1944.216	2nd TO 21th		12201.735	40	--	40 4 SER. PERSONEL	40X5 =200 4X2 =8	REVISED
Q2 PLATINUM-F	1		2nd TO 21th		12202.579	40	--	40 2 SER. PERSONEL	40X5 =200 2X2 =4	REVISED
R1 PLATINUM-B	1	609.248	S+23		8563.993	46	--	46 30 SER. PERSONEL	46X5 =230 30X2 =60	REVISED
R2 PLATINUM-C	1	656.341	S+23	(COMMERCIAL)	9317.549 46.500	46	--	46	46X5 =230	REVISED
R3 PLATINUM-D	1	656.341	S+23	(COMMERCIAL)	9317.549 46.500	46	--	46	46X5 =230	REVISED
R4 PLATINUM-E	1	609.248	S+23		8563.993	46	--	46	46X5 =230	REVISED
S1 (E.W.S.)	1	99.616	S+3	(COMMERCIAL)	273.273 21.917	12		12	12X2 = 24	REVISED
CONNECTION PERGOLA		197.876								
BASEMENT FIRE STAIR		15.600								
TOTAL OF REV/PROPOSED		4788.486			62,535.584	MAIN DWELLING UNITS= 264; E.W.S. UNITS= 12; SER. UNITS= 36				
TOTAL OF PROPOSED, UNDER CONSTRUCTION & COMPLETION ACHIEVED		31,683.396			2,93,270.343 SQ.MT.	MAIN DWELLING UNITS= 1138+264=1402 x5 = 7010; E.W.S. UNITS= 236+12 = 248 x2 = 496; SERVICE PERSONAL= 145+36= 181 x2 = 362				

-O/C GRANTED SHOWN THUS
-REVISED BLOCK SHOWN THUS

NOTES
1 KITCHEN/TOILET SHALL HAVE WIREMESH SHUTTERS, TILE DADO AND EXHAUST FAN.
2 THE TOTAL COMPLEX IS WITH GENERATOR WITH AUTOMATIC SWITCHOVER PROVISION FOR ALL SERVICES.
3 ALL THE BASEMENT'S SHALL HAVE MECHANICAL VENTILATION IN ADDITION TO THE NATURAL VENTILATION AND ARTIFICIAL LIGHTING.
4 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED
5 ALL THE LIFTS SHALL HAVE 100% STAND BY GENERATOR ALONG WITH AUTOMATIC SWITCH OVER AND AS/REQUIRMENT OF N.B.C.

O/C GRANTED
SURFACE PARKING DETAIL
(POCKET WISE)

BUILDING NO.	NOS. OF CARS
A B C D E	18
H	04
I	92
J	49
K	41
N	84
O	85
P	10
N.S.	06
TOTAL	389

O/C GRANTED COVERED PARKING DETAIL

BUILDING NO.		NOS. OF CAR PARK
A B C D E	1ST BASEMENT	131
	2ND BASEMENT	131
G	STILTS	20
	1ST BASEMENT	60
H	STILTS	11
	1ST BASEMENT	60
I	STILTS	76
	BASEMENT	132
J	STILTS	50
	BASEMENT	70
K	STILTS	39
	BASEMENT	56
L	STILTS	18
N1	STILTS	18x6 =108
N2	COVD. GARRAGE	16
N3	STILTS	8x6 = 48
0-1,0-2,0-3,0-4,0-5,0-6	IST BASEMENT	63
	2ND BASEMENT	72
COVD. GARAGE	GROUND	4
	TOTAL	1165

STATEMENT OF PARKING IN O/C GRANTED

REQUIRED NO. OF PARKING = 100% OF TOTAL NO OF DU'S = 1138 NOS
REQUIRED NO. OF COVD. PARKING = 50% OF TOTAL NOS OF PARKING
= 50% OF 1138
= 569 NOS.
COVERED PARKING = 1165 E.C.S.
SURFACE PARKING = 389 E.C.S.
COVERED PARKING = 1554 E.C.S.

NOTE
ALL SURFACE PARKING SHALL HAVE A CLEAR SPACE OF 2.5 X 5.0 MT. EXCLUDING THE ROAD.

ARCHITECT,S SIGN
BHUPENDERA KUMAR
ARCHITECT
CA/2004/33978

CLIENT'S SIGN
For Essel Housing Projects Pvt. Ltd.
Director/Auth. Signatory

CLIENT
REVISED/PROPOSED TOWER Q1,Q2,R1,R2,R3,R4,S1 (PLATINUM-A,B,C,D,E & F) GROUP HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 1.75 ACRES (LICENCE NO. LC-224(G)-PA(SN)2016/20025 DATED 22-09-2016 AND ADDITIONAL AREA MEASURING 0.19375 ACRE (LICENCE NO.LC-224(F)-PA(SN)2016/20030 DATED 22-09-2016) IN ALREADY LICENCE GRANTED GROUP HOUSING COLONY MEASURING 34.575 ACRES (LICENSE NO. 48 OF 1995, DATED 20.12.1995, LICENSE NO. 61 OF 2004, DATED 01.06.2004 AND LICENSE NO.32 & 33 OF 2009, DATED 11.07.2009), TOTAL AREA 36.51875 ACRES IN SECTOR-28, GURGAON-MANESAR URBAN COMPLEX BEING DEVELOPED BY ESSEL HOUSING PROJECTS (P) LTD. IN COLLABORATION WITH SH. RANBIR SINGH & SH. AJAY AND MOONLIGHT CONTINENTAL PVT. LTD.

BUILDING NO.
Q1,Q2,R1,R2,R3,R4,S1 (PLATINUM-A,B,C,D,E,F & S1 EWS)

SHEET TITLE
SITE PLAN & AREA CALCULATION

DEALT	SCALE	JOB NO
S.K.	1:750	
CHECKED B.K.	DATE 1-10-19	DRG. NO ET-SD-01

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