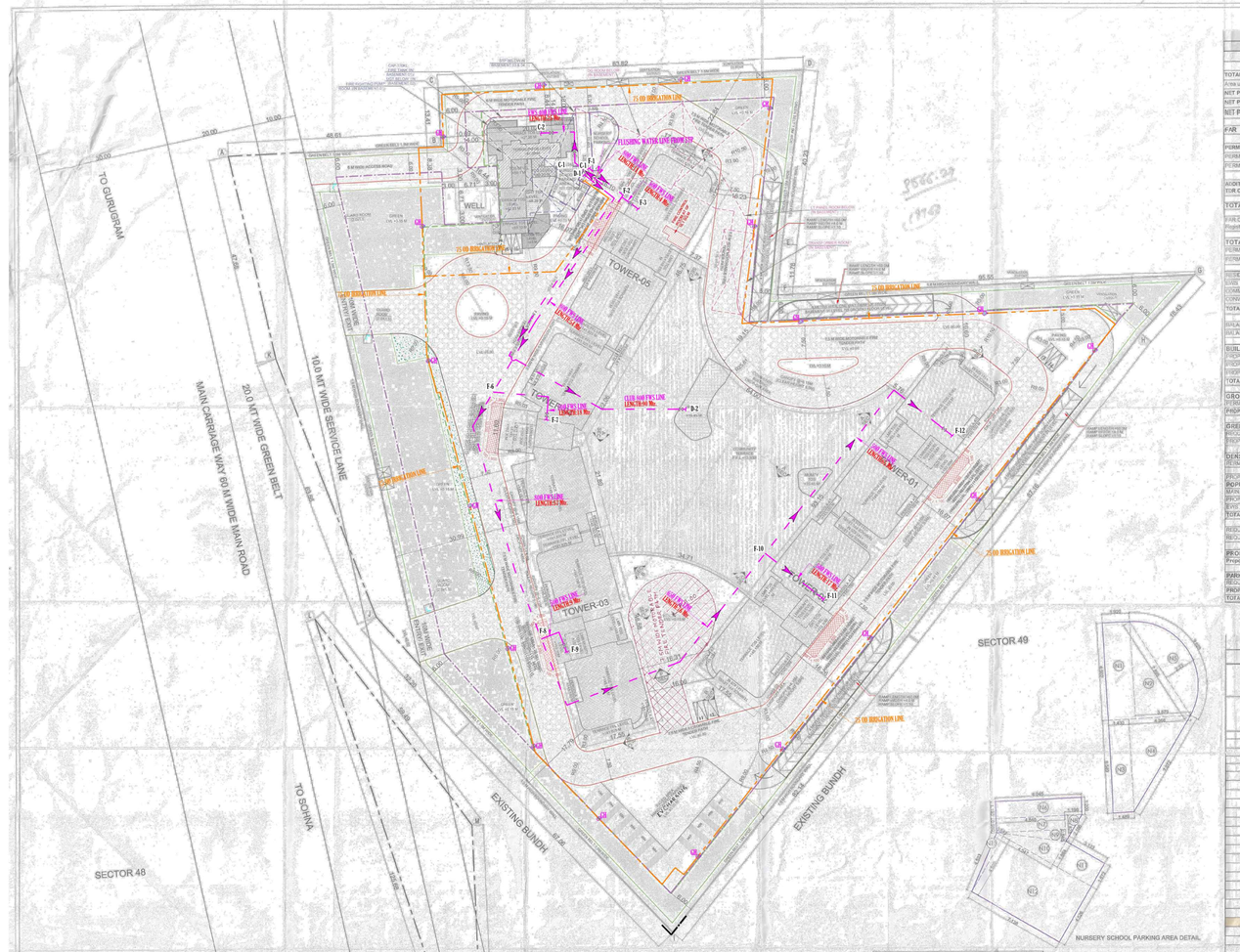

LEGEND:

- PLOT LINE
- ZONING LINE
- BASEMENT LINE
- STP LINE
- DG, LT PANEL, TRANSFORMER LINE
- FIRE & UGT TANK LINE

LEGEND:-

- FLUSHING WATER SUPPLY LINE
- IRRIGATION WATER SUPPLY LINE
- EXTERNAL GARDEN HYDRANT

NURSERY SCHOOL PARKING

(All Distances are in Meter & Areas in Sqm)

AGR TOWER(A)

ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)	AREA(TOS.MT.) = NO.S X LENGTH X WIDTH
N1	1	5.800	8.900	51.620
N2	0.5	3.879	5.932	11.392
N3	1	1.430	8.585	12.302
N4	0.5	4.369	6.940	14.303
N5	1.5667	7.845	2.330	27.273
N6	1	6.040	1.200	7.248
N7	1	1.845	0.900	1.661
N8	0.5	1.198	1.808	1.082
N9	0.5	0.848	4.808	2.038
N10	0.5	1.664	4.547	4.385
N11	1	3.133	1.872	5.865
N12	1	4.628	2.138	10.307
N13	0.5	0.542	4.530	1.226
TOTAL(A) =				121.408

TOTAL NURSERY SCHOOL PARKING (ATD 01m) = 121.408 SQMT

GROUP HOUSING COLONY

SECTOR-49, GURUGRAM

AREA SUMMARY

		ACRES	Sq.M.
TOTAL SITE AREA		5.575	23775.343
Area under 22M Green Belt and 10M Service road		0.3750	1565.811
NET PLANNED AREA (NPA) for FAR Calculation (as per Zoning)		5.5375	22409.431
NET PLANNED AREA (NPA) for Residential @ 99.5 %		5.5099	22297.739
NET PLANNED AREA (NPA) for Commercial@ 0.5 %		0.0276	111.692
FAR			FAR (in Sq.m)
PERMISSIBLE FAR in TOD	200%		79403.012
PERMISSIBLE FAR in TOD @ RESIDENTIAL			79042.086
PERMISSIBLE FAR in TOD @ COMMERCIAL			360.926
ADDITIONAL APPLIED RESIDENTIAL FAR in TDR @150 % TDR Certi. No.	150%		33614.147
TOTAL PERMISSIBLE FAR (TOD + TDR)	350%		112847.159
FAR OF IGBC@ Gold Rating (12.0% FAR or Site Area) @RESIDENTIAL(IGBC Registration Number:IGBC/GH-246933)	12%		2689.132
TOTAL PERMISSIBLE FAR (TOD + TDR + IGBC)			114736.290
PERMISSIBLE FAR in RESIDENTIAL (TOD + TDR + IGBC)			114375.364
PERMISSIBLE FAR in COMMERCIAL (TOD)			360.926
RESIDENTIAL TOWERS (1, 2, 3, 4 & 5)			105898.076
EWS			3665.552
COMMUNITY BUILDING			5362.942
CONVENIENT SHOPPING			389.236
TOTAL PROPOSED FAR (TOD + TDR + IGBC)			114715.784
BALANCE FAR in Commercial			1.000
BALANCE FAR in Residential			0.579
BUILT-UP (FAR + NON FAR)			
PROPOSED FAR			114333.784
PROPOSED NON FAR			34502.993
PROPOSED BASEMENT NON FAR			44014.542
TOTAL PROPOSED BUILT-UP AREA			172760.778
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE	40.000%		8963.777
PROPOSED GROUND COVERAGE OF BUILDING	32.803%		7305.202
GREEN			
REQUIRED GREEN	15.000%		3344.298
PROPOSED GREEN	15.032%		3350.00
DENSITY			
PERMISSIBLE DENSITY @ 400 d/Ha on the area of 5.5375 Acres		660 PPA (MAX)	2655
PROPOSED DENSITY		540 PPA (MIN)	2096
POPULATION CALCULATION		UNIT NO.s	DENSITY
MAN UNITS	5 Person / Un	200	1000
PROPOSED SERVICE PERSONNEL UNIT	2 Person / Un	392	782
EWS	2 Person / Un	156	312
TOTAL POPULATION			2095
REQUIRED SERVICE PERSONNEL UNITS @15% OF MAIN DWELLING UNITS		38.00	
REQUIRED EWS UNITS @ 15% OF MAIN DWELLING UNITS		57.00	(Eng 150)
PROPOSED COMMUNITY FACILITIES -NURSERY SCHOOL Proposed School Area @25% of FAR of 0.2 Acres or 809.37 Sq.m			384.435
PARKING			
REQUIRED ECS			712
PROPOSED ECS AS/ AREA CALCULATION			1076
TOTAL NUMBER OF CARPARKING PROPOSED			1024

PARKING CALCULATION

REQUIRED PARKING

	CARPET AREA	TOTAL DUs	ECS / DUs	REQUIRED ECS
	SQ.MT	NOs		
4BHK +SPU (Tower 01,02,03 & 05)	240.261	296	1.5	444
4BHK +SPU (Tower 04)	241.991	74	1.5	111
4BHK +SPU Penthouse (Tower 01,02,03 & 05)	376.832	8	1.5	12
4BHK +SPU Penthouse (Tower 04)	378.248	2	1.5	3
Community Building	4471.700	1 ECS / 40 Sq.m		112
Convenient Shopping	365.310	1 ECS / 50 Sq.m		7
SITE AREA		15 % of Site Area		
Total				639
5% Parking Reserved for EWS				23
Total Parking Required				712
Nursery School (Required)	809.372	121.406	15% OF SCHOOL SITE AREA	
Nursery School Proposed)		121.406		

NOTE:-2 CHARGING POINT PROVIDED PER 100ECS — 16 PROVIDED

PROPOSED PARKING

FLOORS	AREA	No. of ECS as/Area Calculation	PROPOSED Car Parking
	SQ.MT		
Basement Floor 1 @ 32	9904.965	311	282
Basement Floor 2 @ 32	11364.886	355	336
Basement Floor 3 @ 32	11876.575	371	354
Handicapped Parking @ G.F			10
Stack Parking @ 20	760.476	38	38
TOTAL		1075	1024

INVENTORY OF UNITS

TYPE	4 BHK + SPU	4bhk +SPU (Penthouse)	
TOWER - 1	74	2	76
TOWER - 2	74	2	76
TOWER - 3	74	2	76
TOWER - 4	74	2	76
TOWER - 5	74	2	76
TOTAL	370	10	380
TOTAL INVENTORY			

*SPU – Service Personal Unit

GROUND COVERAGE CALCULATION

BUILDING BLOCKS	GROUND COVERAGE
	SQ. MT
TOWER - 1	588.310
TOWER - 2	588.435
TOWER - 3	588.443
TOWER - 4	588.569
TOWER - 5	840.465
EWS	84.858
NURSERY SCHOOL	384.435
COMMUNITY BUILDING	3663.348
CONVENIENT SHOPPING	389.627
GUARD ROOM	9
TOTAL	7305.202

SCHOOLS

	Nursery School
Population Norms	One for Every 2500 Population
Area Required in Acres for Each	0.20
Required No. of Schools	1
Total Plot Area Required (in Acres)	0.20
Total Plot Area Required (in Sq.m)	809.370
Permissible FAR	1.500
Permissible FAR (in Sq.m)	1214.055
Proposed FAR (in Sq.m)	384.435
Proposed FAR (%age)	25.08%
Permissible Ground Coverage@35%(in Sq.m)	283.26

FAR in Schools are free, considered as NON-FAR

REFUGE AREA OF ALL BLOCKS

	TOWER 1	TOWER 2	TOWER 3	TOWER 4	TOWER 5
16th FLOOR					
REQUIRED	29.661	29.661	29.661	29.704	29.148
PROPOSED	29.661	29.661	29.661	29.704	29.661
24th FLOOR					
REQUIRED	29.661	29.661	29.661	29.704	29.148
PROPOSED	29.661	29.661	29.661	29.704	29.661
01 st FLOOR					
REQUIRED	29.661	29.661	29.661	29.704	29.148
PROPOSED	29.661	29.661	29.661	29.704	29.661
TOTAL PROPOSED AREA in TOWER	88.983	88.983	88.983	91.629	88.983

For Area Calculation refer respective Tower Detailed Sheet

FAR & NON-FAR DETAILS_FLOOR WISE OF ALL BLOCKS

TYPE	RESIDENTIAL TOWERS														
BUILDING BLOCKS	TOWER-1 (G+39 Floors)			TOWER-2 (G+39 Floors)			TOWER-3 (G+39 Floors)			TOWER-4 (G+39 Floors)			TOWER-5 (G+39 Floors)		
	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA
	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ.MT	SQ. MT	SQ. MT
Basement-1															
Basement-2															
Basement-3															
Ground Floor	272.889	93.011	365.900	284.134	82.983	367.117	284.134	109.516	493.650	328.201	91.235	419.441	273.092	134.028	387.139
1st LVL	535.693	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
2nd LVL	535.693	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
3rd LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
4th	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
5th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
6th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
7th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
8th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
9th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
10th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
11th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
12th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
13th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
14th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
15th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
16th (Refuge)	535.593	80.680	616.273	535.593	80.680	616.273	535.593	80.680	616.273	543.188	87.478	630.667	537.349	80.680	618.030
17th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
18th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
19th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
20th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
21st LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
22nd LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
23rd LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
24th LVL (Refuge)	535.593	80.680	616.273	535.593	80.680	616.273	535.593	80.680	616.273	543.188	87.478	630.667	537.349	80.680	618.030
25th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
26th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
27th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
28th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
29th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
30th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
31st LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
32nd LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
33rd LVL (Refuge)	535.593	80.680	616.273	535.593	80.680	616.273	535.593	80.680	616.273	543.188	87.478	630.667	537.349	80.680	618.030
34th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
35th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
36th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
37th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449
38th LVL (Pent hf 01)	537.654	51.100	588.953	537.654	51.100	588.953	537.654	51.100	588.953	545.449	56.970	602.419	539.610	57.958	597.567
39th LVL (Pent hf 02)	300.395	51.100	351.494	300.395	51.100	351.494	300.395	51.100	351.494	302.736	57.958	360.693	302.736	51.100	351.494
Terrace		202.112	202.112		202.112	202.112		202.112	202.112		173.308	173.308		202.112	202.112
TOTAL	20928.081	2376.748	23304.829	20949.326	2376.720	23326.046	20949.326	2393.253	23342.579	21274.321	2578.893	23853.214	20995.021	2404.633	23399.654

TYPE	EWS (1st TO 20 th)							BASEMENT	TOTAL
BUILDING BLOCKS	EWS			Nursery School (Ground)	Convenient Shopping (Ground)	COMMUNITY BUILDING (G+First Floor)		Basement Lobbies & Parking	BUILT-UP AREA (Residential + Commercial + Basement) in Total
	FAR	NON-FAR	BUILT-UP AREA	NON-FAR	FAR	FAR	NON-FAR	NON-FAR	
	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT
Basement-1								14343.509	14343.509
Basement-2								14961.350	14961.350
Basement-3								14709.742	14709.742
Ground Floor				304.435	389.236	3700.512			6422.280
1st LVL	270.203	32.460	302.663			1662.430	678.600		8592.176
2nd LVL	270.203	32.460	302.663						3251.346
3rd LVL	270.203	32.460	302.663						3251.346
4th LVL	270.203	32.460	302.663						3251.346
5th LVL	270.203	32.460	302.663						3251.346
6th LVL	270.203	32.460	302.663						3251.346
7th LVL	270.203	32.460	302.663						3251.346
8th LVL	270.203	32.460	302.663						3251.346
9th LVL	169.851	32.460	202.311						3150.996
10th LVL	169.851	32.460	202.311						3150.996
11th LVL	169.851	32.460	202.311						3150.996
12th LVL	169.851	32.460	202.311						3150.996
13th LVL	169.851	32.460	202.311						3150.996
14th LVL	169.851	32.460	202.311						3150.996
15th LVL	169.851	32.460	202.311						3150.996
16th LVL	106.031	39.743	145.775						3243.291
17th LVL	106.031	39.743	145.775						3094.460
18th LVL	106.031	39.743	145.775						3094.460
19th LVL	106.031	39.743	145.775						3094.460
20th LVL	58.629	32.579	91.408						3040.093
									2948.685
									2948.685
									2948.685
									3007.618
									2948.685
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